



Planning Commission Meeting

Thursday, January 12, 2017

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. Business Item: Swearing in of New Planning Commission Member: Ken Kilgore.
4. Business Item: Election of Planning Commission Chair and Vice Chair for 2017.
5. 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.
6. Work Session: Code Enforcement Process. – Presented by Police Chief Andrew Burton.
7. Public Hearing: Site Plan and Conditional Use Permit for ABC Great Beginnings located at the NW corner of Aspen Hills Blvd. and Redwood Road. Johnny Anderson, applicant. – Presented by Planner 1 Kara Knighton.
8. Public Hearing: Master Development Agreement Amendment, Rezone, and General Plan Amendment for Fox Hollow, located approximately 3100 S Redwood Road. Doug Towler/Ed Bailey, applicant - Presented by Senior Planner Sarah Carroll.
9. Public Hearing: Preliminary Plat for Willow Glen, located approximately 1900 E 145 N (NW of Loch Lomand). Jared Haynie, Applicant. – Presented by Planner 1 Jeff Attermann.
10. Approval of Minutes:
 - a. December 8, 2016
11. Reports of Action
12. Commission Comments
13. Director's Report:
 - a. Council Actions
 - b. Applications and Approval
 - c. Upcoming Agendas
 - d. Other
14. 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.
15. 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.



Planning Commission Staff Report

Site Plan & Conditional Use Permit (CUP)

ABC Great Beginnings

Thursday, January 12, 2017

Public Hearing

Report Date:	Thursday, January 5, 2017
Applicant:	Johnny Anderson
Owner:	SOA Investments LTD
Location:	Northwest corner of Redwood Rd and Aspen Hills Blvd
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:023:0168; 3.63 acres
Parcel Zoning:	Mixed Use (MU)
Adjacent Zoning:	MU, R-3, R-14
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	High Density Residential, undeveloped
Previous Meetings:	N/A
Previous Approvals:	Rezone (CC 5/17/2016)
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the owner, is requesting approval of a Site Plan for a mixed use development on a 3.63 acre parcel located at the northwest corner of Redwood Road and Aspen Hills Boulevard and a Conditional Use Permit for the child care facility proposed within the development.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the ABC Great Beginnings Site Plan and Conditional Use Permit, 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, forwarding a negative recommendation, or continuing the item.

B. Background:

Rezone and concept plan applications were received by the City on March 7, 2016 for a mixed use development located at the northwest corner of Aspen Hills Boulevard and Redwood Road.

On April 28, 2016 the Planning Commission held a public hearing on the proposed Rezone and forwarded a positive recommendation with conditions to the City Council. The City Council approved the Rezone from Agriculture to Mixed Use with the condition that no residential be permitted as part of the development, and subject to approval of a Development Agreement.

The site plan application was received by the City on October 14, 2016 followed by the Conditional Use Permit application for the proposed child care facility on November 7, 2016.

Development Review Committee

The Development Review Committee (DRC) reviewed the site plan and elevations on October 17, 2016 and had the following comments and questions.

- The third floor has been removed from the previous elevations as there is no more residential.
- Do they need to provide an access to the west?
- Are they proposing right-in/right-out intersections or full movement?
- The proposed elevations look good.

The DRC further discussed the development and determined that a western connection to future residential development was not required, as Section 19.06 requires a 6' tall opaque fence between mixed use and residential development, thus implying that these uses should be separated. Furthermore, the mixed use development was providing interconnected parking and shared accesses between multiple uses and buildings. The project currently proposes full movement onto Redwood Road and Aspen Hills Boulevard.

C. Specific Request:

The Site Plan proposal is for a mixed use development in the MU zone on a 3.63 acre parcel, as shown in Exhibit 2. The proposal consists of two one-story buildings at the northern end of the parcel and two two-story buildings at the southern end of the parcel as described below.

- Southern building: proposes an 11,315 sq. ft. child care center on the main floor with 9,650 sq. ft. of office space above, which requires a CUP.
- Southeastern building: proposes 11,315 sq. ft. of retail on the main floor with 9,650 sq. ft. of office space above.
- Northern building: proposes 4,200 sq. ft. of office space.
- Middle building: proposes a 2,400 sq. ft. building which will be split into two deli style businesses each consisting of approximate 1,200 sq. ft.

The project proposes 167 parking stalls and requests a 15% shared parking reduction.

D. Process:**Site Plan**

Section 19.13 summarizes the processes for site plans, which involves a formal review of the request by the Planning Commission in a public hearing, with a recommendation forwarded to the City Council. The City Council is then the deciding body and formally approves or denies the site plan request in a public meeting.

Conditional Use Permit

Section 19.15 summarizes the process for conditional use permits, which involves a formal review by the Planning Commission in a public hearing, with a recommendation forwarded to the City Council. The City Council is the approval authority and may approve, approve with conditions, deny the request, or defer action if the applicant fails to appear at the public meeting.

E. Community Review:

The site plan and conditional use permit have 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 site is designated as Mixed Use on the Future Land Use Map. The goal and intent of this designation is below:

Mixed Use. The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential, professional office and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.

In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complimentary land-uses.

The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.

A mix of approximately 1/3 residential, 1/3 commercial and 1/3 professional office use in the Mixed Use designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential, commercial and professional office components.

Developments 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. In this land use designation, it is estimated that a typical acre of land may contain 6 equivalent residential units (ERU's).

Potential conclusion: *Consistent. The proposed mixed use development consists of both commercial and office space. The applicant originally proposed residential uses, however due to public input as part of the Rezone residential uses were not permitted as part of the development. Landscaping, sidewalks, and pathways are provided for pedestrian access.*

G. Code Criteria: For full analysis please see the attached Planning Review Checklist, Exhibit "6".

- 19.04, Land Use Zones: Complies, if conditions No. 3 & 4 are met.
 - Child Care: A Conditional Use Permit is required.
 - Office: The proposed parking calculation is based on 4 stalls per 1,000 sq. ft. so any use requiring 5 stalls per 1,000 sq. ft. cannot be accommodated by the development.
- 19.05, Supplemental Regulations: Complies
- 19.06, Landscaping and Fencing: Complies, if conditions No. 5 & 6 are met
 - Sprinkler heads shall be water-conserving.
 - A 6' tall opaque wall or fence shall be installed and maintained along lot lines abutting residential zones. Residential zones lie to the north and west of the proposed development. A 6' tall off white/tan vinyl privacy fence is called out on the Architectural site plan, but no detail has been provided.
- 19.09, Off Street Parking: Complies, if conditions No. 7-9 are met
 - Each double row parking lot island shall measure 36' x 9' which is approximately 280 sq. ft. One of the proposed end parking lot islands is about 220 sq. ft. and must be widened to comply.
 - Shared parking: The project requests 15% shared parking which must be reviewed and approved by the City Council. An agreement granting shared parking shall be provided.
- 19.11, Lighting: Complies, if conditions No. 10 & 11 are met
 - Parking lot poles: Detail must be provided.
 - Sign illumination has been requested, but none has been received.
- 19.13, Process: Complies.
- 19.14, Site Plans: Complies, if condition No. 12 is met
 - All mechanical equipment shall be screened. The proposed rooftop equipment is screened by parapets. No ground mounted equipment has been identified.
- 19.15, Conditions Use permits: Complies, if condition No. 9 is met.

- The site does not provide adequate parking, but 15% shared parking has been requested.
- 19.18, Signs: Complies, if conditions No. 13 & 14 are met
 - Sign Design and Materials: The base of all ground signs shall be landscaped at least 3' beyond the base. The western monument sign along Aspen Hills Boulevard does not have any plantings around its base.
 - Other than possible location and square footage no building signage has been provided. Building signage details and illumination has been requested. Building signage may be reviewed for compliance at time of permanent sign permit.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

Recommended Motion- Positive Recommendation

"I move to forward a **positive recommendation** to the City Council for the ABC Great Beginnings site plan and Conditional Use Permit, located on parcel 58:023:0168 and as shown in exhibit 2, with the Findings and Conditions in the Staff Report dated January 5, 2016.

Findings

1. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.
2. With modifications as conditions of approval the application complies with the criteria in section 19.04 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
3. The application complies with the criteria in section 19.05 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
4. With modifications as conditions of approval the application complies with the criteria in section 19.06 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
5. With modifications as conditions of approval the application complies with the criteria in section 19.09 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
6. With modifications as conditions of approval the application complies with the criteria in section 19.11 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
7. The application complies with the criteria in section 19.13 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
8. With modifications as conditions of approval the application complies with the criteria in section 19.14 of the Development Code, as articulated in Section "G" of the staff report, which section is incorporated by reference herein.

- 9. With modifications as conditions of approval the application complies with the criteria in section 19.15 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
- 10. With modifications as conditions of approval the application complies with the criteria in section 19.18 of the Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

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. All requirements of the Fire Chief shall be met.
- 3. The ABC Great Beginnings site plan and Conditional Use Permit are recommended as shown in the attachment to the Staff report in Exhibit 3.
- 4. Based on provided parking, any office use which requires 5 stalls per 1,000 sq. ft. shall not be permitted.
- 5. Sprinkler heads shall be water-conserving.
- 6. A detail for the proposed 6’ tall vinyl privacy fence shall be provided.
- 7. The northern end double parking lot island shall measure approximately 280 sq. ft. in size or 36’ x 9’.
- 8. An agreement granting shared parking or mutual access to the entire parking lot shall be provided prior to building permit issuance.
- 9. The City Council must approve the 15% shared parking request prior to building permit issuance.
- 10. A parking lot pole detail shall be provided and the pole shall comply with Section 19.11.
- 11. All outdoor sign lighting shall comply with Section 19.11 and 19.18.
- 12. All mechanical equipment shall be screened.
- 13. The base of the western monument sign along Aspen Hills Boulevard shall be landscaped at least 3’ beyond the base.
- 14. All signage shall comply with Section 19.18.
- 15. The Minor Subdivision shall be recorded prior to building permit issuance.
- 16. Until phase 2 begins construction, the phase 2 area shall be landscaped and shall comply with all Fire and nuisance Code requirements.
- 17. All other Code requirements shall be met.
- 18. Any other conditions or changes as articulated by the Planning Commission:
_____.

Alternative 1 - Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the ABC Great Beginnings site plan and Condition Use Permit to another meeting on [January 26, 2017], 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

The Planning Commission may also choose to forward a negative recommendation to the City Council for the ABC Great Beginnings site plan and Conditional Use Permit. “I move to forward a **negative recommendation** to the City Council for the ABC Great Beginnings site plan and Conditional Use Permit with the Findings below:

1. The ABC Great Beginnings site plan and Conditional Use Permit is not consistent with the General Plan, as articulated by the Planning Commission:
_____, and/or,
2. The ABC Great Beginnings site plan and Conditional Use Permit is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.15, 19.18] of the Code, as articulated by the Planning Commission:
_____.

I. Exhibits:

1. City Engineer’s Report (pages 8-9)
2. Location & Zone Map (page 10)
3. Site Plan (page 11)
4. Landscape Plan (page 12-13)
5. Elevations (page 14)
6. Planning Review Checklist (pages 15-26)

Planning Commission/City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: ABC Great Beginnings– Site Plan
Date: 1/3/2017
Type of Item: Site Plan Approval



Description:

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

B. Background:

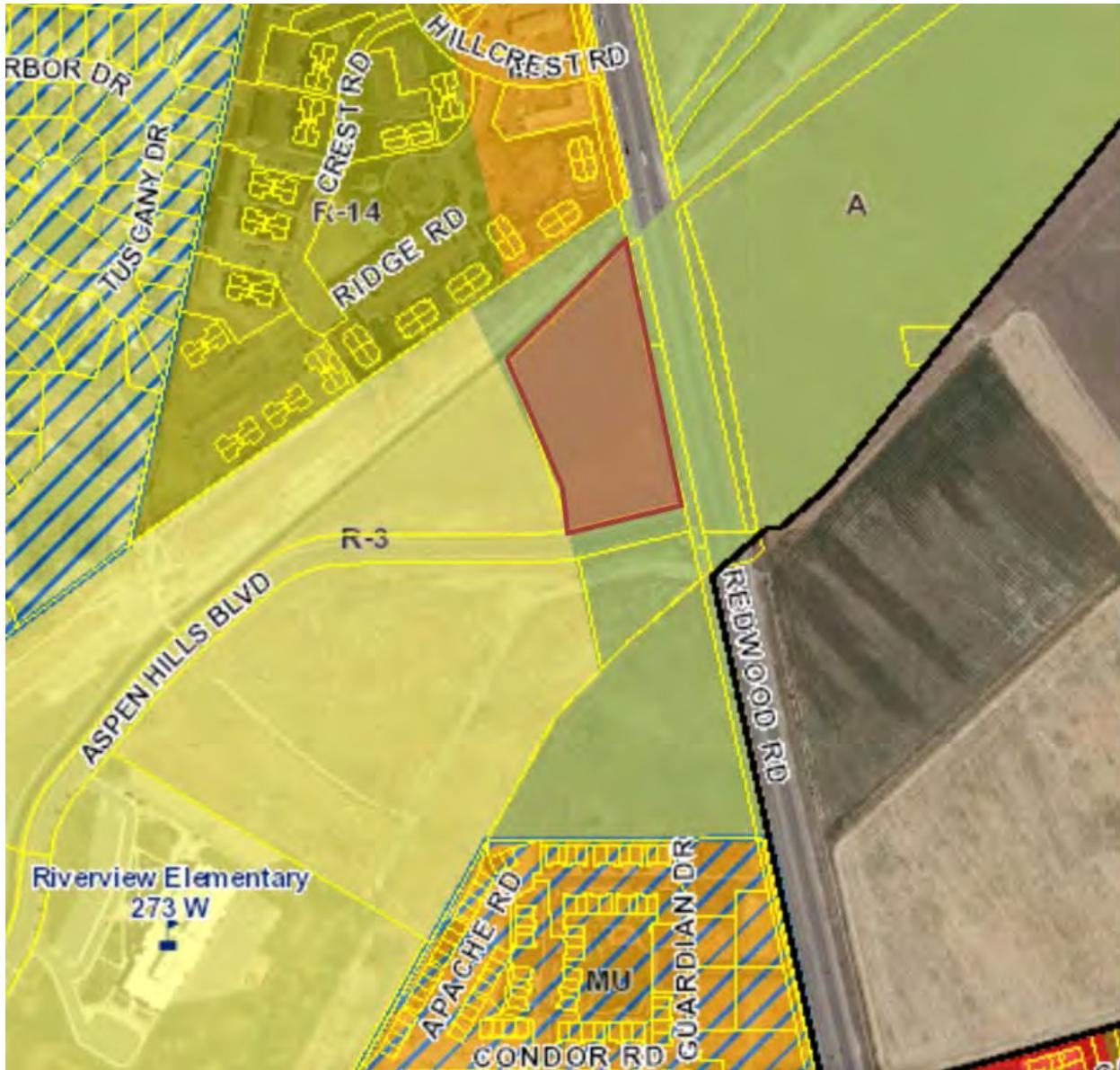
Applicant: Johnny Anderson – ABC Great Beginnings
Request: Site Plan Approval
Location: 3300 South Redwood Rd
Acreage: 3.63 Acres - 1 Lots

C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

D. Conditions:

- A. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
- B. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
- C. Submit easements for all public utilities not located in the public right-of-way.
- D. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.
- E. Final plans shall include an Erosion Control Plan that complies with all City and UPDES storm water pollution prevention requirements.
- F. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

- G. Submittal of an electronic version of the as-built drawings to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
- H. The entire frontage shall be improved to City Standards.
- I. The maximum interior and exterior slopes of the detention pond shall be 3:1.

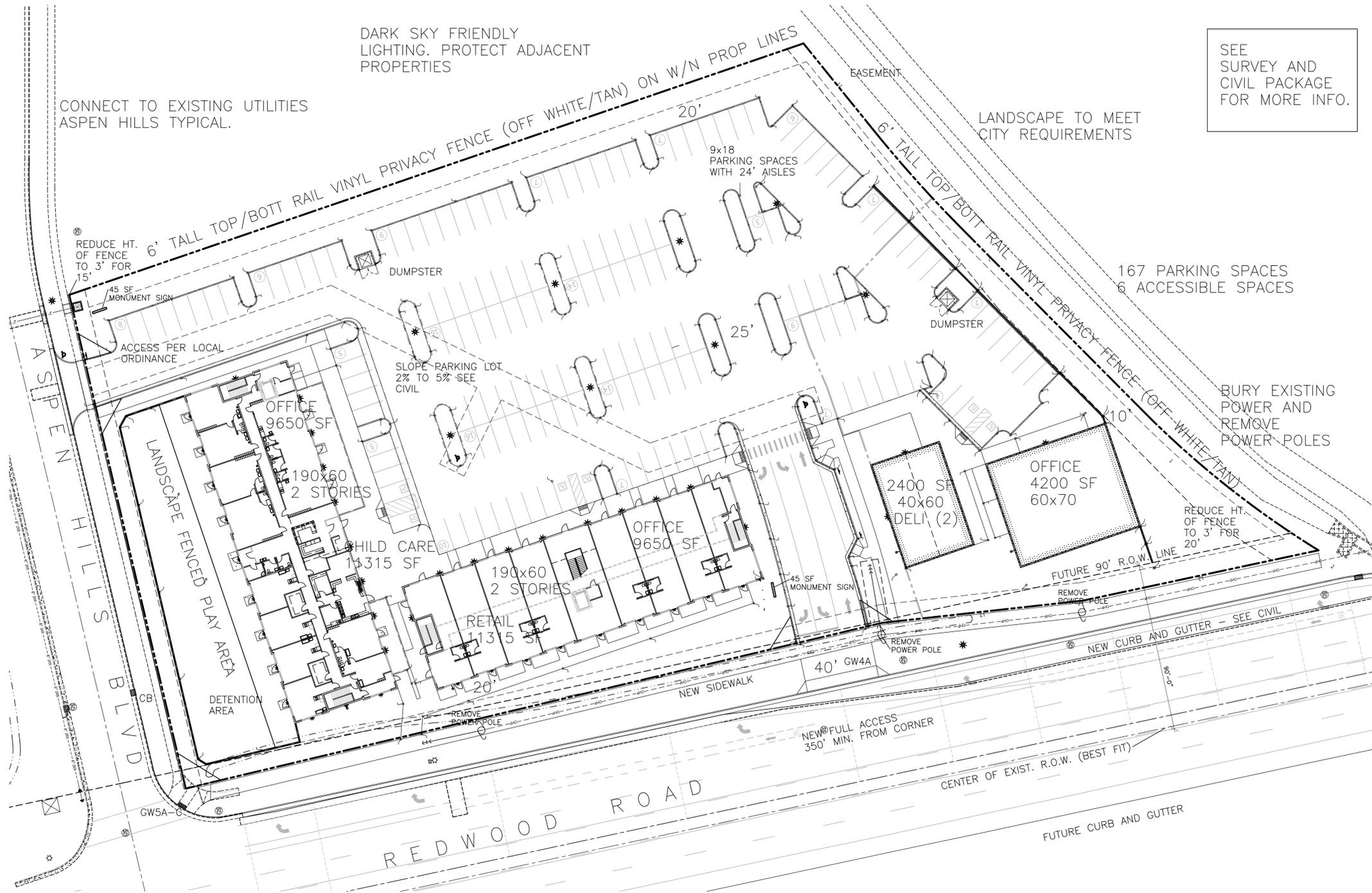


PROJECT SUMMARY

GROSS LAND AREA	158,097 SF 3.63 ACRES
GROSS BUILDING AREA FOOTPRINT	30,800 SF
LAND TO BUILDING RATIO	5.13
NO. OF PARKING SPACES	167
NO. OF PARKING FOR OFFICE 23,500 SF	94
NO. OF PARKING DELI 2,400 SF	12
NO. OF PARKING RETAIL 11,315 SF	46
NO. OF PARKING CHILDCARE 150C/15S	45
TOTAL PARKING REQ. 15% SHARED PARKING PROVIDED	197 167 167
OFFICE/CHILDCARE RETAIL/DELI TOTAL GROSS SF	34,815 SF 13,715 SF 48,530 SF

UDOT NOTES

- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
- Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
- ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30–6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
- Replace all pavement markings in kind (tape with tape and paint with paint). Install all point lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
- All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
- All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
- Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
- No road cuts allowed on this job.
- For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50–150 psi) UDOT spec. 03575.
- All utilities within the paved surface must be bored.
- For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
- Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
- Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
- Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspections services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
- Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
- Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
- All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.



DARK SKY FRIENDLY LIGHTING. PROTECT ADJACENT PROPERTIES

CONNECT TO EXISTING UTILITIES ASPEN HILLS TYPICAL.

LANDSCAPE TO MEET CITY REQUIREMENTS

SEE SURVEY AND CIVIL PACKAGE FOR MORE INFO.

167 PARKING SPACES
6 ACCESSIBLE SPACES

BURY EXISTING POWER AND REMOVE POWER POLES

SEE SURVEY AND CIVIL PACKAGE FOR MORE INFO.

BUILDING TYPE III-B

SITE WATER CAN NOT ENTER UDOT R.O.W. DRAIN TO C.B. AS SHOWN

MAINTAIN BIKE LINE

50 M.P.H. AT THIS LOCATION SLOWING TO 45 M.P.H.



Fred C. Cox, Architect

4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733
Fax: 801-966-3778
Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.



ABC GREAT BEGINNINGS

UTAH COUNTY PARCEL
580230168

ASPEN HILLS BLVD AND
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

SITE PLAN - OVERALL
SIGN PLACEMENT AND
UDOT NOTES

SCALE: 1" = 30'-0"

DECEMBER 29, 2016
152401-A01-M629

A01

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	ACE HOT	3	Acer laticarum 'Hot Wings' / Hot Wings Tatarian Maple	B&B	2"	2"Cal	Drought Tolerant
	MAL SPR	5	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"	2"Cal	
	PIN SYL	13	Pinus sylvestris / Scotch Pine	B&B		6-7'H	Drought Tolerant
	PRU BIR	2	Prunus padus 'Bird Cherry' / Bird Cherry	B&B	2"	2"Cal	
	SOP MI4	18	Sophora japonica 'Miststone' / Japanese Pagoda Tree	B&B	2"	2"Cal	Drought Tolerant
	SYR IVO	15	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	2"	2"Cal	Drought Tolerant
	ULM PRO	32	Ulmus wilsoniana 'Prospector' / Elm	B&B	2"	2"Cal	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS		
	COR IVO	32	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal			
	JUN BRO	31	Juniperus sabinna 'Broadmoor' / Broadmoor Juniper	5 gal	Drought Tolerant		
	JUN BLU	9	Juniperus Scopulorum 'Blue Arrow' / Blue Arrow Juniper	5 gal	Drought Tolerant		
	PHY LIT	8	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	5 gal	Drought Tolerant		
	PIN MOP	7	Pinus mugo 'Mops' / Mugo Pine	5 gal	Drought Tolerant		
	PIN SLO	213	Pinus mugo 'Stowmound' / Mugo Pine	5 gal	Drought Tolerant		
	RHU GRO	68	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Drought Tolerant		
	RIB GRE	18	Ribes alpinum 'Greenmound' / Dwarf Alpine Currant	5 gal			
	ROS FOE	41	Rosa foetida bicolor / Austrian Copper Rose	5 gal	Drought Tolerant		
	ROS FIR	171	Rosa Meliland series 'Fire' / Fire Meliland Rose	5 gal	Drought Tolerant		
	ROS CAR	67	Rosa x 'Carefree Wander' / Rose	5 gal			
	SYM CHE	170	Symphoricarpos x chenaultii 'Hancock' / Hancock Coralberry	5 gal	Drought Tolerant		
	VIB NAN	1	Viburnum opulus 'Nanum' / Dwarf European Viburnum	5 gal			
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS		
	GAI ARI	31	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	Drought Tolerant		
	HEM BUS	26	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal	Drought Tolerant		
	HOS DRI	39	Hosta x 'Abique Drinking Gourd' / Plantain Lily	1 gal			
	IBE AUT	28	Iberis sempervirens 'Autumn Beauty' / Evergreen Candytuft	1 gal	Drought Tolerant		
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS		
	CAL KAR	189	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Drought Tolerant		
	CAR OSH	47	Carex oshimensis 'Everora' / Everora Japanese Sedge	1 gal			
	COR PUM	5	Cortaderia selloana 'Pumila' / Dwarf Pampas Grass	1 gal			
	PEN BUN	150	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal	Drought Tolerant		

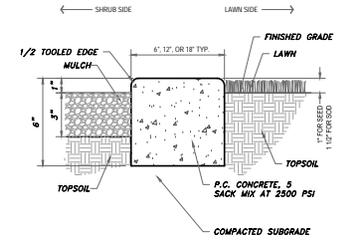
GROUND COVER SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	SPACING
	3,351 sf	Decorative Cobble Mulch / 2-3" Round Cobble Mulch Dark Brown	Stone	Mulch	Stone
	3,291 sf	Decorative Gravel Mulch / 1" Washed Gravel Staker Parsons Calico Cobble Light Tan	Stone	Mulch	Stone
	2,139 sf	Existing Lawn	None		
	25,948 sf	Kentucky Bluegrass Sod	sod	Sod	Sod
	25,977 sf	Shredded Bark Mulch	Mulch	Shredded	Shredded

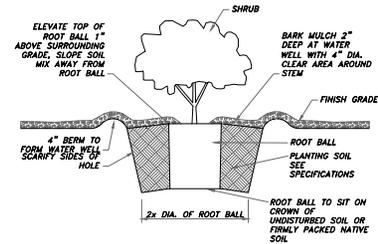
PLANTING NOTES

- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING (KOEING, ISAMAN, UTAH STATE UNIVERSITY) <http://webhome.usu.edu/files/publications/publication/KG-SO-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 4" OF TOPSOIL FOR NATIVE SEED AREAS, 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 4" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
- TURFGRASS SOO SHALL BE CERTIFIED NUMBER 1 QUALITY PREMIUM SOO - SEE SPECIFICATIONS

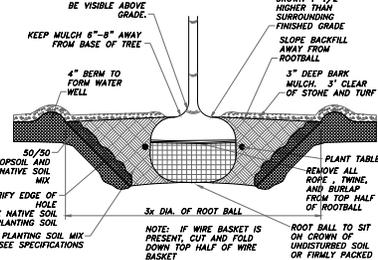
Site Data	Area SF
Total Site	158,097
Landscape Area	
Shrub/Tree planting w/Gravel Mulch	3,291
Shrub/Tree planting w/Cobble Mulch	3,351
Shrub/Tree planting w/Bark Mulch	23,977
Lawn Areas	21,020 % of Site
Total 'Common' Landscape Area	51,639 32.7%
Lawn in Detention Basin	4,928
Play area in Detention Basin	4,029
Total Private Landscape Area	8,957
Total Landscape Area	60,596 38.3%
% of the landscape area as lawn	42.82%
Park Strip Landscape	
Existing Lawn in Parkstrip	2,413
New Lawn in Parkstrip	7,659
	10,082



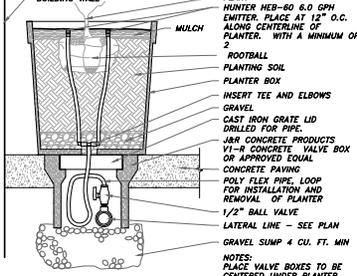
1 CONCRETE MOWSTRIP 1-1'-0"



2 SHRUB PLANTING 1'-1'-0"



3 TREE PLANTING 1'-1'-0"



4 PLANTER ON CONCRETE 1-1'-0"



GREAT BEGINNING ENGINEERING
 4740 SOUTH 4400 EAST, SUITE 100, SALT LAKE CITY, UT 84117
 WWW.GREATBEGINNINGENGINEERING.COM

ABC Great Beginnings
 UTAH COUNTY PARCEL 580230168
 ASPEN RIDGE DRIVE
 SHARLOTTA SPRINGS, UTAH

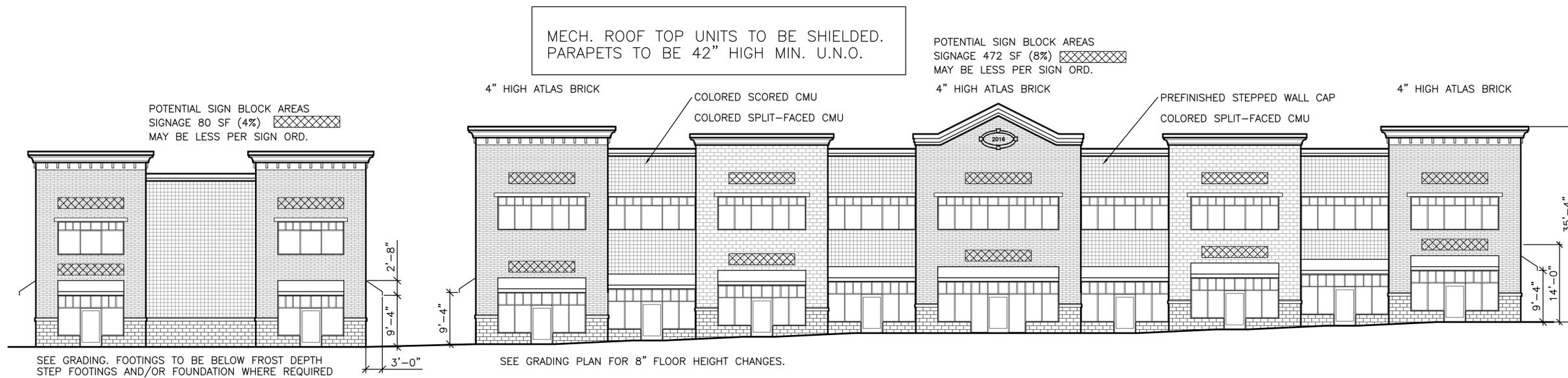
03 JAN 2017
 SHEET NO.
LP8.01
 180502

Fred C. Cox,
Architect

4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733
Fax: 801-966-3778
Email: fcc@fredccox.com

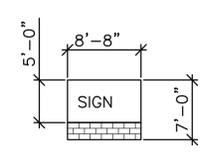
THIS DOCUMENT IS FOR CITY APPROVAL
OF THE PROJECT NOTED AND IS ALSO FOR
CONSTRUCTION. ACTUAL SITE DIMENSIONS
COULD VARY. USE OF THIS DOCUMENT FOR
ANY OTHER PROJECT IS NOT PERMITTED.



E A S T / W E S T / N O R T H / S O U T H E L E V A T I O N S

12/12/16 CITY COMMENTS

6' TALL
MATCHING
DUMPSTER
SCREEN
WHERE
OCCURS



MONUMENT
SIGNS
BASE TO CONTAIN ADDRESS.
MATCH COLOR AND MATERIAL
OFF THE BUILDINGS

DARK BRONZE ANOD. ALUMINUM
1" INSULATED LOW-E STOREFRONT
SYSTEM WITH MED. STYLE DOORS.
TEMPER DOORS AND ANY WINDOW
WITHIN 24" TO THE SIDE OF A
CLOSED DOOR OR 18" OFF FLOOR
SINGLE HUNG WINDOWS TO MATCH

BLADE AND PAINTED SHOP ENTRANCE
TRADITIONAL SIGNAGE

PREFINISHED PAINTED
SINGLE HUNG WINDOWS

"SUNBRELLA" CANVAS TYPE
AWNINGS SOLID COLOR.
RED, YELLOW, BLUE, GREEN

ANTIQUÉ STYLE ACCENT
LIGHTING (DARK SKY)

E.I.F.S. CORNICE TO MATCH
PALE YELLOW SPLIT-FACED CMU
MOUNTAIN RED ATLAS BRICK OR
SIERRA MIST BLOCK AT ENDS
AND MIDDLE BAYS

PALE YELLOW SPLIT-FACED
CONCRETE BLOCK WAINSCOT

ALTERNATE COLORED SCORED
WALL MATERIAL AT 2, 4, 6, AND 8
BAYS WITH ACCENT BASE BELOW.

ALTERNATE COLORED SPLIT-FACED
WALL MATERIAL AT 3 AND 7
BAYS WITH ACCENT BASE BELOW.

DARK BRONZE STORE FRONT
SYSTEM WITH LOW-E GLASS

PALE YELLOW SPLIT-FACED
CONCRETE BLOCK WAINSCOT
BASE ACCENT MATERIAL WITH
BEVELED SMOOTH CAP

VERIFY FINAL COLOR.
PROVIDE SAMPLES TO CITY AND OWNER

ABC GREAT BEGINNINGS

UTAH COUNTY PARCEL
580230168

ASPEN HILLS BLVD AND
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

ELEVATIONS
OVERALL

SCALE: 1" = 10'-0"

OCTOBER 12, 2016
152401-A31-K612

A3.1

APPLICATION REVIEW CHECKLIST

(8/20/2014 Format)

Application Information

Date Received:	10-13-2016
Date of Review:	10-24-2016
Project Name:	ABC Great Beginnings
Project Request / Type:	Site Plan and CUP
Meeting Type:	PH/ PM
Applicant:	ABC Great Beginnings, LLC (Johnny Anderson)
Owner (if different):	SOA Investments LTD
Location:	Northwest corner of Redwood Rd and Aspen Hills Blvd
Major Street Access:	Redwood Road
Parcel Number(s) and size:	58:023:0168; 3.63 acres
General Plan Designation:	Mixed Use
Zone:	Mixed Use
Adjacent Zoning:	MU, R-3, R-14
Current Use:	Vacant, undeveloped
Adjacent Uses:	High Density Residential, undeveloped
Previous Meetings:	N/A
Land Use Authority:	City Council
Type of Action:	Administrative
Future Routing:	City Council
Planner:	Kara Knighton, Planner I

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
- General Plan Amendment required: no
- Additional Related Application(s) required: none

Section 19.13.04 – Process

- DRC: 10-17-2016, 10-24-2016
- UDC: 10-24-2016
- Neighborhood Meeting: N/A
- PC: 1/12/2016
- CC: 2/7/2016

General Review

Building Department

- Setback detail
- Lot slope and need for cuts and fills

Fire Department

- Width adequate for engine, minimum of 26 feet
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development
- Third party review required for sprinkler systems
- Dimension street and cul-de-sac widths on plat
- Project shall meet all NFPA 13 fire sprinkler requirements and alarm system shall be tied into a third party 24/7 monitoring company.

GIS / Addressing

- None

Code Review

- 19.04, Land Use Zones: **Can comply**
 - Zone: Mixed Use (MU)
 - Use
 - Child Care- Conditional use. A conditional use permit has been submitted. See analysis below.
 - Office: Conditional or Permitted. The type of office space is not specified. The proposed parking for office is 4 stalls per 1,000 sq. ft. so any use which requires 5 stalls per 1,000 will not meet their parking needs.
 - Restaurant: Deli and sit down restaurants are permitted and the project proposes two 1,200 sq. ft. deli's in one 2,400 sq. ft. building.
 - Retail: Various types of retail are permitted. The type of retail is not specified.
 - Lot size: Complies. 1 acre min.; 3.63 acres proposed
 - Setbacks: Complies.
 - Front: 20' required; 20' proposed
 - Side: Complies. There is only a single family and multi-family requirement; however, the project proposes 20' at the closest point which exceeds that of the single family and multi-family requirements.
 - Corner lot: 15' required; 45' proposed.
 - Rear: 20' required; 70' proposed
 - Lot width: Complies. No requirement.
 - Lot frontage: Complies. 100' of frontage required; 394' of frontage along Redwood Road provided and 278' along Aspen Hills Boulevard provided.
 - Height: Complies. 4 stories is the maximum; 2 stories are proposed.

- Lot Coverage: Complies. 50% coverage. The site is 3.63 acres of 158,097 sq. ft. and there are four buildings (2, 400 sq. ft.; 4,200 sq. ft.; 11,400 sq. ft.; 11,400 sq. ft.) totaling 29,400 sq. ft., which is a coverage of 19%.
 - Landscaping requirement: Complies. 25% requirement; 43% including the fenced area, 36% not including the fenced area.
 - Sensitive Lands: Complies. The detention basin is considered sensitive lands and is included in protected landscaping.
 - Trash: Complies. See Section 19.14 (site plans) for details.
- 19.05, Supplemental Regulations: **Complies.**
 - Flood Plain: Complies. No building is allowed in the flood plain. The proposed site is not within the flood plain.
 - Water & sewage: Complies. The project will connect to the City's utilities and those connections are available.
 - Transportation Master Plan: Complies. No building lots shall be created and no structure shall be erected within the location of a proposed street, road, or right-of-way. The proposed project complies with the TMP and does not propose any buildings on any proposed street, road, or right-of-way.
 - Property access: Complies. Access to a dedicated public street or private roadway is required. The project has access onto Aspen Hills Boulevard, and Redwood Road.
- 19.06, Landscaping and Fencing: **Can comply.**
 - General Provisions: Can comply.
 - A rain sensor and water-conserving sprinkler heads are required. A rain sensor is provided, but the proposed sprinkler heads are not water-conserving.
 - Sight triangles must be protected
 - All refuse areas (including dumpsters) must be screened.
 - Tree replacement required if mature trees are removed.
 - Landscaping Plan: Complies. Provided.
 - Completion – Assurances: Complies. Bond required for public improvements prior to recordation.
 - Planting Standards & Design: Complies.
 - Required Trees: Complies.
 - Deciduous Trees: Complies. 2” caliper required; 2” caliper provided.
 - Evergreen Trees: Complies. 6’ height required; 6-7’ provided.
 - Tree Base Clearance: Complies. 3’ clearance free of rock and turf required. Note placed on detail 3.
 - Shrubs: Complies. 25% shall be 5 gallon and the rest shall be 1 gallon. Complies. 25% of the required shrubs are 5 gallon and the rest are 1 gallon.
 - Turf: Complies. Shall not compose more than 70%; 56% is provided
 - Drought Tolerant Plants: Complies. 50% of all trees and shrubs shall be drought tolerant. 50% of the proposed trees and shrubs are drought tolerant.
 - Rock: Complies. Two different sizes and colors are required. Two different sizes and colors are proposed. Both proposed colors are earth tones.
 - Planting and Shrub beds: Complies. Edging between lawn and shrub beds is proposed, drip lines are proposed, mulch both rock and bark are proposed along with weed barrier.

- Artificial turf: Complies. No artificial turf is proposed.
- Selection of plants: Complies. Plants were chosen based on texture, form, and color.
- Evergreens: Complies. Evergreens are incorporated into the landscape.
- Softening of walls: Complies. Plants shall be placed intermittently against long expanses of buildings, walls, fences, etc. to create a softening effect. Plants are placed intermittently against the long expanses of the buildings, walls, and fences.
- Planting and Shrub beds: Complies. Planting and shrub beds are proposed to conserve water.
- Water conservation: Complies. Most of the trees and shrubs are going to be watered using drip lines.
- Tree preservation: Complies. There are no existing mature trees.
- Placement: Complies. Landscaping shall be placed immediately adjacent to structures. Plants are placed immediately adjacent to structures.
- Amount: Complies. $158,097 \text{ sq. ft.} \times 25\% = 39,524 \text{ sq. ft.}$ of required landscaping.
 - Deciduous Trees: Complies ($39,524 - 15,001 = 24,523 \text{ sq. ft.} / 3,000 = 8$)
 - 15 deciduous trees required ($7 + 8 = 15$)
 - 75 provided
 - Evergreen Trees: Complies ($5 + 8 = 13$)
 - 13 evergreen trees required
 - 13 provided
 - Minimum shrubs: Complies.
 - 33 shrubs required ($25 + 8 = 33$)
 - 825 provided
 - Turf: Complies
 - 25% required (9,881 sq. ft.)
 - 56% provided (37,922 sq. ft.)
 - Planting and shrub beds: Complies
 - Not more than 75% (50,667 sq. ft. overall)
 - 44% provided (29,634 sq. ft.)
- Additional Requirements: Complies
 - Park strips: Complies. Trees and turf are proposed in the park strips.
- Fencing & Screening: Can comply
 - Retaining walls: Complies. Retaining walls over 4' in height will require a building permit. The retaining wall is 4' at the highest point.
 - Prohibited fencing: Complies. No chain link, razor, barbed wire, etc. or parallel fencing is allowed. A vinyl fence and a wrought iron fence are proposed. No parallel fencing is proposed.
 - Non-residential: Can comply. Fencing shall be reviewed and approved by the City council.
- Screening at Boundaries of Residential zones: Can comply. An opaque fence or wall shall be installed and maintained along lot lines abutting residential zones. The opaque fence shall be 6-8' tall. A residential zone lies to the north and west. A 6' tall off white/tan vinyl privacy fence is called out on the Architectural site plan, but no detail has been provided.

- Clear Sight Triangle: Complies. No landscaping over 3' is proposed in the clear sight triangle and the grade is neither raised nor bermed.
- 19.09, Off Street Parking: **Can comply.**
 - General Provisions: Complies.
 - Materials: Complies. Shall consist of asphalt or concrete. The parking is proposed as asphalt.
 - Parking area access: Complies. Parking areas are provided so that automobiles will not be backing across a sidewalk to gain access to the public streets.
 - Lighting: See Section 19.11 for analysis.
 - Location of parking areas: Complies. The parking is within 600' of the building.
 - Dimensions: Can comply. 90 degree parking requires 9' stall width and 18' stall length with an access aisle of 24'. The stalls are 9' x 18' and the access aisle is 24' except for one parking stalls that currently measure 8' x 18'.
 - Accessible: Complies. For 167 parking spaces 6 must be ADA of which 1 must be van accessible (96" access aisle) all the others must have a 60" wide access aisle. The project proposes 6 ADA stalls of which 2 are van accessible.
 - Landscaping: Can comply.
 - Parking areas adjacent to public streets: Complies. There is no parking adjacent to the public roads
 - Curbs: Complies. All landscaped areas abutting any paved surface shall be curbed. Curbs are provided.
 - Clear sight: See Section 19.06 for analysis.
 - Components: Complies. Provided.
 - Required parking islands: Can comply.
 - Islands on doubled rows of parking: Can comply. One 36' x 9' parking island is required every twenty stalls containing two trees per parking island. A parking row island is provided every twenty stalls and each contains two trees. 8 of the 10 double row parking islands measure 36' x 9', but the two on the northern side are adjusted to direct circulation. A 36' x 9' parking island is ~280 sq. ft. and the two proposed end parking islands measure 220 sq. ft., and 280 sq. ft.
 - Islands on single rows or parking: Complies. One 18' x 9' parking island is required every 10 stalls containing one tree per parking island. One parking island is provided every 10 stalls. All except for two parking lot islands are 9' x 18', but two are curved for traffic flow. A regular 9' x 18' parking islands measures approximately 145 sq. ft. and the two proposed parking islands measure 145 sq. ft., and 150 sq. ft. meeting the intent of the requirement. Each parking island contains one tree.
 - Ends of parking rows: Complies. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. All the end parking islands are adjusted to direct traffic.
 - Pedestrian Walkways & Accesses: Complies. Parking lots larger than 75,000 sq. ft. shall provide raised or delineated pedestrian walkway. The proposed parking lot area is 70,127 sq. ft.
 - Shared Parking: Can comply.

- Trespass lighting: Complies. May not exceed 0.1 foot-candles measure at the property line next to residential and may not exceed 1 foot-candle adjacent to other properties. The trespass lighting does not exceed 0.1 anywhere along the property line.
 - Service station canopies: Complies. There is not service station canopy.
 - Freestanding light fixtures: Can comply. Shall be black. A parking lot lighting pole detail has not been provided.
 - Pole: Can comply. A parking lot lighting pole detail has not been provided. Must include an arm and bell shade.
 - Parking lot poles: Can comply. Parking lot poles shall be limited to 16' in height when within 200' of a residential zone. A parking lot lighting pole detail has not been provided.
 - Lighting fixtures: Can comply. Shall be full cut-off. A parking lot lighting pole detail has not been provided. All of the other proposed lights are full cut-off/ dark sky compliant.
 - Hours:
 - One hour after closing or by 11:00pm, whichever is earlier, businesses must turn off at least fifty percent (50%) of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.
 - Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.
 - Outdoor sign lighting: Can comply.
 - Within ½ mile of camp Williams: Complies. The project is located more than ½ mile from camp Williams.
 - On-premise signs may remain illuminated during regular business hours, but may not be illuminated later than one-half (½) hour after the business is no longer open to the public, nor prior to the daily opening of the business to the public.
 - External illumination: Can comply. Illumination has not been specified.
 - Monument signs: Can comply. Illumination has not been specified.
 - Internally illuminated: Can comply. Illumination has not been specified.
 - Digital signs: Complies. No digital signs are proposed.
 - Walkway lighting: Complies. No walkway lighting is proposed.
 - Street lighting: Complies. The proposed street lights match the City standard.
 - Lighting Plans: Can comply. A parking lot lighting pole detail has not been provided.
 - Prohibited lighting: Complies. No strobe lights, lasers, or searchlights are proposed.
- 19.12, Subdivisions: See Minor subdivision
 - Section 19.13, Process: **Complies.**
 - General Considerations: Complies
 - General Plan: Complies. A rezone was approved by the City Council to match the General Plan for this site.
 - Community & Public Facilities: Complies. The Redwood Road Trail will continue through this project.
 - Notice / Land Use Authority: Complies. Notices will be required for the Planning Commission public hearing. The City Council is the Land Use Authority.

- Payment in Lieu of Open Space: No payment in lieu is proposed.
- 19.14, Site Plans: **Can comply.**
 - Commercial
 - Development Standards: Complies.
 - Site Plan standards: Complies. The entire parcel shall be built upon, landscaped, or paved. The entire parcel contains either a building, pavement, or landscaping.
 - Buffering and Screening: Complies. The project is not adjacent to any agricultural use.
 - Access: Complies.
 - Access dimensions: Complies. 40' max; 40' provided onto Redwood and 26' provided onto Aspen Hills Boulevard.
 - Interconnection: Complies. The project is surrounded by a residential zone. Section 19.06 requires the project to put up a 6-8' high opaque fence or wall between the commercial and the residential zone.
 - Acceleration and deceleration lanes: See City Engineer's report.
 - Off-street truck loading space: Complies. Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for loading of vehicles. There is a proposed truck loading zone.
 - Utilities: See City Engineer's report.
 - Grading and Drainage: See City Engineer's report.
 - Secondary Water system: See City Engineer's report.
 - Piping of Irrigated ditches: Complies. There are no ditches within the project boundary.
 - Preliminary condominium plat: Complies. No condominium units are proposed.
 - Architectural and Urban Design requirements: Can comply.
 - Process: Complies. Must be reviewed by the DRC. The DRC reviewed the project on October 24, 2016.
 - Mechanical equipment: Can comply. The mechanical roof top units are shielded by 42" high parapets. No other mechanical equipment is specified.
 - Windows: Complies. All windows are rectangular and the frames will be treated.
 - Building lighting: Complies. Must be shielded and directed downward. The proposed building lights are shielded and directed downward.
 - Trash enclosures: Complies. Trash enclosures must be comparable to the proposed or existing building, 3' landscape area between parking and the trash enclosure, and chain link is prohibited. No chain link is proposed. The trash enclosure has a note that calls out that it is to match the building color. There is a 3' landscape buffer between the trash enclosure and the parking stalls.
 - Exterior materials: Complies. Elevations are provided and the colors and materials are indicated.
 - Landscape requirements: See Section 19.06 for analysis.
 - Lighting requirements: See Section 19.11 for analysis.
 - Special Provisions: Complies.
 - Uses within buildings: Complies. All uses are proposed to be conducted entirely within the building.

- Safety
 - Health & Sanitation
 - Environmental Concerns
 - Compliance with GP and Neighborhood
- 19.18, Signs: **Can comply.**
 - Permanent
 - Prohibited signs: Complies. The proposed monument sign is allowed. Building signs will be reviewed individually as uses are identified and tenants occupy the building.
 - General Standards: Can comply.
 - Sign Design and Materials: Can comply. The base of all ground signs shall be landscaped at least 3' beyond the base. The eastern monument sign is surrounded by landscaping, but the western monument sign could use a few more shrubs around it.
 - Sign Placement: Complies.
 - General location: Complies. Signs shall not interfere with fire escapes, exits, doorways, sidewalks, etc. No ground sign shall be located within any PUE with review and approval by the City Engineer. The proposed monument signs are not located within the PUE.
 - Clear sight triangle: Complies. The proposed monument signs are not within the clear sight triangle.
 - Traffic safety: Complies. No sign shall be designed or placed in any manner that may be confused with any official traffic sign or signal. The proposed signs are not placed nor designed to look like an official traffic sign or signal.
 - Right-of-way: Complies. No sign shall be located on public property or within any ROW. None of the proposed signs are within the ROW nor on public property.
 - Setbacks: Complies.
 - Side and rear setbacks not adjacent to a sidewalk or ROW: Complies. All permanent and temporary ground signs shall be located a distance equal to or greater to their height from any interior side or rear property line. The western monument sign is more than 10' away from the rear property line and the eastern property line is more than 100' from the side (northern) property line.
 - Front and street side setbacks: Complies. All permanent and temporary ground signs shall be located at least three feet from the back of sidewalk or ROW. The eastern monument sign is more than 10' away from the Redwood Road sidewalk and ROW. The western monument sign is more than 3' away from the Aspen Hills sidewalk.
 - Sign Illumination: Can comply. Type of illumination has not been provided.
 - Sign and building maintenance:
 - All signs shall be maintained in good condition.
 - When a building sign is removed, the face of the building beneath the sign shall be restored to its original pre-sign condition.
 - Those signs meeting the definition of abandoned sign shall be removed.

- Sign construction: Will comply. A building permit will be required.
- Monument and pedestal signs: Complies.
 - Area: Complies. The area shall include all parts of the sign face. The area of the proposed monument signs includes all parts of the sign face.
 - Height: Complies. The height shall be measure from the highest point of the sign structure to the height of the street curb or sidewalk unless it is more than 15' away from the sidewalk. The height is measure from the ground below the monument sign. Will be finalized at time of permanent sign permit.
 - Multiple faces: Complies. The angle is less than 15 degrees.
 - Sign base: Complies. 2' base that runs the entire horizontal length of the sign required. The base shall be constructed of materials and colors that match the building. A 2' sign base is provided and a note calling out that the base is to match the color and material of the building. The proposed base runs the entire horizontal length of the sign.
 - Changeable copy: No changeable copy identified.
 - Address: Complies. The monument sign shall contain the address of the parcel. A note below the monument sign detail states that the base to contain the address. Will be verified at time of permanent sign permit.
- Building signs: Can comply. There is not enough information to review the building signs at this time. Code compliance will be verified at time of permanent sign permit.
 - Area, direct-mounted. The area of a sign consisting of text or graphics mounted directly against a wall, window, or fascia of a building and without a background shall be measured by drawing the smallest possible rectangle around the entire group of text or graphics; where there are multiple rows of text or graphics separated by a minimum of twelve inches, the area shall be measured by drawing the smallest possible rectangle around each row of text and/or graphics, as shown in [Figure 18.9](#).
 - Area, background mounted. The area of a sign consisting of text or graphics mounted on a background panel or surface shall be measured as the area within the outside dimensions of the background panel or surface.
 - Mounting. No portion of the sign shall project above or below the highest or lowest part of the wall on which the sign is located. The sign shall not project outwards more than eighteen inches from the face of the building to which it is attached.
- Mixed Use: Shall comply with the Neighborhood Commercial Zone standards
- Commercial Zone standards: Can comply
 - Tenant listing signs: None are currently proposed.
 - Internal directional signs: None currently proposed.
 - Neighborhood Commercial zone sign standards: Can comply.
 - Building signs: Can comply. There is not enough information to review.
 - Number: Each tenant in a building is permitted on primary sign and two secondary signs. Code compliance to be verified at time of permanent sign permit once the tenants have been determined.

- Size: Can comply. Shall not exceed 30 sq. ft. or 8% of the façade whichever is larger. The potential sign blocks are 472 sq. ft. or 8% of the façade. Exact size to be determined at time of permanent sign permit once tenants have been determined.
 - Secondary signage: Can comply. To be determined at time of permanent sign permit once tenants have been determined.
 - Monument signs: Complies.
 - Number: Complies. Multiple buildings or uses may have one shared monument sign for each frontage in excess of 200' a site has on a public street. Two monument signs are proposed. One on Redwood Road and one on Aspen Hills Boulevard. Each of those frontages exceed 200'.
 - Size: Complies. A monument sign for multiple buildings or uses shall not exceed 64 square feet in size. The proposed sign is 45 square feet.
 - Height: Complies. A monument sign for multiple buildings or uses shall not exceed 10' in height. The proposed height is 7'.
 - Pedestal signs: None proposed.
 - Awning and canopy signs: None proposed
 - Projecting and suspended signs: None proposed.
 - Window and door signs: None proposed.
- 19.27, Addressing: **Complies.**
 - GIS to assign address with Minor Subdivision
 - Fiscal Impact: No impact.



**Master Development Agreement Major Amendment, Rezone, and General Plan Amendment
The Villages at Saratoga Springs (Fox Hollow), Neighborhoods 4, 12, 13, and 14
Thursday, January 12, 2017
Public Hearing**

Report Date:	Thursday, January 5, 2017
Applicant:	Doug Towler / Ed Bailey
Owner:	Cardinal Land Holdings IV LLC and SCP Fox Hollow LLC
Location:	Fox Hollow, Neighborhoods 4, 12, 13, 14 (~3100 South Redwood Road)
Major Street Access:	Redwood Road, Village Parkway, Wildlife Blvd, future Foothill Blvd
Parcel Number(s) & Size:	59:012:0082, 59:012:0106, 59:012:0145, 59:013:0035, 59:014:0021, 59:014:0022, 59:011:0085, 59:014:0020, 59:014:0011, ~147 acres of the Fox Hollow Development
Parcel Zoning:	R-3 PUD and RC
Adjacent Zoning:	R-3 and R-3 PUD
Current Use of Parcel:	Undeveloped, with partial infrastructure improvements
Adjacent Uses:	Single-family lots, undeveloped property
Previous Meetings:	MDA reviewed by PC and CC in 2013
Previous Approvals:	MDA approved by City Council 4-16-13
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	Planning Commission and City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for a Master Development Agreement Major Amendment to "The Village at Saratoga Springs (Fox Hollow) Second Master Development Agreement" (MDA) to modify uses and zoning in several neighborhoods within the Fox Hollow Development as outlined in Section "C" of this report and in the attachments.

Recommendation:

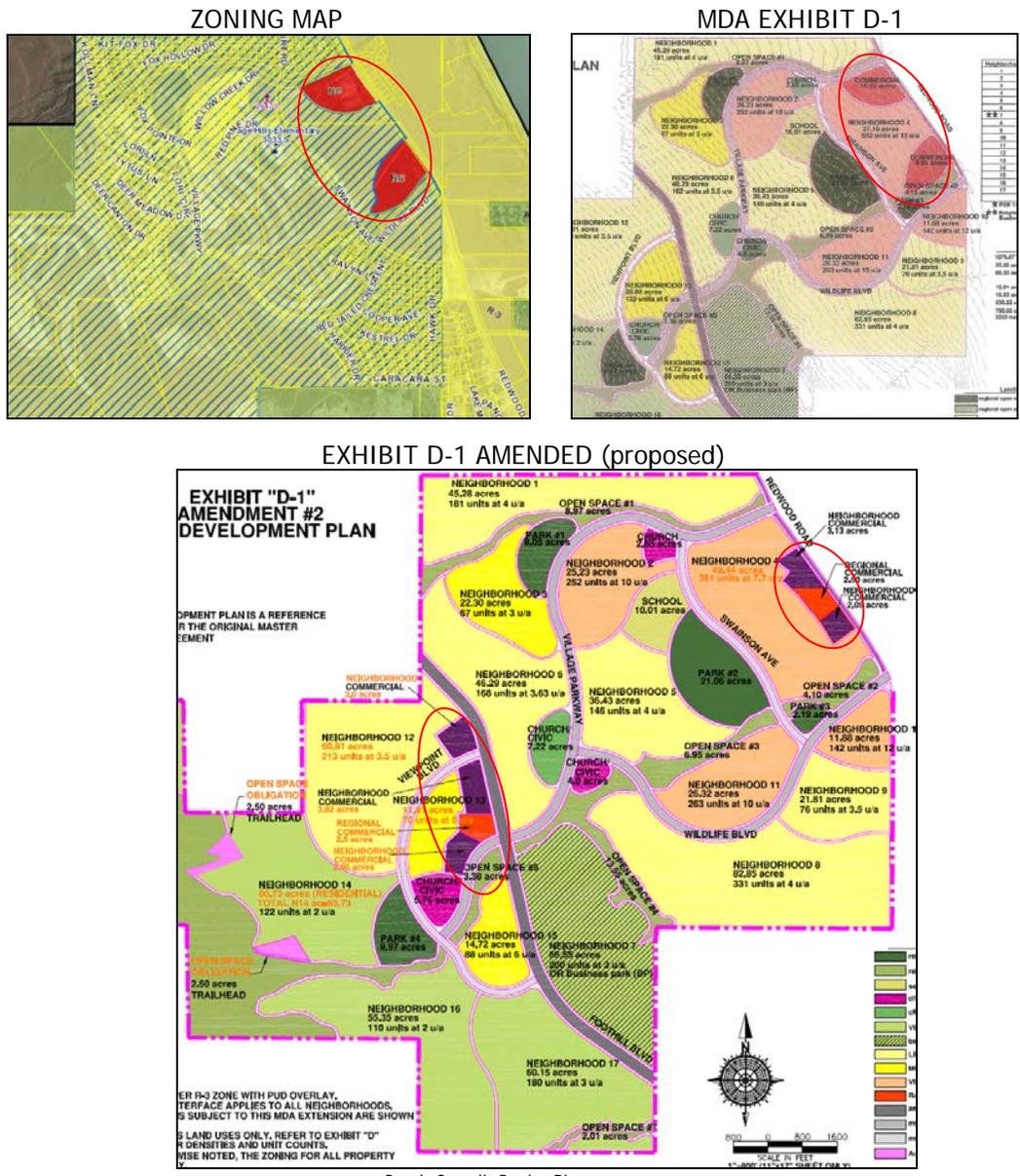
Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include a recommendation for approval, a recommendation for denial, or continuance of the item.

B. Background: The applicants own large parcels of land within the Fox Hollow development and are requesting several changes to the Master Development Agreement as outlined in Section "C" of this report.

C. **Specific Request:** The applicant is requesting several changes to the Master Development Agreement including changes to density, open space, zoning, and the general plan as outlined below and detailed in the attachments to this report.

- **Rezone:** Per the MDA, Neighborhood 4 (N4) is currently required to include 20 acres of commercial development of which 5 acres shall be RC and 15 acres shall be NC. The MDA states that the commercial acreage shall be "in the vicinity of the Neighborhood 4 area"; however, the zoning map and Exhibit D-1 of the MDA designate RC zoning in two corners of N4 where detention basins are located. The applicant would like to transfer some of the commercial zoning to the west of Foothill Blvd and leave the remainder towards the center of N4 along Redwood Road.

The request is to transfer 2.5 acres of RC zoning and 9.78 acres of NC zoning to Neighborhoods 12 and 13 which are adjacent to future Foothill Boulevard. This will result in a remainder of 2.5 acres of RC zoning and 5.22 acres of NC zoning within N4, adjacent to Redwood Road. The current proposal identifies the proposed locations for the NC and RC zones as depicted in Exhibit D-1 Amended. All other property will be zoned R-3 PUD.



General Plan Amendment and Rezone: Section 19.17 of the City Code outlines the development review process for general plan amendments and rezones which require review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The Council will then hold a public hearing and formally approve or deny the amendment.

Staff finding: complies. Because the rezone and general plan amendment requests are a directly related to the MDA Amendment request these applications are being processed together.

- E. Community Review:** The request to amend the General Plan and Zoning Map has been noticed as a public hearing in the *Daily Herald*, and mailed notice sent to all property owners within 300 feet at least 10 days prior to this meeting. The MDA major amendment does not require public notices; however, it was announced in the public notices and mailings. As of the date of this report, no public input has been received.
- F. General Plan:** The Proposed MDA Amendment includes a request to amend the General Plan. In N4 the General Plan would be amended so that Neighborhood Commercial and Regional Commercial are generally in the center of N4 and abutting Redwood Rd. The remainder of N4 would be adjusted to High Density Residential to match the existing designation.

In N12 and N13, the General Plan would be amended to include Neighborhood Commercial and Regional Commercial along Foothill Boulevard. The remainder of N12 would stay Medium Density Residential and the remainder of N13 stay Low Density Residential.

Staff finding: If the proposed changes are approved, the requested zones would be consistent with the General Plan. A General Plan Amendment is a legislative decision and the criteria for an amendment are reviewed in Section H of this report.

G. Code Criteria:

Master Development Amendment:

Section 19.13.09 regulates Master Development Agreements. According to 19.13.09(9), the proposed amendment request requires City Council approval.

Staff finding: consistent. The request will be scheduled for review by the City Council. This request does not alter the overall density or the overall open space in the MDA.

General Plan Amendment and Rezone:

Zoning Map and General Plan Amendments are a legislative action; therefore the Council has significant discretion in making decisions to amend the land use and rezone property. The criteria in Section 19.17.04, outlined below, are not binding and may act as guidance in making a rezone decision:

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Findings for either approval or denial are outlined in section H of this report.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed MDA major amendment, the Rezone, and General Plan Amendment and discuss any public input received at their discretion, and forward a recommendation to the City Council.

Option 1 – positive recommendation

“I move to forward a positive recommendation to the City Council for the Rezone and General Plan Amendment for Fox Hollow Neighborhoods 4, 12 and 13 as described in Section C of this report and as depicted in the attached exhibits, with the findings and conditions below.”

Findings:

1. The request is for a rezone and general plan amendment. If the proposed General Plan Amendment is approved, the proposed zoning will be consistent with the Land Use Map of the General Plan.
2. The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public because it more clearly designates the commercial areas within the Fox Hollow development prior to development of these neighborhoods and places commercial development adjacent to large capacity roadways.
3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City so long as appropriate conditions are in place to ensure access, infrastructure, layout and appearance, traffic mitigation, trail connectivity, and other code compliance. These items will be reviewed further with each individual subdivision and site plan application for compliance with the Land Development Code.
4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change because this will preserve future commercial areas within the City which will be a benefit to the community at buildout.

Conditions:

1. Any conditions as articulated by the Planning Commission: _____

City Council Only (for MDA Amendment):

I move that the City Council approve the Second Amendment to the Second Master Development Agreement, affecting Neighborhoods 4, 12, 13 and 14 of The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, based on the findings and conditions listed below:

Findings:

1. The proposed amendment is consistent with the General Plan as explained in the findings in Section “F” of this report, which findings are incorporated herein by this reference.
2. The proposed amendment meets the requirements in the Land Development Code as explained in the findings in Section “G” of this report, which findings are incorporated herein by this reference.

Conditions:

1. That the amendment be recorded against the subject properties.

Alternative Motions:

Option 2 – negative recommendation

"I move to forward a negative recommendation to the City Council for the proposed General Plan Amendment and Rezone for Fox Hollow Neighborhoods 4, 12, and 13, based on the Findings below:"

1. The application is not consistent with the Land Use Element of the General Plan.
 2. The application proposes Medium Density Residential and Regional Commercial in areas identified within the General Plan for Neighborhood Commercial development.
 3. Any other findings as articulated by the Planning Commission:
-

City Council Only (for MDA Amendment):

Alternative 2 - denial

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the proposed MDA amendment. I find that the application does not meet the requirements of the City ordinances as more specifically stated below."

1. The amendment is not consistent with the General Plan, as articulated by the City Council: _____, and/or,
2. The amendment is not consistent with Section [19.13] of the Code, as articulated by the City Council: _____, and/or
3. The amendment does not comply with the Second MDA, as articulated by the City Council: _____.

Option 3 - continuance

"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision as to whether the application meets the requirements of City ordinances, as follows:

1. _____
2. _____
3. _____

I. Exhibits:

- A. Proposed MDA Amendment and Exhibits

**SECOND AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS
(FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT**

This SECOND AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT (“**Amendment**”) is entered into this ____ day of _____, 2016, by Cardinal Land Holdings IV, LLC, a Delaware limited liability company and SCP FOX HOLLOW, LLC, a Utah limited liability company (“**Developer**”) and the City of Saratoga Springs, a Utah municipal corporation (“**City**”). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Second MDA (as defined below).

RECITALS

A. WHEREAS, Developer and the City, among other parties, are parties to that certain The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, dated April 30, 2013 and recorded on June 20, 2013 as Entry Number 59718:2013 in the offices of the Utah County Recorder (the “**Second MDA**”).

B. WHEREAS, Developer is the owner of Neighborhood 4 (“**N4**”), Neighborhood 12 (“**N12**”), Neighborhood 13 (“**N13**”) and Neighborhood 14 (“**N14**”) within the development known as The Villages at Saratoga Springs in Saratoga Springs, Utah (“**Property**”).

C. WHEREAS, Developer and City desire to amend the Second MDA as set forth below.

AGREEMENT

NOW THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Developer and the City do hereby covenant and agree as follows:

1. Unit Summary Modification. Exhibit “D” of the Second MDA is hereby amended as follows:
 - a. Neighborhood No. 4. The maximum number of units allowed for N4 is decreased from five hundred fifty-two (552) units to three hundred eighty-one (381) units. The density decreased from fifteen (15) units per acre to seven and seven tenths (7.7) units per acre. The approximate area increased from 37.16 to 49.44 acres
 - b. Neighborhood No. 12. The maximum number of units allowed for N12 is decreased from two hundred seventeen (217) units to two hundred and thirteen (213) units. The approximate area decreased from 63.81 to 60.81 acres.
 - c. Neighborhood 13. The maximum number of units allowed for N13 is decreased from one hundred twenty-five (125) units to seventy (70) units. The approximate area decreased from 20.89 to 11.61 acres.
 - d. Neighborhood 14. The maximum number of units allowed for N14 is decreased from one hundred thirty-two (132) units to one hundred twenty-two (122) units. The approximate

area remains the same of 65.73 with an obligation to develop five (5) acres of open space as outlined in Section 4 below..

2. Master Plan Development Exhibit “D-1”. Exhibit D-1 of the Second MDA is hereby amended and restated as attached hereto.

3. Section 3-Zone Classification and Permitted Uses. The Zone Classification and Permitted Uses Section 3 of the Second MDA shall be amended as follows:

In Neighborhood 4 (N4), a Commercial area totaling approximately 7.72 acres (2.5 acres shall be classified as Regional Commercial (RC) with the permitted and conditional uses identified in the Land Development Code and shall also include Convenience Store as a permitted use and Convenience Store/Fast Food Combination and Automobile Service Station as conditional uses. The other 5.22 acres shall be classified as Neighborhood Commercial (NC) with the permitted and conditional uses identified in the Land Development Code, and subject to all regulations within the NC zone. The approximate locations and legal descriptions for the NC and RC areas in Neighborhood 4 are set forth in the attached amended Exhibit D-1 and Exhibit A and Exhibit A-1 to this Amendment. The balance of the original 20 acres of commercial zoning is 12.28 acres within the N4 Commercial Zoning, as set forth in the MDA, will be transferred to N12 and N13, with 3.0 acres of NC in N12 and 2.5 acres of RC and 6.78 acres of NC placed into N13 (collectively, the “N12 and N13 Commercial Areas”). The amended Exhibit D-1 and Exhibit B and Exhibit B-1 to this Amendment provide the approximate location and legal descriptions for the N12 and 13 Commercial Areas.

4. Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary. Exhibit “I” and “I-2” of the Second MDA are hereby amended as follows:

- a. TH-2 Southern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres.
- b. TH-3 Northern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres
- c. NP-1 Neighborhood Parks- Neighborhood 4 Open Space shall decrease from eleven and thirteen one hundredths (11.13) acres to six and thirteen one hundredths (6.13) acres.

5. Villages at Saratoga Springs (Fox Hollow) Master Easement Summary. Exhibit “K” of the Second MDA is hereby modified as follows:

- a. Parks and Open Space Easements-OS-6- Open Space 6/Sensitive Lands (Community Park H in Parks Master Plan) shall increase from one hundred twenty and one hundredth (120.01) acres to one hundred twenty-five and one hundredth (125.01) acres, while the N4 Open Space is reduced to six and thirteen one hundredths (6.13) acres. The amended Exhibit “K-1” reflects said changes The above mentioned is a transfer of open space rather than a decrease or increase in the total amount of open space required by the MDA. Exhibit B “Legal Description of Each Easement” to the GRANT OF EASEMENTS TO THE CITY OF SARATOGA SPRINGS VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW)

agreement is hereby amended by incorporating the legal descriptions for the additional two and fifty-one hundredths (2.5) acres to each Trailhead 2 and 3.

6. Terms and Conditions. The above mentioned are the only changes to the MDA with all remaining terms and conditions shall remain the same.

7. Incorporation by Reference. The terms of the Second MDA (as amended hereby) are incorporated herein by reference.

8. Counterparts. This Addendum may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

9. Ratification. Except as set forth herein, all of the terms and conditions of the First and Second MDA are hereby ratified and confirmed.

[End of Amendment. Signature Page Follows.]

WHEREFORE, this Amendment has been executed by Developer and the City effective as of the date first set forth above.

CITY OF SARATOGA SPRINGS

By: _____
Its: _____

ATTEST: _____
City Recorder

APPROVED AS TO FORM: _____
City Attorney

CARDINAL LAND HOLDINGS IV, LLC

By: Ed Bailey
Its: Manager

State of Utah)
 :ss
County of Davis)

On this ____ day of _____, 2016, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

Notary Public

SCP FOX HOLLOW, LLC

By: Chad Bessinger
Its: Manager

State of Utah)
 :ss
County of Davis)

On this ____ day of _____, 2016, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.

Notary Public

AMENDED-Exhibit "D"
UNIT SUMMARY

Neighborhood	Maximum Number of Units (1)	Maximum Density (Units/Acre) (1)	Approximate Area
No. 1	27	4.0	6.75
No. 4	552 381	45 7.7 (2)	37.16 49.44
No. 5	146	4.0	36.43
No. 6	144	3.5	39.43
No. 7	200	3.0	66.55
No. 8	165	4.0	41.55
No. 10	142	12 (2)	11.88
No. 11	226	10 (2)	16.53
No. 12	223 217(5) 213	3.5	63.81 60.81
No. 13	125 70	6.0	20.89 11.61
No. 14	132 122	2.0	65.73
No. 15	88	6.0	14.72
No. 16	110	2.0	55.35
No. 17	180	3.0	60.15
Open Space (3)			217.75
Totals	2,454 2,214		754.68

- (1) The referenced unit counts and densities represent the maximum available to individual neighborhoods. The actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities.
- (2) The maximum overall density for the Fox Hollow development is three (3) units per acre based on the R-3 Zone. Upon meeting the requirements of the PUD Zoning Ordinance, including the improvements and dedication of additional public improvements required to offset the increased density, the maximum overall density may be increased to four (4) units per acre. Neighborhoods with higher densities than three (3) and four (4) units per acre will be responsible for additional public improvements to offset the increased densities.
- (3) The Open Space total shown is less the acreage shown in OS-7, OS-8, and OS-9 as these acreages are included in the Approximate Area for N-14, N-16, and N-17. Per Exhibit "I", the total Open Space acreage is 217.75 acres.
- (4) The total allowable number of units for the remaining development under the Land Use Code based on the R-3 PUD Overlay Zone (up to 4 dwelling units per acre) is as follows:

Total Villages at Saratoga Springs Acreage-	1,069.91 acres
Existing Recorded Plat Acreage-	(240.98) acres
Total Remaining MDA Acreage-	828.93 acres
Sensitive Lands (slopes > 30%)-	(87.20) acres
Total MDA Net Acreage-	741.73 acres

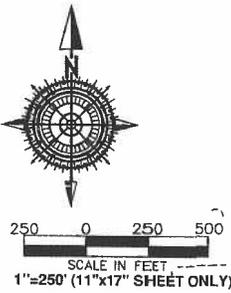
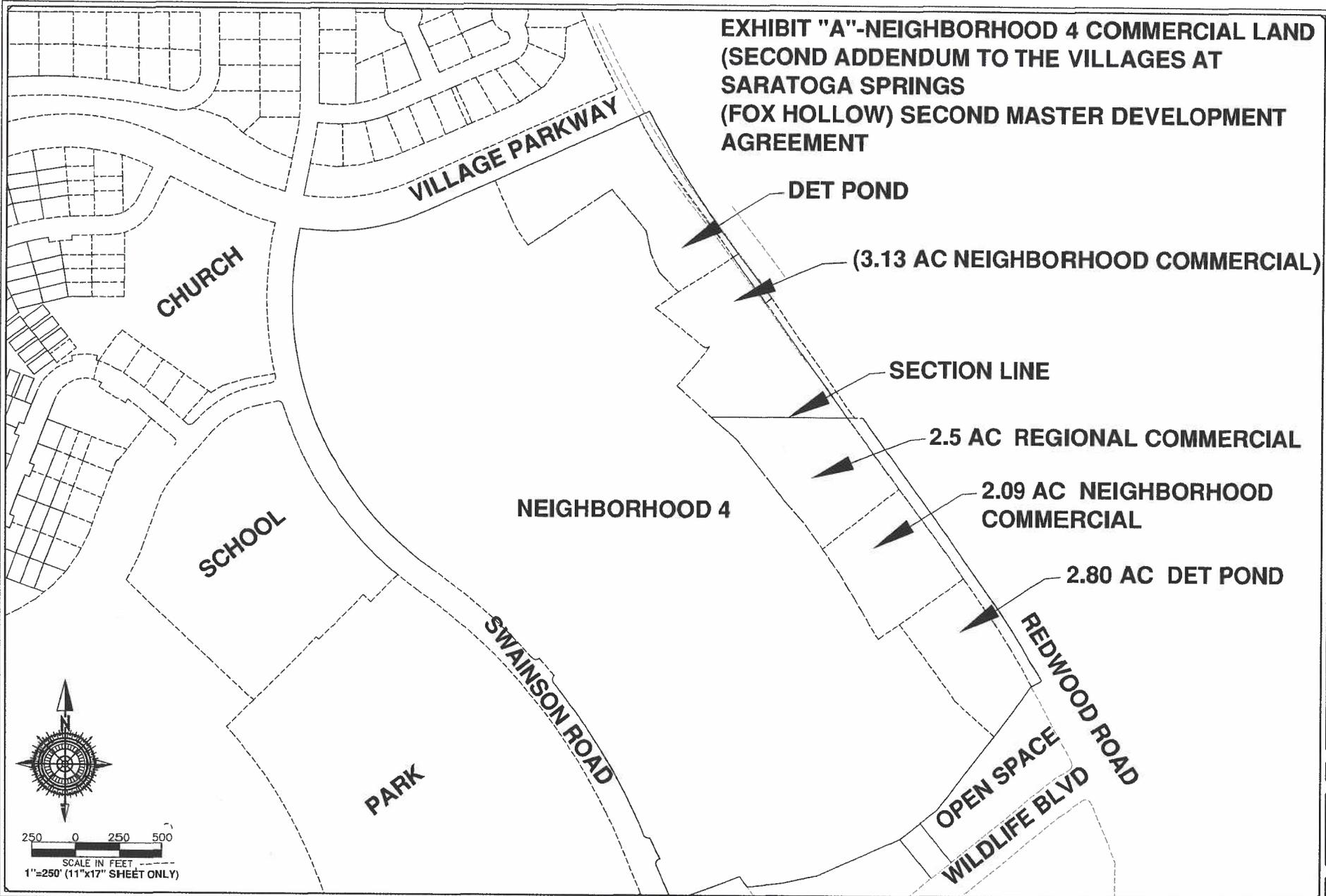
Total Allowable Units Based on R-3 PUD Overlay Zone:

741.73 acres x 4 dwelling units per acre = 2,967 units

Total Unit Summary Dwelling Units = 2,454 ~~2,214~~

(5) N12 unit count was decreased to 217 units by the approval of the 1st Amendment

**EXHIBIT "A"-NEIGHBORHOOD 4 COMMERCIAL LAND
(SECOND ADDENDUM TO THE VILLAGES AT
SARATOGA SPRINGS
(FOX HOLLOW) SECOND MASTER DEVELOPMENT
AGREEMENT**



DATE: 03-01-08	DATE: 03-01-08
SURVEY BY: []	DATE: 03-01-08
DESIGNED BY: []	DATE: 03-01-08
CHECKED BY: []	DATE: 03-01-08
SCALE: 1"=250'	DATE: 03-01-08

GATEWAY CONSULTING, inc.
 P.O. BOX 931003, SOUTHLAKE, WASH. 98148
 PH: (801) 894-3848 FAX: (801) 832-7000
 paul@gatewayconsultinginc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
 CONSTRUCTION MANAGEMENT

EXHIBIT "A"-NEIGHBORHOOD 4 COMMERCIAL LAND
 (SECOND ADDENDUM TO THE VILLAGES AT
 SARATOGA SPRINGS
 (FOX HOLLOW) SECOND MASTER DEVELOPMENT
 AGREEMENT

DATE: 03-01-08
 PROJECT NUMBER: []
 SHEET NO. A

Exhibit "A-1"

NEIGHBORHOOD 4 COMMERCIAL PROPERTY LEGAL DESCRIPTIONS

REGIONAL COMMERCIAL-CARDINAL LAND HOLDINGS IV, LLC

BEGINNING AT A POINT LOCATED S0°13'20"E ALONG THE SECTION LINE 1335.69 FEET AND WEST 788.69 FEET FROM THE EAST ¼ CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

Thence, S 89° 57' 55" E for a distance of 401.07 feet to a point on a line.
Thence, S 35° 52' 31" E for a distance of 77.62 feet to a point on a line.
Thence, S 35° 52' 31" E for a distance of 77.06 feet to a point on a line.
Thence, S 35° 52' 31" E for a distance of 31.71 feet to a point on a line.
Thence, S 35° 52' 31" E for a distance of 76.78 feet to a point on a line.
Thence, S 54° 07' 29" W for a distance of 283.25 feet to a point on a line.
Thence, N 35° 10' 49" W for a distance of 97.69 feet to a point on a line.
Thence, N 42° 49' 27" W for a distance of 77.27 feet to a point on a line.
Thence, N 38° 04' 11" W for a distance of 224.25 feet to a point on a line.
Thence, N 50° 02' 40" W for a distance of 96.76 feet to a point on a line.
thence N 46° 33' 58" W a distance of 6.23 feet to the POINT OF BEGINNING

CONTAINS: ±2.50 ACRES

SOUTH PROPRTY - NEIGHBORHOOD COMMERCIAL-CARDINAL LAND HOLDINGS IV, LLC

BEGINNING AT A POINT LOCATED S0°13'20"E ALONG THE SECTION LINE 1548.94 FEET AND WEST 633.64 FEET FROM THE EAST ¼ CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

Thence, S 35° 52' 31" E for a distance of 313.10 feet to a point on a line.
Thence, S 54° 07' 29" W for a distance of 304.29 feet to a point on a line.
Thence, N 30° 32' 59" W for a distance of 213.52 feet to a point on a line.
Thence, N 35° 10' 49" W for a distance of 100.50 feet to a point on a line.
thence N 54° 07' 29" E a distance of 283.25 feet to the POINT OF BEGINNING

CONTAINS: ±2.09 ACRES

Exhibit "A-1"

NEIGHBORHOOD 4 COMMERCIAL PROPERTY LEGAL DESCRIPTIONS

NORTH PROPERTY – NEIGHBORHOOD COMMERCIAL-SCP FOX HOLLOW, LLC

BEGINNING AT A POINT LOCATED S0°13'20"E ALONG THE SECTION LINE 869.22 FEET AND WEST 1127.86 FEET FROM THE EAST ¼ CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

Thence, S 35° 52' 31" E for a distance of 68.12 feet to a point on a line.

Thence, S 35° 52' 31" E for a distance of 95.31 feet to a point on a line.

Thence, S 35° 52' 31" E for a distance of 64.04 feet to a point on a line.

Thence, S 35° 52' 31" E for a distance of 348.21 feet to a point on a line.

Thence, N 89° 57' 55" W for a distance of 401.07 feet to a point on a line.

Thence, N 46° 33' 58" W for a distance of 57.47 feet to a point on a line.

Thence, N 47° 58' 02" W for a distance of 61.87 feet to a point on a line.

Thence, N 49° 15' 34" W for a distance of 14.44 feet to a point on a line.

Thence, N 41° 04' 28" E for a distance of 80.12 feet to a point on a line.

Thence, N 36° 54' 38" E for a distance of 68.27 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 78° 39' 52", having a radius of 15.00 feet, and whose long chord bears N 88° 39' 37" W for a distance of 19.01 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 03° 28' 13", having a radius of 2787.00 feet, and whose long chord bears N 51° 03' 47" W for a distance of 168.78 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 01° 35' 02", having a radius of 300.00 feet, and whose long chord bears N 52° 00' 23" W for a distance of 8.29 feet to a point of intersection with a non-tangential line.

Thence, N 54° 25' 59" E for a distance of 81.28 feet to a point on a line.

thence N 57° 23' 22" E a distance of 189.24 feet to the POINT OF BEGINNING

CONTAINS: ±3.13 ACRES

01-03-2017

SCP Fox Hollow-Legal description #1 (Neighborhood 12, Neighborhood Commercial)

BEGINNING at a point that is S 00°11'07" W 399.41 feet along the Section Line and East 197.19 feet from the Northwest Corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 54°21'32" E 389.26 feet to a 915.00' radius curve to the right, thence along arc of said curve 349.48 feet through a delta of 21°53'02" (chord bears S 23°39'58" E 347.36 feet), thence S 12°43'27" E 63.64 feet, thence S 70° 13'05" W 133.79 feet, thence S 63°44'18" W 162.81 feet, thence N 36°10'09" W 335.34 feet, to the point of Beginning. Parcel Contains 3.0 ac.

SCP Fox Hollow Legal description #2-(Neighborhood 13, Neighborhood Commercial)

BEGINNING at a point that is S 00°11'07" W 784.31 feet along the Section Line and East 446.63 feet from the Northwest Corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 62°52'53" E 138.21, thence N 69°27'43" E 134.54 feet, thence S 12°43'27" E 656.95 feet, thence N 89°45'00" W 310.53 feet, thence N 08° 55'52" W 535.76 feet to the point of Beginning. Parcel Contains 3.92 ac.

Cardinal Land Holdings IV-Legal description #3 (Neighborhood 13, Regional Commercial)

BEGINNING at a point that is S 00°11'07" W 1,313.28 feet along the Section Line and East 463.85 feet from the Northwest Corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 89°45'00" E 67.67 feet, thence S 89°45'00" E 310.52 feet, thence S 12°08'50" E 239.13 feet to a 572.50' radius curve to the left, thence along arc of said curve 200.92 feet through a delta of 20°06'29" (chord bears S 61°41'39" W 199.89 feet), thence N 62°44'27" W 281.62 feet, thence N 00°37'06" W 201.24 feet to the point of Beginning. Parcel Contains 2.5 ac.

Cardinal Land Holdings IV-Legal description #4 (Neighborhood 13, Neighborhood Commercial)

BEGINNING at a point that is S 00°11'07" W 1,514.51 feet along the Section Line and East 466.67 feet from the Northwest Corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 62°44'27" E 281.62 feet to a 572.50' radius curve to the left, thence along arc of said curve 453.30 feet through a delta of 45°21'59" (chord bears S 28°57'25" W 441.55 feet), thence N 75°18'00" W 52.53 feet to a 948.64' radius curve to the left, thence along arc of said curve 162.47 feet through a delta of 9°48'46" (chord bears N 80°12'23" W 162.27 feet), thence N 04°21'30" E 331.03 feet, thence N 45°54'42" E 207.44 feet to the point of Beginning. Parcel Contains 2.86 ac.

**Villages at Saratoga Springs (Fox Hollow)
Parks and Open Space Improvements
Summary**

OS-7	Open Space No. 7 Completion of open space improvements in the drainage area located in the southeastern section of Neighborhood 17 including slope stabilization, drainage, and landscaping.
OS-8	Open Space 8 / Upper Power Line Corridor Completion of open space improvements located within the 130' existing power line easement in N-14 and N-16 including master plan trails and landscaping.
OS-9	Open Space 9 / Lower Power Line Corridor Completion of open space improvements located within the 60' existing power line easement in N-17 including master plan trails and landscaping.
Item	Parks
RP-1	Regional Park This park is shown as Park # 2 as illustrated on the Land Use Plan (Exhibit B-1) and RP-1 on the Open Space Plan. This park will be dedicated to the City and will be improved with park impact fees that are collected from building permits within The Villages at Saratoga Springs and other projects within the City. This park will be completed before the 2,000th dwelling unit within the development is occupied.
CP-1	Community Park No. 1 Completion of any improvements associated with this completed park located south of N-1 that have not been installed per the approved and incorporated park plans.
CP-2	Community Park No. 2 This park is shown as Park # 4 as illustrated on the Land Use Plan (Exhibit B-1) and C-2 on the Open Space Plan. Completion of these improvements will include landscaping, fencing, play equipment installation, trails, and other improvements as identified on the approved park plans.
NP-1	Neighborhood Parks The following neighborhoods shall provide open space and improvements associated with the requirements of neighborhood parks. 1. Neighborhood 4- 30% minimum open space-Neighborhood 4 shall provide open space including two (2) half acre parks or one (1) 1 acre park with exact location to be determine by developer and city. The Open Space shall include such amenities as trails, playground equipment, benches, and landscaping. 2. Neighborhood 10- 20% minimum open space. 3. Neighborhood 11- 30% minimum open space.
Item	Trailheads
TH-1	Foothill Boulevard Trailhead (OS-5) Completion of open space improvements associated with the construction of a trailhead located on the northeastern end of OS-5 adjacent to Foothill Boulevard. Trailhead improvements are to include but not be limited to parking areas, restrooms, picnic facilities, landscaping, fencing, and lighting.
TH-2	Southern OS-6 Trailhead Completion of open space improvements associated with the construction of a trailhead located on the southern end of OS-6. Trailhead improvements are to include but not be limited to parking areas (including ATV or horse trailer uses), restrooms, picnic facilities, landscaping, fencing, and lighting.

Amended Exhibit "K"

Villages at Saratoga Springs (Fox Hollow) Master Easements Summary			
Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
Roadway Easements			
R-1 (including W-1)	4, 5	Swainson Boulevard Easement Easement for 72' right of way road improvements from N-11 to the School Property including a 12" water line (W-1), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	2.29 ac.
R-2 (including W-2)	5,7,8,11	Wildlife Boulevard Easement Easement for 92.5' right of way road improvements from N-9 to Village Parkway including a 12" water line (W-3), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.28 ac.
R-3	3,5,6,7	Village Parkway Easement Easement for 92.5' right of way road improvements from N-3 (Fox Point Drive) to Foothill Boulevard including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.61 ac.
R-4	4,10	Redwood Road Easement Easement for 90' half width right of way road improvements from the intersections of Redwood Road and Village Parkway and Wildlife Boulevard including associated utilities, paving, curb/gutter and 30' trail easement, street lights, and landscaping.	3.46 ac.
R-5, R-7 (including W-4)	6,7,12,13,15,17	Foothill Boulevard Easement Easement for 226' right of way road improvements from the northwestern property boundary to the southeastern property boundary including associated frontage roads, utilities, paving, curb/gutter and sidewalks, trails, street lights, slopes, landscaping, and a 16" water main from the intersection of Village Parkway south to the property boundary (W-4).	29.03 ac.
R-6	6	Foothill Boulevard Secondary Access Easement Easement for 56' right of way road improvements from Foothill Boulevard through N-6 including associated utilities, paving, curb/gutter and sidewalks, street lights, and landscaping	0.25 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
R-8	12,13,14,15,16, 17	Viewpoint Boulevard Easement Easement for 77' right of way road improvements from N-12 / Foothill Blvd. to N-17 / Foothill Blvd. including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	6.98 ac.
Storm Drain Easements			
SD-1	1	N-1 Phase 7 Detention Basin Easement Easement for detention basin improvements associated with storm drainage west of N-1 and east of the existing N-1 debris basin.	1.06 ac.
SD-2	14	Lower N-14 Detention Basin Easement Easement for detention basin improvements associated with storm drainage from N-14.	1.10 ac.
SD-3	14	Upper N-14 Detention / Debris Basin Easement Easement for detention basin improvements associated with storm drainage from hillside areas west of N-14.	0.85 ac.
SD-4	14	N-14 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.78 ac.
SD-5	14	N-14 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.88 ac.
SD-6	1	N-1 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows west of N-1, including a cut off channel to the drainage area located south of N-1 (OS-1)	4.61 ac.
SD-7	16	N-16 Debris Basin Easement Easement for debris basin improvements associated with debris flows from areas west of N-14 and 16.	0.94 ac.
SD-8	15	N-15/16 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from N-13 and 15.	0.91 ac.
SD-9	4	N-4 South Detention Basin Easement Easement for detention basin improvements associated with storm drainage from N-4.	2.14 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
SD-10	7	Foothill Retention Basin Easement Easement for detention basin improvements associated with storm drainage from Foothill Blvd. and N-17.	3.12 ac.
SD-11	4	N-4 North Detention Basins Easement Easement for existing and future detention basin improvements associated with storm drainage from N-2, 3, 4, 5, 6, and 12.	2.14 ac.
Sewer Easements			
S-1	4	Village Parkway 12" Sewer Line Easement Easement for a 12" sewer line parallel to Village Parkway on the north end of N-4 to service property west of N-4.	
S-2	7, 8, 15	N-15 Outfall Sewer Line Easement Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-3	7, 8, 17	N-17 Outfall Sewer Line Easement Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-5	5	N-6 Outfall Sewer Line Easement for an 8" sewer line to service Lots 6110 - 6119 of N-6.	
Water Easements			
W-6	12	Zone 3 Secondary Irrigation Pond Easement Easement for ultimate Zone 3 Irrigation Pond including all drainage and pipeline facilities necessary to connect the Zone 3 water tank and irrigation facilities to Zone 3 east of Foothill Boulevard.	6.36 ac.
W-8	13, 14, 15, 16	Zone 3/Zone 4 Culinary and Secondary Water Mains Easement Easement for water line improvements connecting to water line improvements in Foothill Blvd. from the Zone 3 water tank and booster station to the Zone 4 water tank.	
W-9	16	Zone 4/5 Culinary Tank and Irrigation Pond Easement Easement for Zone 4/5 water tank, irrigation pond, access, and pipeline facilities necessary to connect the Zone 4/5 water tank and irrigation facilities to the Zone 3 tank and irrigation pond location.	14.52 ac.
W-10	14, 16	Zone 4/5 Culinary and Secondary Master Plan Water Mains Easement Easement for city master plan water line improvements associated with Zone 4 and Zone 5.	11.41 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
W-11	6	Zone 3 Existing Culinary and Secondary Water Main / Zone 2 Water Tank / Pond / Booster Station Access Easement	
		Easement associated with existing water line improvements connecting the Zone 3 Booster Station to the Zone 3 water tank and secondary irrigation water line connection to the future Zone 3 secondary irrigation pond.	
		Parks and Open Space Easements	
RP-1	5	Regional Park Easement Easement for 21.27 acre Park Site to be improved by the City of Saratoga Springs including associated utilities, sidewalks, trails, lighting, slopes, and landscaping.	21.06
OS-1A	1	Open Space No. 1A Easement Easement for open space improvements in the open space area south of N-1 and north of the area surrounding the Zone 2 water tank, secondary irrigation pond, and Zone 3 booster pump location.	2.08 ac.
OS-4	7	Open Space No. 4 Easement Easement for open space improvements in the drainage area located along the eastern and northern boundaries of N-7 including trails, slope stabilization, drainage, and landscaping.	14.67 ac.
OS-5	13,15	Open Space No. 5 Easement Easement for open space improvements in the drainage area located between Neighborhoods 13 and 15 including trails, slope stabilization, drainage, and landscaping.	3.38 ac.
OS-6 (including SD-2, SD-4, and SD-5)	14,16	Open Space No. 6 / Sensitive Lands Easement Easement for open space improvements in this hillside location categorized as Sensitive Lands located along the western property boundary above Neighborhoods 14 and 16, including the amended area size for the TH-2 Southern and TH-3 Northern OS-6 Trailheads , trails, fuel modification, trail head parking and related facilities and other improvements consistent with maintaining this area in its natural condition. Storm drainage improvements include a detention basins in the northwestern section of N-14 (SD-2, SD-4, and SD-5).	120.01 125.01 ac
OS-7	17	Open Space No. 7 Easement Easement for open space improvements in the southern portion of N-17 including slope stabilization, drainage, and landscaping.	2.01 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
CP-2 (including SD-3)	14	Community Park No. 2 Easement Easement for 9.97 acre Park Site which improvements will include landscaping, fencing, play equipment installation, trails, a storm drainage detention basin (SD-3), and other improvements as identified on the approved park plans.	9.97 ac

- (1) The "Neighborhoods Impacted" column identifies those neighborhoods where the identified easement is located. The property owner for the identified neighborhood would be subject to the identified easement.

EXHIBIT "K-1" MASTER EASEMENTS AMENDMENT #2

NOTE: THE LOCATION OF ALL ROADWAYS, PIPES AND UTILITIES DEPICTED ON THIS MAP ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SUBDIVISION APPROVAL.
NOTE: THE EASEMENT LOCATIONS DEPICTED ON THIS MAP SHALL TAKE PRECEDENCE OVER THE LEGAL DESCRIPTIONS DESCRIBED IN THE MASTER EASEMENT AGREEMENT.

MASTER EASEMENT DESCRIPTIONS

ROADWAY EASEMENTS

- R-1 SWAINSON BLVD
- R-2 WILDLIFE BLVD
- R-3 VILLAGE PARKWAY
- R-4 REDWOOD ROAD
- R-5 FOOTHILL PHASE 1
- R-6 FOOTHILL SECONDARY ACCESS
- R-7 FOOTHILL PHASE 2
- R-8 VIEWPOINT BLVD

STORM DRAINAGE EASEMENTS

- SD-1 N1 PH7 DETENTION BASIN
- SD-2 N14 DETENTION BASIN
- SD-3 N14 DETENTION/DEBRIS BASIN
- SD-4 N-14 DETENTION / DEBRIS BASIN
- SD-5 N-14 DETENTION / DEBRIS BASIN
- SD-6 N-1 DETENTION / DEBRIS BASIN
- SD-7 N-16 DEBRIS BASIN
- SD-8 N-15/16 DETENTION / DEBRIS BASIN
- SD-9 N-4 SOUTH DETENTION BASIN
- SD-10 FOOTHILL RETENTION BASIN
- SD-11 N-4 NORTH DETENTION BASINS

WATER EASEMENTS

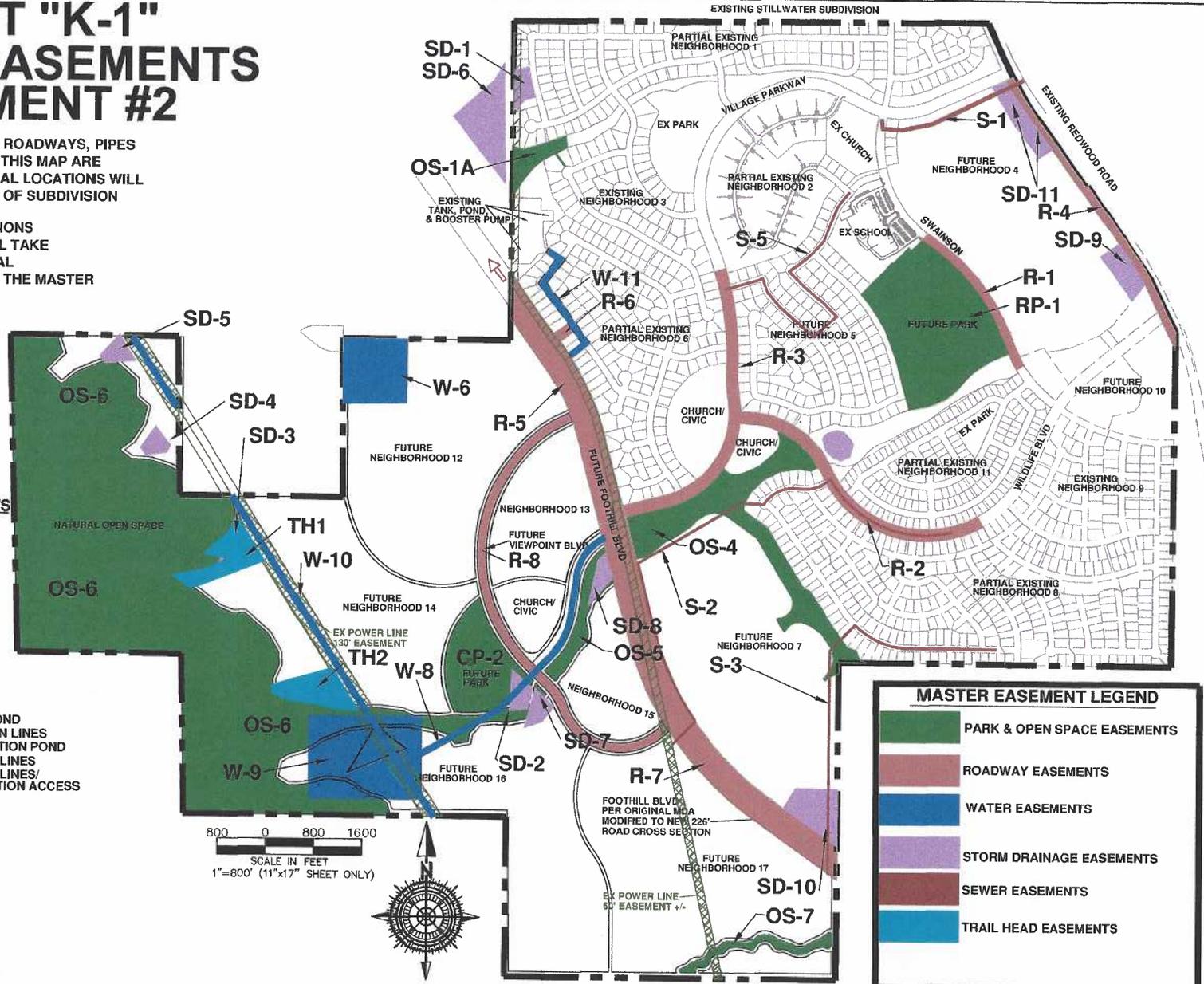
- W-6 ZONE 3 SECONDARY IRRIGATION POND
- W-8 ZONE 4-5 CULINARY AND IRRIGATION LINES
- W-9 ZONE 4-5 WATER TANK AND IRRIGATION POND
- W-10 ZONE 4 CULINARY AND IRRIGATION LINES
- W-11 ZONE 3 CULINARY AND IRRIGATION LINES/
ZONE 2 TANK/POND/BOOSTER STATION ACCESS

OPEN SPACE EASEMENTS

- RP-1 REGIONAL PARK #1
- OS-1A OPEN SPACE #1A
- OS-4 OPEN SPACE #4
- OS-5 OPEN SPACE #5
- CP-2 COMMUNITY PARK NO. 2
- OS-6 OPEN SPACE #6 / SENSITIVE LANDS
- OS-7 OPEN SPACE #7

SEWER EASEMENTS

- S-1 VILLAGE PARKWAY SEWER
- S-2 N 15-17 OUTFALL SEWER
- S-3 N 15-17 OUTFALL SEWER
- S-5 N 6 OUTFALL SEWER (lots 6110-6119)



MASTER EASEMENT LEGEND

- PARK & OPEN SPACE EASEMENTS
- ROADWAY EASEMENTS
- WATER EASEMENTS
- STORM DRAINAGE EASEMENTS
- SEWER EASEMENTS
- TRAIL HEAD EASEMENTS

<p>DATE: 02-09-19 DRAWN BY: GWP CHECKED BY: GWP DATE: 02-09-19</p>	<p>DATE: 02-09-19 DRAWN BY: GWP CHECKED BY: GWP DATE: 02-09-19</p>
<p>GATEWAY CONSULTING, inc. P.O. BOX 21005 SOUTH JORDAN, UT 84005 PH: (801) 694-3888 FAX: (801) 432-7000 mail@gatewayconsulting.com</p>	
<p>CIVIL ENGINEERING - CONSULTING - LAND PLANNING CONSTRUCTION MANAGEMENT</p>	
<p>VILLAGES OF FOX HOLLOW VILLAGES AT SARATOGA SPRINGS HAWKS LANDING EXHIBIT "K-1" MASTER EASEMENTS AMENDMENT #2 10-20-16 2020.07 PROJECT NUMBER</p>	
<p>SARA TOGA CITY</p>	
<p>EASE AND / OR REVIEW USE</p>	
<p>SHEET NO. K-1</p>	

AMENDED Exhibit "B"

Villages at Saratoga Springs (Fox Hollow)

Master Easement Legal Descriptions

R-1) SWAINSON BOULEVARD

BEGINNING at a point that is N 00°41'59" W 861.89 feet along the Section Line and East 659.38 feet from the South $\frac{1}{4}$ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Northwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 39°00'31" E 74.00 feet to a 963.00' radius curve to the left, thence along arc of said curve 65.29 feet through a delta of 3°53'04" (chord bears S 52°56'01" E 65.28 feet) to a point on a 1,787.00' radius reverse curve to the right, thence along arc of said curve 1007.80 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 994.50 feet), thence S 22°33'48" E 145.64 feet to a point on a 963.00' radius curve to the left, thence along arc of said curve 139.89 feet through a delta of 8°19'24" (chord bears S 26°43'30" E 139.77 feet), thence S 59°06'48" W 74.00 feet to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 150.64 feet through a delta of 8°19'24" (chord bears N 26°43'30" W 150.51 feet), thence N 22°33'48" W 145.64 feet to a point on a 1,713.00' radius curve to the left, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears N 38°43'11" W 953.31 feet) to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta of 3°53'04" (chord bears N 52°56'01" W 70.30 feet) to the point of BEGINNING. Easement contains 2.29 ac.

R-2) WILDLIFE BOULEVARD

BEGINNING at a point that is S 89°46'37" E 1,906.18 feet along the Section Line and South 563.69 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence S 87°57'13" E 71.21 feet to a point on a 793.00' radius curve to the right, thence along arc of said curve 874.31 feet through a delta of 63°10'15" (chord bears S 56°22'05" E 830.70 feet) to a point on a 857.00' radius curve to left, thence along arc of said curve 1,411.89 feet through a delta of 94°23'37" (chord bears S 71°58'47" E 1,257.55 feet), thence S 29°09'56" E 96.50 feet to a point on a 953.50' radius curve to the right, thence along arc of said curve 1,570.85 feet through a delta of 94°23'33" (chord bears N 71°58'44" W 1,399.14 feet) to a point on a 696.50' radius curve to the left, thence along arc of said curve 767.92 feet through a delta of 63°10'14" (chord bears N 56°22'06" W 729.61 feet), thence N 87°57'13" W 71.84 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 96.56 feet through a delta of 06°53'07" (chord bears N 02°25'17 E 96.50 feet) to the point of BEGINNING. Easement contains 5.28 ac.

R-3) VILLAGE PARKWAY

BEGINNING at a point that is S 89°46'37" E 1,679.27 feet along the Section Line and North 587.77 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence N 72°58'04" E 96.50 feet to a point on a 2,553.50' radius curve to the right, thence along arc of said curve 876.64 feet through a delta of 19°40'13" (chord bears S 07°11'50" E 872.34 feet) to a point on a 696.50' radius curve to the left, thence along arc of said curve 123.30 feet through a delta of 10°08'35" (chord bears S 02°26'01" E 123.14 feet), thence S 07°30'18" E 102.36 feet to a point on 803.50' radius curve to the right, thence along arc of said curve 1,164 feet through a delta of 83°03'12" (chord bears S 34°01'18" W 1,065.39 feet), thence S 75°32'54" W 344.08 feet, thence N 14°27'06" W 96.50 feet, thence N 75°32'54" E 344.08 feet to a point on a 707.00' radius curve to the left, thence along arc of said curve 1,024.83 feet through a delta of 83°03'12" (chord bears N 34°01'18" E 937.44 feet), thence N 07°30'18" W 102.36 feet to a point on a 793.00' radius curve to the right, thence along arc of said curve 140.38 feet through a delta of 10°08'35" (chord bears N 02°26'01" W 140.20 feet) to a point on a 2,457.00' radius curve to the left, thence along arc of said curve 843.52 feet through a delta of 19°40'13" (chord bears N 07°11'50" W 839.38 feet) to the point of BEGINNING. Easement contains 5.61 ac.

R-4) REDWOOD ROAD

BEGINNING at a point that is N 00°41'59" W 519.20 feet along the Section Line and East 2,488.92 feet from the South 1/4 Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being 90 feet off of the centerline of Redwood Road, and running thence along said 90' Redwood Road centerline offset the following 3 calls, 1) thence along the arc of a 3,508.02' radius curve to the left 375.95 feet through a delta of 6°08'25" (chord bears N 32°48'19" W 375.77 feet), 2) thence N 35°52'31" W 1,476.47 feet to a point on a 1,090.00' radius curve to the right, 3) thence along arc of said curve 185.32 feet through a delta of 9°44'29" (chord bears N 31°00'17" W 185.10 feet) to the right of way of Village Parkway, thence along said right of way N 65°40'03" E 65.25 feet to the right of way of Redwood Road, thence along said Right of way the following 6 calls; 1) thence along the arc of a 2,897.79' radius curve to the left 400.08 feet through a delta of 7°54'38" (chord bears S 31°07'54" E 399.78 feet), 2) thence S 37°07'44" E 254.89 feet, 3) thence S 35°05'14" E 422.53 feet, 4) thence S 89°57'55" E 24.23 feet, 5) thence S 35°20'34" E 685.04 feet to a point on a 3,241.05' radius curve to the right, 6) thence along arc of said curve 242.75 feet through a delta of 4°17'29" (chord bears S 32°33'08" E 242.70 feet), thence S 26°08'43" E 482.39 feet, to the section line, thence along section S 00°16'18" W 146.10 feet, thence N 26°01'26" W 596.39 feet to the point of BEGINNING. Easement contains 3.46 acres more or less

R-5) FOOTHILL BOULEVARD PHASE 1

BEGINNING at a point that is N 00°17'20" E 183.44 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°17'20" E 380.00 feet , thence S 36°12'18" E 770.41 feet to a point on a 2,090.00' radius curve to the right, thence along arc of said curve 793.50 feet through a delta of 21°45'12" (chord bears S 25°19'42" E 788.74 feet), thence S 14°27'06" E 700.40 feet , thence S 75°32'54" W 226.00 feet, thence N 14°27'06" W 700.40 feet to a point on a 1864.00' radius curve to the left, thence along arc of said curve 707.70 feet through a delta of 21°45'12" (chord bears N 25°19'42" W 703.45 feet), thence N 36°12'18" W 464.92 feet to the point of BEGINNING. Easement contains 10.73 ac.

R-6) FOOTHILL BOULEVARD SECONDARY ACCESS

BEGINNING at a point that is S 89°46'37" E 416.29 feet along the Section Line and North 0.26 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 36°12'18" W 80.00 feet, thence N 53°47'42" E 137.00 feet, thence S 36°12'18" E 80.00 feet, thence S 53°47'42" W 137.00 feet to the point of BEGINNING. Easement contains 0.25 ac.

R-7) FOOTHILL BOULEVARD PHASE 2

BEGINNING at a point that is S 00°11'17" W 1,505.78 feet along the Section Line and East 756.22 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 226.00 feet , thence S 14°27'06" E 974.35 feet to a point on a 2,386.50' radius curve to the left, thence along arc of said curve 1,679.82 feet through a delta of 40°19'47" (chord bears S 34°36'59" E 1,645.36 feet), thence S 54°46'53" E 715.02 feet to the ¼ Section line, thence along ¼ Section line S 00°13'46" W 275.86 feet, thence N 54°46'53" W 873.21 feet to a 2,612.50' radius curve to the right, thence along arc of said curve 1,838.90 feet through a delta of 40°19'47" (chord bears N 34°36'59" W 1,801.18 feet), thence N 14°27'06" W 974.35 feet to the point of BEGINNING. Easement contains 18.30 ac.

R-8) VIEWPOINT BOULEVARD

BEGINNING at a point that is S 89°46'39" E 497.86 feet along the Section Line and South 590.50 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 20°53'36" E 77.14 feet to a point on a 1211.50' radius curve the left, thence along arc of said curve 2,384.72 feet through a delta of 112°46'52" (chord bears S 09°11'44" W 2,017.95 feet), thence S 47°11'42" E 205.43 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 258.89 feet through a delta of 27°32'44" (chord bears S 33°25'20" E 256.41 feet), to a point on a 461.50' radius curve to the left, thence along arc of said curve 910.74 feet through a delta of 113°04'12" (chord bears S 76°11'04" E 769.99 feet), thence N 47°16'50" E 62.95 feet, thence S 32°14'18" E 78.31 feet, thence S 47°16'50" W 48.70 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 1,062.70 feet through a delta of 113°04'12" (chord bears N 76°11'04" W 898.46 feet) to a point on a 461.50' radius curve to the left, thence along arc of said curve 221.87 feet through a delta of 27°32'44" (chord bears N 33°25'20" W 219.74 feet), thence N 47°11'42" W 205.43 feet to a point on a 1,288.50' radius curve to the right, thence along arc of said curve 2,541.02 feet

through a delta of $112^{\circ}59'31''$ (chord bears $N 09^{\circ}18'03'' E 2,148.82$ feet) to the point of beginning. Easement contains 6.98 acres

SD-1) N-1 PH. 7 DETENTION BASIN

BEGINNING at a point that is $N 00^{\circ}17'25'' E 1,886.86$ feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence $N 00^{\circ}16'55'' E 343.74$ feet, thence $N 81^{\circ}05'58'' E 138.21$ feet to a point on a 1,318.00' radius curve to the left, thence along the arc of said curve 248.64 feet through a delta of $10^{\circ}48'32''$ (chord bears $S 12^{\circ}26'19'' E 248.27$ feet), thence $S 75^{\circ}02'27'' W 87.71$ feet, thence $S 46^{\circ}55'11'' W 146.47$ feet to the point of BEGINNING. Easement contains 1.06 ac.

SD-2) LOWER N-14 DETENTION BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 2,706.95$ feet along the Section Line and East 40.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 49^{\circ}34'06'' E 244.04$ feet, thence $S 15^{\circ}39'41'' W 180.75$ feet, thence $S 82^{\circ}528'40'' W 160.94$ feet, thence $N 03^{\circ}41'31'' E 352.99$ feet to the point of BEGINNING. Easement contains 1.10 ac.

SD-3) UPPER N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 1,459.22$ feet along the Section Line and West 2,254.70 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 33^{\circ}10'49'' E 221.05$ feet, thence $S 51^{\circ}01'17'' W 336.34$ feet, thence $N 19^{\circ}30'23'' E 420.72$ feet to the point of BEGINNING. Easement contains 0.85ac.

SD-4) N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 730.66$ feet along the Section Line and West 2,918.21 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 37^{\circ}47'56'' E 196.07$ feet, thence $S 24^{\circ}14'21'' W 68.04$ feet, thence $S 82^{\circ}17'24'' W 177.41$ feet, thence $N 34^{\circ}42'25'' W 77.70$ feet, thence $N 35^{\circ}50'59'' E 218.24$ feet to the point of BEGINNING. Easement contains 0.78 ac.

SD-5) N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 192.96$ feet along the Section Line and West 3,086.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 85^{\circ}08'35'' W 250.97$ feet, thence $N 39^{\circ}44'13'' W 79.57$ feet, thence $N 43^{\circ}39'42'' E 246.11$ feet, thence $S 31^{\circ}00'27'' E 254.32$ feet to the point of BEGINNING. Easement contains 0.88 ac.

SD-6) N-1 DETENTION/DEBRIS BASIN

BEGINNING at a point that is N 00°17'25" E 1,296.91 feet along the Section Line and West 60.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running N 38°14'05" W 699.53 feet, thence N 48°28'43" E 455.52 feet, thence N 30°23'23" E 163.75 feet, thence S 00°31'20" E 992.71 feet to the point of BEGINNING. Easement contains 4.61 ac.

SD-7) N-16 DEBRIS BASIN

BEGINNING at a point that is S 00°11'07" W 2,857.74 feet along the Section Line and East 243.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 44°02'32" E 221.63 feet, thence S 36°49'49" W 154.94 feet, thence S 71°08'13" W 166.73 feet, thence N 15°58'52" E 350.80 feet to the point of BEGINNING. Easement contains 0.94 ac.

SD-8) N-15/16 DETENTION/DEBRIS BASIN

BEGINNING at a point that is S 00°11'07" W 1,744.49 feet along the Section Line and East 818.43 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 51°14'17" W 84.89 feet, thence S 11°53'41" W 402.61 feet, thence N 41°08'38" E 314.75 feet, thence S 41°08'38" E 314.75 feet to the point of BEGINNING. Easement contains 0.91 ac.

SD-9) N-4 SOUTH DETENTION BASIN

BEGINNING at a point that is N 00°17'25" E 736.20 feet along the Section Line and East 4,862.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 35°26'47" E 449.04 feet, thence N 37°45'20" E 173.34 feet, thence N 26°08'43" W 19.81 feet to a point on a 3,535.17' radius curve to the left, thence along arc of said curve 381.34 feet through a delta of 6°10'50" (chord bears N 33°09'03" W 381.15 feet), thence S 54°06'10" W 184.42 feet to the point of BEGINNING. Easement contains 2.14 ac.

SD-10) FOOTHILL RETENTION BASIN

BEGINNING at a point that is S 00°11'07" W 3,679.80 feet along the Section Line and East 2,395.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 54°46'53" E 548.05 feet, thence N 00°13'46 E 478.16 feet, thence N 89°46'14" W 350.16 feet, thence S 31°19'15" W 191.39 feet to the point of BEGINNING. Easement contains 3.12 ac.

SD-11) N-4 NORTH DETENTION BASINS

BEGINNING at a point that is N 00°17'25" E 2,126.30 feet along the Section Line and East 3,940.84 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 30°52'43" E 339.41 feet, thence S 36°52'56" E 369.23 feet, thence N 57°32'07" E 133.86 feet, thence N 35°52'31" W 505.04 feet to a point on a 1,090.00' radius curve to the right, thence along arc of said curve 185.32 feet through a delta of 9°44'29" (chord bears 185.10 N 31°00'17" W), thence S 65°39'53" W 128.87 feet to the point of beginning. Easement contains 2.14 acres.

S-1) VILLAGE PARKWAY 12" SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 3,060.48 feet along the Section Line and North 1,865.61 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 06°00'34" E 76.19 feet, thence S 85°42'39" E 159.97 feet, thence N 77°16'33" E 253.49 feet, thence N 64°03'30" E 820.48 feet to an existing city sewer pipeline.

S-2) N-15 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 00°11'07" W 2,100.88 feet along the Section Line and East 870.33 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 84°01'01" E 1,541.77 feet, thence N 54°59'22" E 579.71 feet, thence S 70°47'39" E 474.14 feet, thence N 86°45'42" E 371.42 feet to an existing city sewer pipeline.

S-3) N-17 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 00°11'07" W 3,336.57 feet along the Section Line and East 1,390.38 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 58°32'55" E 1,604.78 feet, thence S 88°53'55" E 1,336.79 feet to an existing city sewer pipeline.

S-5) N-6 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 1,766.87 feet along the Section Line and North 440.57 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 73°42'03" E 328.97 feet, thence S 19°20'08" E 119.99 feet, thence S 41°48'06" E 157.89 feet, thence S 49°02'04" E 368.95 feet, thence N 48°56'02" E 253.66 feet, thence N 44°38'24" W 136.47 feet, thence N 50°28'11" W 221.25 feet, thence N 43°48'20" W 181.09 feet, thence N 53°12'50" E 155.36 feet, thence N 48°24'56" E 97.05 feet, thence N 40°10'42" E 133.42

feet, thence N 21°53'32" E 294.10 feet, thence N 39°22'52" E 163.00 feet to an existing sewer manhole.

W-6) ZONE 3 SECONDARY IRRIGATION POND

BEGINNING at a point that is N89°43'24" W 847.30 along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°16'36" W 524.42 feet, thence S 88°59'14" W 520.04 feet, thence N 00°13'56" W 536.14 feet to the section line, thence along section line S 89°43'24" E 524.67 feet to the point of BEGINNING. Easement contains 6.36 ac.

W-8) ZONE 3/ZONE 4 CULINARY AND SECONDARY WATER MAINS

A 75 foot easement, 37.5' either side of described centerline

BEGINNING at a point that is along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°11'07" W 1,573.84 feet along the Section Line and East 913.83 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 497.50' radius curve 566.39 feet through a delta of 65°13'45" (chord bears S 41°12'46" W 536.29 feet), thence S 08°35'54" W 229.95 feet to a point on a 752.50' radius curve to the right, thence along arc of said curve 449.26 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 442.61 feet), thence S 42°48'18" W 126.34 feet, thence S 43°12'52" W 472.16 feet, thence S 60°41'20" W 897.43 feet to the point of terminus.

W-9) ZONE 4/5 CULINARY TANK AND IRRIGATION POND

BEGINNING at a point that is S 00°11'55" W 3,106.96 along the Section Line and West 706.45 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 685.10 feet, thence West 923.52 feet, thence North 923.52 feet, thence East 923.52 feet to the to the point of BEGINNING. Easement contains 14.52 ac.

W-10) ZONE 4/5 CULINARY AND SECONDARY MASTER PLAN WATER MAINS

BEGINNING at a point that is N 89°48'52" W 294.54 feet along the Section Line from the North Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 32°18'00" E 4,667.23 feet, thence N 89°45'29" W 154.21 feet, thence N 32°18'00" W 4,667.11 feet, thence S 89°47'40" E 154.15 feet to the to the point of BEGINNING, less and excepting the Northwest ¼ of the Northeast ¼ of Section 14. Easement contains 11.41 ac.

**W-11) ZONE 3 CULINARY AND SECONDARY WATER MAINS / ZONE 2 TANK/POND
/BOOSTER STATION ACCESS**

BEGINNING at a point that is S 89°46'37" E 506.46 feet along the Section Line and South 125.47 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the arc of a 2,090.00' radius curve to the left 30.02 feet through a delta of 0°49'23" (chord bears N 34°17'54" W 30.02 feet), thence N 53°47'42" E 137.71 feet, thence N 36°12'18" W 612.73 feet, thence N 36°04'42" E 243.67 feet, thence N 53°55'18" W 100.00 feet, thence N 31°02'49" E 40.15 feet, thence S 53°55'18" E 159.52 feet, thence S 36°04'42" W 242.77 feet, thence S 36°12'18" E 601.83 feet, thence S 53°47'42" W 194.71 feet to the point of BEGINNING.

RP-1) REGIONAL PARK

BEGINNING at a point that is N 00°41'59" W 416.04 feet along the Section Line and East 159.53 feet from the South ¼ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Southwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 44°35'06" E 109.03 feet, thence N 44°36'44" E 258.46 feet, thence S 45°23'16" E 9.00 feet, thence N 44°36'44" E 185.15 feet, thence S 45°23'16" E 29.91 feet, thence N 44°36'44" E 111.95 feet to a point on a 1037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta of 3°53'04" (chord bears S 52°56'01" E 70.30 feet) to a point on a 1713.00' radius compound curve to the right, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 953.31 feet), thence S 22°33'48" E 153.22 feet, thence S 66°53'07" W 98.41 feet to a point on a 775.22' radius curve to the left, thence along arc of said curve 397.34 feet through a delta of 29°22'02" (chord bears S 52°00'26" W 393.00 feet) to a point on a 499.91' radius curve to the right, thence along arc of said curve 309.94 through a delta of 35°31'22" (chord bears S 58°34'25" W 305.00 feet), thence S 76°20'11" W 136.06 feet, thence N 16°15'34" W 100.05 feet, thence N 16°15'34" W 70.36 feet to a point on a 801.49' radius curve to the right, thence along arc of said curve 117.70 feet through a delta of 8°24'50" (chord bears N 15°39'35" W 117.59 feet) to a point on a 1,478.81' radius curve to the left, thence along arc of said curve 762.85 feet through a delta of 29°33'22" (chord bears N 26°13'51" W 754.41 feet) to the point of BEGINNING. Easement contains 21.06 ac.

OS-1A) OPEN SPACE NO. 1A

BEGINNING at a point that is N 00°17'25" E 1,219.01 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°17'26" E 389.26 feet, thence S 67°19'45" E 34.12 feet, thence S 77°30'00" E 67.11 feet, thence N 74°39'34" E 99.41 feet, thence N 71°37'37" E 65.12 feet, thence N 71°25'26" E 67.37 feet, thence N 67°45'52" E 66.84 feet, thence N 69°08'17" E 65.81 feet, thence N 75°05'32" E 4.75 feet, thence S 06°43'05" E 104.26 feet, thence S 74°20'18" W 8.96 feet, thence S 60°39'53" W 92.86 feet, thence S 60°39'53" W 15.07 feet, thence S 60°39'53" W 103.96 feet, thence S 51°57'35" W 99.68 feet, thence S 39°46'52" W 156.80 feet, thence S 33°05'52" W 105.44 feet, thence N 89°36'37" W 30.93 feet to the point of BEGINNING. Easement contains 2.08 ac.

OS-4) OPEN SPACE NO. 4

BEGINNING at a point that is S 00°11'07" W 1,449.39 feet along the Section Line and East 974.81 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 344.08 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 579.87 feet through a delta of 41°20'56" (chord bears N 54°52'26" E 567.36 feet) to a non-tangent 125.00' radius curve to the left, thence along arc of said curve 169.64 feet through a delta of 77°45'30" (chord bears S 73°51'48" E 156.92 feet), thence N 67°15'27" E 168.06 feet, thence N 47°35'09" E 167.62 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 170.68 feet through a delta of 78°13'58" (chord bears N 08°28'10" E 157.72 feet), thence N 23°37'52" E 19.72 feet to a point on a 695.55' radius curve to the right, thence along arc of said curve 451.55 feet through a delta of 37°07'04" (chord bears S 47°49'49" E 443.39 feet), thence S 63°57'55" W 67.73 feet, thence N 80°45'31" W 103.52 feet, thence S 80°32'14" W 154.16 feet, thence N 14°41'48" W 0.07 feet, thence S 62°52'41" W 151.02 feet, thence S 48°11'51" W 135.59 feet, thence S 31°19'59" W 109.51 feet, thence S 22°23'14" W 21.18 feet, thence S 03°14'15" W 48.18 feet, thence S 54°12'39" E 248.23 feet, thence S 31°26'06" E 581.12 feet, thence S 63°06'12" E 68.02 feet, thence S 32°32'58" E 326.91 feet, thence S 36°20'45" E 219.73 feet, thence S 72°00'31" E 76.81 feet, thence S 22°47'26" E 92.06 feet, thence S 67°10'40" E 49.11 feet, thence N 89°43'24" W 225.22 feet, thence S 00°16'10" W 91.85 feet, thence S 74°20'04" W 55.59 feet, thence S 54°43'43" W 72.50 feet, thence N 52°00'23" W 20.48 feet, thence N 37°59'37" E 72.83 feet to a point on a 185.00' radius curve to the left, thence along arc of said curve 240.03 feet through a delta of 74°20'22" (chord bears N 00°49'26" E 223.55 feet), thence N 36°20'45" W 90.98 feet to a point on a 250.00' radius curve to the left, thence along arc of said curve 125.50 feet through a delta of 28°45'46" (chord bears N 50°43'38" W 124.19 feet), thence N 65°06'31" W 50.33 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 194.11 feet through a delta of 88°58'32" (chord bears S 70°24'13" W 175.19 feet) to a point on a 10.00' radius curve to the right, thence along arc of said curve 21.21 feet through a delta of 121°32'05" (chord bears S 86°40'59" W 17.45 feet), thence N 32°32'58" W 104.87 feet to a point on a 10.00' radius curve to the right, thence along arc of said curve 16.04 feet through a delta of 91°54'52" (chord bears N 13°24'28" E 14.38 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 60.18 feet through a delta of 27°35'08" (chord bears N 76°12'16" E 59.60 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 207.78 feet through a delta of 95°14'23" (chord bears N 16°11'06" E 184.67 feet), thence N 31°26'06" W 548.91 feet, thence N 54°12'39" W 286.24 feet to a point on a 200.00' radius curve to the left, thence along arc of said curve 282.61 feet through a delta of 80°57'40" (chord bears S 85°18'31" W 259.68 feet) to a point on a 884.50' radius curve to the right, thence along arc of said curve 315.23 feet through a delta of 20°25'12" (chord bears S 55°02'17" W 313.56 feet), thence S 50°18'31" W 0.42 feet to a point on a 884.50' radius curve to the right, thence along arc of said curve 2.63 feet through a delta of 0°10'13" (chord bears S 65°09'46" W 2.63 feet), thence S 50°18'31" W 191.45 feet, thence S 77°49'16" W 94.35 feet, thence N 14°27'06" W 354.45 feet to the point of BEGINNING. Easement contains 14.67 ac.

OS-5) OPEN SPACE NO. 5

BEGINNING at a point that is S 00°11'08" W 1,702.33 feet along the Section Line and East 806.40 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 427.50' radius to the left, thence along arc of said curve 344.73 feet through a delta of 46°12'09" (chord bears S 31°41'58" W 335.47 feet, thence S 08°35'54" W 229.95 feet to a point on a 822.50' radius curve to the right, thence along arc of said curve 491.05 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 483.79 feet), thence S 42°48'18" W 101.16 feet, thence S 47°11'42" E 78.90 feet to a point on a 562.00' radius curve to the left, thence along arc of said curve 26.06 feet through a delta of 2°39'24" (chord bears S 45°52'00" E 26.06 feet) to a point on a 62.98' radius curve to the left, thence along arc of said curve 13.91 feet through a delta of 12°39'12" (chord bears S 57°41'38" E 13.88 feet) to a point on a 4.88' radius curve to the left, thence along arc of said curve 8.28 feet through a delta of 97°10'39" (chord bears N 67°23'27" E 7.32 feet), thence N 25°52'40" E 20.65 feet to a point on a 93.74' radius curve to the right, thence along arc of said curve 32.04 feet through a delta of 19°34'58" (chord bears N 35°40'09" E 31.88 feet) to a point on a 84.57' radius curve to the right, thence along arc of said curve 31.54 feet through a delta of 6°21'04" (chord bears N 48°38'10" E 31.53 feet), thence N 38°17'16" E 35.43 feet, thence N 35°27'34" E 59.66 feet, thence N 34°50'17" E 23.08 feet to a point on a 379.12' radius curve to the right, thence along arc of said curve the right, thence along arc of said curve 94.20 feet through a delta of 14°14'08" (chord bears N 31°45'08" E 93.95 feet) to a point on a 265.23' radius curve to the right, thence along arc of said curve 62.34 feet through a delta of 13°28'02" (chord bears N 45°36'13" E 62.20 feet) to a point on a 126.25' radius curve to the left, thence along arc of said curve 138.39 feet through a delta of 62°48'21" (chord bears N 20°56'03" E 131.57 feet), thence N 10°37'30" W 65.22 feet to a point on a 88.26' radius curve to the right, thence along arc of said curve 66.67 feet through a delta of 43°17'00" (chord bears N 02°07'20" E 65.10 feet) to a point on a 322.92' radius curve to the left, thence along arc of said curve 106.13 feet through a delta of 18°49'48" (chord bears N 19°27'11" E 105.65 feet) to a point on a 42.02' radius curve to the right, thence along arc of said curve 39.38 feet through a delta of 53°41'30" (chord N 36°53'02" E 37.96 feet) to a point on a 168.52' radius curve to the left, thence along arc of said curve 98.33 feet through a delta of 33°25'48" (chord bears N 47°00'53" E 96.93 feet) to a point on a 688.89' radius curve to the right, thence along arc of said curve 101.87 feet through a delta of 8°28'21" (Chord bears N 47°10'32" E 101.78 feet) to a point on a 593.07' radius curve to the right, thence along arc of said curve 19.28 feet through a delta of 1°51'44" (chord bears N 52°20'35" E 19.28 feet) to a point on a 5,552.17' radius curve to the right, thence along arc of said curve 296.34 feet through a delta of 3°03'29" (chord bears N 15°03'13" W 296.31 feet) to the point of BEGINNING. Easement contains 3.38 ac.

OS-6) OPEN SPACE NO. 6 / SENSITIVE LANDS

BEGINNING at a point that the Southwest Corner of the Northeast Quarter (center of section 14) of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 89°40'29" W 1347.81 feet, thence N 01°27'21" W 2618.47 feet, thence S 89°47'56" E 380.76 feet, thence S 18°55'05" E 153.94 feet, thence S 45°28'50" W 198.94 feet, thence S 47°22'45" E 179.67 feet, thence N 52°49'47" E 166.52 feet, thence N 66°15'32" E 208.21 feet, thence N 87°01'22" E 126.17 feet, thence S 47°19'41" E 224.01 feet, thence S 01°15'36" E 145.47 feet, thence S 48°15'11" E 120.02 feet, thence S 14°02'34" W 138.38 feet, thence S 31°43'41" W 167.23 feet, thence S 53°02'32" W 126.26 feet, thence S 52°26'07" E 117.92 feet, thence S 85°51'28" E 156.12 feet, thence S 72°36'19" E 158.45 feet, thence S 59°31'10" E 98.97 feet, thence S 00°54'59" E 187.26 feet, thence S 88°35'35" E 431.51 feet, thence S 14°31'32" E 215.90 feet, thence S 33°26'44" W 117.24 feet, thence S 50°15'58" W 234.53 feet, thence S 78°15'15" E 172.82 feet, thence S 04°24'13" W 49.44 feet, thence S 70°16'13" W 228.38 feet, thence S 79°03'23" W 206.69 feet, thence S 53°14'31" E 433.17 feet, thence S 69°18'26" E 119.27 feet, thence S 89°44'37" E 98.42 feet, thence S 49°42'01" E 263.37 feet, thence S 30°34'08" E 184.07 feet, thence S 00°27'22" E 94.37 feet, thence S 26°15'51" W 130.72 feet, thence S 07°36'50" E 104.76 feet, thence S 66°58'51" E 131.88 feet, thence S 80°35'09" E 59.93 feet, thence S 84°22'19" E 45.91 feet, thence S 80°47'55" E 147.55 feet, thence S 77°13'35" E 127.79 feet, thence S 85°11'26" E 217.64 feet, thence N 87°21'54" E 107.44 feet, thence N 89°45'15" E 64.45 feet, thence S 82°45'56" E 175.09 feet, thence S 66°28'15" E 64.58 feet, thence S 58°59'09" E 19.01 feet, thence S 76°00'33" E 27.02 feet, thence N 89°13'08" E 53.00 feet, thence S 88°43'05" E 51.36 feet, thence S 86°59'02" E 80.23 feet, thence N 86°37'50" E 64.48 feet, thence N 78°14'10" E 29.46 feet, thence N 82°38'09" E 17.07 feet, thence N 88°43'41" E 26.93 feet, thence S 88°37'31" E 75.96 feet, thence N 89°57'32" E 108.32 feet, thence N 85°38'29" E 77.28 feet, thence N 82°49'48" E 69.19 feet, thence N 61°33'38" E 47.63 feet, thence N 45°16'00" E 20.35 feet, thence N 73°26'18" E 59.63 feet, thence S 89°27'15" E 80.00 feet, thence N 81°56'51" E 49.97 feet, thence N 81°17'25" E 24.70 feet, thence N 66°19'42" E 48.57 feet, thence N 19°49'32" E 75.72 feet, thence N 01°17'00" E 61.62 feet, thence N 16°58'43" E 46.41 feet, thence S 47°11'42" E 66.98 feet, thence S 43°11'40" E 61.11 feet, thence S 34°33'00" W 55.29 feet, thence S 00°36'00" W 42.89 feet, thence S 33°23'03" W 104.46 feet, thence S 69°00'43" W 49.01 feet, thence S 68°41'20" W 52.18 feet, thence S 79°10'12" W 134.47 feet, thence N 88°34'34" W 137.97 feet, thence S 83°17'33" W 111.77 feet, thence S 43°53'00" W 113.78 feet, thence S 10°47'30" W 72.97 feet, thence S 80°10'34" W 109.06 feet, thence N 35°18'58" W 50.68 feet, thence N 53°41'48" W 73.96 feet, thence N 70°19'05" W 73.19 feet, thence N 78°39'11" W 229.97 feet, thence S 89°43'16" W 247.71 feet, thence S 82°24'33" W 242.05 feet, thence S 68°30'31" W 235.92 feet, thence S 56°47'50" W 113.72 feet, thence S 60°44'16" W 54.70 feet, thence S 71°13'02" W 85.14 feet, thence S 70°52'07" W 62.66 feet, thence S 58°25'52" W 80.85 feet, thence S 14°06'17" W 146.85 feet, thence S 59°32'16" E 124.47 feet, thence S 89°26'25" E 73.68 feet, thence N 82°57'44" E 110.17 feet, thence N 73°53'25" E 94.41 feet, thence N 77°13'58" E 52.67 feet, thence S 83°23'10" E 155.29 feet, thence S 62°07'16" E 82.78 feet, thence S 48°35'57" E 64.38 feet, thence S 63°37'31" E 95.82 feet, thence S 80°08'28" E 41.34 feet, thence S 73°55'49" E 45.13 feet, thence S 53°26'14" E 61.87 feet, thence S 14°15'55" E 101.52 feet, thence N 89°45'29" W 1720.78 feet, thence N 00°55'09" W 1314.77 feet to the point of BEGINNING. Easement contains 120.01 ac.

OS-7) OPEN SPACE NO. 7

BEGINNING at a point that is S 00°14'36" W 2,239.31 feet along the Section Line and East 2,703.13 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 24°42'16" E 15.00 feet, thence S 00°00'00" W 100.95 feet, thence S 59°15'17" W 42.45 feet, thence N 72°23'16" W 33.87 feet, thence S 88°50'24" W 25.69 feet, thence S 73°58'31" W 60.08 feet, thence S 61°16'21" W 42.76 feet, thence S 74°19'41" W 95.47 feet, thence N 69°23'14" W 72.08 feet, thence N 65°50'39" W 34.47 feet, thence N 84°38'49" W 25.92 feet, thence S 85°51'27" W 27.89 feet, thence N 76°19'00" W 32.37 feet, thence N 43°37'01" W 31.20 feet, thence N 36°20'27" W 34.02 feet, thence N 70°18'38" W 34.68 feet, thence S 84°39'48" W 43.33 feet, thence S 68°02'58" W 26.95 feet, thence S 40°18'57" W 41.75 feet, hence S 51°41'32" W 41.43 feet, thence N 75°00'44" W 51.21 feet, thence N 82°17'42" W 72.78 feet, thence S 81°59'49" W 62.83 feet, thence S 59°32'50" W 23.94 feet, thence S 33°42'13" W 30.63 feet, thence S 58°15'13" W 29.98 feet, thence S 85°42'47" W 48.69 feet, thence S 55°01'18" W 44.44 feet, thence S 26°07'32" W 68.92 feet, thence S 66°18'29" W 54.35 feet, thence N 85°14'20" W 43.85 feet, thence S 14°02'35" W 30.01 feet, thence S 04°53'22" E 15.73 feet, thence S 89°55'01" W 119.10 feet, thence N 50°55'25 W 25.90 feet, thence N 09°41'51" E 6.46 feet, thence N 64°19'44" E 33.23 feet, thence N 70°32'26" E 30.03 feet, thence N 53°31'19" E 33.73 feet, thence N 43°26'43" E 30.35 feet, thence N 70°27'18" E 42.12 feet, thence N 88°11'55" E 21.04 feet, thence N 57°21'40" E 60.70 feet, thence N 29°28'16" E 33.55 feet, thence N 42°35'16" E 41.03 feet, thence N 67°25'05" E 15.19 feet, thence N 70°49'34" E 41.34 feet, thence N 54°42'01" E 42.56 feet, thence N 46°33'34" E 17.07 feet, thence N 71°43'06" E 41.24 feet, thence N 89°30'52" E 70.60 feet, thence S 83°54'38" E 36.15 feet, thence N 80°15'11" E 112.30 feet, thence N 54°15'52" E 50.68 feet, thence N 83°45'49" E 84.70 feet, thence S 66°46'49" E 51.05 feet, thence S 60°34'42" E 36.37 feet, thence S 71°45'50" E 59.66 feet, thence S 71°00'48" E 58.29 feet, thence S 62°04'28" E 40.72 feet, thence N 86°26'02" E 75.47 feet, thence N 61°36'29" E 62.68 feet, thence N 65°12'28" E 72.04 feet, thence N 55°39'36" E 68.17 feet, thence N 58°52'28" E 30.08 feet, thence N 81°53'39" E 12.66 feet to the point of BEGINNING. Easement contains 2.01 ac.

TH-2) TRAILHEAD NO. 2

Beginning at a point that is S 89°43'13" E 812.38 feet along the section line and South 2,883.11 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence N 73°48'07" E 497.11 feet, thence S 31°38'06" E 360.91 feet; thence N 85°11'26" W 165.85 feet, thence N 77°13'35" W 127.79 feet; thence N 80°47'55" W 147.55 feet, thence N 84°22'19" W 45.91 feet, thence N 80°35'09" W 59.93 feet, thence N 66°58'51" W 131.88 feet, thence N 7°36'50" W 37.31 feet t to the point of beginning.

TH-3) TRAILHEAD NO. 3

Beginning at a point that is S 89°43'13" E 506.49 feet along the section line and South 1,526.97 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence S 32°25'12" E 363.16 feet, thence S 69°20'10" W 626.57 feet; thence N 53°14'31" W 132.20 feet, thence N 79°03'23" E 206.69 feet; thence N 70°16'13" E 228.37 feet, thence N 4°24'13" E 49.43 feet, thence N 78°15'15" W 172.82 feet, thence N 50°15'58" E 234.54 feet, thence N 33°26'44" E 117.24 feet to the point of beginning.

CP-2) COMMUNITY PARK NO. 2

BEGINNING at a point that is S 00°18'23" W 107.73 feet along the Section Line and East 143.66 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 47°11'42" E 113.14 feet to a point on a non-tangent 110.77' radius curve to the left, thence along arc of said curve 65.14 feet through a delta of 33°41'36" (chord bears S 18°07'48" W 64.21 feet) thence S 01°17'00" W 61.84 feet to a point on a 88.41' radius curve to the right, thence along arc of said curve 58.16 feet through a delta of 37°41'28" (chord bears S 19°02'31" W 57.12 feet) to a point on a 57.45' radius curve to the right, thence along arc of said curve 32.25 feet through a delta of 32°10'05" (chord bears S 67°22'34" W 31.83 feet) to a point on a 351.25' radius curve to the right, thence along arc of said curve 26.60 feet through a delta of 4°20'22" (chord bears S 81°17'25" W 26.60 feet) to appoint on a 481.58' radius curve the right, thence along arc of said curve 46.28 feet through a delta of 5°30'21" (chord bears S 81°52'25" W 46.26 feet), thence N 89°27'15" W 77.96 feet to a point on a 108.76' radius curve to the left, thence along arc of said curve 79.99 feet through a delta of 42°08'23" (chord bears S 72°45'38" W 78.20 feet), thence S 45°16'00" W 23.06 feet to appoint on a 40.65' radius curve to the right, thence along arc of said curve 31.14 feet through a delta of 43°53'13" (chord bears S 60°53'11" W 30.38 feet), thence S 82°49'48" W 68.58 feet, thence S 85°38'29" W 75.72 feet, thence S 89°57'32" W 107.07 feet, thence N 88°37'31" W 76.23 feet to a point on a 750.00' radius curve to the right, thence along arc of said curve 1,057.33 feet through a delta of 80°46'26" (chord bears N 12°27'17" E 971.92 feet) to a point on a non-tangent 1,312.00' radius curve to the left, thence along arc of said curve 720.11 feet through a delta of 31°26'51" (chord bears S 31°28'17" E 711.11 feet) to the the point of BEGINNING. Easement contains 9.97 ac.



Planning Commission Staff Report

Preliminary Plat Willow Glen (formerly Parkway Estates) January 12, 2017 Public Hearing

Report Date:	January 12, 2017
Applicant:	HMH Rentals LLC. (Jared Haynie)
Owner:	Verna Peterson Family Trust (Vealynn Jarvis)
Location:	~ 1900 East and 145 North
Major Street Access:	145 North
Parcel Number(s) & Size:	13:031:0035 – 7.0 acres
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, A, Lehi City
Current Use of Parcel:	Vacant/Agriculture
Adjacent Uses:	Vacant/Agriculture
Previous Meetings:	12-01-2015 CC
Previous Approvals:	09-01-2015 Petition for annexation accepted 12-01-2015 – CC Rezone
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Jeff Attermann, Planner I

A. Executive Summary:

The applicant is requesting Preliminary Plat approval for a single family subdivision of 19 lots with a density of 2.7 units per acre in the R-3 zone.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the Willow Glen Preliminary Plat, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include positive recommendation, negative recommendation, or continuing the application to a later meeting.

- B. Background:** An annexation request and concept plan for the subdivision was received on July 25, 2015 and August 18, 2015, respectively. On November 10, 2015, the annexation of this property into the City of Saratoga Springs was approved by the City Council. On December 1, 2015, the City Council approved the zoning of the property to R-3 to allow for low density residential development.

PLAT

The parcel is 7.0 acres in size including 0.51 acres of open space. Two extra parcels will be created as part of this subdivision which will be used for a detention pond and a trail corridor along 145 North: Parcel A is 0.205 acres in size and will contain part of the trail corridor and Parcel B is 0.306 acres in size and will contain the detention pond and the remaining section of the trail corridor.

OPEN SPACE

The R-3 zone requires a minimum of 15% of the total project area to be open space. This subdivision totals 304,735 square feet requiring a minimum of 45,710 square feet of open space. The planned trail and detention pond for this subdivision totals 22,271 square feet or 7.3% of the total area. The unmet portion of the required open space (23,439 square feet) will be provided through the payment in lieu of open space program. The approximate payment, pending appraisal, is estimated at \$131,862.70 plus water fees of \$11,557.68 totaling \$143,420.38.

- C. Specific Request:** The applicant is requesting Preliminary Plat approval for Willow Glen; a 19 lot subdivision in the R-3 zone. The property is a 7.0 acre subdivision, with a density of 2.7 units per acre.
- D. Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a Planning Commission Public Hearing and recommendation and that the City Council is the Land Use Authority.
- E. Community Review:** The application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. The City has not received any public input as of the time of the completion of this report.
- F. General Plan:** The Land Use Element of the General Plan designates the subject property for Low Density Residential use. City Code Section 19.04.13 states that “The purpose of the Low Density Residential (R-3) Land Use Zone is to allow for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods. Residential densities in this zone shall not exceed three ERUs per acre.”

The General Plan further states that “The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City’s urban standards,

single-family detached dwellings and open spaces.” The General Plan also states that “The Low Density Residential designation is expected to be the City’s most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.”

Staff conclusion: Staff finds that the proposed subdivision is **consistent** with the Low Density Residential designation as described in the General Plan. The subject subdivision proposes 19 lots on 7.0 acres with a density of 2.7 units per acre including two additional parcels providing 0.51 acres of open space. Proposed streets are designed to City standards and the lots will accommodate single family houses. This is consistent with the Low Density Residential designation.

G. Code Criteria:

The compliance of the application to Title 19 is outlined below. See the attached Planning Review Checklist for a full analysis.

- 19.04, Land Use Zones – **Can comply if condition 2 is met.**
 - Open Space: The project is 23,439 square feet short on open space. The applicant has proposed participation in the payment in lieu of open space program.
- 19.06, Landscaping – **Can comply if condition 3 is met.**
 - Amount of Required Landscaping:
 - 10 Deciduous trees, minimum – 9 proposed. At least one additional deciduous tree must be added.
 - 8 Evergreen trees, minimum – 7 proposed. Additional evergreen trees must be added.
 - 28 Shrubs, minimum – 22 proposed. Additional shrubs must be added.
- 19.09, Off Street Parking – **Complies.**
- 19.11, Lighting – **Complies.**
- 19.12, Subdivisions – **Complies.**
- 19.13, Process – **Can comply if condition 2 is met.**
 - Community & Public Facilities. Open space requirements from Section 19.04 are not met. A payment-in-lieu of open space will be used to comply with open space requirements.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

Staff Recommended Option – Positive Recommendation

“I move to forward a positive recommendation of the Willow Glen Preliminary Plat with the Findings and Conditions in the Staff Report dated January 12, 2017:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.

2. The application can comply with the criteria in section 19.04 of the Land Development Code, as articulated in Section “G” of the staff report, which section is incorporated by reference herein.

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 developer will pay a fee in lieu of the remaining required open space, to be determined at City Council. The approximate payment is calculated as \$143,420.38, pending appraisal.
3. The HOA landscape area will meet the minimum amount of plantings as identified in City Code Section 19.06.
4. The developer will update the landscape plan to ensure that there are no discrepancies between the site materials numbers and numbers in the site requirement calculations.
5. The Willow Glen Preliminary Plat is recommended as shown in the attachment to the Staff report in Exhibit 3.
6. All other code requirements shall be met.
7. Any other conditions or changes as articulated by the Planning Commission:

Alternative 1 - Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Willow Glen Preliminary Plat Application 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

The Planning Commission may also choose to forward a negative recommendation of the application. “I move to forward a **negative recommendation** to the City Council for the Willow Glen Preliminary Plat Application with the Findings below:

1. The Willow Glen Preliminary Plat is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Willow Glen Preliminary Plat does not comply with Section [19.02, 19.04, 19.05, 19.06, 19.09, 19.12, 19.13, 19.18] of the Code, as articulated by the Planning Commission: _____.

I. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Preliminary Plat
4. Landscape Plan
5. Planning Review Checklist

Planning Commission/City Council Staff Report

Author: Gordon Miner, City Engineer
Subject: Willow Glen– Preliminary Plat
Date: 1/5/2017
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: Jared Haynie – HMH Rentals LLC
Request: Preliminary Plat Approval
Location: Approx 8950 W. 7350 N.
Acreage: 7.0 Acres - 19 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 most recent edition of the City of Saratoga Springs Standards Technical Specifications and receive approval from the City Engineer on those drawings prior to commencing construction.
- B. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.
- C. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- D. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way
- E. Final plats and plans shall include an Erosion Control Plan that complies with all City and UPDES storm water pollution prevention requirements.
- F. Project shall comply with all ADA standards and requirements.

G. The required PUE's shall be shown in plan view on the plat.

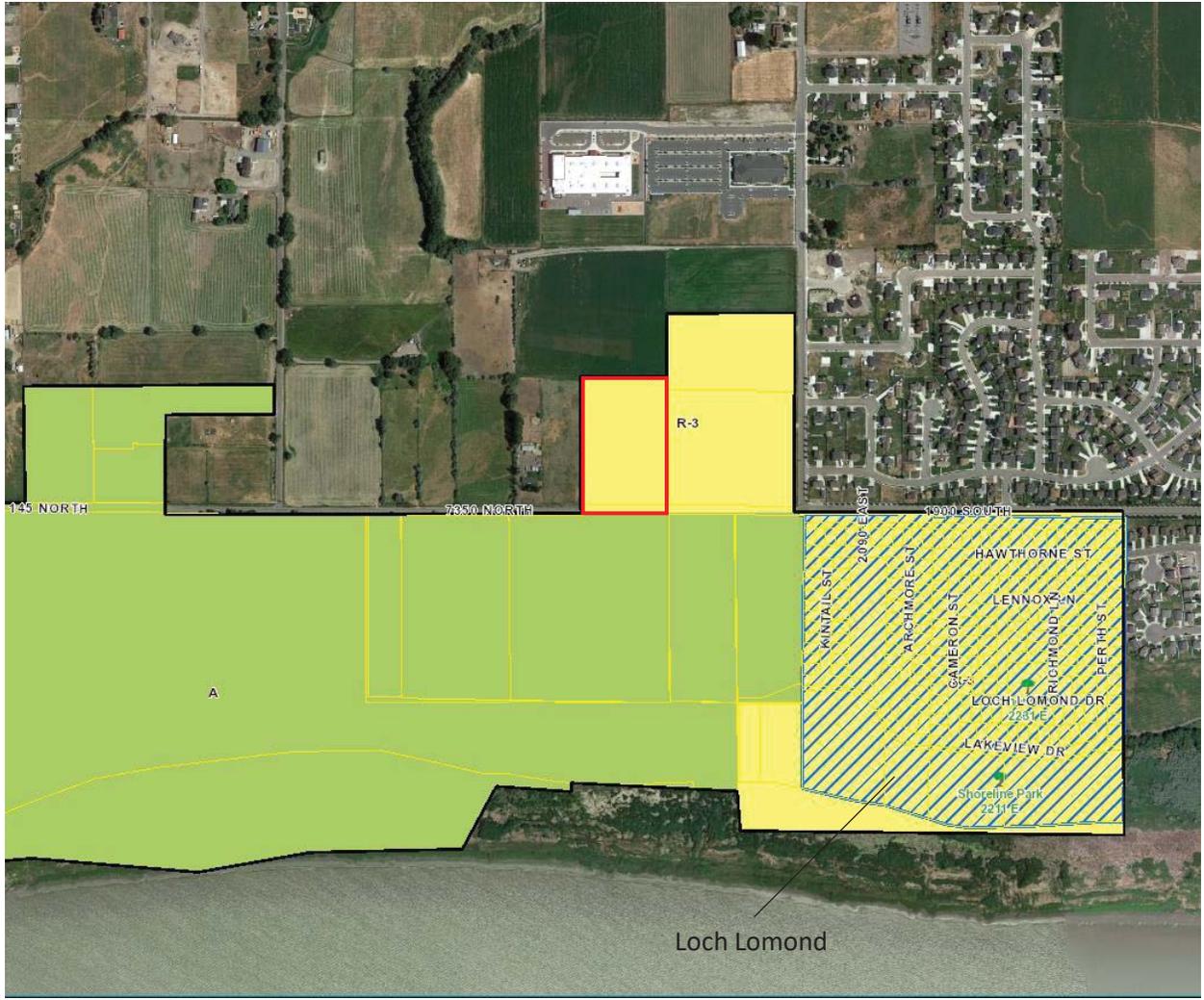
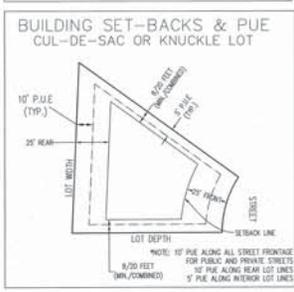
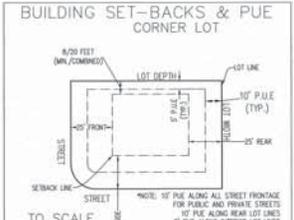
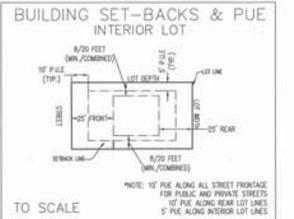
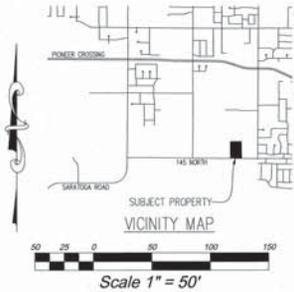


Exhibit 3: Preliminary Plat

WILLOW GLEN SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



- NOTES: 1-PLAT MUST BE RECORDED WITHIN 30 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 ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICE...

SURVEYOR'S CERTIFICATE

I, Aaron D. Thomas, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 6418780, in accordance with the Professional Engineers and Land Surveyors Licensing Act in Title 58, Chapter 22 of the Utah Code...

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at a point South 307.37 feet and West 351.47 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 07.59 feet; thence North 89.36 degrees 35' West 460.34 feet; thence North 89.36 degrees 35' East 451.83 feet to a beginning.



OWNER'S DEDICATION

Know all men by these presents that undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels and streets, together with easements and rights-of-way, to be hereinafter known as WILLOW GLEN SUBDIVISION

FEMA FLOOD PLAIN ZONE

THE MAJORITY OF THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. A SMALL PORTION OF THE SOUTHWEST CORNER OF THE SITE IS LOCATED IN FEMA FLOOD ZONE X (A DIFFERENT ZONE) WHICH IS AN AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT.

PLAT A DATA TABLE with columns for ACREAGE, S.F., and % for various lot types and family lots.

CURVE TABLE with columns for CURVE, RADIUS, LENGTH, DELTA, CHORD, and BEARING for various curves in the plat.

LEGEND and CURVE TABLE (repeated) with columns for CURVE, RADIUS, LENGTH, DELTA, CHORD, and BEARING.

ROCKY MOUNTAIN POWER 1. PURSUANT TO UTAH CODE ANNI 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.

QUESTAR GAS COMPANY QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY GRANTS OF RECORD (G) LOCATION OF EXISTING UNDERGROUND 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.

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

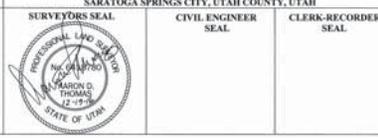
PLANNING DIRECTOR APPROVAL Approved by the Planning Director on this ___ day of ___, A.D. 20__

LAND USE AUTHORITY Approved by the Land Use Authority on this ___ day of ___, A.D. 20__

SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this ___ day of ___, A.D. 20__

WILLOW GLEN SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



Approved this ___ day of ___, A.D. 20__

Approved this ___ day of ___, A.D. 20__

Approved this ___ day of ___, A.D. 20__

Approved by the City Engineer on this ___ day of ___, A.D. 20__

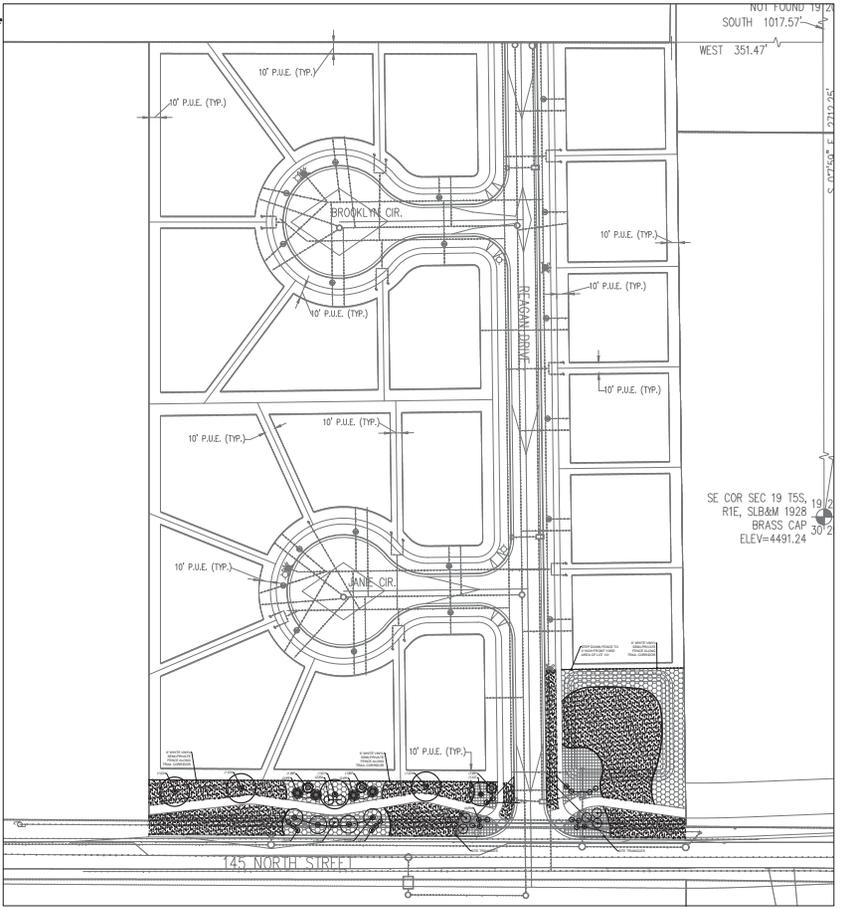
Approved by the Fire Chief on this ___ day of ___, A.D. 20__

Approved by Post Office Representative on this ___ day of ___, A.D. 20__

Exhibit 4 - Landscape Plan

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Fertilizing and Irrigating Plant
7. Maintenance
8. Mowing
9. Weeding
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a bid, each Contractor shall carefully examine the Contract Documents, that visit the site of the Work, shall fully inform themselves as to all existing conditions and limitations, and shall include in the Bid the cost of all items required by the Contract Documents are at variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Erosion Control Plan: When digging is required, "Bios Scales" or "Erosion" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "Landscape and Irrigation" in their entirety. Substantial Completion will not be proportioned to the designated area of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-planting and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant not only to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.
- PART II - PRODUCTS**
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plants shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch: See Plans. All planter beds to receive a minimum 4" layer for trees, shrubs, and perennials and 2" for groundcovers.
- D. Weed Barrier: DeWitt 5oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Trees, Shrubs, and Grass Backfill Material: Backfill material to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Material. Acceptable topsoil shall meet the following standards:
- a. PH: 5.5 - 7.5
 - b. EC (electrical conductivity): < 2.0 millimhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): > 1%
 - e. Texture (particle size per USDA soil classification): Sand > 70%, Clay < 30%, Silt < 70%, Stone fragments (gravel or soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut from the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Header and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
- c. Reinforced steel - Specifically produced for compatibility with aggressive alkaline environment of Portland cement based composites.
- d. Only potable water for mixing.
- PART III - EXECUTION**
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish firm grades of one (1) inch for planters below grade of adjacent paved surfaces. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: Compaction under hard surface areas (pavement paths and concrete surfaces) shall be ninety five (95) percent. Compaction under planting areas shall be between eighty five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 3/8" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1/2" to 2" above the base of the root flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. prior to beginning and backfilling operation. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil must be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall cause rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planting trees.
- 3.4 TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 lb of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rate to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and by soil required on the plans. He shall furnish new sod as specified above and he is to also completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of soil to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strips or pieces will be accepted.
- E. Sod shall be tamped lightly so each piece is set in place so that good contact is made between pieces and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other material which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Watering is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIERS
- A. Cut a slit or a x at each plant location no larger than necessary to install plant.
- B. Overlay rock of fabric mat, 6"
- C. Stable fabric edging over to ground.
- END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE

*TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST

OPEN SPACE LANDSCAPING	REQUIRED	PROVIDED
DECIDUOUS TREES:	9	9
EVERGREEN TREES:	7	7
SHRUBS:	28	28
AMOUNT LAWN: 25%-70%	BETWEEN 5,968 TO 15,990 SQ. FT.	13,481 SQ. FT.
AMOUNT ROCK:		8,790 SQ. FT.

2" CAL AND 6" HEIGHT TREES REQUIRED
25% OF ALL REQUIRED SHRUBS 5 CAL, REST 1 CAL
50% TREES AND SHRUBS DROUGHT TOLERANT
MIN. ROCK: 2 SIZES AND MIN. 2 COLORS REQUIRED

FOR RESIDENTIAL DEVELOPMENTS ADJUTING ACTIVE AGRICULTURAL PROPERTY OR OPERATIONS. A SOD IF FENCE OR WALL SHALL BE INSTALLED AND MAINTAINED ALONG THE ADJUTING PROPERTY LINE.

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
GT	QUERUS TRICANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	1	2" CAL	LOW	
MP	MALLUS X PRARIFERRE' PRABEFIRE CRASHPIRE		4	2" CAL	LOW	
BP	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3	6" TALL	LOW	
CH	CERCIS OCCIDENTALIS	COMMON HACKBERRY	4	2" CAL	LOW	
PF	PINUS STROBUS 'FASTIGIATA'	COLUMBIAN EASTERN WHITE PINE	4	6" TALL	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
BT	BERBERIS THUNBERGII JAPANESE BARBERSRY	BERBERIS THUNBERGII	6	5 GAL	LOW	
RN	ROSA X NEARLY WILD'	NEARLY WILD ROSE	8	2 GAL	LOW	
FI	FORSYTHIA X INTERMEDIA SPRING GLORY'	FORSYTHIA	2	5 GAL	LOW	
RA	RHUS ARAMATICA 'GROW-LOW'	GROW LOW SUMAC	6	2 GAL	LOW	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
FF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	6	1 GAL	LOW	

SITE MATERIALS (OPEN SPACE AND RIGHT OF WAY ALONG 145 NORTH)

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES	% OF TOTAL
	1" SALT LAKE PEBBLES (DOWNT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	7,485 SQ.FT. (91.5 CU.YD)		
	3" x 6" COURSE GRAVEL (DOWNT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	3,170 SQ.FT. (39 CU.YD)	LOCATED WHERE SPECIFIED	
	LAWN (SOD) AREA	16,000 SQ.FT.	BRIGHT TOLERANT VARIETY	
	BROWN BARK MULCH (DOWNT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	209 SQ.FT. (24.5 CU.YD)	LOCATED WHERE SPECIFIED	

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIMITIES
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR THE EXECUTION.
 - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS. GRADING AND DRAINAGE REQUIREMENTS
 - ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE
 - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 - IF M.F. FOUNDATION LIFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SHRUBS, BERMS, AND SWALES.
 - IF ANY SMALL BERM OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 - IF ANY ROOF DRAIN DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RAINFALL A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; HOWEVER DISTANCE IS GREATER.
 - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
 - LANDSCAPING REQUIREMENTS
 - ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREA TO BE SOODED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: IF TOPSOIL WITHIN 2" HUMUS MIXED INTO TOPSOIL (PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN AREA MUST HAVE A 4" CONCRETE TREE RING. 3" DIAMETER AROUND EVERY TREE WILL BE KEPT CLEAR OF TURF AND ROCK MULCH. WOOD OR BARK MULCH MAY BE USED IN THESE AREAS AS INDICATED ON PLANS.
- DWNT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; 3" DIAMETER AROUND EVERY TREE WILL BE KEPT CLEAR OF TURF AND ROCK MULCH. PULL BARK MULCH MIN. 3' AWAY FROM BASES OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DWP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
12-14-2016	UT16055	811 BLUE STAKES OF UTAH 1100 W. CENTER BLVD. SARATOGA SPRINGS, UT 84055 1-800-662-4111 www.bluestakes.org	WILLOW GLEN SUBDIVISION 1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH
NO.	REVISION	DATE	
1	CITY COMMENTS	11-03-16	
2			
3			
4			
5			
6			
7			

GRAPHIC SCALE: 1" = 50'

WILLOW GLEN SUBDIVISION

1900 EAST 145 NORTH

SARATOGA SPRINGS, UTAH

Developer / Property Owner

JARED HAYNIE
HMH Rentals L.L.C.
905 N. 1220 W.
Pleasant Grove UT 84062
Phone: (801) 836-0131

Client Engineer

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE #20
AMERICAN FORK, UTAH 84003 (801) 756-4504

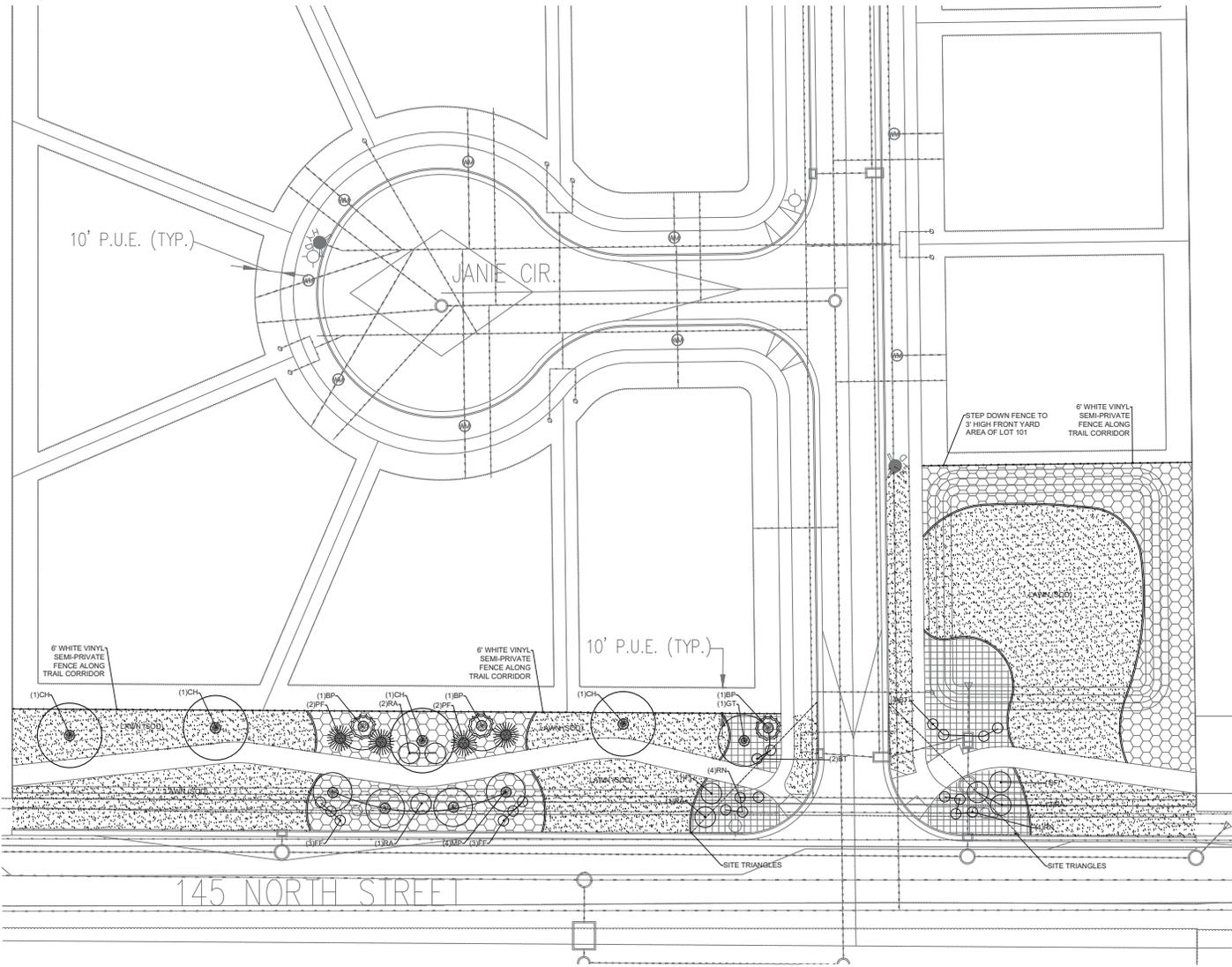
LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2658
www.pkjdesigngroup.com

LICENSE STAMP

JTA
KBA
TM
11/14/2016

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0



TREE LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
GT	QUERCUS TRACANTHOS NERMS 'SKYCOLE'	SKYLINE HONEYLOCUST	1	2" CAL	LOW	
MP	MALUS X 'PRARIFR'	PRARIFR CRABAPPLE	4	2" CAL	LOW	
BP	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3	6" TALL	LOW	
CH	CERCIS OCCIDENTALIS	COMMON HACKBERRY	4	2" CAL	LOW	
PF	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	4	6" TALL	LOW	

SHRUB LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
BT	BERBERIS THUNBERGII JAPANESE PYLON	CRIMSON PYLON DWARF JAPANESE BARBERSRY	6	5 GAL	LOW	
RN	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	8	2 GAL	LOW	
FI	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	2	5 GAL	LOW	
RA	RHUS AROMATICA 'GROW-LOW'	GROW LOW SUMAC	6	2 GAL	LOW	

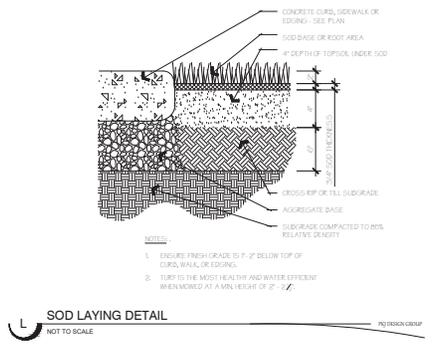
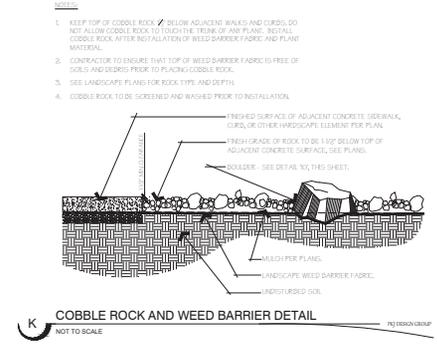
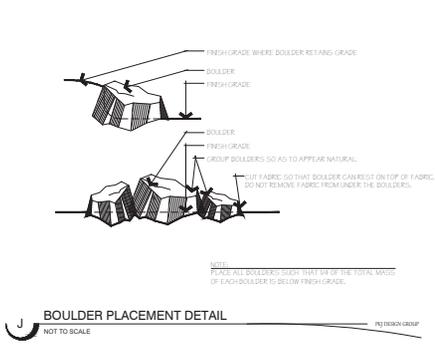
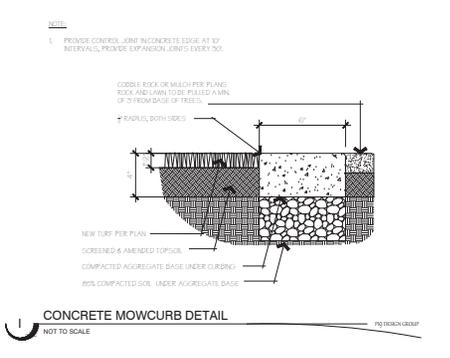
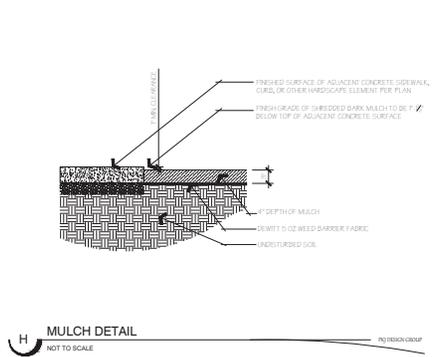
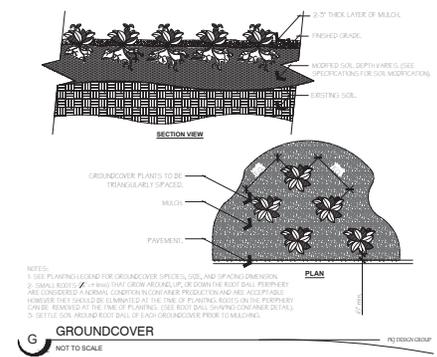
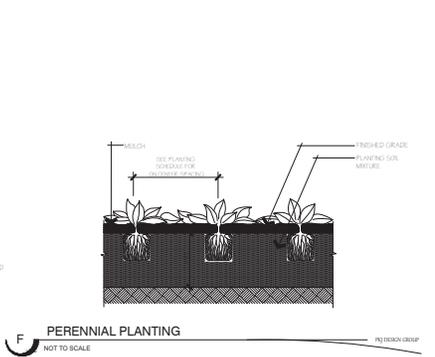
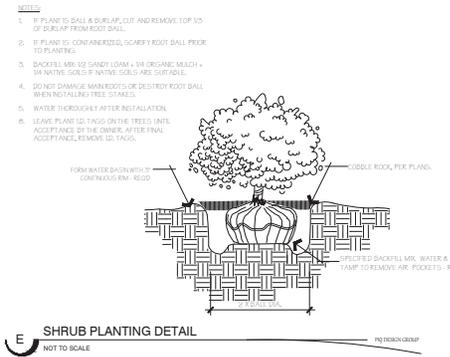
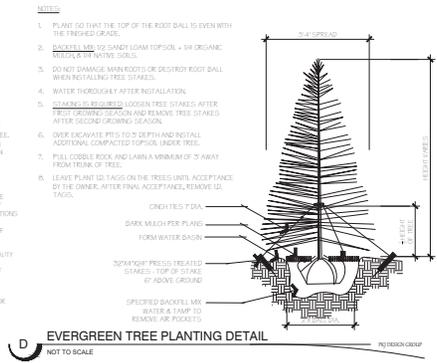
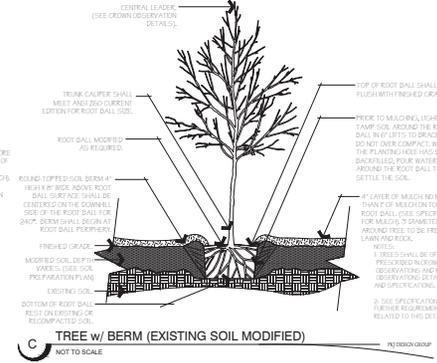
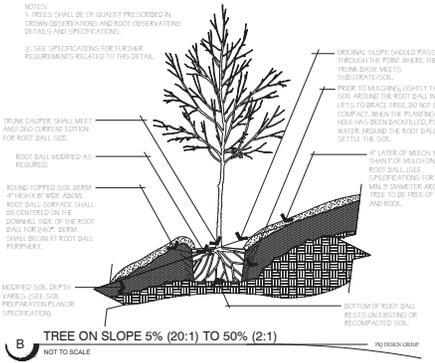
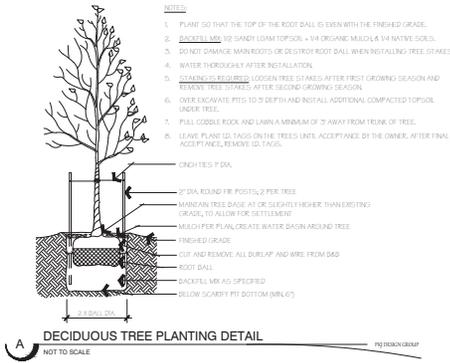
GRASSES LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
FF	CALAMAGRIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	6	1 GAL	LOW	

SITE MATERIALS (OPEN SPACE AND RIGHT OF WAY ALONG 145 NORTH)			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1" SALT LAKE PEBBLES (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	7,485 SQ.FT. (91.5 CU.YD)	
	3/4" DOUGLAS FIR GRAVEL (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	3,170 SQ.FT. (39 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	16,000 SQ.FT.	BRIGHT TOLERANT VARIETY SEE NOTE BELOW
	BROWN BARK MULCH (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	200 SQ.FT. (2.5 CU.YD)	LOCATED WHERE SPECIFIED

LANDSCAPE GENERAL NOTES	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.	
GRADING AND DRAINAGE REQUIREMENTS	
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.	
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES.	
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS.	
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.	
5. IF ANY SMALL BERM OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.	
6. ROOF RUNOFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.	
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.	
LANDSCAPING REQUIREMENTS	
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.	
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.	
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.	

LANDSCAPE NOTES	
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.	
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.	
3. NEW LAWN AREAS TO BE SOODED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOO.	
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" TOPSOIL WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.	
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING. 3" DIAMETER AROUND EVERY TREE WILL BE KEPT CLEAR OF TURF AND ROCK MULCH. WOOD OR BARK MULCH MAY BE USED IN THESE AREAS AS INDICATED ON PLANS.	
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.	
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; 3" DIAMETER AROUND EVERY TREE WILL BE KEPT CLEAR OF TURF AND ROCK MULCH. PULL SANDY MULCH MIN. 3' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.	
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DWP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.	

ISSUE DATE 12-14-2016		PROJECT NUMBER UT16055		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT JARED HAYNIE HMM Rentals LLC, 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP 	
NO. 1 2 3 4 5 6 7		REVISION CITY COMMENTS		DATE 11-03-16		 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		<h2 style="text-align: center;">WILLOW GLEN SUBDIVISION</h2> <h3 style="text-align: center;">1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH</h3>		 EXCELSIOR ENGINEERING DAVID W. PETERSON, P.E. 12 West 101 North, SUITE #201 AMERICAN FORK, UTAH 84003 (801) 756-4504		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION <h1 style="text-align: center;">LP-1.1</h1>	



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
12-14-2016	UT16055	<p>BLUE STAKES OF UTAH UTILITY UTILIZATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>	<p>WILLOW GLEN SUBDIVISION</p> <p>1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH</p>	<p>JARED HAYNIE IHIII Rentals LLC, 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131</p>	<p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.5</p>
NO.	REVISION	DATE				
1	CITY COMMENTS	11-03-16				
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WILLOW GLEN SARATOGA SPRINGS, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

1.1 GENERAL

1.1.1 **SUMMARY**
Works to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: furnishing and installing underground and above ground irrigation systems compliant with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing irrigation system components are not to be used, which are distributed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 **SYSTEM DESCRIPTION**
A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, clearing and/or other components shown on Construction Drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipes and valves in driveway underdrains. Actual routing of pipe, wire, or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.
C. Layout of irrigation components: During layout and staking, consult with Owner Representative (hereinafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Note: all minor adjustments to system layout are permissible to avoid avoiding field obstructions such as utility boxes or overhead light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Drawings in approximate locations.

1.3 **DEFINITIONS**
A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to risers, valves, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of or prior to the Point of Connection.
B. Point of Connection: Location where the Contractor shall tie into the water supply. May require saddle, nipple, spool, isolation valves or Stop and Watch valve for landscape irrigation needs and use.
C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally underground pressure control.
D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 **REFERENCES**
A. The following standards will apply to the work of this Section:
a. ASTM American Society for Testing and Materials
b. In The Irrigation Association: Man BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 **SUBMITTALS**
A. All within 720 days prior to installation of any materials, the Contractor shall provide manufacturer catalog sheet and current general specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover in index which includes listing order in submittal documents. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
B. Operation and Maintenance Manual:
a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual OAR, containing:
1. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
i. Parts list for each operating element of the system
ii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
ii. Section listing instructions for overall system operation and maintenance. Include: electrical for Spring Start-up and Winterization.
b. Project Record Copy
1. Maintain on project site one copy of all project documents clearly marked "Project Record Copy." Mark any elevation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
i. Completed Project As-Built Drawings
2. Prior to final inspection, prepare and submit to OAR accurate as-built drawings.
3. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
4. Field dimension locations of sleeve, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valves, quick coupler valves.
4. Dimension areas to be taken from permanent constructioned surfaces, feature, or finished edge located at or above finished grade.
5. Controller Map: upon completion of system, place in a container, a color coded copy of the area at or above finished grade:
1.6 **QUALITY ASSURANCE**
A. Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work.
B. Regulatory Requirements: All materials and controls shall be according to any and all laws, regulations or codes, whether they are State or Local laws and ordinances. Materials, drawings or specifications may not be changed or interpreted to permit work or materials not conforming to the above codes.
C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
D. Workmanship of Materials:
a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
b. All work shall be performed in accordance with the best standards of practice relating to the trade.

1.7 **CONTRACTOR QUALIFICATIONS**
A. Contractor shall provide documents or resume including but not limited to the following items:
i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
iii. Contractor is bondable for the work to be performed.
iv. References of the projects of similar scope and scope completed within the last five years. Three of the projects listed shall be local.
v. Listing of suppliers where materials will be obtained for use on this Project.
vi. Project Site Form or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor or current grade setting up well by the

Irrigation Association. This person shall be on Project site at least 75% of each working day.
vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits as established by the Contract.
viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
ix. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.8 **DELIVERY-STORAGE-HANDLING**
A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in compact arrangement and stored shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.9 **SEQUENCING**
A. Perform site survey, research utility records, conduct utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeves prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any irrigation components.

1.10 **WARRANTY**
A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing them or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components set in original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

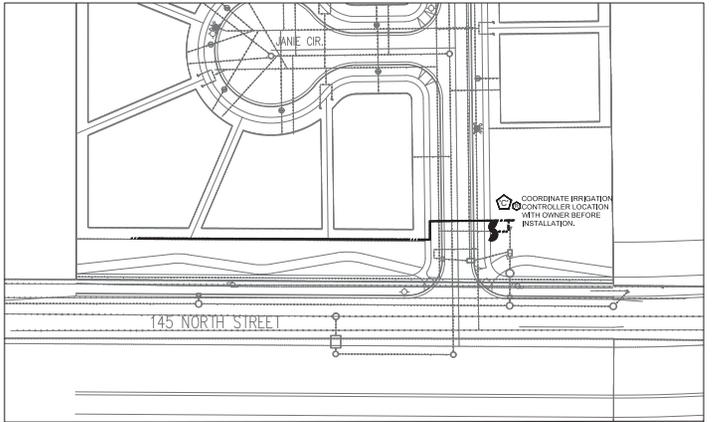
1.11 **OWNER'S INSTRUCTION**
A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.12 **MAINTENANCE**
A. Furnish the following items to Owner's Representative:
a. Two quick coupler keys with hose retracts.
b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
B. Provide the following services:
a. Winterize entire irrigation system installed under this contract. Winterize by "bleed out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuation system of all other pressure regulation device. Compressor shall be regulated to not more than 90 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start and wintering procedures.

1.13 **GENERAL NOTES**
A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project materials.
B. POINT OF CONNECTION
A. The Contractor shall connect existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.
C. CONNECTION ASSEMBLY
A. Culinary water shall be used on this Project until Secondary water is made available at a future date.
D. CONTROL SYSTEM
A. Power supply to the irrigation controller shall be provided for by the contractor.
B. Controller shall be as specified in the drawing. Controller shall be large protected.
C. Installation of wall mount controllers: irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC, unless otherwise noted.
D. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controller(s), whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of wall mount controllers.
E. Wiring connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.048 inches. The wires shall be laid in total for direct burial in irrigation systems and be rated at a minimum of 90 VAC. Page Electric Co., LP specification number P97070.
F. A minimum of 24" of additional wire shall be laid at each valve, each pipe box and at each controller.
G. Common wire shall be white or color. 12 gauge. Control wires shall be red in color. 14 gauge. Spare wire shall be looped within each valve box of the grouping it to service.
H. NCV wire splicing connectors shall be 3M brand DBI or WB. Wire splicing between controller and valves shall be provided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains control valves shall be stamped "WIRE SPLICER" or "WB" on lid.

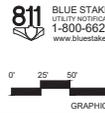
1.14 **MAIN LINE PIPE**
A. Contractor shall be responsible to protect existing underground utilities and components. Sleeve minimum size shall be 2" Sleeve 2" through 4" in size shall be 5/8" PVC solvent weld. Sleeve 4" and larger shall be CL 200 PVC. gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond each end of pipe of junction. Wire or cable shall be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding end PC Pipe caps, pressure fit, and used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
B. MAIN LINE PIPE
A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
a. Minimum flows allowed through main line pipe shall be as follows:
i. 22 GPM - 1 1/2" pipe
ii. 30 GPM - 1 3/4" pipe
iii. 50 GPM - 2" pipe
iv. 75 GPM - 2 1/2" pipe
v. 100 GPM - 3" pipe
vi. 200 GPM - 4" pipe
vii. 400 GPM - 6" pipe
B. Main line pipe shall be buried with 18" cover.
C. MAIN LINE FITTINGS
A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust blocks installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
B. ISOLATION VALVES
A. Isolation valves 3" and larger shall be Watco brand model 2500 cast iron gate valves, resilient wedge, push on type, with 7" square operating nut. Place sleeves of 6" or larger pipe over top of valve vertically and extend to grade.
B. Isolation valves 2 1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valve shall be installed with 500 PSC TIG Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.
C. ACTION MANIFOLD FITTINGS shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve. Show in details. Manifold Main Line (for Main-Line Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
D. REMOTE CONTROL VALVES
A. Remote control valves shall be as specified on the drawing. Remote control valves shall be located separately and individually in separate control boxes.
E. MANUAL CONTROL VALVES
A. Quick coupler valve shall be attached to the manifold sub-main line using a Laco 6172222 ring joint assembly with snap lock leader and stabilizer elbow. Quick coupler valve shall be placed within a Carson 50" round valve box. Top of quick coupler valve shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Size of quick coupler valve and top of quick coupler swing joint shall be enclosed in N" gavel. Contractor shall place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
F. LATERAL LINE PIPE
A. All lateral piping shall be Schedule 40 PVC solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral line fittings shall be 5/8" PVC.
G. LATERAL LINE FITTINGS
A. All lateral line fittings shall be 5/8" PVC.
H. SPRAY HEAD SPRINKLERS shall be as specified on the drawing.
I. SPRAY HEAD BOWES
A. Carson valve boxes shall be used on this project. Size are as indicated in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be used large enough to allow ample room for service access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of adjacent or hatched area. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box to proper grade.
J. HOPKIN BACKFLUSH
A. All main line pipe, lateral line pipe and other irrigation elements, shall be backed and backflushed with clean, five feet runs 12" and larger. Contractor shall provide and install additional backflush manifold as necessary due to trench conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from reaching conditions suitable for fill shall be removed from project and disposed of properly by Contractor.
K. SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.
a. The Contractor shall provide materials to make the system complete and operational.

1.15 **CONSTRUCTION**
A. PREPARATION
A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall backfill to finish grade. Backfill shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree trunks larger than 2" to install this Project. Remove pipe, wire and irrigation elements around tree canopy dip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscaped without water for without other than the 24 hours a time.
B. TRENCHING AND BACKFILLING
A. Piling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free and compacted and wire. Grains trench base to ensure flat, even support of piping. Backfill with clean sand or import material. Contractor shall backfill to finish grade. 2" crushed granite pipe bedding. Fill the fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
C. SLEEVING
A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeve from piping. Sleeves shall be positioned relative to structure or obstructions to allow for pipe or wire within to be removed if necessary.
D. GRADES AND DRAINAGE
A. Grade irrigation pipes and other elements at uniform grade. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed if PVC valves designated on Construction Drawings.
E. PVC PIPE
A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
C. Drawings show diagrammatic or conceptual location of piping. Contractor shall install piping to minimize change of direction, avoid placement under large trees or large logs, and placed under hardscape features.
D. Plastic pipe shall be cut squarely. Burrs shall be removed. Saggd ends of pipes 3" and larger shall be beveled.
E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly treated. All solvent weld joints shall be assembled using IPS 713 glue and PPS primer according to manufacturer's specific instructions. Contractor shall backfill to finish grade. 2" crushed granite pipe bedding. Certification. Glue main line pipe shall have a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall remain under constant pressure control cover for 24 hours. Tufflon tape or paste unless directed by product manufacturer or sealing by o-ring.
F. APPROPRIATE THROTTLE BLOCKING shall be performed on fittings 3" and larger. All threaded points shall be wrapped with Tufflon tape or paste unless directed by product manufacturer or sealing by o-ring.
G. CONTROLS
A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASCE guidelines, not to exceed a resistance reading of 5 Ohms.
B. Locate controllers in protected, inconspicuous places, where possible. Coordinate location of pedestal controllers with Landscape Architect to maintain visibility.
C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If interior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit. PVC pipe shall not be used.
D. Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeve needs for conduit or sweeps above from exterior to interior of building.
E. Pedestal controllers shall be placed upon VIT-Strong Quick Pad Quick as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
F. Place Standard valve box at base of controller or away from three to five feet of stack field control wire to be placed at each controller. This Controller shall provide conduit access for needed for Electrical Contractor's electrical supply and installation, as well as hook-up to controller shall be by the Contractor.
G. VALVES
A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 50/25/25 box. Place a minimum of 4" of 1/2" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above ground.
H. SPRINKLER HEADS
A. No sprinkler shall be located closer than 6" to walls, fences, or obstructions.
B. Heads adjacent to walls, curbs, or gutts shall be located at grade and 12" away from hardscape.
C. Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.
D. Spray heads shall be installed and flushed again prior to installation of nozzles.
E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
F. FIELD QUANTITY CONTROL
A. Main line pipes shall not be backfilled or accepted until all work has been tested for 2 hours at 100 psi.
B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
D. Schedule testing with OAR 48 hours in advance for approval.
E. Leaks or defects shall promptly be reported or notified at the Contractor's expense and retested until able to pass testing.
F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 Ohms.
G. TRENCHING
A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
B. Adjust of sprinkler heads for arc, radius, proper trim and distribution of cover all landscaped areas that are to be irrigated.
C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
D. Adjust run times of station to meet needs of plant material the station services.
E. LEAKS
A. Contractor shall be responsible to eliminate all leaks. Work areas shall be swept cleanly and properly after daily.
B. Open trenches or hazards shall be protected with yellow caution tape.
C. Contractor is responsible for removal and disposal of trash and debris generated as a result of this Project.
D. OAR shall perform periodic as well as a final clean-up inspection.
E. Contractor shall leave Project in at least a "broom-swept" condition.
END OF SECTION



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

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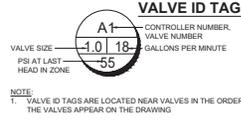
WILLOW GLEN SUBDIVISION

1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
Developer / Property Owner JARED HAYNIE IHMH Rentals LLC, 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131	PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	
EXCHEL ENGINEERING Client Engineer DAVID W. PETERSON, P.E. 12 West 100 North, SUITE #20 AMERICAN FORK, UTAH 84003 (801) 756-4504	IRRIGATION PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-1.0	

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL NUMBER	PAT.	RD. PSI	GPM	QTY	REMARKS					
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 3 SERIES	G.T.H.F.	30	10	15	20	WATER CONSERVING USE VAN NOZZLES AS NECESSARY				
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 4 U.S. SERIES	G.T.H.F.	30	26	35	52	na	WATER CONSERVING USE VAN NOZZLES AS NECESSARY			
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 10 U.S. SERIES	G.T.H.F.	17	30	39	52	na	WATER CONSERVING USE VAN NOZZLES AS NECESSARY			
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 12 U.S. SERIES	A.L.T.I.D.	17	30	65	87	130	74	196	250	WATER CONSERVING USE VAN NOZZLES AS NECESSARY
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 15 U.S. SERIES	G.T.H.F.	15	30	81	101	124	154	171	210	WATER CONSERVING USE VAN NOZZLES AS NECESSARY
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 15 SST	SST	15	30	121	141	174	210	250	WATER CONSERVING NOZZLE	
◆	RAINBIRD RIDD'S PPS POP UP SPRAY 15 SST	SST	30	81	101	124	154	171	210	WATER CONSERVING NOZZLE	
◆	RAINBIRD 2000 SERIES PPS MPR NOZZLES	G.T.H.F.	30	na	na	na	na	na	na	na	WATER CONSERVING NOZZLE
⊕	CONTROLLER: RAINBIRD ESP-LXME CONTROLLER WITH REMOTE, WALL MOUNTED IN MAINTENANCE ROOM										WALL MOUNT, COORDINATE WITH CONTRACTOR TO ADJUST LOCATION AND ORIENTATION WITH OWNER PRIOR TO CONSTRUCTION
⊕	WATER VALVE										OWNER FOR EXACT LOCATION
⊕	FLOW SENSOR										SEE DETAIL
⊕	RAINBIRD WPC-RC: WIRELESS RAIN SHUT OFF DEVICE										SEE DETAIL
⊕	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										SEE DETAIL
⊕	1.5" P.V. SUPPLY ARMAD PEEK FOR P.E. 150 - INST. ALL PER MANUFACTURER'S RECOMMENDATIONS (130 MICROIN)										SEE DETAIL
⊕	QUICK COUPLER: RAINBIRD 44 RC INSTALL PER MANUFACTURER'S SPEC.										10" RING VALVE BOX SEE DETAIL
⊕	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										SEE DETAIL
⊕	REMOTE CONTROL VALVE: RAINBIRD PPS-IP-PS-4 AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)										SEE DETAIL JUMBO BOX-PURPLE LID
⊕	DRIP CONTROL ZONE 07: RAINBIRD RIZZ-PPR-COM MED FLOW (SIZE AS NOTED ON PLAN)										SEE DETAIL
⊕	DRIP CONNECTION: PROVIDES DRIP HORIZONTAL TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										INSTALL FLUSH CAP SEE DETAIL
⊕	DRIP RISER S-B-1401 (ROOT WATERING SYSTEM) PROVIDE 2" TO EACH TREE LOCATED IN THE LAWN AREAS										SEE DETAIL
⊕	MAINLINE SCHEDULE 40 PVC WITH SCH. 40 FITTINGS: 1.5" DIAMETER 24" MIN. COVER										SEE PIPE SIZING CHART
⊕	LATERAL LINE SCHEDULE 40 PVC WITH SCH. 40 FITTINGS: SEE PIPE SIZING CHART										SEE PIPE SIZING CHART
⊕	DRIP LINE: RAINBIRD RPP-05-18-100 OR EQUIVALENT										SEE DETAIL
⊕	CLASS 200 SLEEVE PER PLAN										SEE DETAIL
⊕	WIRE CHANGE: BE TO TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1.12" DIAMETER MINIMUM										SEE DETAIL
⊕	NOT SHOWN: MULTI-STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPECS.										SEE DETAIL



NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED ROW SPACING
XSPP DRIP LINE	XSPP-05-18	1.5	18"	18"	18" ± 1"
TOTAL DRIP ZONE FLOW		10 GPM		TIME TO APPLY 1/4" OF WATER	23
MAXIMUM LATERAL LENGTH OF TUBING		300 FT		REQUIRED NUMBER OF STAKES	200
TOTAL LENGTH OF ZONE (INCLUDE APPLICATION ZONE)		1700 FT (Include 500' min. SUGGESTED HEAD LOSS AND FOOTER PIPE SIZE		NUMBER OF FLUSH POINTS	CLASS 200-14"

NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

Day	Type	Sun	Mon	Tue	Wed	Thurs	Fri	Sat	Operating Pressure
1st	UP	15 min	50 psi						
2nd	SP/SL	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

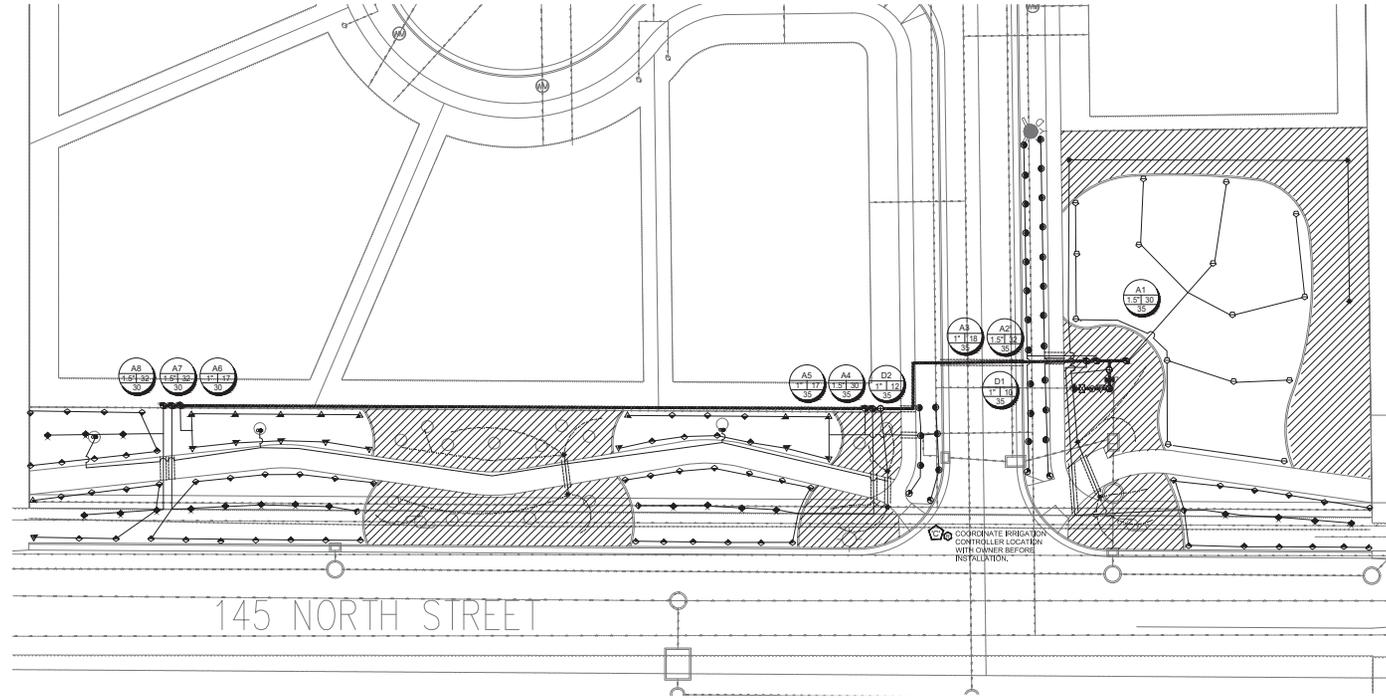
Day	Type	Sun	Mon	Tue	Wed	Thurs	Fri	Sat	Operating Pressure
1st	UP	15 min	50 psi						
2nd	SP/SL	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

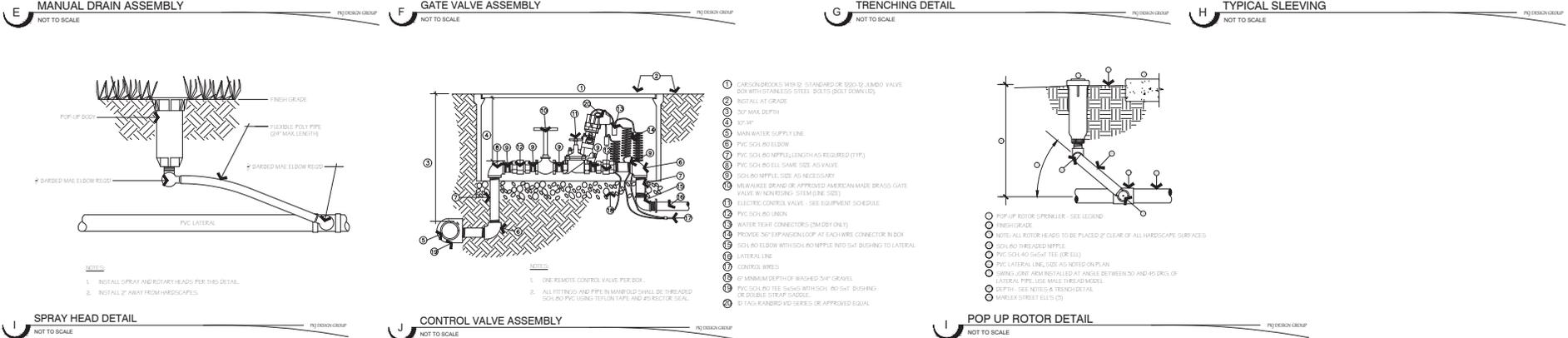
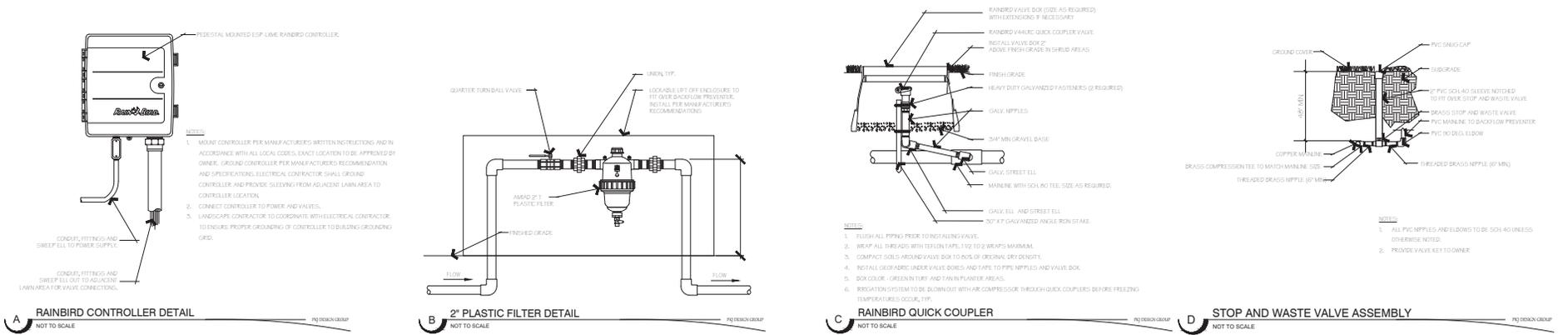
Day	April	May	June	July	August	Sept	October
1st	10 min	10 min	15 min	15 min	15 min	15 min	10 min
2nd	40 min	45 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

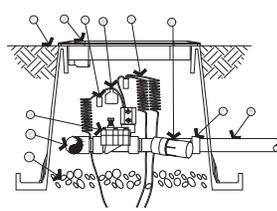
- ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.
- PHYSICAL DISCONNECT NOTE
- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE. PER PLANS, DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL ALL METAL 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4" LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
 - 3/4" 8 GPM
 - 1" 12 GPM
 - 1-1/2" 30 GPM
 - 2" 50 GPM
 - 2-1/2" 75 GPM
 - 3" 110 GPM
 - 4" 180 GPM
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BEDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 3 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE ANCHOR BOXES WHERE NECESSARY TO MINIMIZE LOADS FROM DRIP OR OTHER CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3" OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPS AT 2' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRE MUST HAVE SEPARATE COLORED FOR COMMON CONTROL AND SPARE. MINIMUM 3 SPARE WIRES FOR EVERY VALVE. ALL CONTROL WIRES TO BE INSULATED IN GAUGE COPPER. ALL SPARE WIRES MUST "HOMER" RUN TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE COLORED TO PREVENT GUESS OR OTHER DUBIOUS WORK. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SHADE ALL SPRAY HEADS 2' AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 80%.
- IRRIGATION CONTRACTOR SHALL PRESURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U.S. SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL INSTALL A MAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.



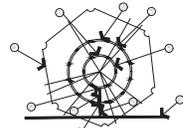
<p>ISSUE DATE: 12-14-2016</p> <p>PROJECT NUMBER: UT16055</p>	<p>PLAN INFORMATION</p> <p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>	<p>PROJECT INFORMATION</p> <p>WILLOW GLEN SUBDIVISION</p> <p>1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH</p>	<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>JARED HAYNIE HMH Rentals L.L.C. 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131</p>	<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LICENSE STAMP</p> <p>JTA KBA TM 11/14/2016</p> <p>IRRIGATION PLAN</p> <p>PRELIMINARY PLANS NOT FOR CONSTRUCTION</p> <p>IR-1.1</p>
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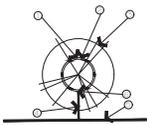
ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
12-14-2016		UT16055		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		WILLOW GLEN SUBDIVISION 1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH		Developer / Property Owner: JARED HAYNIE IHMH Rentals LLC, 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131		PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-2.5	
NO.	REVISION	DATE											
1	CITY COMMENTS	11-03-16											
2													
3													
4													
5													
6													
7													



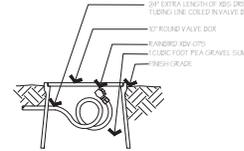
- FRESH GRADE
- STANDARD VALVE BOX WITH COVER
- RAINBIRD V6-112
- WATERPROOF CONNECTION
- RAINBIRD D6 SERIES
- VALVE 5/8" TAG
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- PRESSURE REGULATING FILTER
- RAINBIRD P10-100-100 (INCLUDED IN ICEE 100-PRF KIT)
- PVC 5/8" x 1/2" FEMALE ADAPTOR
- LATERAL PIPE
- REMOTE CONTROL VALVE
- RAINBIRD 100-100 (INCLUDED IN ICEE 100-PRF KIT)
- PVC 5/8" x 1/2" TEE OR BELL TO WARMED
- 1-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



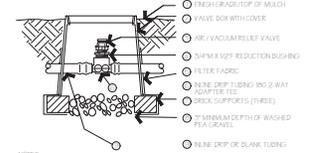
- TREE**
- 12" RADII
 - 30" RADII
 - RAINBIRD 105-05 OR 105-100 OR EQUIVALENT
 - TREE (DECIDUOUS OR EVERGREEN)
 - RAINBIRD XT 700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
 - LATERAL LINE
 - 4-WAY BARBED TEE
 - BARBED TEE



- SHRUB**
- 12" RADII
 - RAINBIRD 105-05 OR 105-100 OR EQUIVALENT
 - SHRUBS
 - RAINBIRD XT 700 TUBING OR EQUIVALENT AS APPROVED BY ARCHITECT
 - LATERAL LINE
 - BARBED TEE



NOTE: INSTALL AT END OF DRIP LINE RING FOR WINTERIZATION IN THE FALL.



1. SECURE ALL BARB FITTINGS WITH A STAINLESS STEEL PINCH CLAMP.
2. INSTALL AIR/VACUUM RELIEF VALVE AT HIGH POINT WITHIN DRIP ZONE.
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.

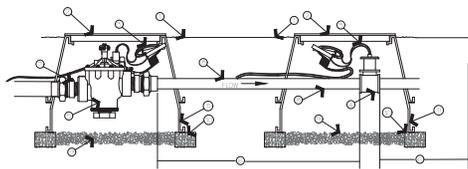
L DRIP CONTROL VALVE ASSEMBLY
NOT TO SCALE PKJ DESIGN GROUP

M DRIP IRRIGATION - IN LINE EMITTERS
NOT TO SCALE PKJ DESIGN GROUP

N FLUSH CAP BOX
NOT TO SCALE PKJ DESIGN GROUP

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
NOT TO SCALE PKJ DESIGN GROUP

- FRESH GRADE
- GREEN VALVE BOX AND COVER
- CONTROL WIRES WITH 1/2" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
- FLOW SENSOR PER IRRIGATION LEGEND
- RAINBIRD P10-0 SERIES MASTER VALVE
- STRAIGHT PIPE REQUIRED MINIMUM 1/4" PIPE DIAMETER UPSTREAM & MINIMUM 1/2" PIPE DIAMETER DOWNSTREAM
- LINED
- PVC MAINLINE - LENGTH AS REQUIRED
- 6" DEPTH OF WASHED 1/4" GRAVEL
- CONTINUOUS DRAIN SUPPORTS
- VALVE BOX EXTENDING REQUIRED



P MASTER VALVE & FLOW SENSOR
NOT TO SCALE PKJ DESIGN GROUP

ISSUE DATE 12-14-2016		PROJECT NUMBER UT16055		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		FILE	
NO. REVISION		DATE		<p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>		<p>WILLOW GLEN SUBDIVISION</p> <p>1900 EAST 145 NORTH SARATOGA SPRINGS, UTAH</p>		<p>JARED HAYNIE HMH Rentals LLC. 905 N. 1220 W. Pleasant Grove UT 84062 Phone: (801) 836-0131</p>		<p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>				JTA	
1 CITY COMMENTS		11-03-16												DRAWN: KBA	
2														CHECKED: TM	
3														PLOT DATE: 11/14/2016	
4														<p>IRRIGATION DETAILS</p> <p>PRELIMINARY PLANS NOT FOR CONSTRUCTION</p> <p>IR-2.6</p>	
5															
6															
7															



APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	December 19, 2016
Date of Review:	December 21, 2016
Project Name:	Willow Glen
Project Request / Type:	Preliminary Plat
Meeting Type:	Planning Commission / City Council
Applicant:	HMH Rentals LLC. (Jared Haynie)
Owner (if different):	Verna Peterson Family Trust (Vealynn Jarvis)
Location:	~ 1900 East and 145 North
Major Street Access:	145 North
Parcel Number(s) and size:	13:031:0035 – 7.0 acres
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3, A, Lehi City
Current Use:	Vacant/Agriculture
Adjacent Uses:	Vacant/Agriculture
Previous Meetings:	9/1/15 Petition for annexation accepted 12/1/15 CC – CC Rezone
Land Use Authority:	City Council for preliminary plats
Type of Action:	Legislative
Future Routing:	PC and CC Meetings
Planner:	Jeff Attermann, Planner I

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
 - Zone: R-3
- General Plan Amendment required: no
 - Designated LDR
- Additional Related Application(s) required: Final Plat application

Section 19.13.04 – Process

- DRC: 10/24/16: Connection to the north is acceptable. The drainage easement must be shown if not already present in plans.
- UDC: dates/comments
- Neighborhood Meeting: if required dates/comments

- PC: dates/comments/action
- CC: dates/comments/action

General Review

Building Department

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

Fire Department

- Width adequate for engine, minimum of 26 feet
- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development
- Cul-de-sac diameter, 96' drivable surface – use current Engineering detail
- Third party review required for sprinkler systems
- Dimension street and cul-de-sac widths on plat

GIS / Addressing

- comments

Urban Design Committee – 19.14.04

- Mechanical Equipment
- Windows
- Building Lighting
- Trash Enclosures, Storage Areas, and External Structures
- Exterior Materials
- Landscape Requirements
- Parking Lot and Street Lighting
- Design Standards
- Comments

Additional Recommendations:

-

Code Review

- 19.04, Land Use Zones
 - Zone: R-3
 - Use: Single family residential lots

- Density: The Willow Glen subdivision has 19 lots within 7.0 acres; 2.71 units per acre
 - Setbacks: **Complies.**
 - Front setback required: 25' – plans show 25'
 - Rear setback required: 25' – plans show 25'
 - Side setback required: 8'/20' minimum/combined – plans show 8'/20'
 - Corner side setback required: 20' – plans show 20'
 - Lot width: **Complies.** All lots are 70' wide or greater at the front setback.
 - Lot size: **Complies.**
 - Minimum lot size is 10,000 square feet. A reduction in lot size was requested and granted with the concept plan and rezone because the developer is providing an extra wide trail ROW on the south end of the property.
 - Lot coverage: to be reviewed with building permits
 - Dwelling/Building size: to be reviewed with building permits
 - Height: to be reviewed with building permits
 - Open Space: **Does not comply.**
 - Of the 304,735 square foot project area, 15% (45,710.25 square feet) of the total project area shall be dedicated to open space. According to submitted plans, 22,271 square feet (7.3%) of the total project area is dedicated to open space. Payment-in-lieu of open space will be used to comply with open space requirements.
 - The approximate payment, pending appraisal, is estimated at \$131,862.70 plus water fees of \$11,557.68 totaling **\$143,420.38.**
 - Sensitive Lands: **Complies.** No sensitive lands exist on the property per note on Sheet C3 of plans.
 - Trash: to be reviewed with building permits
- 19.05, Supplemental Regulations
 - Flood Plain: A small portion of the SW corner of the parcel is within the 500 year flood plain.
 - Water & sewage: Will connect to City infrastructure.
 - Transportation Master Plan: **Complies.** The proposed plat will not interfere with future transportation plans.
 - Minimum height of dwellings: to be reviewed with building permits
 - Property access: **Complies.** All proposed lots will have sufficient access to a public or private road.
 - 19.06, Landscaping and Fencing
 - General Provisions: **Complies.**
 - Landscaping Plan: **Complies.** All required information is included in the plans.
 - Completion – Assurances: All landscaping shall be completed before the issuance of a Certificate of Occupancy. Landscaping improvements shall be guaranteed for 1 year after final acceptance by warranty bond and warranty bond agreement. Will comply; will be handled through the building permit process.
 - Planting Standards:
 - Required plant size:
 - Deciduous Trees: 2" minimum caliper required – all deciduous trees are 2" in caliper per the landscape plan

- Evergreen Trees: 6' minimum height required – all evergreen trees are 6' in height per the landscape plan
 - Tree Base Clearance: **Complies.** Notes are included within the plans that the 3' tree base clearance requirement will be met.
 - Shrub size:
 - At least 25% of required shrubs shall be at least 5 gallons in size, the remaining must be at least 1 gallon in size. **Complies.** Nine out of the 30 total shrubs (30%) are 5 gallons in size. The remaining shrubs are 2 gallons in size per the landscape plan.
 - Turf:
 - No landscaping plan shall be composed of more than 70% turf. **Complies.** The landscape plan states that the amount of turf in the City required landscaping is under 70%
 - Drought tolerant plants:
 - At least 50% of all trees and shrubs shall be drought tolerant. **Complies.** All trees and shrubs are identified as drought tolerant per the landscape plan.
 - Rock: **Complies.** Proposed rock is of two separate sizes and two separate colors.
 - Planting and shrub beds: **Complies.** The 10,855 square feet of planter beds compose less than the maximum limit of 75% of the total landscaping. Weed barriers and concrete barriers to be used with each planter area per the plan. Drip lines are planned for shrubs and trees in planter areas.
 - Artificial turf: **Complies.** No artificial turf is proposed.
 - Evergreens: **Complies.** Evergreens are incorporated into the landscape.
 - Softening of walls and fences: **Complies.** No long sections of fencing exist that are not softened by vegetation.
- Amount of Required Landscaping: **Does not comply.** For the proposed 22,271 square feet of landscaping, the following is required:
 - 10 Deciduous trees, minimum – 9 proposed
 - 8 Evergreen trees, minimum – 7 proposed
 - 28 Shrubs, minimum – 28 proposed
 - 25% Turf, minimum (5,567 sf) – 13,481 square feet proposed
 - 75% Shrub beds (23,489 sf), maximum – 10,855 sf proposed
 - Fencing & Screening: **Complies.**
 - Fencing is provided along subdivision boundaries and along trail.
 - Fencing may be private or semi-private and 6' or 3' in height at the discretion of the property owner or HOA.
 - Screening at Boundaries of Residential Zones: **Complies.** A solid fence is planned for sections of the property abutting agricultural uses.

- Clear Sight Triangle: **Complies.** Clear sight triangles area specified and clear of fencing or plants above 3' in height per the landscape plan.
- 19.09, Off Street Parking: To be reviewed with building permit application.
- 19.11, Lighting
 - General Standards: **Complies.** Light poles and assemblies are standard as recommended by Saratoga Springs City. Color temperature is compliant. Details included within plans.
 - Residential Lighting: **Complies.** Light poles, fixtures and assemblies are all metal and black in color. Standard City lights will be used.
 - Lighting Plan: **Complies.** Required details are included within the plans.
- 19.12, Subdivisions
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 - Procedure / submittal requirements
 - Preliminary / Final / Condo / Minor / property line adjustments / plat amendment
 - General Subdivision Improvement Requirements
 - Subdivision Layout:
 - The subdivision should be consistent with the General Plan. **Complies.** The subdivision is consistent with the low-density residential designation of this area.
 - The maximum block length is 1,000 feet; pedestrian walkway required if over 800 feet. **Complies.** The block length is under 800 feet.
 - The use of connecting streets is required. **Complies.** The subdivision will include a stub street to the north. No other neighborhoods currently exist in adjacent properties.
 - Private roads. **Complies.** None of the roads in this subdivision are indicated as private.
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 - Access. Two separate means of access are required when more than 50 lots are planned. **Complies.** 19 lots are proposed in this subdivision; one access road is sufficient.
 - Driveways. To be reviewed with building permit application.
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 - All created lots must be buildable. **Complies.** All lots are buildable.
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- Boundary lines. **Complies.** No lots are created or divided by City or County boundary lines.
 - Remnant lots. **Complies.** No remnant lots are created that do not conform to City requirements.
 - Double access. **Complies.** No double access lots will be provided as indicated in plans.
 - Driveways on major arterials. **Complies.** No driveways will be constructed providing access onto the future arterial of 145 North as specified on the site plan.
 - Adopted street cross-section. **Complies.** Streets proposed comply with standard City cross-section.
 - Phasing: **Complies.** No phasing is proposed.
- Section 19.13, Development Review Process
 - General Considerations:
 - General Plan. Low density residential. **Complies.**
 - Natural Features. **Complies.** No natural features exist on the site.
 - Community & Public Facilities. **Does not comply.** Open space requirements from Section 19.04 are not met. Payment-in-lieu of open space will be used to comply with open space requirements. 19.13.10.
 - The approximate payment, pending appraisal, is estimated at \$131,862.70 plus water fees of \$11,557.68 totaling **\$143,420.38.**
 - Land Use Authority. The City Council is the land use authority for preliminary plats.
 - Payment in Lieu of Open Space:
 - According to Saratoga Springs City Code, a Payment in Lieu of open space may be utilized for developments in the R-3 zone. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:
 - The proximity of regional parks;
 - The size of the development;
 - The need of the residents of the proposed subdivision for open space amenities;
 - The density of the project;
 - Whether the Payment in Lieu furthers the intent of the General Plan; and
 - Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.
 - Excluded open space. landscaping strips, regional trail segments, landscaping buffers, sensitive lands, landscaping in parking areas, or other types of open space that may be specifically required by City ordinances and standards do not qualify for this program.
 - Developments that desire to participate in the Payment in Lieu of Open Space program will be presented to the Planning Commission and City Council as part of the review process.
 - This program is completely voluntary and developers who participate in it shall do so on a voluntary basis only. Written development agreements shall contain a description of the terms of this program.
 - This program is also voluntary for the City and approval of all payments in lieu of open space are made at the sole discretion of the City Council. No entitlements are granted by virtue of this

Chapter and all proposals to participate in this program are subject to the total and complete review and discretion of the City Council.

- 19.27, Addressing: No comment from GIS review.

- Fiscal Impact
 - Per the site plat map, all open space and trail improvements will be installed by the owner and maintained by a homeowners association unless otherwise noted on each improvement; and no such notes of City maintenance are included.
 - No cost to the City is anticipated.
 - No city maintenance is noted on submitted plans.



APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	December 19, 2016
Date of Review:	December 21, 2016
Project Name:	Willow Glen
Project Request / Type:	Preliminary Plat
Meeting Type:	Planning Commission / City Council
Applicant:	HMH Rentals LLC. (Jared Haynie)
Owner (if different):	Verna Peterson Family Trust (Vealynn Jarvis)
Location:	~ 1900 East and 145 North
Major Street Access:	145 North
Parcel Number(s) and size:	13:031:0035 – 7.0 acres
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3, A, Lehi City
Current Use:	Vacant/Agriculture
Adjacent Uses:	Vacant/Agriculture
Previous Meetings:	9/1/15 Petition for annexation accepted 12/1/15 CC – CC Rezone
Land Use Authority:	City Council for preliminary plats
Type of Action:	Legislative
Future Routing:	PC and CC Meetings
Planner:	Jeff Attermann, Planner I

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
 - Zone: R-3
- General Plan Amendment required: no
 - Designated LDR
- Additional Related Application(s) required: Final Plat application

Section 19.13.04 – Process

- DRC: 10/24/16: Connection to the north is acceptable. The drainage easement must be shown if not already present in plans.
- UDC: dates/comments
- Neighborhood Meeting: if required dates/comments

- PC: dates/comments/action
- CC: dates/comments/action

General Review

Building Department

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

Fire Department

- Width adequate for engine, minimum of 26 feet
- Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Fire hydrant locations, maximum separation of 500 feet for residential development and 300 feet for commercial development
- Cul-de-sac diameter, 96' drivable surface – use current Engineering detail
- Third party review required for sprinkler systems
- Dimension street and cul-de-sac widths on plat

GIS / Addressing

- comments

Urban Design Committee – 19.14.04

- Mechanical Equipment
- Windows
- Building Lighting
- Trash Enclosures, Storage Areas, and External Structures
- Exterior Materials
- Landscape Requirements
- Parking Lot and Street Lighting
- Design Standards
- Comments

Additional Recommendations:

-

Code Review

- 19.04, Land Use Zones
 - Zone: R-3
 - Use: Single family residential lots

- Density: The Willow Glen subdivision has 19 lots within 7.0 acres; 2.71 units per acre
 - Setbacks: **Complies.**
 - Front setback required: 25' – plans show 25'
 - Rear setback required: 25' – plans show 25'
 - Side setback required: 8'/20' minimum/combined – plans show 8'/20'
 - Corner side setback required: 20' – plans show 20'
 - Lot width: **Complies.** All lots are 70' wide or greater at the front setback.
 - Lot size: **Complies.**
 - Minimum lot size is 10,000 square feet. A reduction in lot size was requested and granted with the concept plan and rezone because the developer is providing an extra wide trail ROW on the south end of the property.
 - Lot coverage: to be reviewed with building permits
 - Dwelling/Building size: to be reviewed with building permits
 - Height: to be reviewed with building permits
 - Open Space: **Does not comply.**
 - Of the 304,735 square foot project area, 15% (45,710.25 square feet) of the total project area shall be dedicated to open space. According to submitted plans, 22,271 square feet (7.3%) of the total project area is dedicated to open space. Payment-in-lieu of open space will be used to comply with open space requirements.
 - The approximate payment, pending appraisal, is estimated at \$131,862.70 plus water fees of \$11,557.68 totaling **\$143,420.38.**
 - Sensitive Lands: **Complies.** No sensitive lands exist on the property per note on Sheet C3 of plans.
 - Trash: to be reviewed with building permits
- 19.05, Supplemental Regulations
 - Flood Plain: A small portion of the SW corner of the parcel is within the 500 year flood plain.
 - Water & sewage: Will connect to City infrastructure.
 - Transportation Master Plan: **Complies.** The proposed plat will not interfere with future transportation plans.
 - Minimum height of dwellings: to be reviewed with building permits
 - Property access: **Complies.** All proposed lots will have sufficient access to a public or private road.
 - 19.06, Landscaping and Fencing
 - General Provisions: **Complies.**
 - Landscaping Plan: **Complies.** All required information is included in the plans.
 - Completion – Assurances: All landscaping shall be completed before the issuance of a Certificate of Occupancy. Landscaping improvements shall be guaranteed for 1 year after final acceptance by warranty bond and warranty bond agreement. Will comply; will be handled through the building permit process.
 - Planting Standards:
 - Required plant size:
 - Deciduous Trees: 2" minimum caliper required – all deciduous trees are 2" in caliper per the landscape plan

- Evergreen Trees: 6' minimum height required – all evergreen trees are 6' in height per the landscape plan
- Tree Base Clearance: **Complies.** Notes are included within the plans that the 3' tree base clearance requirement will be met.
- Shrub size:
 - At least 25% of required shrubs shall be at least 5 gallons in size, the remaining must be at least 1 gallon in size. **Complies.** Nine out of the 30 total shrubs (30%) are 5 gallons in size. The remaining shrubs are 2 gallons in size per the landscape plan.
- Turf:
 - No landscaping plan shall be composed of more than 70% turf. **Complies.** The landscape plan states that the amount of turf in the City required landscaping is under 70%
- Drought tolerant plants:
 - At least 50% of all trees and shrubs shall be drought tolerant. **Complies.** All trees and shrubs are identified as drought tolerant per the landscape plan.
- Rock: **Complies.** Proposed rock is of two separate sizes and two separate colors.
- Planting and shrub beds: **Complies.** The 10,855 square feet of planter beds compose less than the maximum limit of 75% of the total landscaping. Weed barriers and concrete barriers to be used with each planter area per the plan. Drip lines are planned for shrubs and trees in planter areas.
- Artificial turf: **Complies.** No artificial turf is proposed.
- Evergreens: **Complies.** Evergreens are incorporated into the landscape.
- Softening of walls and fences: **Complies.** No long sections of fencing exist that are not softened by vegetation.
- Amount of Required Landscaping: **Does not comply.** For the proposed 22,271 square feet of landscaping, the following is required:
 - 10 Deciduous trees, minimum – 9 proposed
 - 8 Evergreen trees, minimum – 7 proposed
 - 28 Shrubs, minimum – 28 proposed
 - 25% Turf, minimum (5,567 sf) – 13,481 square feet proposed
 - 75% Shrub beds (23,489 sf), maximum – 10,855 sf proposed
- Fencing & Screening: **Complies.**
 - Fencing is provided along subdivision boundaries and along trail.
 - Fencing may be private or semi-private and 6' or 3' in height at the discretion of the property owner or HOA.
- Screening at Boundaries of Residential Zones: **Complies.** A solid fence is planned for sections of the property abutting agricultural uses.

- Clear Sight Triangle: **Complies.** Clear sight triangles area specified and clear of fencing or plants above 3' in height per the landscape plan.
- 19.09, Off Street Parking: To be reviewed with building permit application.
- 19.11, Lighting
 - General Standards: **Complies.** Light poles and assemblies are standard as recommended by Saratoga Springs City. Color temperature is compliant. Details included within plans.
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City of Saratoga Springs
Planning Commission Meeting
December 8, 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, Hayden Williamson, David Funk, Troy Cunningham
Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder
Others: Todd Myers, Russell Skuse

Excused: Ken Kilgore, Brandon MacKay

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

1. Pledge of Allegiance - led by Todd Myers

2. Roll Call – A quorum was present

3. Public Input

Public Input Open by Chairman Kirk Wilkins

No public comment was given.

Public Input Closed by Chairman Kirk Wilkins

Item 4 moved till later in the meeting

5. Approval of the 2017 Regular Meeting Schedule for the Planning Commission.

Motion made by Commissioner Funk to approve the 2017 Regular Meeting Schedule for the Planning Commission. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

6. Work Session: Maverik, located at the Northwest Corner of Redwood Road and Pony Express, Maverik Inc., Russell Skuse, applicant.

City Planner I Kara Knighton presented the application for review. The applicant is requesting a Rezone from Rural Residential to Regional Commercial for a gas station/convenience store.

Russell Skuse, applicant, was present to answer questions.

Commissioner Williamson asked if UDOT gave the approval for the full access.

Russell Skuse replied they have met with UDOT and that is in their standards, the access is something that will be worked out with UDOT as they go through the process. They have updated plans that reflect the changes to Redwood Road.

Commissioner Funk also wondered about the access on UDOT. He received clarification that there were 7 pumps. He commented that the landscaping didn't seem to meet the 20% requirement.

Russell Skuse responded that the new plans have had the landscaping adjusted.

Commissioner Steele recalled when they first designated the use as Business Park. She can't support changing the General Plan and the Zone. She commented on the placement of the ADA spots. The rear

elevation needs something to dress it up. She asked staff what they thought about parking in the rear. She commented that they may meet the minimum for trees but it seems there are no trees along Pony Express. The trees help mitigate sound and pollution. She noted the high traffic in the area during commute times that may be a safety issue.

Russell Skuse responded that they are capturing the traffic, not generating it. They are only asking to change their portion of the property. The ADA spots are compliant, in front of the doors. He said they could look at adding more trees as they move through the process.

Planner I Kara Knighton noted that with pending ordinance there is an exception that if 50% of parking is to the sides and rear then they could put 50% in the front.

Planning Director Kimber Gabryszak commented that they will be discussing the parking in the rear further in the subcommittee. Parking in the rear for instance doesn't make sense for this type of use.

Commissioner Cunningham was concerned about delivery trucks that may be blocking the area during peak hours. He referred to the problem in the Bluffdale store. He also asked about future widening of Pony Express. His other concern was how this would affect the General Plan. Russell Skuse commented that this area is much bigger and they would direct the trucks where to park to stay out of the flow of the parking area. Mark Christensen noted widening of the road is anticipated to happen to the south.

Commissioner Wilkins recalled requiring different delivery times which the commission suggested in another gas station, could we look at that. Planning Director Kimber Gabryszak responded that in that situation the truck radius was such that it would obstruct traffic, we don't have that situation here, but we can look at it with the traffic study and consider if there are going to be issues. Commissioner Wilkins is concerned about the ingress egress on Redwood Road. He would like to see some sort of speed adjustment on the main road because it is too fast to get into this store.

4. Public Hearing: Bicycle & Pedestrian Study & Master Plan, an element of the General Plan, City initiated.

Planning Director Kimber Gabryszak gave a summary of the study. It will be a standalone element of the General Plan (GP) and used with the Parks and Trails Master Plan. It includes goals and objectives for bicycle and pedestrian planning in the City, a background on existing conditions, a summary of public outreach and surveys, and the resulting proposed system improvements and prioritization. The plan identifies construction and ongoing maintenance costs. Changes were made based on previous work session and public hearing recommendations.

Public Hearing Open by Chairman Kirk Wilkins

No public input was given.

Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Steele commented that in the General Plan, the word handicapped should be changed to disabled. She asked if we had the equipment to sweep bike paths and for snow removal. City Manager Mark Christensen replied that they have the necessary equipment and do clear the trails currently. There is a prioritization in place. Commissioner Steele suggested that if we are going to encourage bike and pedestrian access we should talk with UDOT and get no parking signs along bike paths so bikes aren't forced into main traffic. She noted a few typo's in the document. She asked if we have continuous trail from the Marina to the Jordan River Trail. City Manager Mark Christensen responded not yet but it is planned. Commissioner Steele said in the appendix there are parking requirements. Planning Director Kimber Gabryszak noted that those are a reference to best practices, not a requirement. If the City chooses to adopt standards we can use this as a guide. Commissioner Steele was concerned with raised intersections, it should be to ADA standards, they look nice and serve a purpose but can present a danger.

Commissioner Williamson is concerned about bike parking standards; he doesn't want to force that onto businesses. He wondered how we will determine which model we get. Planning Director Kimber Gabryszak noted it will be similar to other plans where developments bring in the pieces and grants can fill

in the pieces. It gives us the vision and tools to get there so we can know what to look for, for instance when we restripe a road.

Commissioner Cunningham asked about further study with Lehi, are they open to coordinating this? Planning Director Kimber Gabryszak replied this just says it's needed, we'll see about it. Commissioner Cunningham asked about Pioneer Crossing eventually not accepting bicycles. Planning Director Kimber Gabryszak noted that we have been talking with UDOT and MAG about that. We are looking at other alternates and connections. This is something that is a ways out.

City Manager Mark Christensen noted at some point we need to ask is it worth tearing out houses to accommodate a bike lane; those are UDOT questions, we are having those conversations. For now we are planning for connectivity.

Commissioner Cunningham noted on pg. 66 bike lane restriping and asked if the cost was for just the bike lane or the whole road. City Engineer Gordon Miner commented that it was a bit high, probably for multiple stripes.

Commissioner Wilkins suggested they look at all the cost estimates. Planning Director Kimber Gabryszak said they would have public works review that. A lot of their info comes from UDOT and federal funding guidelines. City Manager Mark Christensen noted it is all part of the maintenance expense, for mobilization and other things. These are estimates for planning, not actual costs.

Commissioner Funk commented that this definitely looks better than last time.

Motion made by Commissioner Steele that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the adoption of the proposed bicycle and pedestrian master plan with the findings and conditions in the staff report. With the addition we ask staff to review estimated costs and make updates as necessary. Seconded by Commissioner Funk.

Planning Director Kimber Gabryszak suggested to add also with typos and minor changes discussed tonight. Accepted by Commissioner Steele and Commissioner Funk.

Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

7. Work Session: Discussion of Code and Vision.

Planning Director Kimber Gabryszak noted that City Council reviewed the Code Changes and assigned a code subcommittee. They will be taking it back to them in January.

8. Approval of Minutes:

a. November 10, 2016

Motion made by Commissioner Steele to approve the minutes of November 10, 2016. Seconded by Commissioner Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.

9. Reports of Action. – No Reports.

10. Commission Comments.

Commissioner Steele is concerned with our code enforcement. Sometimes things are reported that pop up regularly that don't get removed. Could code enforcement be more proactive rather than reactive? City Manager Mark Christensen took note and will let Police Chief Andrew Burton know.

Planning Director Kimber Gabryszak commented that the code officer got ahold of the balloon people and hopefully it will be gone.

11. Director's Report: - No report given.

- a. Council Actions**
- b. Applications and Approval**
- c. Upcoming Agendas**
- d. Other**

12. Motion to enter into closed session. – No Closed Session was held.

13. Meeting Adjourned at 7:28 p.m. by Chairman Kirk Wilkins

Date of Approval

Planning Commission Chair
Kirk Wilkins

City Recorder

DRAFT