Planning Commission Meeting

Thursday, October 23, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Regular Session commencing at 6:30 P.M.

Regular Meeting

1. Pledge of Allegiance.

2. Roll Call.

3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.

4. Public Hearing and Possible Recommendation: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant. Presented by Sarah Carroll.

5. Public Hearing and Possible Recommendation: Plat Amendment for Fox Hollow Neighborhood 2 located between Willow Creek Drive and Red Pine Drive, Flagship Homes, applicant. Presented by Sarah Carroll.

6. Concept Plan for Lakeside Plats 25, 26, and 27 located between 2600 South Shorewood Drive and 2800 South Redwood Road, Woodside Homes of Utah, LLC, applicant. Presented by Sarah Carroll.

7. Public Hearing and Possible Recommendation: Preliminary Plat for Beacon Point located at approximately 4300 South Redwood Road, Paul Watson/Mendenhall, applicant. Presented by Scott Langford.

8. Public Hearing and Possible Recommendation: Concept Plan, General Plan Amendment, and Rezone and for Riverbend Medical located at 41 East 1140 North, Blaine Hales, applicant. Presented by Kimber Gabryszak.

9. Public Hearing and Possible Recommendation: Revisions to the Land Development Code (Section 19.04, Neighborhood Commercial Setbacks). Presented by Kimber Gabryszak.

10. Approval of Reports of Action.

11. Approval of Minutes:

    1. October 9, 2014.

12. Commission Comments.

13. Director's Report.

12. Adjourn.

*Public comments are limited to three minutes. Please limit repetitive comments.

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.

City of Saratoga Springs
Planning Commission Meeting
October 09, 2014
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:
Commission Members: Jeff Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, Eric Reese, Hayden Williamson, Kara North
Staff: Kimber Gabryszak, Nicolette Fike, Eric Lundell, Kevin Thurman
Others: Paul Watson, Paul Linford, Jeff Nielsen
Excused: Eric Reese, Hayden Williamson

Call to Order - 6:36 p.m. by Jeff Cochran
Pledge of Allegiance - led by Jarred Henline
Roll Call - Quorum was present

Public Input Open by Jeff Cochran
No comments at this time.
Public Input Closed by Jeff Cochran

4. Public Hearing and Possible Recommendation: Preliminary Plat for Sail House located at 4500 South Redwood Road, Josh Romney and Paul Linford, applicant.

Kimber Gabryszak presented the Plat. The rezone decision was continued from City Council until accompanied by preliminary plat approval. Kimber reviewed the changes that have been made to the plat. She reviewed the requests from the developer and Code compliance. The plan is for a gated community and they are not entirely compliant with Connectivity. Staff's recommendation is a positive recommendation with conditions.

Paul Watson, for applicant, was present to answer questions.

Paul Linford addressed the connectivity request. They are trying to make it an upscale, gated neighborhood for safety and security. He is asking for consideration to not have road connectivity to other neighborhoods.

Public Hearing Open by Jeff Cochran
No comments at this time.
Public Hearing Closed by Jeff Cochran

Sandra Steele asked if there would be an HOA

Paul Watson responded that it would be an HOA.

Sandra Steele wanted to see a design for the gate. She suggested that there should be a place at the gate for a turn around so people that didn't get in wouldn't need to back out onto Redwood road.

Paul Watson responded that they would be willing to include that in the next plat.

Sandra Steele stated that the Code on connectivity was clear and while she understands that they want a private community, she feels they do need to provide connectivity to adjacent neighborhoods. She asked about the secondary water, and asked Eric Lundell how long he thought it would be until they had the water.

Eric Lundell responded that they were hoping to get a budget amendment and find the best location for a well soon. There are several projects further south that will be needing the water soon. Worst case may be about 2 years.

Paul Watson noted that they had thought of the water issue before. He feels they have good pressure but realized it would draw off of other areas.

Sandra Steele would recommend that a final plat could not be approved until such time that the secondary water issue was resolved.

Eric Lundell indicated that the Engineering would not approve construction plans without the adequate pressure to support the plans.

Kirk Wilkins told the developer that he thought it was a great product. He said the option for emergency one way gates for egress on the north or south would be advisable. He would support to approve the preliminary plat with conditions so that when the secondary water comes they can move forward. He asked about septic stubs, and the requirement.

Paul Watson said at this time they are planning just for the septic, no stubs.

Kimber Gabryszak noted that the code does not require a stub for this development.

Kara North liked the plans and thought it would be a beautiful neighborhood. She appreciates the desire for exclusivity and is sympathetic to the one entrance but she doesn't know that they could allow it with the Code.

Kimber Gabryszak said she spoke with Kevin Thurman and he doesn't see a way around it but the developer can make that request to the council.

Kara North, knowing that is the way the language is reading now, would make the request for the other egress at this point. She said thanks for complying with the other issues. She doesn't think we should hold the plan up for the water. She would be in favor of approving it now so they can move forward as soon as it comes through. She likes the connectivity trail.

Jarred Henline would be ok with the water condition as previously suggested by Commissioners. He indicated that it needed at least one route if not two and a trail. He suggested looking at option 1, to have emergency gates. On the connectivity condition he would suggest to leave it blank and allow the developer to decide what he needs to do to comply with code. He mentioned that Sandra Steele made a good point about the gate plans.

Jeff Cochran liked the development; it is something different in the city, thank you for bringing it to the city. He asked staff about the secondary water and what steps would have to happen to put it in place, before these guys can build.

Eric Lundell said they would need a budget amendment to drill another well. They need to drill a test well first. They know they are willing to have a well put in a certain area but geo-technically they are trying to stay as far north as they can. As soon as they get the test well and know that area of the city could support a well they would proceed.

Jeff Cochran asked if the city could see budget constraints that would keep that from happening?

Eric Lundell is not aware of any; Jeremy Lapin is hoping to get started on it this winter.

Jeff Cochran feels it is the Commission's responsibility is to see if the development meets code and without the connectivity it does not meet that. The Planning Commission does not have that discretion. He understands the want to keep it private, but feels there needs to be some connectivity.

Paul Linford asked if another possibility would be a walkway.

Kimber Gabryszak clarified that the code does require a road connection.

Paul Linford thinks there is a need for the upper end type of community. They feel it would be more marketable without connectivity, for privacy and safety.

Sandra Steele asked about the staff report indicating the double names on the streets that had been resolved and couldn't find them on the map. There were still a few streets that were double, like Rigging drive and Rigging Court. She indicated it was a public safety issue.

Paul Watson said in other cities it's more of an issue when a circle comes from a road with a different name it's easier to get lost. When police come down a Mooring street they know they are close to Mooring court. He was happy to change it. He would prefer to keep it one name.

Sandra Steele said our hands are tied with the code. She suggested that he go to Brian and see what he would prefer and what would work.

Motion by Kirk Wilkins that the Planning Commission forward a positive recommendation to the City Council for the Sail House preliminary plat on parcel 16:003:0025, as outlined in Exhibit 3, with the Findings and Conditions discussed in the Staff Report and in the Planning Commission today. The additional conditions: that the Final Plat approval shall not be given until such time as the

secondary water availability issue is resolved. That the design of the gate and entry shall be provided at time of Final Plat, ensuring adequate space and design for vehicles to turn around. And that the duplicate road names shall be corrected according to Code Section 19.27. Seconded by Sandra Steele. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

5. **Approval of Reports of Action.**
   Kimber reviewed the Report of Action.

   Motion by Jarred Henline that we accept the plan of action as presented by Kimber Gabryszak and authorize the Chair to sign. Seconded by Kara North. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

6. **Approval of Minutes:**
   1. **September 25, 2014.**

   Motion by Sandra Steele that we approve the minutes from September 25, 2014. Seconded by Kirk Wilkins. Aye: Sandra Steele, Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.

7. **Commission Comments.**
   Jarred Henline noted he would not be present at the next meeting.

8. **Director's Report.**
   Kimber Gabryszak noted what would be coming up in future meetings. She gave a follow up on what happened at the previous City Council meeting.

Meeting adjourned without objection by Jeff Cochran

Adjourn 7:29 pm

_____
Date of Approval

_____
Planning Commission Chair
Jeff Cochran

_____
Lori Yates, City Recorder

Planning Commission
Staff Report

Preliminary Plat
Heron Hills
October 23, 2014
Public Hearing

Report Date:	October 15, 2013
Applicant:	Steve Larson
Owner:	Old Towne Square LC
Location:	Approximately 3250 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:002:0023, 16:002:0021, 16:002:0025, 16:002:0020; Approximately 53.16 acres within these parcels
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3, Low Density Residential
Adjacent Zoning:	R-3, and R-3 PUD
Current Use of Parcel:	Undeveloped
Adjacent Uses:	RV park and undeveloped land
Previous Meetings:	Concept Plan Review with Planning Commission, 4-25-13 Concept Review with City Council, 5-7-13 and 8-6-13 Preliminary Plat Public Hearing with Planning Commission, 2-13-14 and 2-27-14
Previous Approvals:	Approved by City Council, 3-25-14
Land Use Authority:	City Council
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road. The project consists of 53.16 acres with 129 single family lots and 7.35 acres of open space.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed preliminary plat at their discretion, and choose from the options in Section "I" of this report. Options include recommendation to the City Council for approval as proposed, a recommendation for conditional approval based on additional modifications and/or conditions, or a recommendation for denial based on non-compliance with findings of specific criterion.

B. Background: The Heron Hills Preliminary Plat was reviewed by the Planning Commission on February 13 and 27, 2014 and approved by the City Council on March 25, 2104. Minutes from those meetings are

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attached. Since those meetings it has been brought to our attention that while notices were sent, not all of the property owners within 300 feet of the boundary received notice of the public hearing. Adjacent property owners have since become aware of the project and have requested a new public hearing. Originally the mailing list was created by the applicant, as required by Code. This time staff created the mailing list. To address this type of issue, staff recommends that the mailing labels be created in-house in the future.

C. **Specific Request:** The applicant is requesting approval of the Preliminary Plat for Heron Hills. The proposed subdivision layout is very similar to the conceptual layout that was presented to the Planning Commission on April 25, 2013 and to the City Council on May 7, 2013 (attached).

In exchange for creating larger lots near the lake and giving up lakefront lots for the creation of a public lakefront park, the developer requested that the City allow lot size reductions to allow for 9,000 square foot lots, as outlined in the R-3 zone. This idea was proposed during the Concept Plan review process and received support during the City Council review on August 6, 2013.

D. **Process:** Section 19.13.04 of the City Code states that Preliminary Plats require a public hearing with the Planning Commission and that the City Council is the approval authority.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

E. **Community Review:** Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. Public input was received at a public hearing on February 13, 2013 and will be received again during the public hearing on October 23, 2014. The City Council is not required to hold a public hearing for these applications.

F. **Planning Commission 2/27/14 Review:** The Planning Commission reviewed the proposed preliminary plat on February 13, 2014 and on February 27, 2014 and recommended approval with the following conditions:

- That the driveways on lots 106, 107, 108, 202, 203, 222, and 223 be positioned furthest from Redwood Road (if a revised lot layout alters these lot numbers then the lots closest to Redwood Road shall position the driveways furthest from Redwood Road).
- That the flag lots be revised to meet the frontage requirements.
- That the detention be placed in the HOA ownership.
- That the City and developer Master plan the park together.
- That staff revisit the safety concerns that were expressed by the residents.

G. **General Plan:** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The proposed plan consists of 2.84 units per acre; thus, the proposed density is consistent with the General Plan.

H. **Code Criteria:** The property is zoned R-3, Low Density Residential. Section 19.04.13 regulates the R-3 zone and is evaluated below.

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. This project is proposing 129 lots for single-family homes; thus, the proposal is a permitted use in the R-3 zone.

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Minimum Lot Size: up for discussion. The minimum lot size for any use in this zone is 10,000 square feet. The proposed subdivision has lots ranging in size from 9,000 to 35,915 square feet. Section 19.04.13(4) allows the City Council to approve reductions in lot sizes, as outlined below.

a. Residential lots may be proposed that are less than 10,000 square feet as indicated in this Subsection.

   i. The City Council may approve a reduction in the lot size if it finds that such a reduction serves a public or neighborhood purpose such as:

      1. a significant increase in the amount or number of parks and recreation facilities proposed by the developer of property in this zone;

      2. the creation of significant amenities that may be enjoyed by all residents of the neighborhood;

      3. the preservation of sensitive lands (these areas may or may not be eligible to be counted towards the open space requirements in this zone – see the definition of "open space" in § 19.02.02); or

      4. any other public or neighborhood purpose that the City Council deems appropriate.

   ii. In no case shall the overall density in any approved project be increased as a result of an approved decrease in lot size pursuant to these regulations.

   iii. In making its determination, the City Council shall have sole discretion to make judgments, interpretations, and expressions of opinion with respect to the implementation of the above criteria. In no case shall reductions in lot sizes be considered a development right or a guarantee of approval.

   iv. In no case shall the City Council approve a residential lot size reduction greater than ten percent notwithstanding the amenities that are proposed.

   v. In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development.

Findings: At the March 25, 2014 City Council meeting, the Council approved the lot size reduction from 10,000 to 9,000 square feet because the applicant is providing a public park near the lake rather than placing lots in that location. The overall density is 2.84 units per acre and does not exceed what's allowed in the R-3 zone. The reduction is not greater than 10% of the 10,000 square foot minimum required in the R-3 zone. The last requirement which states "In no case shall the City Council grant a residential lot size reduction for more than 25% of the total lots in the development" was added to the Land Development Code on June 3, 2014 and was not in place when the Preliminary Plat was originally approved. 54% of the lots are in the 9,000-10,000 square foot range.

Setbacks/Yard Requirements: complies. The R-3 zone requires front setbacks of 25 feet, side setbacks of a minimum of 8 feet and a total of 20 feet, and rear setbacks of 25 feet. For corner lots the side yard abutting the street is to be 20 feet. The standard setback detail on the Preliminary Plat exceeds these requirements and may be modified to meet them. The setbacks will be recorded on the final plat and will be verified with each building permit application.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots are a minimum of 70 feet wide at the front building setback.

Minimum Lot Frontage: complies. Every lot in this zone shall have at least 35 feet of frontage along a public street. The proposed lots comply with this requirement, except for the two flag lots, 114 and 115. A review of flag lots is found on page 4 of this report.

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Flag Lot, staff width: does not comply. The definition for flag lot states: "Flag lot" means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs. The staff for lot 115 is 28.43 feet wide and needs to be increased. One of the conditions of approval is that this be increased to 30 feet wide.

Percentage of Flag lots: complies. Section 19.12.06(2)(c) states that for subdivisions with more than 50 lots, no more than 5% of the lots are allowed to be flag lots. The proposed plans indicate that 2 of the 129 lots are flag lots; this is less than 5%.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: complies. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space. These requirements will be reviewed by the building department with each individual building permit application.

Open Space: complies. The R-3 zone requires 15% of the total project area to be installed as open space to be either public or common space not reserved in individual lots.

The plans indicate the total project area is 48.97 acres (excluding 4.19 acres for UDOT Redwood Road right-of-way) and that the following open spaces will be provided:

1.93 acres of open space along Redwood Road for trails
3.45 acres for a City Park
<u>2.53 acres for an HOA Park</u>
7.91 acres TOTAL, of which 3.51 acres or 44.37% is sensitive lands

The open space requirement for 48.97 acres is 7.35 acres; the plans exceed this requirement. During the Preliminary Plat review the applicant proposed two park options to the City Council. One option had the detention basin in the future City park and one option had the detention basin in the future HOA open space area adjacent to the future City park. The City Council approved the option with the detention basin in the HOA open space (this plan is attached).

Development of Open Space:
The code requires the open space to be installed by the developer in a manner that will "meet the minimum recreational needs of the residents of the subdivision." During the Concept Plan Discussions the City Council discussed the creation of a non-motorized watercraft launch and/or dock at this park in order to serve residents of the City. The developer suggested master-planning the park with the City and determining what the City will be responsible for and what he will be responsible for. Since the Preliminary Plat approval that occurred on March 25, 2014 two meetings were held to discuss the planning of the park, yet no conclusions were reached. The applicant would now like to propose that they initially install their share of the park improvements and allow the City to add to the park in the future at their discretion. Staff recommends that a park plan and an overall landscape plan be required with the first final plat application. This has been added as a condition of approval.

Sensitive Lands: complies.

- The R-3 zone requires that sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands. The proposed development did not include the sensitive lands in the base acreage when calculating the density. The density is based off of a net project area of 45.46 acres. The total project area is 53.16 acres. The net acreage excludes the UDOT right of way and the sensitive lands.
- The R-3 zone requires all sensitive lands to be placed in protected open space. The plans indicate such.

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- The R-3 zone requires that no more than 50% of the required open space area shall be comprised of sensitive lands. The sensitive lands are equal to 44% of the open space.

Second access: complies. The Code requires a second access once the development reaches 50 lots. The proposed plans indicate a second access and the phasing plan shall take into consideration this requirement.

Phasing plan: does not comply. Section 19.12.02 (6) requires that when a development is proposed to occur in stages, then the open space or recreational facilities shall be developed in proportion to the number of dwellings intended to be developed during any stage of construction.

The phasing plan indicates six phases as follows:

Phase					Open Space				
Name	Lots	Area	Redwood	Req'd 15%	Dedication	Parcel		Cummulative	
#	#	ac	ac	ac	Label	ac	%	ac	%
1	15	8.10	2.06	0.91	"E" & "F"	0.91	15%	0.91	15%
2	23	8.11	0.70	1.11	"C" & "D"	1.02	14%	1.92	14%
Park	-	4.09	0	0.61	"A"	4.09	100%	6.01	34%
3	24	8.71	1.42	1.09	-	0.00	0%	6.01	24%
4	30	9.24	0	1.39	-	0.00	0%	6.01	18%
5	19	6.32	0	0.95	-	0.00	0%	6.01	15%
6	18	8.59	0	1.29	"B"	1.94	23%	7.95	16%
	129	53.16	4.18	7.35		7.95			

The Council may wish to discuss the phasing plan. Phases 1, 2 and 3 include portions of the Redwood Road trail and the public park is proposed with Phase 2. However, no access to the park is provided with Phase 2. Because Parcel B is generally for the benefit of the lot owners near the lake and will remain in a native condition, it is not necessary to dedicate this land prior to the development of the surrounding lots. However, the phasing plan should be reconsidered to meet this code requirement and so that access is provided to the park with Phase 2 or 3. Staff recommends that the applicant submit a revised phasing plan that meets this requirement with the first final plat application. This has been added as a condition of approval.

Fencing: can comply. Section 19.06.09(6) states "Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. In an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Semi-private fencing is required along trail corridors. A fencing plan has not yet been submitted. Staff recommends the final plat plans include fence locations and details. This has been added as a condition of approval.

I. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Preliminary Plat, discuss any public input received at their discretion, and make the following motion:

Recommended Motion:

I move that the Planning Commission recommend approval to the City Council of the Heron Hills Preliminary Plat located at approximately 3250 South Redwood Road based on the findings and conditions listed below:

Findings:

1. Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.

2. The proposed preliminary plat is consistent with the General Plan as explained in the findings in Section "G" of this report, which findings are incorporated herein by this reference.
3. The proposed preliminary plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "H" of this report, which findings are incorporated herein by this reference.

Conditions

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. The staff for the flag lots shall be increased to a minimum of 30 feet wide.
4. 54% of the lots may be in the 9,000-10,000 square foot size range.
5. An overall landscape and amenities plan shall be submitted with the first final plat application and shall be approved by the City Council prior to approval of the first final plat.
6. The detention basin shall be located in the HOA open space area and not in the future City park.
7. The phasing plan shall be revised to meet the requirements of Land Development Code Section 19.12.02 (6) and shall be submitted with the first final plat application and shall be approved by the City Council prior to approval of the first final plat.
8. The final plat plans shall include fence locations and details.
9. Any other conditions as articulated by the Planning Commission:

_____

Alternative Motions:

Alternative Motion A

"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 follows:

_____

_____

_____

_____

Alternative Motion B

"Based upon the analysis in the Staff Report and information received from the public, I move that the City Council deny the proposed preliminary plat, located at approximately 3250 South Redwood Road. "

List findings for denial:

_____

_____

_____

_____

J. Exhibits:

A. Engineering Staff Report
B. Location Map
C. Planning Commission Minutes, 2-13-14
D. Planning Commission Minutes, 2-27-14
E. City Council Minutes, 3-25-14
F. Preliminary Plat (with detention basin on HOA property)
G. Phasing Plan

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City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Heron Hills
Date: February 13, 2014
Type of Item: Preliminary Plat Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Steve Larson*
Request:	*Preliminary Plat Approval*
Location:	*Approximately 3250 South Redwood Road*
Acreage:	*53.16 acres - 129 lots*

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

D. Conditions:

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

2) Developer shall bury and/or relocate all overhead power lines that are within and adjacent to this plat.

3) Developer shall provide a geotechnical report and hydrologic/hydraulic storm drainage calculations.

4) All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

5) Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

6) Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

7) Developer shall provide plans for and complete all improvements within pedestrian corridors.

8) Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

9) 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.

10) Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

11) Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

12) Project shall comply with all ADA standards and requirements.

13) Developer shall provide a letter from the appropriate property owner indicating they will provide an easement for the temporary access road. Developer shall also provide a letter from the appropriate property owner indicating they will provide an easement for the temporary turnaround.

14) Developer shall improve all park strips not adjacent to lots as per City standards. Such parkstrip shall be dedicated to and maintained by the HOA.

15) Developer shall provide a detention pond design that minimizes the footprint and impacted area to the park property. The floor of the detention pond shall be a minimum of one foot above high ground water level.

16) Developer shall provide a wetland delineation to identify their exact location. Any work being performed within the boundaries of wetlands or may impact wetlands will require a ACOE 404 permit and must comply with all local, state, and federal laws for any location(s) in which.

17) Developer shall provide 12’ paved access road and access easement at any location where the sewer or storm drain manholes are located outside the ROW. Pipelines and easements shall not be located with lot boundaries.

18) Developer shall include detention basin and cleaning unit with first phase.

19) Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

20) Master planned culinary and secondary water facilities are planned on this property. Developer shall coordinate with the City's master plans to accommodate the required infrastructure.

21) Developer shall ensure that the sensitive lands portion of the proposed open space does not exceed the allowable amount of the total required open space.

22) Developer shall coordinate with El Nautica Corp for the relocation of their prescriptive access easement. They will need to vacate any recorded or prescriptive easements prior to the recording of lots encumbered by such easements. Developer shall verify the new access is navigable by the large trailers that use the El Nautica facility.

23) Developer shall extend Swainson Ave. to Redwood Road and align access on the East and West Sides of the road.

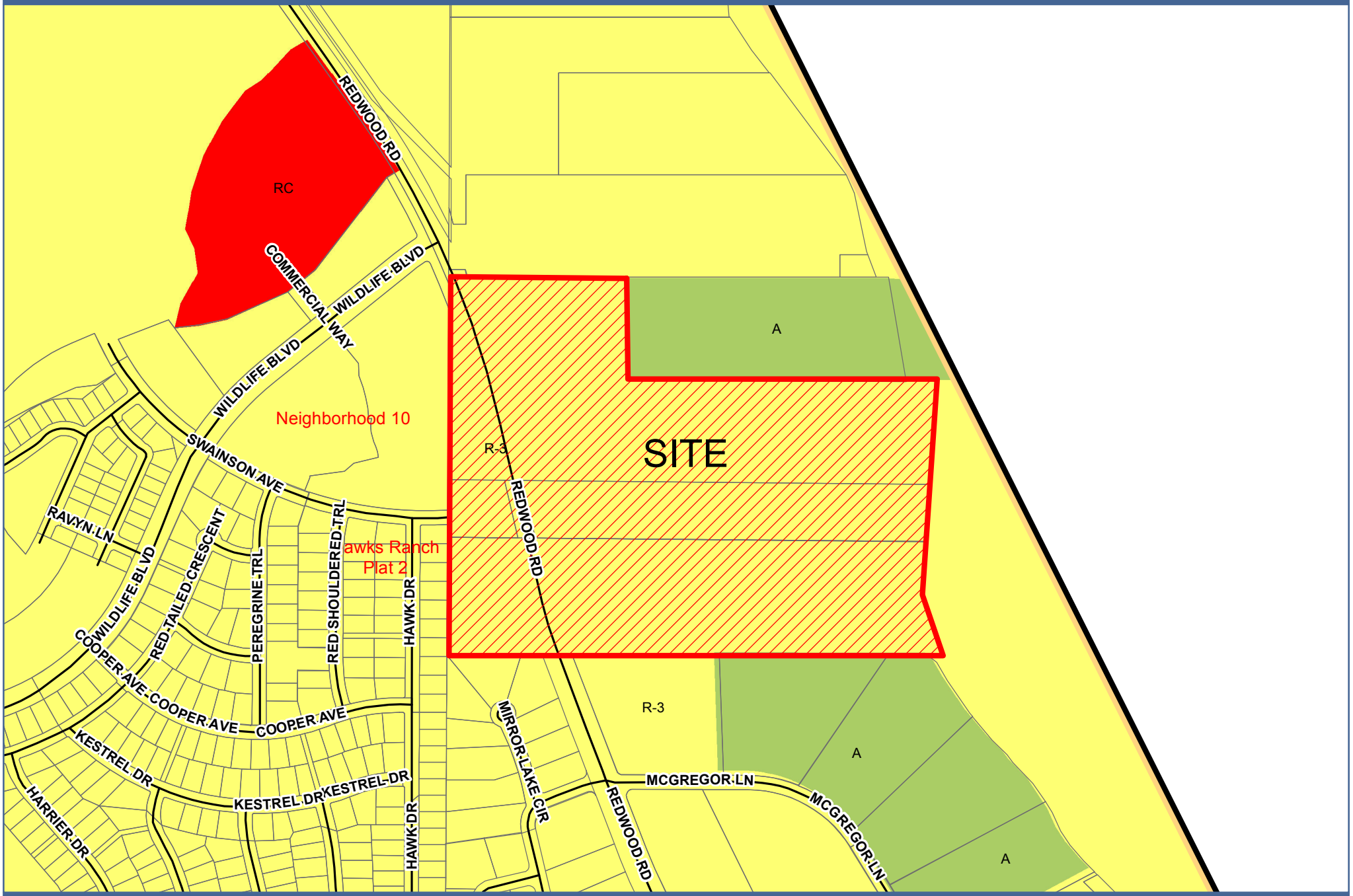
24) The meandering trail along the lakeshore shall be constructed at least 1' above the 100-year FEMA flood elevation, shall be 8' wide, and shall be concrete.

25) Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.

26) Developer shall obtain UDOT approval for all proposed points of access off of Redwood Road and complete the half-width improvements along Redwood Road as per the City's Transportation Master Plan.

27) The existing secondary water system may not be able support this project. An additional source may be required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system may be able to support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.

Location Map



Heron Hills

0 225 450 900 Feet

Planning Commission Meeting

Thursday, February 13, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Present:
Commission Members: Jeff Cochran, Sandra Steele, Eric Reese, Kara North, Hayden Williamson and Kirk Wilkins
Absent Members: Jarred Henline
Staff: Lori Yates, Kimber Gabryszak, Scott Langford, Sarah Carroll, Jeremy Lapin
Others: Gary Lunt, Lorie Lunt, Christine Redding, Billie Hawkins, John Woodward, Bill Raines, Barbara Raines, Candy Johnson, Jefferson Johnson, Fred Weindorf, Judy Weindorf, Bret Walker, Ainee Walker, Steve Maddox, Cari Krejci, Leah Hansen, Ryan Poduska, Shawn Walker, Nancy Brown, Viven Prins, Krisel Travis, Loma McKinnon, Paul Watson, Chad LaBaron, Tina LaBaron, Jared Thorn, Pat Vehrs, David Canon, Josh Romney, Dan Reeve, Bryan Framm, Gerald Kammerman, Ken Berg, Kevin Oviatt

7. Public Hearing: Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the preliminary plat for Heron Hills.

Jeff Cochran opened the public input.

Bret Walker there is a concern with the two existing roads (McGregor Lane and Hawks Landing) conveying onto a single lane highway with no shoulder which creates many safety issues. The lots to the south of the proposed project are larger lots and what is the reaction going to be from those property owners.

Ryan Poduska would recommend that the road near Swainson Ave be completed in the first phase of the development.

Tina LaBaron feels that it's unnecessary to have access to the lake in this development. The marina is located just south of this project and that is feasible for the area, an additional marina is not necessary. She would like to see a park included in the development as well. Not pleased with the smaller lots next to 5 acre properties.

Jeff Cochran closed the public input.

Kara North appreciates comments made by the public. With the continued growth would only one access to the lake be the answer, concerned that it may be needed. She would support a park if the City Council would favor such request. The proposed roads accessing onto Redwood Road is of a traffic concern. There is a lot to balance given the concerns expressed by the residents.

Kirk Wilkins said he has concerns with the proposed rezone. He would favor option 3 for a Master Plan, but is against the adjustment of sensitive lands.

Eric Reese has no issue with the proposed plan at this time.

Hayden Williamson favors the proposed rezone. He would like to see the park be developed in a way that it's useful.

Sandra Steele would recommend that the proposed street names be changed back to the original names. She would recommend that the development be named Heron Hills instead of Playa Escalante. She is concerned with approving a plat that doesn't meet City's rezoning standards and would recommend that this item be continued until the Planning Commission reviews the rezone application.

Jeff Cochran agrees that the rezone needs to be reviewed prior to the review of the preliminary plat. He would like to recommend that the secondary access be paved.

Motion was made by Sandra Steele and seconded by Kara North to continue the Preliminary Plat for Heron Hills until the February 27, 2014 Planning Commission meeting. Aye: Sandra Steele, Kara North, Eric Reese, Hayden Williamson, Kirk Wilkins and Jeff Cochran.

Planning Commission Meeting

Thursday, February 27, 2014
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Present:
Commission Members: Jeff Cochran, Sandra Steele, Jarred Henline, Kara North, Hayden Williamson and Kirk Wilkins
Absent Members: Eric Reese
Staff: Lori Yates, Kimber Gabryszak, Sarah Carroll, Kevin Thurman, Chantelle Rosson
Others: Aimee Walker, Brett Lowell, Greg Larsen, Henry Barlow, Reed Barlow, Sterling and Sandy Parker, Ben Washer, Josh Tippetts, Stephen Sowby, Steve Larson, Colbey Hawks, Mark Nelson, Emily Shoell, Jen Southwick, Karalyn Becraft, Janette Crump, Keveny Daley, Abby Nielson, Dan McGarry, Brylee Sage, Maddy Butler, Kelsie Lish, Tina LeBaron, Mary Ann Krull, Amy Loveless, Kelsey Dean, Devar Klingonsmith, Ross Welch, Danielle Cahoon, Ashley Buhman, Mark Buhman, Ben Dean, Sara Merrell, Maurie Pyle, Brooke Snowball, Ryan Poduska, Kathy Hansen, Chad Hansen, Nina Broadbent, Bret Walker, Anna Henry, Steve Maddox, Heather Cole, Paula Heaton, Carl Whiting

4. Public Hearing: Rezone and Concept Plan for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the Rezone and Concept Plan for Heron Hills.

Steve Larson, applicant is open to options from the Planning Commission with regards to the detention basin and other ways to facilitate the proposed development.

Jeff Cochran opened the public input.

Bret Walker reminded the Planning Commission that the resident recently voted to exclude high density here in the City. Bret is concerned with the outlet being so close to Redwood Road which poses a safety concern. The proposed development is too close to the main road. There is a blind hill near this development also that creates a safety concern.

Aimee Walker adding additional homes to this area will only create additional problems with the secondary water. We as current residents rely on the secondary water. Redwood Road is known to have a large number of cyclist riding that area, we add more homes and traffic to the road this will be creating a safety hazard. Redwood Road has a blind spot near this development that will be a safety concern as well for those residents exiting the development.

Tina LaBaron would suggest doing without the proposed park and that the zoning is kept as R-3. Rather than another marina the city should to bring in additional sand to the existing beach.

Mary Ann Krull the lot sizes are too small for this area. She is afraid that the homes will become rentals. The surrounding homes will decrease in value. This is a beautiful community but decreasing the lot sizes will not be a benefit. Remember there is a limited water supply. She is against this development and feels that this development will harm the community. The traffic will only increase to the already high volume traffic. There is no walking trail to the area; the residents don't want high density, where would they park if there was a beach front. The city already has a beach area.

Amy Loveless would like to see R-3 zoning and no extra beach. She indicated that the existing beach still needs to have modifications.

Jeff Cochran closed the public input.

Jeremy Lapin the secondary water for this development has been thoroughly reviewed and the applicant is responsible for building infrastructure if needed. The Redwood Road vertical curve is a concern and will address this issue with UDOT since this is a UDOT road and is their responsibility. He is unaware of any distance restrictions for driveways located near a major roadway but will review the Code regarding this matter. The proposed park layout will include parking and will accommodate those using the facility.

Sarah Carroll indicated that no driveways will back onto Redwood Road. There would be a trail along Redwood Road and the back of those homes. The R-4 zone density is 2.84 acres which would include up to 4 units per acre. The proposed plan meets the R-3 zoning and this plan contains the same number of lots that was previously submitted.

Hayden Williamson asked if there would be a difference in the number of lots with and without the park.

Ken Berg, applicant stated that there is more open space that is required and if the park was installed then there would be 124 lots if the open space was not proposed then there would be 129 lots. The property includes a portion of the lake which would be unique to the development.

Steve Larson is complying with a more positive development and we have been trying to work with the City and would be willing to meet with the residents.

Sandra Steele stated that she is one who wanted to see changes to this plan; the applicant took it to heart and made those changes. The decisions have to be made that will be best for the community. The park will service all those within the community. The driveways located near Redwood Road are a valid concern. She asked if the developer would be willing to place the driveways on the east side of Redwood Road be placed on the easterly side and those driveways on the western side of Redwood Road be placed on the westerly side. This would be a better layout for the development. She would suggest that the three street names be changed, feels that the names are too long and confusing names. She also suggested the name of the subdivision be Heron Hills. She would recommend option#3 for the parks and option #2 for the detention basin.

Hayden Williamson thanked the residents for attending the meeting and providing their input. He feels that there are safety concerns that have been expressed by the citizens which is the access near Swainson Avenue. Hayden asked staff if another second access could be reviewed rather than what is being proposed.
Jeremy Lapin felt that the proposed access fit the area but staff could explore all possible options.
Sarah Carroll indicated that an cul-de-sac could be a possibility.
Hayden would like to see a better solution for the secondary access road. Will the detention basin be grassed?
Sarah Carroll indicated that hasn't been determined yet at this time.
Hayden Williamson will the detention basin be a playable space?
Sarah Carroll stated that it could be.

Kirk Wilkins asked that staff work with the applicant regarding the park. He is fine with the proposed zoning along with the proposed concept plan. He would favor option #2 for the detention basin. He asked that staff and applicant work with UDOT regarding a potential option to provide adequate safety to the area.

Kara North thanked the residents for their input. She feels that a majority of concerns have been resolved by staff. If the City standards are being met with Redwood Road then that is less of a concern. Parking at the park is a must. Would like to see option #2 for the detention basin and to fix the flag lot and be in compliance with the 30 foot width.

Jarred Henline based on prior discussions the developer has made the necessary changes asked by the City. He would favor option #2 for the detention basin. He appreciates the applicant working with the City.

Jeff Cochran the applicant has done what has been asked of him. The density isn't going to change if a new plan was to be presented. He feels that option #2 for the detention basin will work. He is concerned with the flag lots on the west side of the development and asked if the developer would be willing to make those lots more valuable.

Motion was made by Kara North and seconded by Sandra Steele to forward a positive recommendation to the City Council for the approval of Heron Hills Rezone located at approximately 3250 South Redwood Road, Steve Larson, applicant based on the findings and conditions listed in the staff report dated February 27, 2014 and subject to the rezone occuring at the time of recordation. Aye: Kara North, Sandra Steele, Jarred Henline, Hayden Williamson, Kirk Wilkins and Jeff Cochran. Motion was unanimous.

5. Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Sarah Carroll presented the Preliminary Plat for Heron Hills at the time of the rezone.

The Planning Commission discussed this item with the rezoning.

Motion was made by Kara North and seconded by Kirk Wilkins to forward a positive recommendation to the city Council for the approval of the Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant based on the findings and conditions listed in the staff report dated February 27, 2014. Aye: Kara North, Kirk Wilkins, Jarred Henline, Hayden Williamson, Sandra Steele and Jeff Cochran.

Subject to:

1. **That the driveway for Lots 202, 203, 106, 107, 108, 222, and 223 be reconfigured.**
2. **That the flag lots be revised.**
3. **That staff and applicant revisit the safety concerns along Redwood Road.**

CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING

Tuesday, March 25, 2014

Meeting held at the City of Saratoga Springs City Offices

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

Present:

Council Members: Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilwoman Call, Councilman McOmber and Councilman Poduska

Staff: Lori Yates, Mark Christensen, Spencer Kyle, Kimber Gabryszak, Sarah Carroll, Chief Jess Campbell, Mark Edwards, Owen Jackson

Others: Karalyn Becraft, Ryan Poduska, Jennifer Klingonsmith, Barbara Poduska, James Derica, William, Andrew, and Daniel Yates, Tina LeBaron, Aimee and Bret Walker, James Doolin, Aaron Evans, Alison Johnson, Jeni Bitter, Suzanne Werner, Robert Werner, Christie Eager, Travis Jordan, Devia Olsen, Lori Sims, Lisa and Matthew Morris, Matt Percy, Jake Smith, Dawson Balzotti, Noah Jordan, Dasan Rohner, Zachary Warren, Huey Kolowich, Eric Anderson, Adam Stout, Gayle Hutching, Joseph Sims, Faye Fackrell, Leil Fackrell, Blair Hutchings, Andrew Bargeron, Zach Warren, Michelle Warren, Paula Heaton, , Kelsey Dean, Benjamin Dean, Keveny Daley, Kris Holley, Maurie Pyle, Ashley Buhman, Kathy McGregor, Steve Larson, Janette Crump, Taylor Crump, Stephen Sowby, Henry Barlow, Mark Barlow, Chris Porter

4. Public Hearing: Rezone and Concept Plan for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

a. Ordinance 14-5 (3-25-14): amending the City of Saratoga Springs official zoning map.

Sarah Carroll presented the rezone for Heron Hills along with the concept Plan. There are some options to discuss. The Planning Commission suggested a development agreement with the preliminary plat. There are 3 options for the location of the detention basin. A phasing plan was provided, but it didn't include the open space phasing.

Steve Larson, applicant, said that the open space fits the needs of the council and staff. He noted the value of the detention pond and the ability to use it to relocate wetlands. He stressed that the developer and city are working together. He suggested a meandering boardwalk through the wetlands.

Mayor Miller opened the Public Hearing.

Bret Walker understands the property will be developed. He is concerned with the need for another secondary access since Swainson Avenue is already being completed. He suggested making a cul-de-sac; add a security gate for emergency access only and not an entrance onto Redwood Road. No other community in Saratoga Springs that has entrances on Redwood Road has driveways that close to the entrance; this is a safety issue. He wondered why they never received notice of rezoning in 2013 or 2010. He suggested following the example of other cities and putting up large temporary signs by the area with the proposed zoning changes.

Ryan Poduska, on HOA board that borders Hawks Ranch, said the residents of Hawks Landing need the Swainson Road completion to Redwood.

Tina LeBaron doesn't agree with the rezone. She's concerned about neighbors that turn their property into rentals. She expressed concern about having a park next to a beach due to drowning hazards.

Mori Simms noted that this area would feed off of Wildlife Blvd. which comes out onto Redwood Road and is a dangerous intersection. We don't need more traffic trying to come off that road. She intends to have animals (horses, cows, pigs) and that needs to be dealt with. She said she doesn't believe anyone really wants to have a beach area; it doesn't look like a beach area.

Kathy McGregor lives near the proposed project. She currently has a well with water that is 106° coming out of the ground. They can't drink the water. She asked to be given an easement to be able to have city water. She would also like to request that the lots that will back to her property have uniform fencing provided by the developer or no fencing at all.

Joseph Simms is not in favor of the rezone. Redwood road is dangerous and narrow and is shared with cyclists. He wondered if there were plans for a bike trail.

Aimee Walker said that half of the development will be using Hawks Drive; it's a drastic curve and snow removal is minimal. The boat launch in Pelican Bay has a direct launch; the proposed launch in this plan is not direct so people will have to drive through the subdivision and there is no parking.

Mayor Miller closed the Public Hearing

Steve Larson said they had worked carefully and looked at the traffic issues. They don't own the road and have done what they can.
Mark Christensen said this will provide trail connectivity from the south end to the north end of the city and address the cyclist concerns.

Councilwoman Call this project has come a long way and is a great benefit to the community. The access onto Redwood Road will be addressed by UDOT because it's a state road. There is a need for another access into this development. Suggested that the street names be changed along with the name of the development, liked the previous development name "Heron Hills." Likes the look and use of the wetlands which will be a benefit for the community. Community docks is moving forward but however the

property owners will need to apply for those permits. Construction traffic is a concern through the neighborhood. Likes the proposed beach design. The Utah Lake Commission working to restore the ecosystem of the lake by removing the carp fish and phragmite. Snow removal will be a priority in this development. Recommended the developer work with adjacent property owner regarding fencing and water. She feels that the property doesn't need to be rezoned and keep at an R-3 zone. Likes the Concept Plan.
Councilman Poduska likes the concept plan. Utah Lake is one of the great aspects of Saratoga Springs. This development provides beach access and public access. Allowing 70 foot frontage removes the need for a zoning change. Redwood Road is a state road but the development in the area is going to require UDOT to expand the road. Option 3 with a split detention pond is very good. He supported having the developer work with Kathy McGregor for a uniform fence.
Councilman McOmber said the HOA should have uniform fencing standards. He said he would like to find a solution for water for Kathy McGregor that would also benefit other lots. He asked Jeremy Lapin to work on this. He said there is beach parking. He really likes the concepts. The name of the development needs to be changed along with street names for public safety reasons. The driveways backing out onto the roads for those particular lots near Redwood Road are a safety concern.
Councilwoman Baertsch said the original development name of " heron Hills" is good. The focus should be on the lake which Heron Hills does. The street names need to be change. She likes the overall project but wants to leave the zone as R3. She agreed that there are safety concerns with Wildlife Blvd. The fencing requirements should be worked into the CC&R's.
Councilman Willden appreciates the work done to improve this project. He favors keeping the R3 zone with the variances. The wetlands options are nice. Secondary road access is needed for Hawks Landing. He agrees with the Heron Hills name.
Mayor Miller suggested little turnoffs for the lots that back the road.

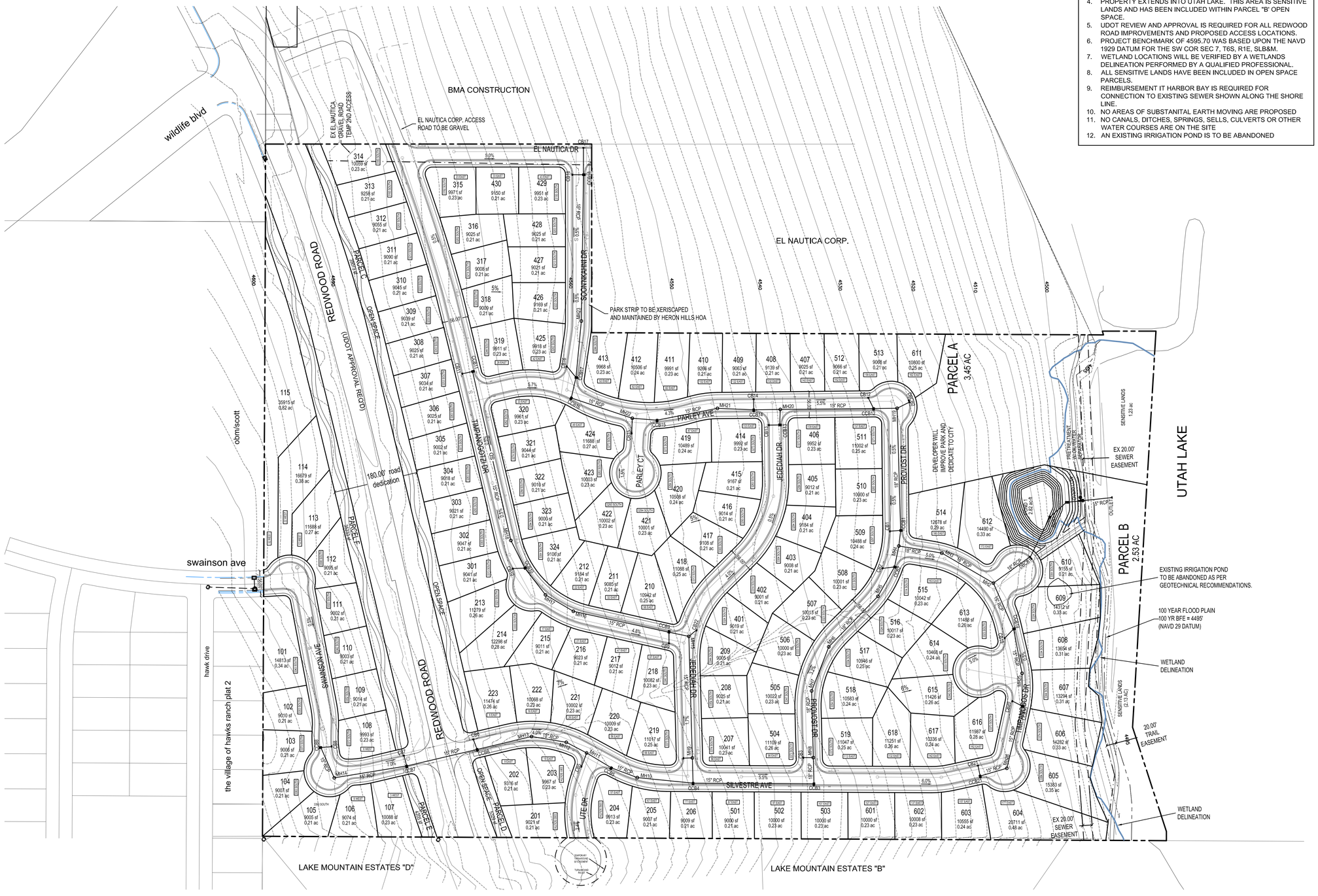
Councilwoman Call moved to deny Ordinance 14-5 (3-25-14): amending the City of Saratoga Springs official zoning map. Councilwoman Baertsch seconded. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. MOTION PASSED.

5. Preliminary Plat for Heron Hills located at approximately 3250 South Redwood Road, Steve Larson, applicant.

Councilwoman Call moved to approve the preliminary plat for Heron Hills located at approximately 3250 South Redwood Road with all findings and conditions including the lot size reduction, option #3 for the detention basin and directing the developer to work on the reallocation of the garages. Councilman Baertsch seconded. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. MOTION PASSED.

NOTES

1. NO SLOPES GREATER THAN 30% ONSITE
2. NO WETLANDS ABOVE ELEVATION 4498
3. FLOOD PLAINS SHOWN AS 100 YR BFE OF 4495 (NAVD 29 DATUM)
4. PROPERTY EXTENDS INTO UTAH LAKE. THIS AREA IS SENSITIVE LANDS AND HAS BEEN INCLUDED WITHIN PARCEL "B" OPEN SPACE.
5. UDOT REVIEW AND APPROVAL IS REQUIRED FOR ALL REDWOOD ROAD IMPROVEMENTS AND PROPOSED ACCESS LOCATIONS.
6. PROJECT BENCHMARK OF 4595.70 WAS BASED UPON THE NAVD 1929 DATUM FOR THE SW COR SEC 7, T6S, R1E, SLB&M.
7. WETLAND LOCATIONS WILL BE VERIFIED BY A WETLANDS DELINEATION PERFORMED BY A QUALIFIED PROFESSIONAL.
8. ALL SENSITIVE LANDS HAVE BEEN INCLUDED IN OPEN SPACE PARCELS.
9. REIMBURSEMENT IT HARBOR BAY IS REQUIRED FOR CONNECTION TO EXISTING SEWER SHOWN ALONG THE SHORE LINE.
10. NO AREAS OF SUBSTANITAL EARTH MOVING ARE PROPOSED
11. NO CANALS, DITCHES, SPRINGS, SELLS, CULVERTS OR OTHER WATER COURSES ARE ON THE SITE
12. AN EXISTING IRRIGATION POND IS TO BE ABANDONED



DEVELOPER

PLAYA ESCALANTE

DEVELOPER

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935 West Center
Street Lindon, UT 84042
(801) 785-8448

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0 50 100 200 300
SCALE: 1"= 100'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
CONCEPT PLAN	7/22/13

PROJECT

PLAYA ESCALANTE

DESCRIPTION

PRELIMINARY PLAN GRADING AND DRAINAGE

SHEET NAME	SHEET NUMBER
GRADING	C2

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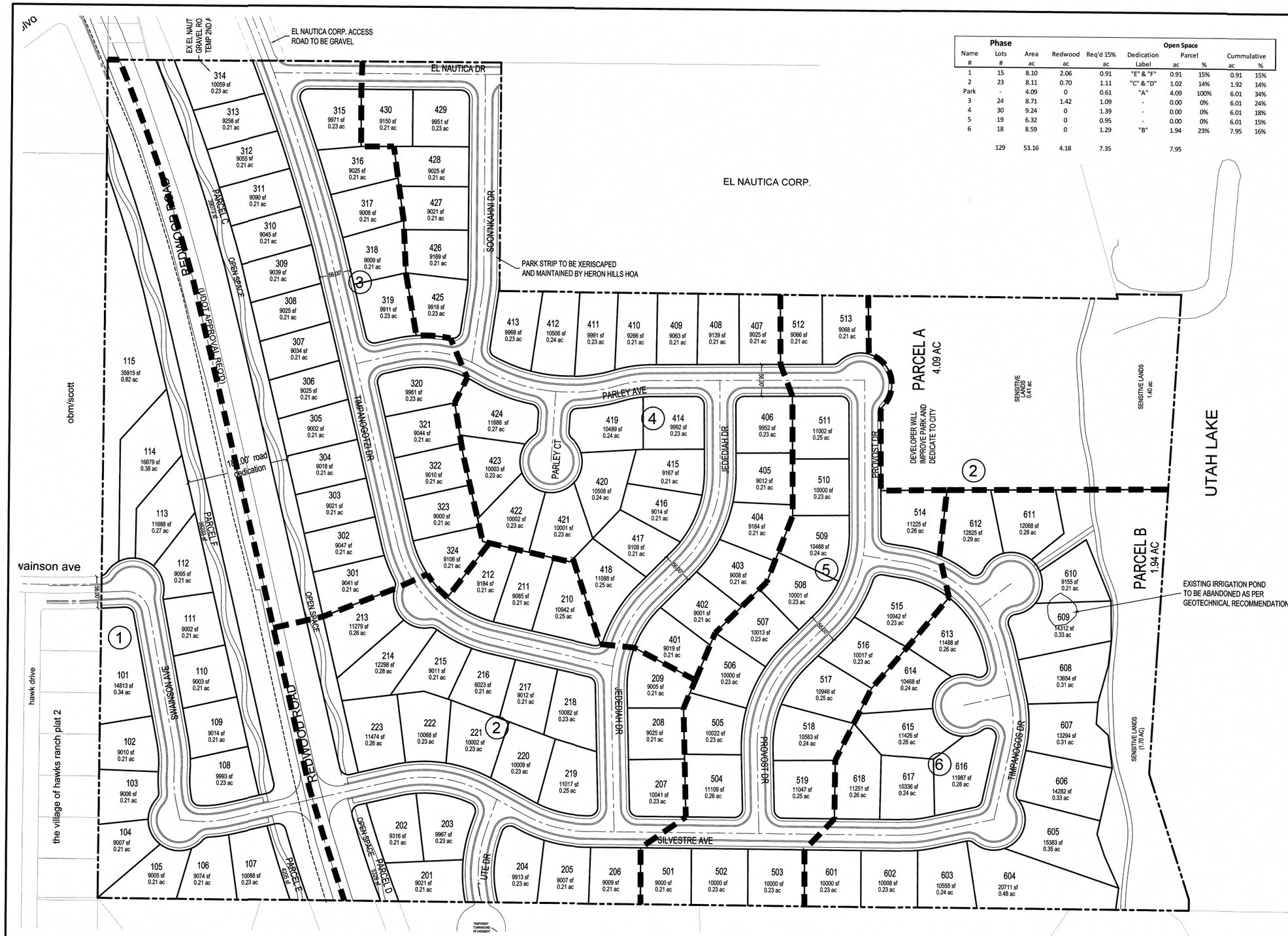
Phase					Open Space				
Name	Lots	Area	Redwood	Req'd 15%	Dedication	Parcel		Cummulative	
#	#	ac	ac	ac	Label	ac	%	ac	%
1	15	8.10	2.06	0.91	"E" & "F"	0.91	15%	0.91	15%
2	23	8.11	0.70	1.11	"C" & "D"	1.02	14%	1.92	14%
Park	-	4.09	0	0.61	"A"	4.09	100%	6.01	34%
3	24	8.71	1.42	1.09	-	0.00	0%	6.01	24%
4	30	9.24	0	1.39	-	0.00	0%	6.01	18%
5	19	6.32	0	0.95	-	0.00	0%	6.01	15%
6	18	8.59	0	1.29	"B"	1.94	23%	7.95	16%
	129	53.16	4.18	7.35		7.95			



DEVELOPER

PLAYA ESCALANTE

DEVELOPER

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0 40 80 160 240
SCALE: 1"= 80'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	PROFESSIONAL ENGINEER 313502 Kenneth Ray Berg 7-23-13 STATE OF UTAH
1			
2			
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ACTION	DATE
CONCEPT PLAN	7/22/13

PROJECT

PLAYA ESCALANTE

DESCRIPTION

PRELIMINARY PLAN PHASE MAP

SHEET NAME	SHEET NUMBER
PHASE	C5

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Planning Commission
Staff Report

Final Plat Amendment
Fox Hollow Neighborhood 2 (The Cottages at Fox Hollow)
October 23, 2014
Public Hearing

Report Date:	October 15, 2013
Applicant:	Flagship Homes, Nate Hutchinson
Owner (if different):	BWV Group, LLC
Location:	Willow Creek Drive and Red Pine Drive
Major Street Access:	Village Parkway
Parcel Number(s) and size:	Over 250 parcel numbers (too many to list), ~26.80 acres
General Plan Designation:	Medium Density Residential
Zone:	R-3 PUD
Adjacent Zoning:	R-3 PUD
Current Use:	Vacant
Adjacent Uses:	School, church, single family residential
Previous Meetings:	The existing recorded final plat was approved by CC on 12/12/06
Land Use Authority:	PC for Plat Amendments; however, CC needs to approve variations under the PUD ordinance
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for a plat amendment for Fox Hollow Neighborhood 2, The Cottages at Fox Hollow. The recorded plat includes 250 two-family dwellings. The proposed plat indicates 199 single-family detached dwellings on small lots.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, and/or discuss the proposed plat amendment at their discretion, and choose from the options in Section "G" of this report. Options include a recommendation to the City Council for approval with conditions, a recommendation for denial, or tabling the item to allow for further discussion.

Background: The final plat for this development was approved on December 12, 2006 and was recorded on February 20, 2007. Construction began in 2007 and the main roads and infrastructure have been installed, but development stopped after installation of those improvements and has not progressed since. The current application is a request to amend the final plat to allow for the product to change from townhomes to single-family lots ranging in size from 2980-7332 square feet. The applicant has stated that detached units with private yards are more desirable than the two-family dwellings in the previous project. The proposed plans include 20 units that will not have a private yard, but will back onto shared common space. This is necessary to meet the open space requirements and provides a trail through the development. These homes will appeal to buyers who prefer not to do yard work.

Sarah Carroll, Senior Planner
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801-766-9793 x 106 • 801-766-9794 fax

The main roads through the project have already been installed, along with the utilities. Sewer lines have also been installed in all of the shared driveways. Because of this, the applicant is proposing a layout that utilizes the previously approved roads and shared driveway locations.

The applicants concern with the previous plan and the rear loaded two-family dwellings was that many of the units would have the main entry on the second level rather than the main level, which resulted in a full flight of stairs leading to the front door.

The current proposal is that the homes face the shared driveway and have walkout basements in the backyards for those units that will have exposed basements. The lot lines are shown in the middle of the 26 foot wide shared driveway and each home will have an additional apron that is 7-9 feet deep off of the shared driveway. There will be a maintenance easement over the shared driveways so that the HOA is in charge of the maintenance.

The slope of the property poses some challenges for either layout because many units will be approximately 10 feet higher in elevation than the units below them. For example, on the proposed plat, units 2433-2436 will be approximately 10 feet higher in elevation than units 2432-2429. However, this results in walkout basements in the back yard for many of the units and allows for the front entry to occur at ground level, rather than one story up.

The DRC and UDC reviews of the proposed project are found later in this report, along with a discussion on the pros and cons of the proposed changes.

B. **Specific Request:** The applicant is requesting approval of a plat amendment for Fox Hollow Neighborhood 2. This project was recorded in phases (Phases 2-5) prior to the expiration of the original Villages at Fox Hollow Master Development Agreement (MDA). Thus, when reviewing Neighborhood 2 it is necessary to refer to the old MDA as it still governs recorded plats.

C. **Process:** Section 19.13.04 of the City Code states that Plat Amendments require a public hearing with the Planning Commission and that the Planning Commission is the approval authority. However, this project falls within a PUD overlay zone and variations are being requested. The PUD section of the Land Development Code states that the approval authority for variations is the City Council. Thus, the Planning Commission will be making a recommendation to the City Council.

Staff finding: complies. *After a public hearing with the Planning Commission the application will be forwarded to the City Council.*

D. **Community Review:** Prior to the Planning Commission review of the Preliminary Plat, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property. The City Council is not required to hold a public hearing for these applications.

E. **General Plan:** The General Plan recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre. The MDA that was in place when the final plat recorded in 2007 allowed for Medium Density Residential for this site. The PUD overlay allows density to be clustered. The overall density for Fox Hollow, under the MDA, is 3.02 units per acre (3252 units/1076.67acres).

F. **Code Criteria:** The property is zoned R-3 PUD, Low Density Residential, Planned Unit Development. Chapter 19.07 regulates the PUD Overlay and Section 19.04.13 regulates the R-3 zone. Pertinent requirements from these chapters are reviewed below.

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. The plans indicate 199 lots for single-family homes; thus, the proposal uses are permitted in the R-3 zone.

Minimum Lot Size, Setbacks and Yard Requirements, Minimum Lot Width, Minimum Lot Frontage: variations requested. The proposed plans do not meet the requirements of the underlying R-3 zone; however, the PUD Overlay allows the applicant to request variations to these requirements. Staff recommends that the Planning Commission and City Council discuss the pros and cons of the changes and consider the requested variations. There are findings in favor of the variations and findings against the variations and a possible motion for each option in Section "G" of this report. The variations that are being requested are:

- Lots that range in size from 2980-7332 square feet.
- The lots are a minimum of 42 feet wide and include share driveways for access.
- The shared driveways are 26 feet wide with 7-9 foot deep aprons in front of the garages.
- The lot lines go to the center of the shared driveway, so the majority of the lots do not have 35 feet of frontage on a public or private street.
- The proposed setbacks are: 20' front setbacks along Willow Creek Drive and Red Pine Road, and 15 foot front setbacks along Village Parkway, 5' side yard setbacks, and 10' rear yard setbacks.
- Some lots will consist of just the footprint of the home and will not have a private yard. Thus the lot size is equal to the footprint of the home.

Sections 19.07.06 and 19.07.07 outline criteria for approving variations and are reviewed below.

Section 19.07.06 states:

1. In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are specifically adopted by the City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.
2. The City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the standards of this Chapter are met.
3. Variations to the underlying zone requirements may not be greater than 25% except for density bonuses, which are established in each zone under Chapter 19.04. For instance, a required 20 foot front setback may not be reduced to less than 15 feet.
4. Setbacks.
    a. Subject to 19.07.06(3), variations of setbacks from the underlying zone regulations shall be compensated by providing additional open space in other appropriate areas of the development, shall be in keeping with accepted land use planning principles, and shall only be approved as part of a PUD application duly approved by the City Council.
    b. Notwithstanding Subsection (a), no structure within a PUD may be closer than twenty feet to the peripheral property line of the entire development. The area within the twenty feet may be used as a buffer strip to be counted toward base open space requirements so long as it meets the definition of open space in Chapter 19.02 and the requirements for "base open space" in Subsection 19.07.07(7) below. If such buffer strip does not meet the definition of "base open space," then it may be counted towards a density bonus so long as it meets the requirements of this Chapter and is granted in the discretion of the City Council.
5. Base Density. The base density of a PUD shall be based on the density of the underlying zone. If the PUD is located in more than one residential zone, the total number of dwellings for the PUD is

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calculated by adding up the number of dwellings allowed by each zone, with the applicable density bonus. However, the dwellings in such projects may be placed without regard to zone boundaries.

Section 19.07.07, Variations from Development Standards, states:

Subject to 19.07.06(3), the City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;
2. that the variation desired will not adversely affect the public health, safety, or general welfare; and
3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.

Findings in favor of variations, supporting 19.07.06:

1. The requested variations are for the lot size, lot width, and lot frontage and are not related to the uses allowed by the zone.
2. The requested variations will allow the product to be redesigned for small single family lots and homes rather than townhomes and there will be fewer units. The reduction in density will not adversely affect the neighboring property and the variations will allow for this change.
3. The requirement that "variations to the underlying zone may not be greater than 25%" was added to the code after recordation of the original Neighborhood 2 final plat. Because the MDA governs the density, limitations in the code may not prevent this. Therefore, this requirement does not apply.
4. The open space requirements were spelled out in the original MDA. Neighborhood 2 is required to provide 5.04 acres of open space. The plans indicate amenities for this development and include a sports court, a picnic pavilion and benches, and a tot lot. Neighborhood 2 is not on the periphery of the PUD; thus the 20' buffer strip is not required.
5. The overall PUD does not exceed the density allowed within a R-3 PUD.

Findings in favor of the conditions for variations found in 19.07.06:

1. The granting of the variations will not adversely affect the rights of the adjacent land owners or residents because the requested variations will allow for a reduction in density and will allow for a single-family product, rather than the previously approved two-family dwellings.
2. The variations desired will not adversely affect the public health, safety, or general welfare because there is and will be similar housing products in the Fox Hollow development.
3. Granting of the variations will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan because the PUD Chapter allows for clustering and a variety of housing products and allows the City Council to grant variations.

Findings against the conditions for variations found in 19.07.06:

1. The granting of the variations will adversely affect the rights of the adjacent land owners or residents because the requested variations will result in less open space within the project area and the overall project will appear more crowded than the townhome project.
2. The variations desired will adversely affect the public health, safety, or general welfare because there are already several phases in Fox Hollow that are approved or are proposing lots and/or homes similar and size to those being proposed. The proposed variations will contribute to a glut of similar housing types in Fox Hollow.
3. Granting of the variations will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan because the PUD Chapter encourages clustering to allow for larger open space areas and the proposed plans reduce the open spaces within Neighborhood 2.

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Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: complies. No structure in the R-3 zone shall be taller than 35 feet. Maximum lot coverage in the R-3 zone is 50%. The minimum dwelling size in the R-3 zone is 1,250 square feet of living space. The applicant has indicated that their home plans will comply with these requirements which will be reviewed by the building department with each individual building permit application.

Open Space: complies. The MDA requires 5.04 acres of open space within Neighborhood 2. The proposed plans meet this requirement. The attached landscape plans identify the open space areas within the plan. The overall PUD has additional open spaces that may be used by residents of this development.

Sensitive Lands: complies.

- The R-3 zone requires that sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
    - *The density for this project was set by the MDA that was in place when the original final plat was recorded.*
- The R-3 zone requires all sensitive lands to be placed in protected open space.
    - *No sensitive lands are shown on the plans.*
- The R-3 zone requires that no more than 50% of the required open space area shall be comprised of sensitive lands.
    - *No sensitive lands are shown on the plans.*

Second access: can comply. The Code requires a second access once the development reaches 50 lots. The proposed plans indicate a second access. However, based on the density and configuration of the development, the Fire Department is requiring that the access at the south end of the project be complete prior to issuing a permit for more than 50 homes beyond the second access.

Phasing plan: complies. The original project was recorded in phases. Thus, the plat related to each recorded phase is proposed to be amended accordingly. The proposed final plats indicate the proposed phasing. Phase 1 does not exist. Phase 2 includes 67 lots and 0.32 acres of entry landscaping. Phase 3 includes 20 units without private yards, 2.79 acres of common area open space, and the main amenities (tot lot, sports court, pavilion, picnic tables, and benches). Phase 4 includes 76 lots and 2.32 acres of common area open space (another tot lot is recommended in Phase 4). Phase 5 includes 52 lots and 0.11 acres of common area open space.

Fencing: complies. Section 19.06.09(6) states "Fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties. In an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Semi-private fencing is required along trail corridors." The applicant has proposed to fence all of the lots. Fencing is also required between open spaces and lots. This will result in compliance with this requirement.

PUD Plan approval: can comply. Section 19.07.09 outlines the requirements for architectural review, as outlined below.

1. **Preliminary PUD Plat Review.**
    a. Subsequent to the Conceptual plan review by the DRC, Planning Commission, and City Council, an application for Preliminary PUD Plat review shall be prepared. The submittal requirements for a Preliminary Plat review are contained in Chapter 19.12.03. In addition, the following items shall be submitted with the Preliminary plat:
        i. a plan document that contains written descriptions of how the proposed project complies with the provisions of this Chapter, including a description of

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the terms of the proposed project relating to densities, density bonuses, clustering, preservation of open space, etc.; and

ii. architectural plans that demonstrate continuity and uniform architectural themes, features and styles for all structures within the project, including types of materials to be used.

b. All building elevation plans shall be reviewed by the Urban Design Committee ("UDC") prior to review by the Planning Commission. The UDC shall review architectural styles, themes, and materials and shall make a recommendation to the Planning Commission regarding architectural styles, themes, and materials.

c. The Preliminary PUD Plat submittal, when complete, will be forwarded to the Planning Commission for a public hearing (following the process outlined in Chapter 19.13) and recommendation. The Planning Commission will either recommend approval, approval with conditions, or denial of the application to the City Council. The Planning Commission may also table the application if it finds that the application materials are incomplete or request more information or clarification from the applicant, the Development Review Committee, or City Attorney regarding the proposed project.

d. Following the Planning Commission's action, the application shall be forwarded to the City Council for action. The City Council shall approve, approve with conditions, or deny the application. The City Council may also table action on the application if it finds that the application materials are incomplete or request more information or clarification relative to any portion of the application.

Finding:

a. The concept, preliminary and final plat were originally reviewed and approved in 2007 and earlier. The final plat was then recorded. This is a request to amend the final plat. The Plat Amendment has been reviewed by the DRC, and is scheduled for review by the Planning Commission and City Council.

   i. The plans show the clustering and include a table that indicates the density and open space. The expired and current MDA outline the densities, bonuses, open spaces and clustering for the Fox Hollow PUD.

   ii. The architectural plans are attached.

   The DRC discussed the proposed changes at length and recognizes that there are some pros and cons to the change. The Planning Commission and City Council may wish to discuss this further.

   - The pros to consider are that:
     - the density is being reduced by 51 units;
     - single family homes are proposed;
     - the property owners will be able to own some private yard space.
   - The cons to consider are that:
     - there are several other phases in Fox Hollow that intended for or are proposing small lots and/or homes;
     - this may result in a glut of similar home products in Fox Hollow; keeping the townhomes contributes to the variety in housing types in this location;
     - N4 is proposing lots in the 5,000 sq.ft. range (a map showing the location of the different neighborhoods is attached);
     - N11 is proposing lots in the 4500-5000 sq.ft. range;
     - N10 is proposing patio/cluster homes with shared common space. The homes will be approximately 1500 sq. ft.;
     - N5 is proposing lots in the 6,000-8,000 sq.ft. range

   The DRC recommends the following conditions:

   - That the HOA enforce no storage in the garages so they will be used for parking, and enforce no parking on the shared driveways or the aprons leading to the garages.

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- No fencing in the front or side yards. Since the homes will only be 10 feet apart fencing the side yards will result in a five foot strip of property between the home and the fence and there may be window wells and/or a/c units in these locations.
- That all of the amenities be bonded for with the first phase and that all of the amenities are installed prior to issuance of the 99th home permit.
- That no more than 50 building permits may be issued west of the second access, unless the third access has been constructed and dedicated.

b. The proposed plat amendment and conceptual building plan elevations are attached and were reviewed by the UDC on October 13, 2014. The UDC had the following comments and concerns:
    - Discussed whether or not this is a better project than the townhomes. Although it is less dense, the homes and yards are small and the open space has been reduced between the plans. The townhome plan had more open space and might feel more open than this layout.
    - Concern about parking and where people will park if they put stuff in the garage.
    - Concerned that the apron may encourage parking partially in the shared driveway.
    - Suggested adding visual variety to the garage doors so they are not all the same. Could add windows or different colors. (this a condition of approval)
    - To avoid monotony, the same elevation should not be built side by side (this is a condition of approval)
    - The front and side yards should not have fencing. Only the rear yard should have fencing. (this is a condition of approval)
    - The builder should landscape the front and side yards, at a minimum, prior to occupancy (this is a condition of approval). Recommend landscaping the full yards, so they are not an eyesore to adjacent properties.

    The plans have also been reviewed by the HOA, see attached letter. The HOA has indicated that they conceptually approve the proposed elevations, but that the homes will be required to have individual reviews and will have to meet the point system required of homes in Fox Hollow. The HOA also recommended an additional tot lot in open space #2 and suggested that one tot lot be for children ages 5 and under and that the other be for children ages 5-12 (this is a condition of approval). They would like to see the amenities be included in the earlier phases. The phasing plans indicate that amenities are in Phase 3 (the project consists of Phases 2-5).

c.&d. This is not a Preliminary Plat application. This is a request for a plat amendment for the entirety of Neighborhood 2 and a change in product type. Plat Amendments require approval by the Planning Commission. However, the requested variations require approval by the City Council. Thus, it is recommended that the Planning Commission make a recommendation to the City Council and that the Council make the final decision.

Master Development Agreement: Pertinent requirements of the MDA are reviewed below.

Open Space: complies. Exhibit E-4 of the MDA requires 5.4 acres of open space within Neighborhood 2. The plans indicate that this requirement is being met.

MDA Design Guidelines: complies. The design guidelines are intended to be enforced by the HOA, and not by the City. However, a review of pertinent requirements is outlined below.

Density

The Design Guidelines in the MDA define Medium Density Residential (MDR) Neighborhoods as 5.1 to 9 units per acre and identifies Neighborhood 2 as MDR and states "These neighborhoods will primarily be

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single-family, detached dwellings but may also include attached dwelling units."

The proposed development is 7.42 units per acre and includes detached single-family dwellings.

Setbacks
The design guidelines state "Variations in setbacks, both from front to back and from side to side, are to be encouraged. Uniformity in front facades and setbacks tend to cause visual monotony and shall be avoided."

The plans indicate that garage placement will vary and the front setbacks will vary. The plans also indicate that the lots with street frontage will have homes that face the street to the extent possible. Due to changes in grade, this is not possible for the entire frontage along Village Parkway.

Parks
The design guidelines state "For those neighborhoods where additional parks shall be planned, they will be placed so as to create a focal point and gathering place for that specific neighborhood that is within convenient walking distance to the surrounding residents. Such parks may provide for passive and/or active recreation. Furthermore, neighborhood parks may include any improvements that enhance the attractiveness of the neighborhood as a whole. Entrance features and enhanced landscaping along streets are two types of open spaces that can make a significant contribution towards giving a neighborhood a "park-like" feel. Neighborhood parks, opposed to preserved lands, shall be largely improved."

All of the proposed open spaces are improved, rather than native. The proposed open spaces provide a gathering place with a sports court, pavilion and tot lot plus open areas, connecting paths, entrance features and enhanced landscaping along streets.

Front and Garage Setbacks
"Garage setbacks shall be a minimum of 20 feet to allow for driveway parking without overhanging the sidewalk."

"The minimum front setback for a dwelling shall be 12 feet including decks, porches or overhangs."

The plans indicate shared driveways. The main driveway will be 26 feet wide and additional 7' aprons will be provided for each home. The applicant is proposing the setbacks vary by two feet to allow for varied front setbacks. The garage placement on the home will also vary. Final review of this requirement will be by the HOA.

Community Entrances: "The entrances to The Villages off of Redwood Road will have significant entrance monuments to welcome residents and visitors to the community. Additionally, each neighborhood or development pod is required to have a coordinating, masonry entrance feature. All individual neighborhood entrance features shall incorporate identical rock to that used in fencing along Redwood Road and in the entrance features to The Villages development."

The proposed entry monuments are included on Sheet L-L502 and indicate a stone veneer and cor-ten lettering.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission review the proposed Plat Amendment and Variations, discuss any public input received at their discretion, and select from the possible motions below:

Possible Motion for Approval:
I move that the Planning Commission recommend approval to the City Council of the Village at Fox Hollow Neighborhood 2 (The Cottage at Fox Hollow) Plat Amendment and requested variations, located along Willow Creek Drive and Red Pine Drive, based on the findings and conditions listed below:

Findings:

1. Prior to the Planning Commission review of the Plat Amendment, this item was noticed as a public hearing in the *Daily Herald*; and notices were mailed to all property owners within 300 feet of the subject property.
2. The proposed plat amendment is consistent with the General Plan as explained in the findings in Section "E" of this report, which findings are incorporated herein by this reference.
3. The proposed preliminary plat meets or can conditionally meet all the requirements in the Land Development Code as explained in the findings in Section "F" of this report, which findings are incorporated herein by this reference.
4. The granting of the variations will not adversely affect the rights of the adjacent land owners or residents because the requested variations will allow for a reduction in density and will allow for a single-family product, rather than the previously approved two-family dwellings.
5. The variations desired will not adversely affect the public health, safety, or general welfare because there is and will be similar housing products in the Fox Hollow development.
6. Granting of the variations will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan because the PUD Chapter allows for clustering and a variety of housing products and allows the City Council to grant variations.

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached report.
2. That all requirements of the City Fire Chief be met.
3. That no more than 50 building permits may be issued west of the second access, unless the third access has been constructed and dedicated.
4. The attached elevations are conceptually approved. Final architectural approval of each home shall be by the HOA.
5. Individual yards shall be fenced by the developer with consistent fencing that is approved by the Master HOA.
6. Fencing is required between lots and open space. Fencing is required between N5 and the proposed open spaces.
7. The variations are approved as proposed.
8. The homes on the lots directly adjacent to Willow Creek Drive and Red Pine Drive shall front the street.
9. The homes on the lots directly adjacent to Village Parkway shall front the street between the first and second access.
10. The HOA shall enforce no storage in the garages so they will be used for parking, and enforce no parking on the shared driveways and the aprons leading to the garages. This requirement shall be included in the sub-association CC&R's.
11. No fencing shall be permitted in the front or side yards. The developer or home builder shall fence the rear yards prior to the issuance of a certificate of occupancy for each home.
12. All of the amenities shall be bonded for with the first phase and all of the amenities shall be installed prior to issuance of the 99th building permit.
13. The garage doors shall vary in appearance and color to add visual variety.
14. To avoid monotony, the same elevation shall not be built side by side.
15. The builder shall landscape the front and side yards, at a minimum, prior to issuance of a certificate of occupancy for each home.
16. One more tot lot shall be added to the project. The tot lot near the sports court shall be for ages 5-12. A tot lot shall be added to the 0.50 acre open space in Phase 4 and shall be for children ages 5 and under.
17. Any other conditions as articulated by the Planning Commission:

    _____

Possible Motion for Denial:
"I move that the Planning Commission recommend denial to the City Council of the Village at Fox Hollow Neighborhood 2 (The Cottage at Fox Hollow) Plat Amendment and variations, located along Willow Creek Drive and Red Pine Drive, based on the findings listed below:

1. The granting of the variations will adversely affect the rights of the adjacent land owners or residents because the requested variations will result in less open space within the project area and the overall project will appear more crowded than the townhome project.
2. The variations desired will adversely affect the public health, safety, or general welfare because there are already several phases in Fox Hollow that are approved or are proposing lots and/or homes similar and size to those being proposed. The proposed variations will contribute to a glut of similar housing types in Fox Hollow.
3. Granting of the variations will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan because the PUD Chapter encourages clustering to allow for larger open space areas and the proposed plans reduce the open spaces within Neighborhood 2.
4. Any other findings as articulated by the Planning Commission: _____
_____

Possible Motion for 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 follows:

_____
_____
_____

H. Exhibits:

A. Engineering Staff Report
B. Location Map
C. Letters From HOA
D. Fox Hollow Neighborhoods
E. Fox Hollow N2, 2006 site plan and 2009 elevations
F. Proposed Open Space and Project Configuration
G. Proposed Lot Configuration Plan
H. Proposed Elevations
I. Proposed Landscape Plan
J. Proposed Final Plat(s)

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City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Fox Hollow Neighborhood 2
Date: October 23, 2014
Type of Item: Final Plat Amendment

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Flagship Homes, Nate Hutchinson*
Request:	*Final Plat Amendment*
Location:	*Willow Creek Drive and Red Pine Drive*
Acreage:	*26.81 acres - 199 lots (Currently Recorded with 250 Lots)*

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

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the subdivision and recording of the plats. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.

C. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

D. Submit easements for all off-site utilities not located in the public right-of-way.

E. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.

G. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

I. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

J. 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.

K. Submittal of a Mylar and electronic version of the as-built drawings in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

L. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

M. Developer shall provide a finished grading plan for all lots and shall stabilize and reseed all disturbed areas.

N. Developer shall comply with all requirements set forth in The Villages MDA.

O. Plans shall be phased for grading, utilities, amenities, and landscaping.

P. Developer shall provide individual culinary and secondary water meters for each lot owner, existing master meters will need to be removed and metered connections provided for all open spaces.

Q. Developer shall provide at least two points of access for any portion of the project that exceeds 50 units.

R. Developer shall provide complete roadway and utility plans for the completion of Pinion Pine Drive all the way to Swainson Avenue.

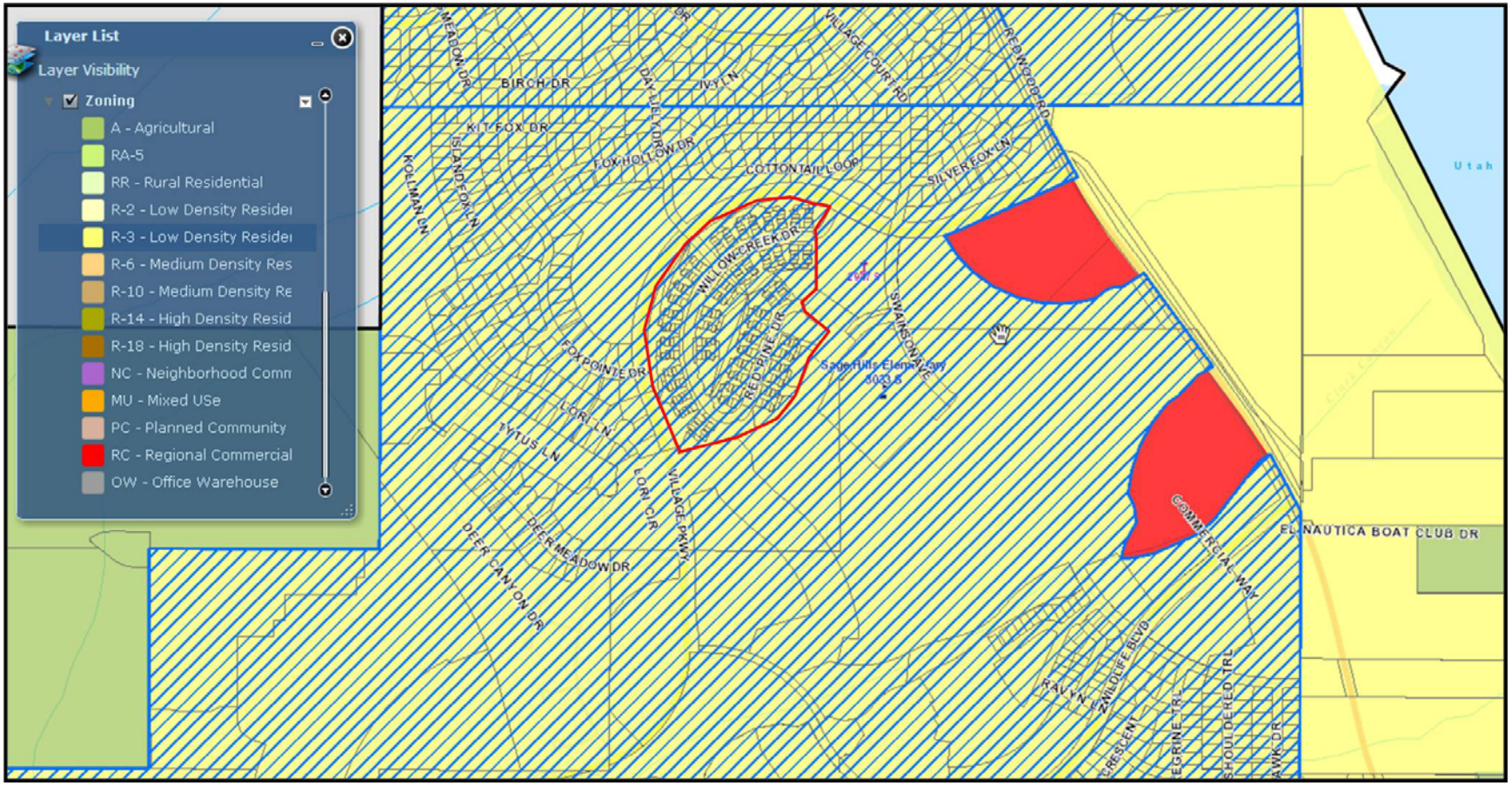
S. Developer shall remove all unused laterals back to the main.

T. Developer shall complete a 2” grind and overlay of all internal roadways that will receive multiple road cuts to restore them to existing condition or better.

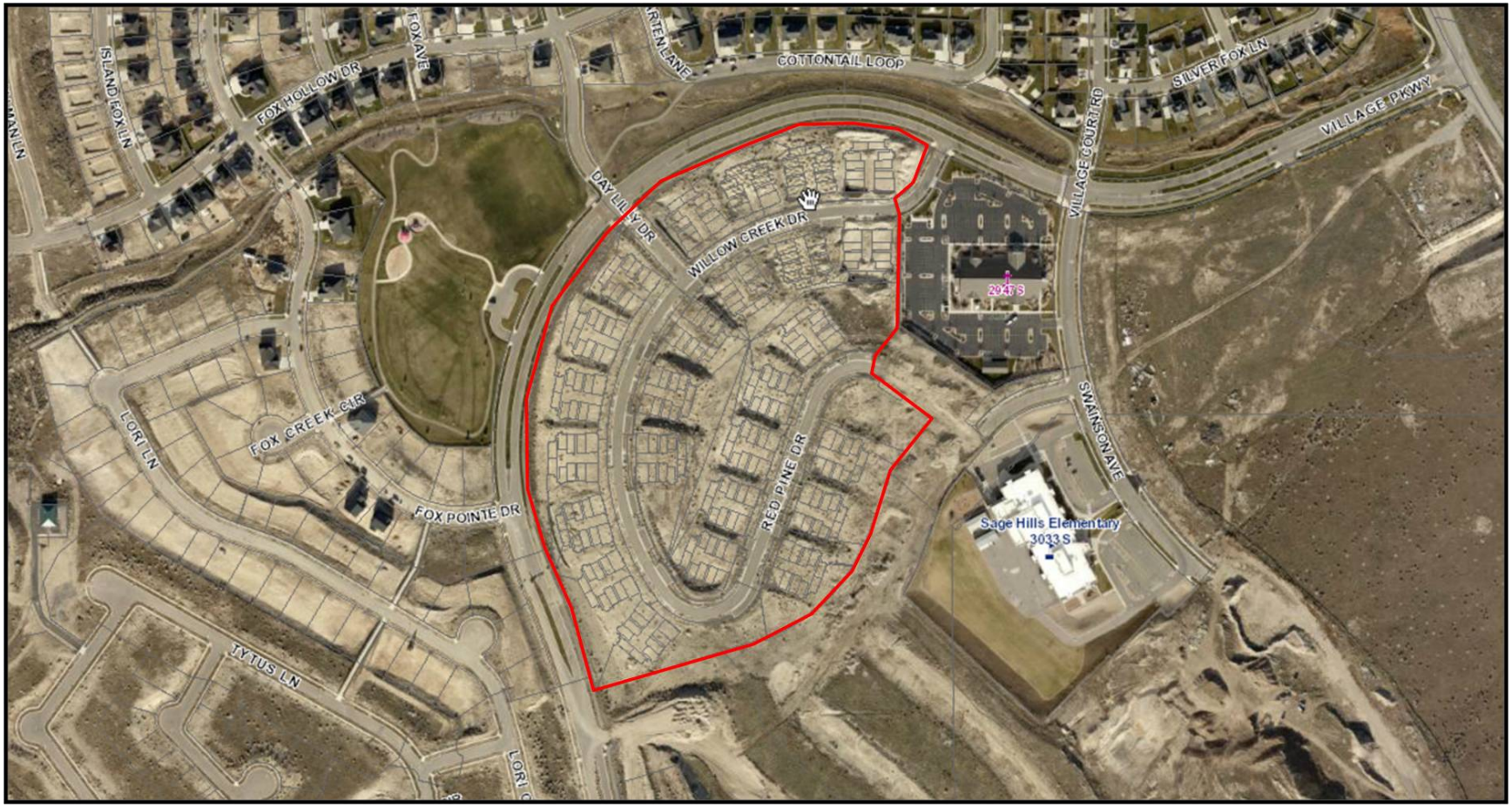
U. Developer shall provide 12’ wide paved access roads to all manholes outside of the public ROW.

V. Developer shall ensure any meter boxes located in a traffic area shall be in a concrete H-20 load rated box.

W. Developer shall prohibit parking on all interior roads and shared driveways.



ZONING / LOCATION MAP



AERIAL PHOTO

the Villages at Saratoga Springs

Sarah Carroll
Senior Planner
City of Saratoga Springs

September 18, 2014

Dear Sarah,

Having reviewed preliminary renderings submitted by Flagship Homes for Neighborhood 2 (Cottages at Fox Hollow), the Board of the Villages at Saratoga Springs Home Owners' Association would like to submit this letter for the record.

The renderings submitted were reviewed by the Architectural Review Committee as thoroughly as possible. On the surface, the homes appear to be in line with the general architectural theme of the community. Please note that the builder will be required to submit a formal application, accompanied by a review fee, to ARC for each home prior to actual construction. The builder will be required to abide by the rules and regulations spelled out in the Master Development Agreement, CC&Rs, and other governing documents.

Please note that the Cottages at Fox Hollow will be recorded as a sub-association, and will be subject to their own, as well as Master CC&Rs. The HOA's attorney has recently reviewed the proposed Declaration and Bylaws for the Cottages at Fox Hollow, and any necessary changes will be communicated to the attorney representing Flagship Homes.

We look forward to working with Flagship Homes. We are enthusiastic and supportive of their initiative to replat Neighborhood 2 from 250 duplexes to approximately 200 detached single-family homes. We believe that such change will increase the appeal of our community, and will benefit the current as well as future homeowners in our area.

Sincerely,

Tanya Parker

Tanya Parker | Vice-President
Email vp@villageshoa.org | www.VillagesHOA.org

the Villages at Saratoga Springs

Sarah Carroll
Senior Planner
City of Saratoga Springs

October 10, 2014

Dear Sarah,

This letter is to inform you that the two variances Flagship Homes have requested for Neighborhood 2 have been approved by the Villages at Saratoga Springs HOA Architectural Review Committee. Please see the attached documentation.

The first variance pertained to the acceptable length of the driveways in Neighborhood 2. It is our opinion that since the 140' shared access is a private drive exclusively for the homes, it is more of a driveway than a street. Therefore, a shared and common driveway would meet the minimum 20' driveway requirement necessary for a detached structure.

The second variance pertained to the acceptable setbacks for the single family detached homes in Neighborhood 2. ARC felt that the requested setbacks of 7' front, 5' side, and 10' back were acceptable for this particular project.

Please note that the ARC is requiring that the homes be staggered in relationship to each other to create a break in the elevations, and avoid the feeling of an industrial compound. As stated in previous communication, the builder will be required to submit a formal application, accompanied by a review fee, to ARC for each home prior to actual construction. The builder will be required to abide by the rules and regulations spelled out in the Master Development Agreement, CC&Rs, and other governing documents.

In order to promote the desirability and attractiveness of the neighborhood, we strongly suggest that a second playground along with a couple of park benches be added to the development. To suit the needs of children of all ages, one of the playgrounds can be geared to younger kids (ages 5 and under), while the other could be a school-age playground (ages 5-12). We would also like to see that the amenities for this neighborhood be included in the earlier phases of the development (phases 2 and 4 at the latest).

Sincerely,

Tanya Parker

Tanya Parker | Vice-President
Email vp@villageshoa.org | www.VillagesHOA.org

the Villages at Saratoga Springs

Architectural Review Committee (ARC)

Variance Request Form

In order for your request to be considered, ALL fields must be completed.

Applicant's Information

Property Owner's First & Last Name (if Builder/Developer, also include Company Name)	Lot # (if known)	Date
Hillcrest Partners, LLC	All lots in Neigh 2	10/9/2014

Property's Street Address	Subdivision
Neighborhood 2	Neighborhood 2

Primary Phone Number	Email Address
801.473.9503	nate@flagshiptoday.com

Variance Request

Please describe the variance that you request the ARC to consider. Please provide justification for the requested variance and any information that would be helpful to the committee for review (attach pictures, documents, or other information as needed):

(1) We are requesting that the HOA interpret the approx. 140' shared driveway as the driveway for the detached product being proposed. The Development Agreement only contemplates this neighborhood as an attached product. The current detached requirement is 20' without a variance the City won't replat this to detached product.

(2) The current development setbacks are for attached product and we are requesting that the setbacks be 7' front, 5' side, 10' rear.

Applicant's Signature

Please sign below before submitting this form:

Return this completed form along with any hard copies of attachments, if applicable, to the ARC Manager: Scott Richardson at 2942 Fox Point Drive, Saratoga Springs, UT 84045.

Name (Print)	Signature	Date
Nate Hutchinson		10/9/2014

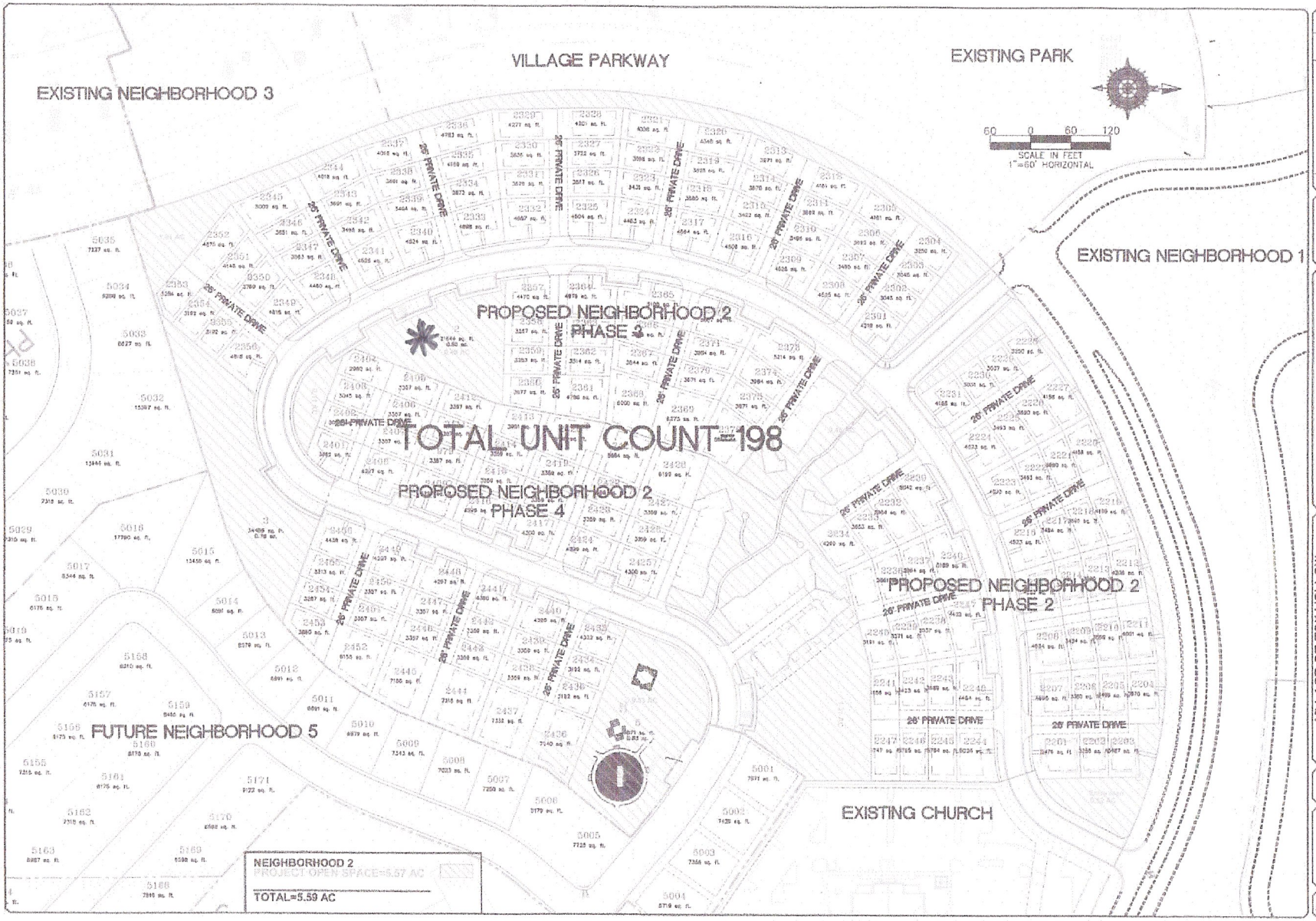
For Office Use ONLY

☐ Form recorded and emailed to Applicant

ARC Notes:	Date Received	
Home elevations must be staggered.	10/09/14	☒ Approved
	Date Reviewed 10/09/14	☐ Not Approved

Name (Print) & Title	Signature	Date
Dana Rock ARC Member		10/09/14
Name (Print) & Title	Signature	Date
Maria Richardson ARC member	Maria Richardson	10/9/14

Revised: 4/24/2013



GATEWAY CONSULTING, Inc.
CIVIL ENGINEERING · CONSULTING · LAND PLANNING
CONSTRUCTION MANAGEMENT

VILLAGE OF FOX HOLLOW
NEIGHBORHOOD 2
FLAGSHIP HOMES

OPEN SPACE EXHIBIT

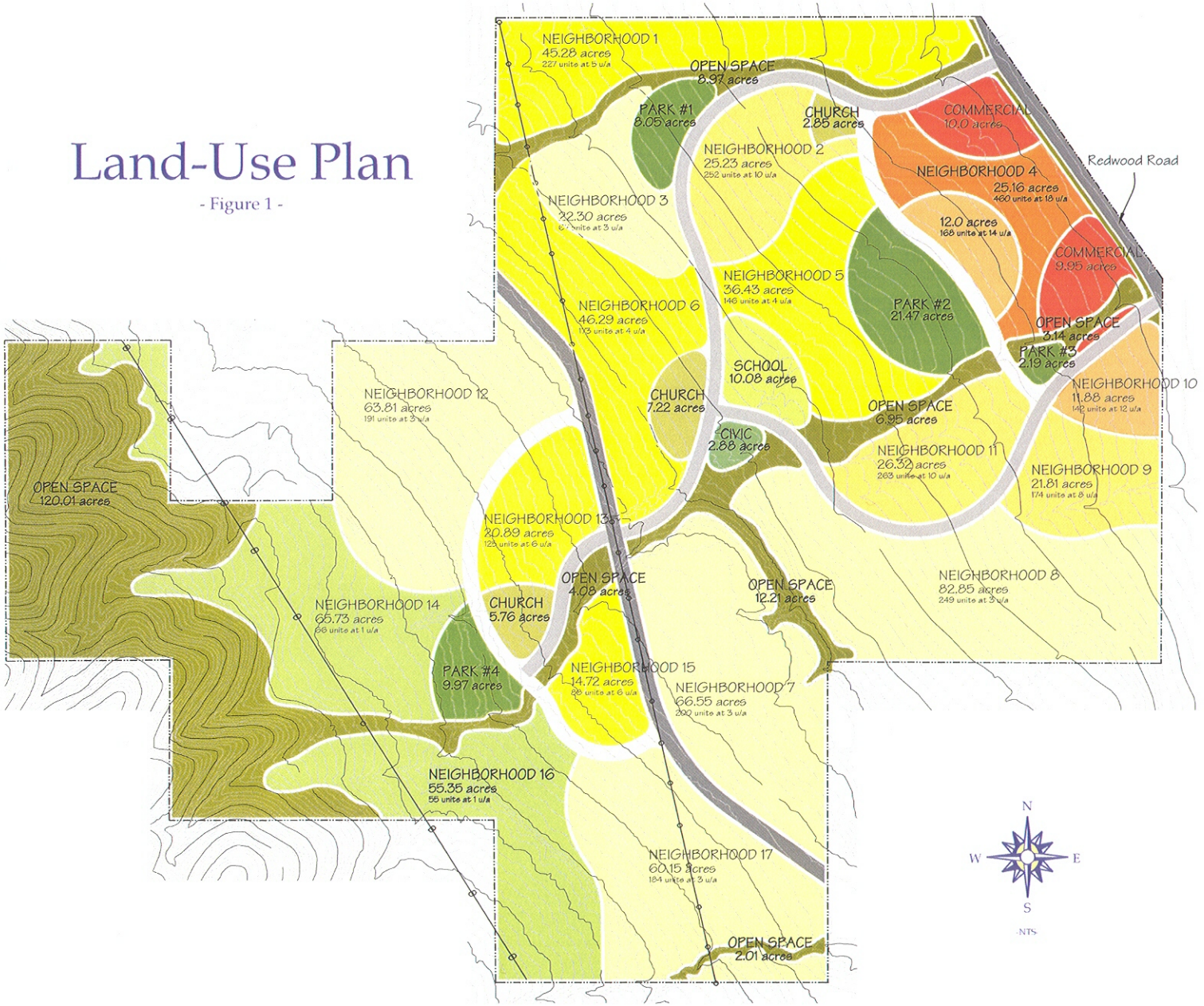
PLOT DATE: 10-8-14

SARATOGA SPRINGS
CITY

SHEET NO. B

Land-Use Plan

- Figure 1 -



The Villages at Saratoga Springs

The Villages at Saratoga Springs has been planned following a New Urbanist model of community design in order to create an attractive, livable environment. Particular emphasis has been placed on the following ideals: 1. open space integration, 2. the inclusion of a diverse range of housing types, 3. the de-emphasis of the automobile through architecture and community design, 4. the mixture of land-uses and 5. the creation of focal points and true gathering places. It is expected that The Villages at Saratoga Springs will become a valued asset for the Town of Saratoga Springs providing its residents with a true sense of belonging by creating a functional community with a distinct sense of place.

Land-Use Inventory

854.82 acres for residential developement
24.68 acres for commercial space
15.83 acres for religious institutions
10.08 acres for school site
2.88 acres for civic institution
195.91 acres preserved as regional open space parks, preserves and corridors (18.2 % of the total area)
1076.67 acres in The Villages at Saratoga Springs
3230 homes in The Villages at Saratoga Springs

Land-Use Table

- regional open space - parks
- regional open space - corridors and preserves
- schools
- civic sites
- churches
- low density residential - 1, 1 unit per acre
- low density residential - 2, 2 to 3 units per acre
- medium density residential - 1, 4 to 6 units per acre
- medium density residential - 2, 8 to 10 units per acre
- high density residential - 1, 12 to 14 units per acre
- high density residential - 2, 18-20 units per acre
- commercial
- arterial roadways - 120 ft. right-of-way
- major collector roads - 95 ft. right-of-way
- minor (neighborhood) collector roads - 74 ft. right-of-way

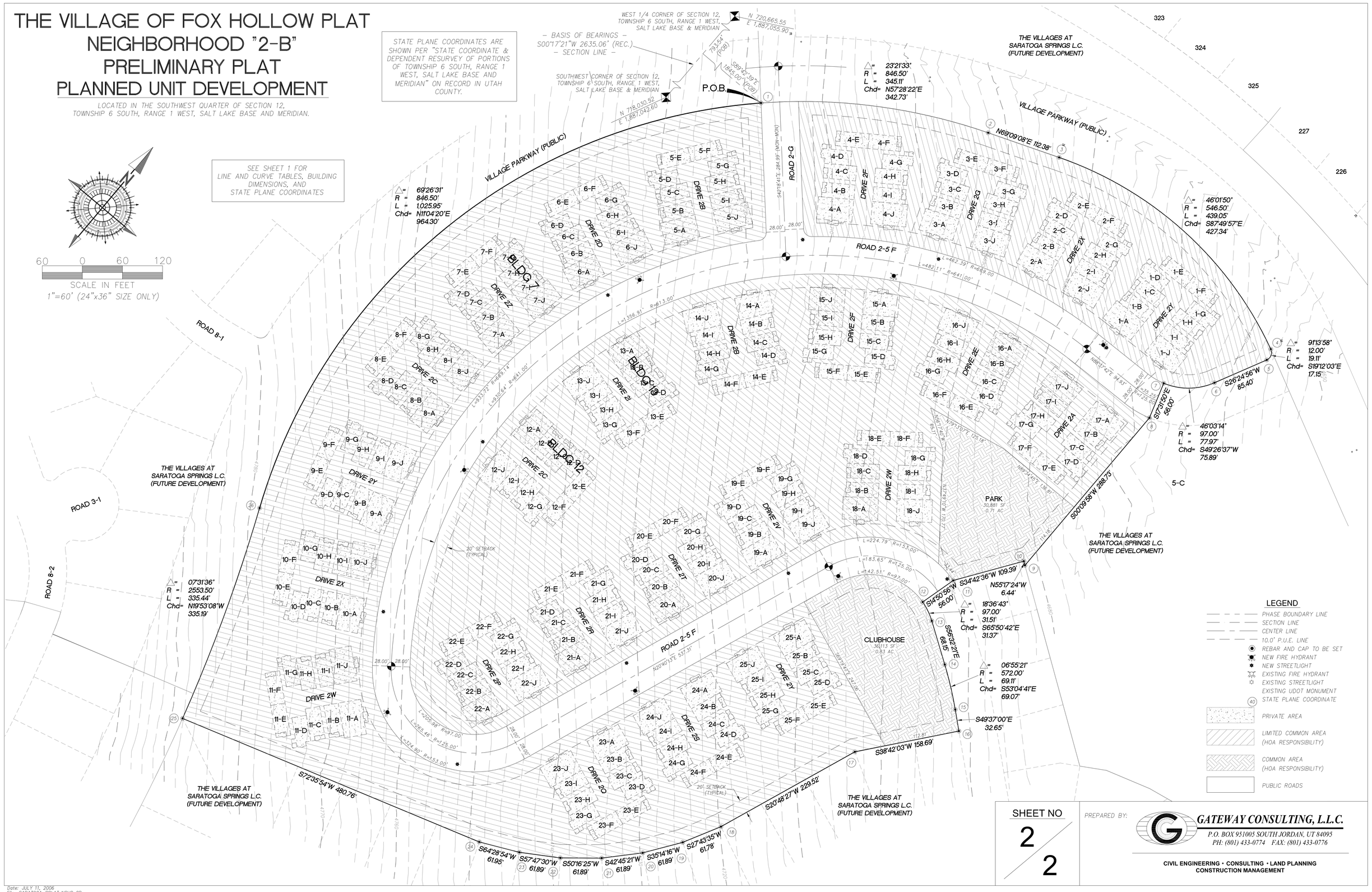
2006 SITE PLAN

THE VILLAGE OF FOX HOLLOW PLAT
NEIGHBORHOOD "2-B"
PRELIMINARY PLAT
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

STATE PLANE COORDINATES ARE SHOWN PER "STATE COORDINATE & DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN" ON RECORD IN UTAH COUNTY.

SEE SHEET 1 FOR LINE AND CURVE TABLES, BUILDING DIMENSIONS, AND STATE PLANE COORDINATES



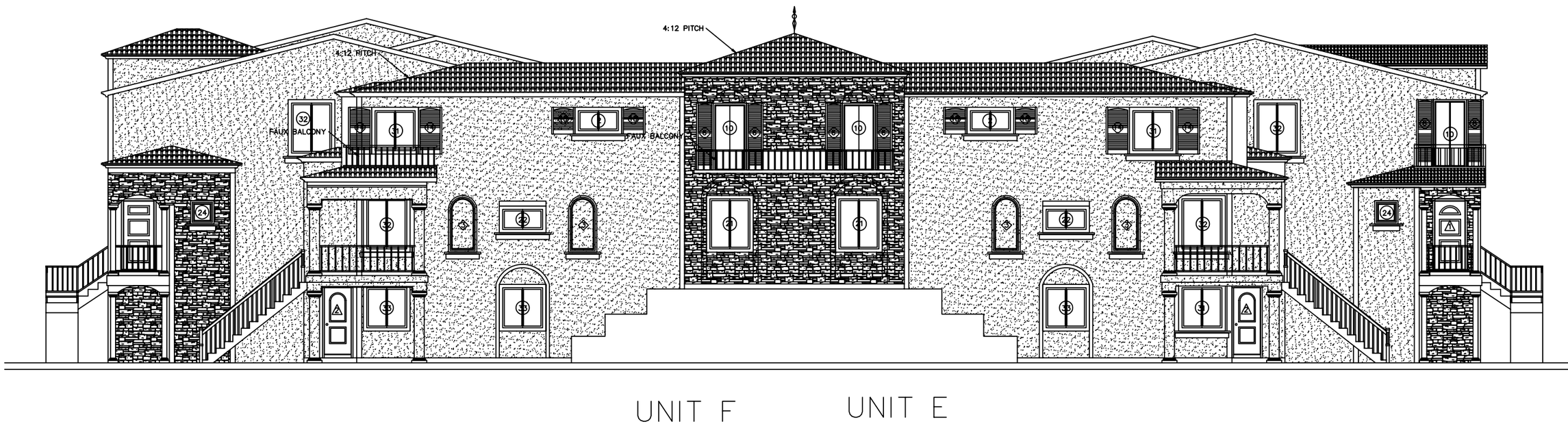
SHEET NO 2 / 2

PREPARED BY:

GATEWAY CONSULTING, L.L.C.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 433-0774 FAX: (801) 433-0776
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: JULY 11, 2006
File: SARATOGA_PPLAT NBHD 2B

2009 ELEVATIONS



FRONT ELEVATION

GRAPHIC SCALE

0 1' 2' 4' 8' 16'

SCALE: 1/8" = 1' WHEN PRINTED FULL SIZE ON 11"x17" SHEET

SHOULD A DISCREPANCY ARISE, ON PLANS, DETAILS OR SPECIFICATIONS THE MASTER PLANS SHALL PREVAIL. PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

12894 S. Pony Express Rd.
Suite 300
Draper, UT 84020
Office: 801-523-7370
Fax: 801-523-7375

TUSCANY HOMES

JOB NUMBER -

SQ. FT *

ELEVATION *

PLAN 2 STOREY PLAN

HOME OWNER *

SUB-DIVISION *

LOT NUMBER *

ADDRESS *

REAR ELEVATION

DRAWN BY J. HOWE

FILE *

FILE DATE April 23,2009

MASTER FILE NAME 2-Plex v01.dwg

SHEET NUMBER 1.2

2009 ELEVATIONS

SHOULD A DISCREPANCY ARISE, ON PLANS, DETAILS OR SPECIFICATIONS THE MASTER PLANS SHALL PREVAIL. PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

LEFT SIDE ELEVATION

TUSCANY HOMES

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Suite 300
Draper, UT 84020

Office: 801-523-7370
Fax: 801-523-7375

JOB NUMBER	-
SQ FT	*
ELEVATION	*
PLAN	2 STOREY PLAN
HOME OWNER	*
LOT NUMBER	*
SUB-DIVISION	*
ADDRESS	*

SIDE ELEVATION

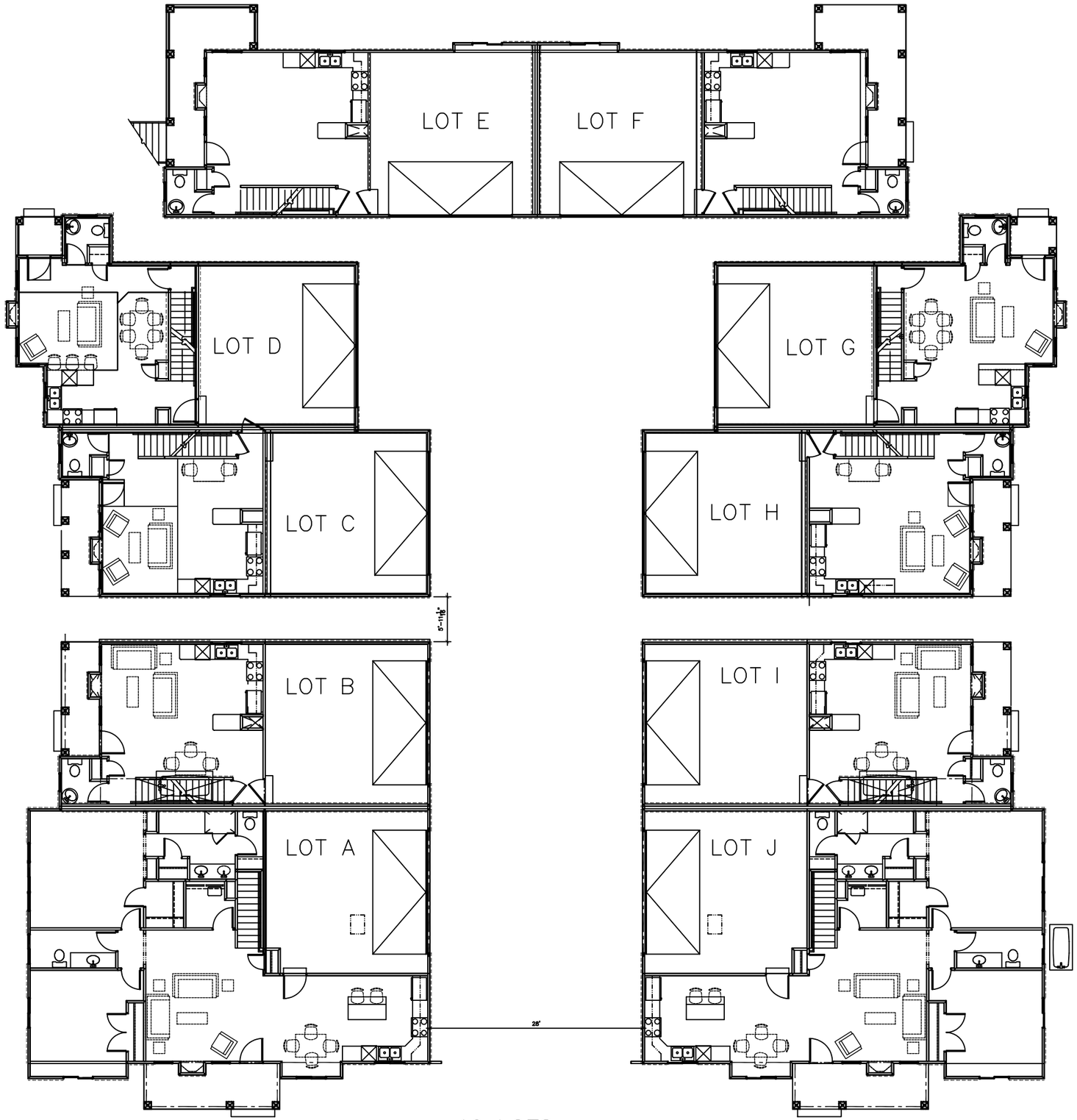
DRAWN BY	J. HOWE
FILE	*
FILE DATE	April 23,2009
MASTER FILE NAME	2-Plex v01.dwg
SHEET NUMBER	1.4

GRAPHIC SCALE

0 1' 2' 4' 8' 16'

SCALE: 1/8" = 1' WHEN PRINTED FULL SIZE ON 11"x17" SHEET

2009 ELEVATIONS



10 LOTS

GRAPHIC SCALE

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SCALE: 1/8" = 1' WHEN PRINTED FULL SIZE ON 11"x17" SHEET

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Fax: 801-523-7375

TUSCANY HOMES

JOB NUMBER	-
SQ FT	*
ELEVATION	*
LOT NUMBER	*
PLAN	2 STOREY PLAN
HOME OWNER	*
SUB-DIVISION	*
ADDRESS	*

BASEMENT PLAN

DRAWN BY	J. HOWE
FILE	*
FILE DATE	April 23,2009
MASTER FILE NAME	2-Plex v01.dwg
SHEET NUMBER	2.1

2009 ELEVATIONS

SHOULD A DISCREPANCY ARISE, ON PLANS, DETAILS OR SPECIFICATIONS THE MASTER PLANS SHALL PREVAIL. PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

RIGHT SIDE ELEVATION

GRAPHIC SCALE

0 1' 2' 4' 8' 16'

SCALE: 1/8" = 1' WHEN PRINTED FULL SIZE ON 11"x17" SHEET

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Fax: 801-523-7375

TUSCANY HOMES

JOB NUMBER	-
SQ FT	*
ELEVATION	*
PLAN	2 STOREY PLAN
HOME OWNER	*
SUB-DIVISION	*
LOT NUMBER	*
ADDRESS	*

SIDE ELEVATION

DRAWN BY	J. HOWE
FILE	*
FILE DATE	April 23,2009
MASTER FILE NAME	2-Plex v01.dwg
SHEET NUMBER	1.3

2009 ELEVATIONS

SHOULD A DISCREPANCY ARISE, ON PLANS, DETAILS OR SPECIFICATIONS THE MASTER PLANS SHALL PREVAIL. PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

REAR ELEVATION

TUSCANY HOMES

12894 S. Pony Express Rd.
Suite 300
Draper, UT 84020

Office: 801-523-7370
Fax: 801-523-7375

JOB NUMBER	-
SQ. FT	*
ELEVATION	*
PLAN	2 STOREY PLAN
HOME OWNER	*
LOT NUMBER	*
SUB-DIVISION	*
ADDRESS	*

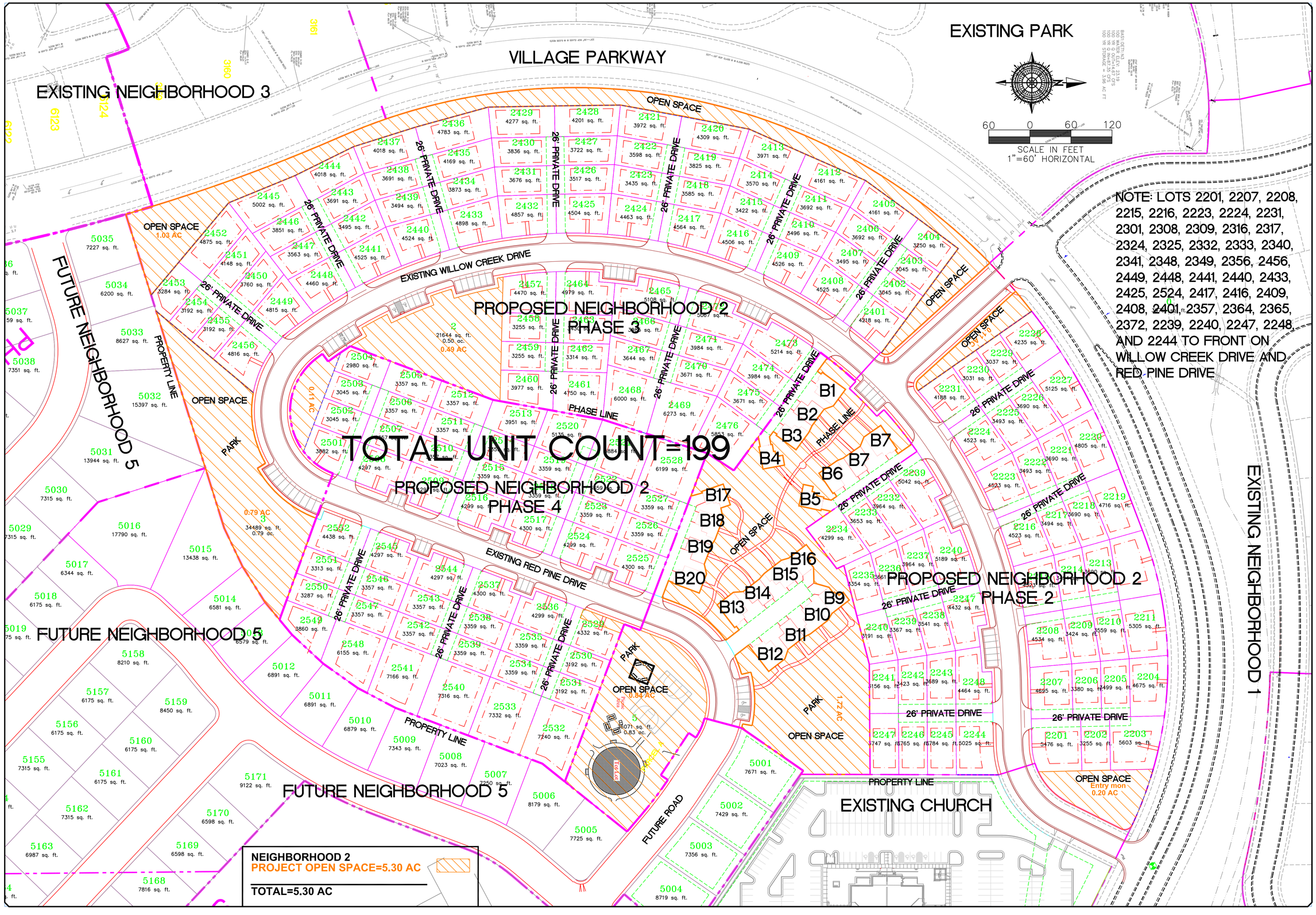
FRONT ELEVATION

DRAWN BY	J. HOWE
FILE	*
FILE DATE	April 23,2009
MASTER FILE NAME	2-Plex v01.dwg
SHEET NUMBER	1.1

GRAPHIC SCALE

0 1' 2' 4' 8' 16'

SCALE: 1/8" = 1' WHEN PRINTED FULL SIZE ON 11"x17" SHEET



NOTE: LOTS 2201, 2207, 2208, 2215, 2216, 2223, 2224, 2231, 2301, 2308, 2309, 2316, 2317, 2324, 2325, 2332, 2333, 2340, 2341, 2348, 2349, 2356, 2456, 2449, 2448, 2441, 2440, 2433, 2425, 2524, 2417, 2416, 2409, 2408, 2401, 2357, 2364, 2365, 2372, 2239, 2240, 2247, 2248, AND 2244 TO FRONT ON WILLOW CREEK DRIVE AND RED PINE DRIVE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=60'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

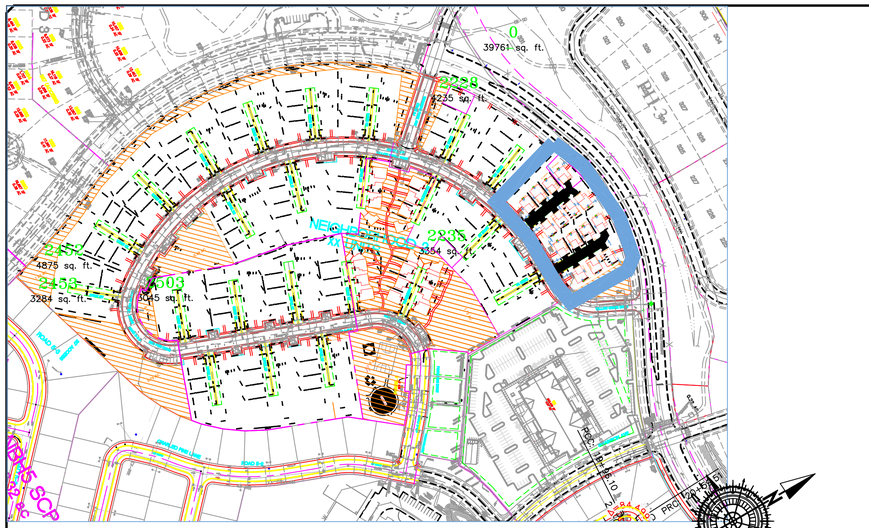
VILLAGE OF FOX HOLLOW
NEIGHBORHOOD 2
FLAGSHIP HOMES
OPEN SPACE EXHIBIT

PLOT DATE: 10-12-14

SARATOGA SPRINGS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

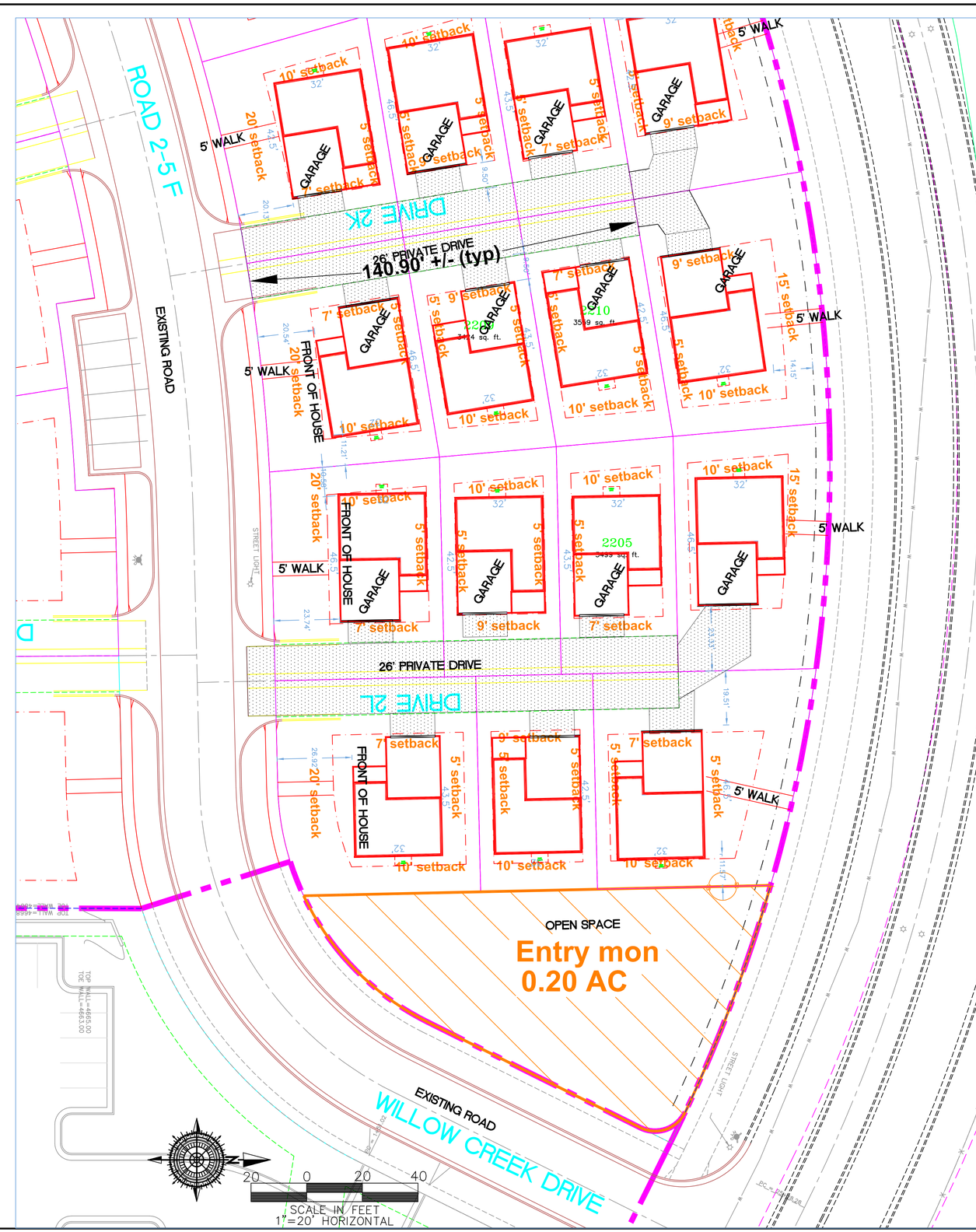
SHEET NO. C



OVERALL MAP

200 0 200 400

SCALE IN FEET
1"=200' HORIZONTAL



20 0 20 40

SCALE IN FEET
1"=20' HORIZONTAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : N/A

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

VILLAGE OF FOX HOLLOW
NEIGHBORHOOD 2
FLAGSHIP HOMES

POD EXHIBIT

PLOT DATE: 10-10-14

SARATOGA SPRINGS
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. B

Contemporary

flagship homes

A.

B.

C.

D.

RECEIVED SEP 15 2014

Contemporary A

Contemporary B

contemporary C

contemporary D

Utah Traditional

flagship homes

A.

B.

C.

D.

RECEIVED SEP 15 2014

Utah Traditional A

Utah Traditional B

Utah Traditional C

Utah Traditional D

Craftsman

flagship homes

A.

B.

C.

D.

RECEIVED SEP 15 2014

Craftsman A

Craftsman B

Craftsman C

Craftsman D

10 SureStart™ Protection
YEAR
130 Wind Warranty*
MPH
See actual warranty for specific details and limitations.
Made in USA
Shown in Weathered Wood
LANDMARK
Designer Shingles
RECEIVED SEP 15 2014
Birchwood
Burnt Sienna
Georgetown Gray
Heather Blend
Hunter Green
Moire Black
Painted Desert
Resawn Shake
Silver Birch*
Sunrise Cedar
Terra Cotta
Thunderstorm Gray
Weathered Wood
Featured Color:
MOIRE BLACK
Light and dark colors blend for a very natural look.
Ask your contractor about the complete Integrity Roof System™ from CertainTeed

Sage

Cape Cod

Black Moss
Square/Rectangle

stone
Sienna
Dry Stack
stone

Dry Stack
stone

Natural Blend
Tuscan Ridge
stone

stone
Pennsylvania
Weather Ledge
stone

Sienna
Weather Ledge
stone
Ashen
Dry Stack

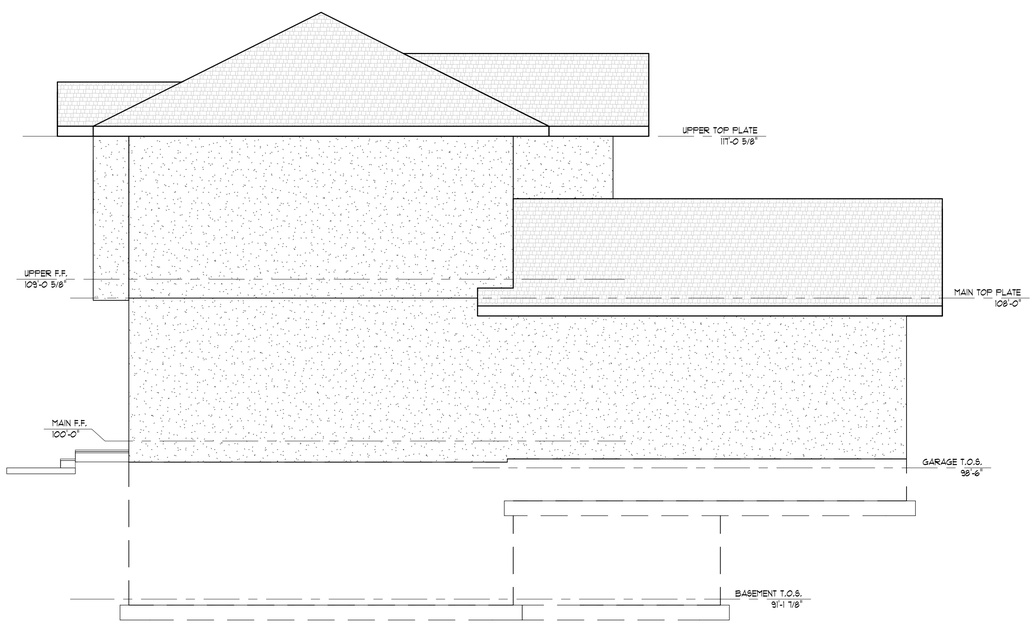
stone
Ashen
Dry Stack
stone
Sagewood

Sagewood
Ledgestone
d
stone

Prestige
Ledgestone
stone
Sienna
Dry Stack

FRONT ELEVATION

SCALE 1/4"=1'-0"



LEFT ELEVATION

SCALE 1/4"=1'-0"

NOTES:

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R109.1.5
3. ALL FOOTINGS SHALL BEAR 30" OR 36" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.

BID SET ONLY
NOT FOR CONSTRUCTION

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: CWD
Engineered By: ENGINEER
Plan #:
Plan Name:

Notes

Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.

Each Sub-Contractor Shall Coordinate Work With Other Trade Through The General Contractor.

The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans. Where Information Is Available But Unclear, The Person Using These Plans Is Responsible For Clarifying Any Questions According To The Conditions Stated Above.

Craig Wall Design, Inc.
7707 S Main Street
Midvale, Utah 84047
(801) 567-8848
email: craig@craigwalldesign.com

EXTERIOR ELEVATIONS

PLAN A

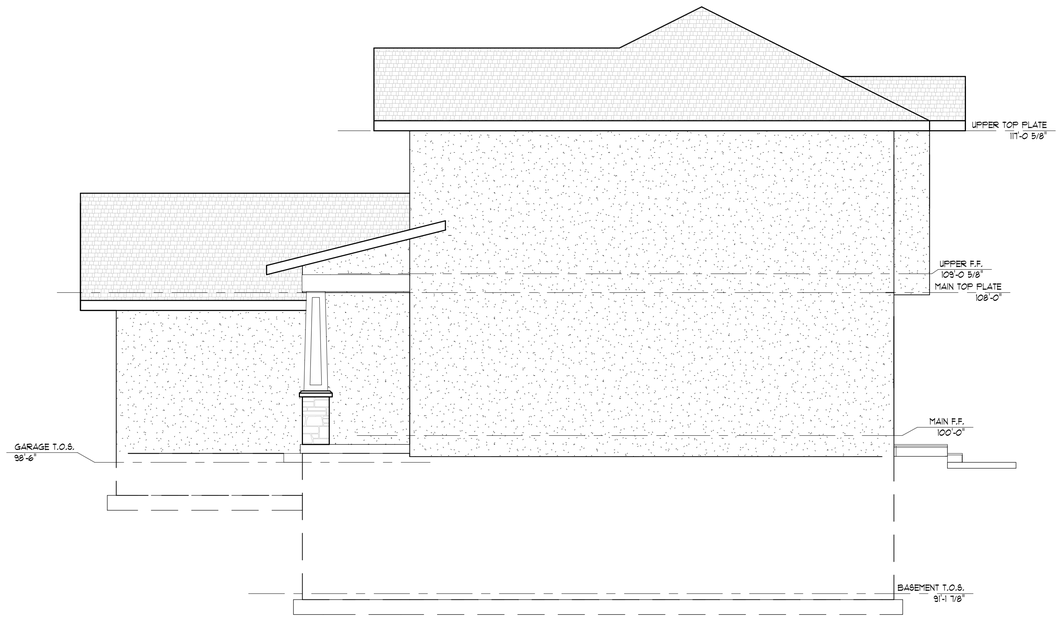
FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

REAR ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

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Engineered By: ENGINEER

Plan #:

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Craig Wall Design, Inc.
730 S. Main Street
Moscow, Idaho 83843
(208) 882-8497
email: craig@craigwalldesign.com

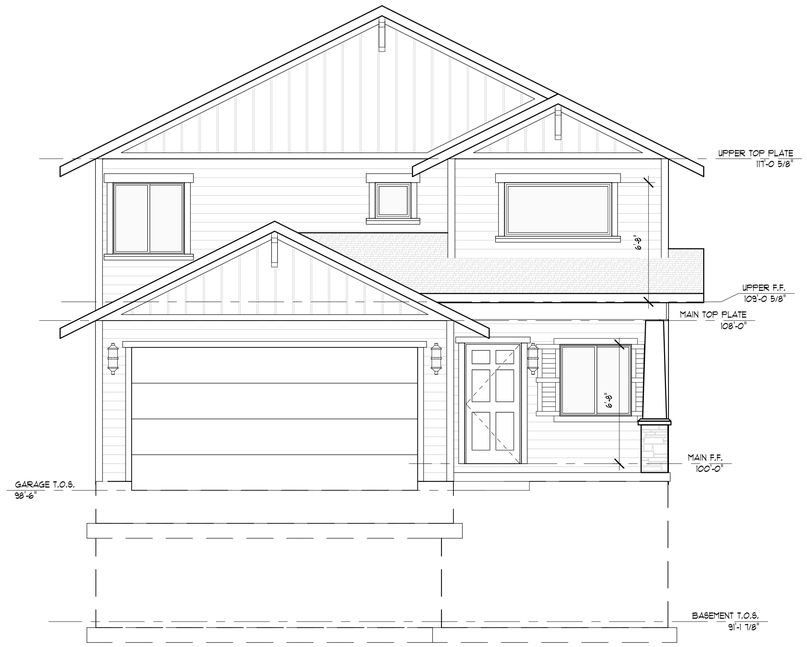
PLAN A

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

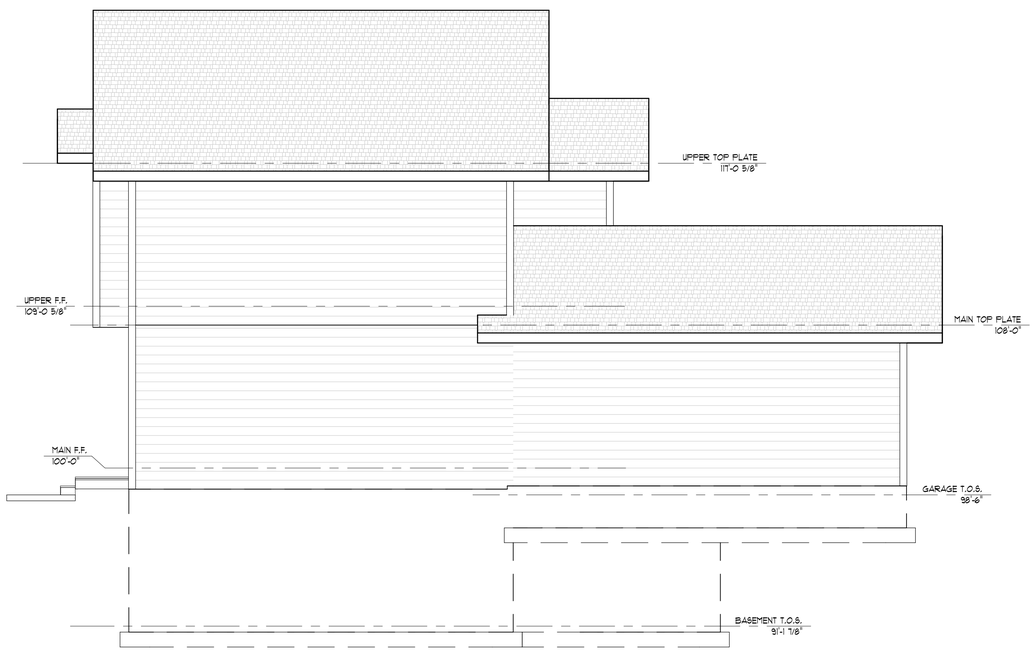
SHEET
A1.1

EXTERIOR ELEVATIONS



FRONT ELEVATION

SCALE 1/4"=1'-0"



LEFT ELEVATION

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

PLAN A

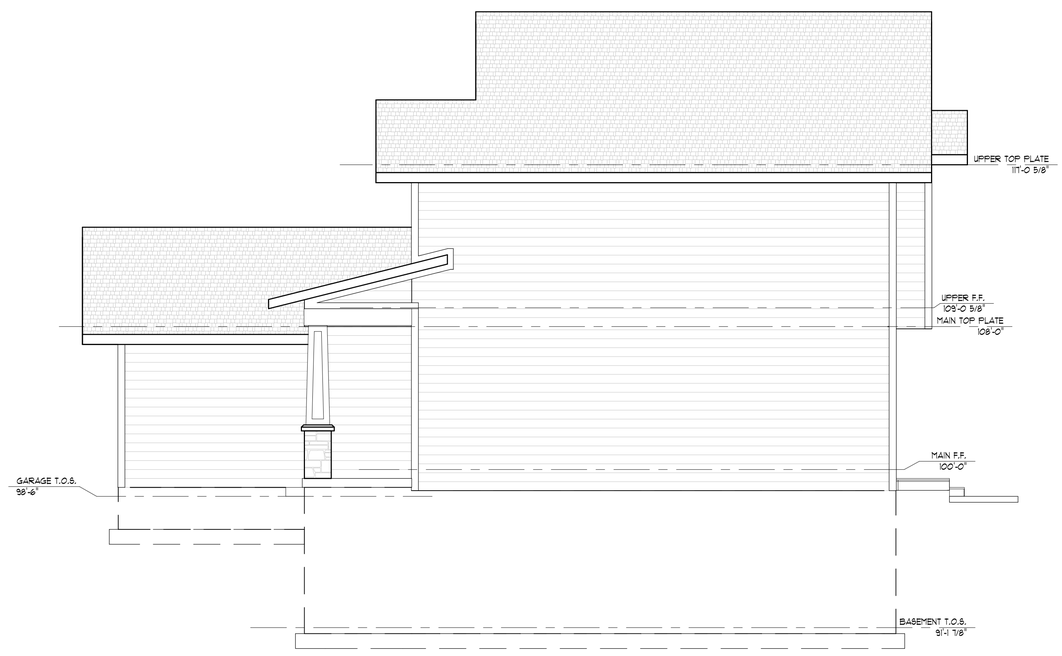
FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

REAR ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

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Drawn By: CWD

Engineered By: ENGINEER

Plan #:

Plan Name:

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7707 S Main Street
Moab, Utah 84532
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email: craig@craigwalldesign.com

PLAN A

FLAGSHIP HOMES

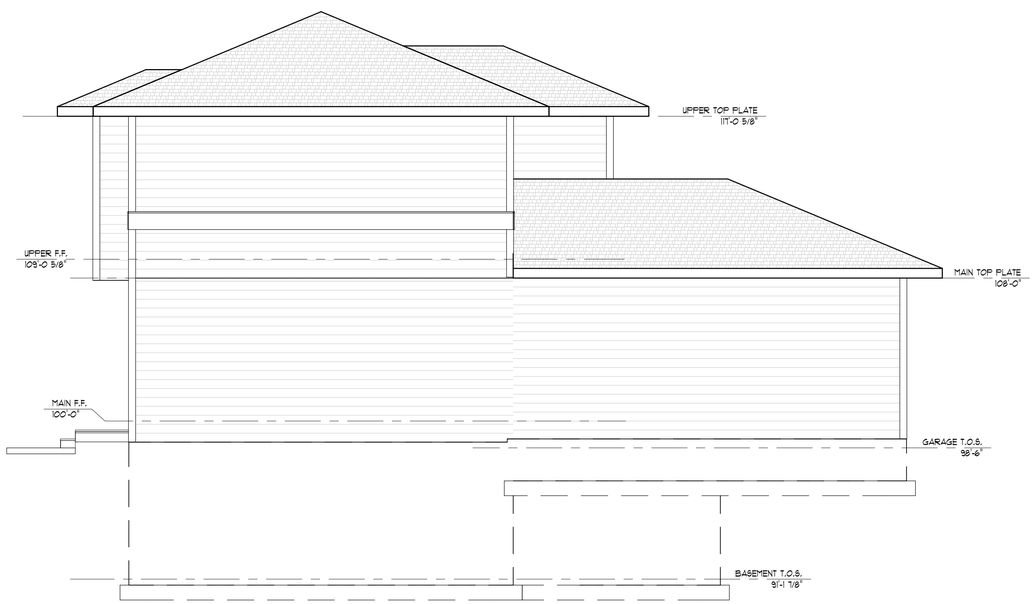
EXTERIOR ELEVATIONS

PRINT DATE
AUG. 6, 2014

SHEET
A1.1

FRONT ELEVATION

SCALE 1/4"=1'-0"



LEFT ELEVATION

SCALE 1/4"=1'-0"

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Drawn By: CWD

Engineered By: ENGINEER

Plan #:

Plan Name:

Notes

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Craig Wall Design, Inc.
7707 S Main Street
Mason, Texas 76856
(325) 347-4848
email: craig@craigwalldesign.com

EXTERIOR ELEVATIONS

PLAN A

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

REAR ELEVATION

SCALE 1/4"=1'-0"

RIGHT ELEVATION

SCALE 1/4"=1'-0"

NOTES:

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
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4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.

BID SET ONLY
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Revision	
#	
1	
2	
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6	

Drawn By: CWD

Engineered By: ENGINEER

Plan #:

Plan Name:

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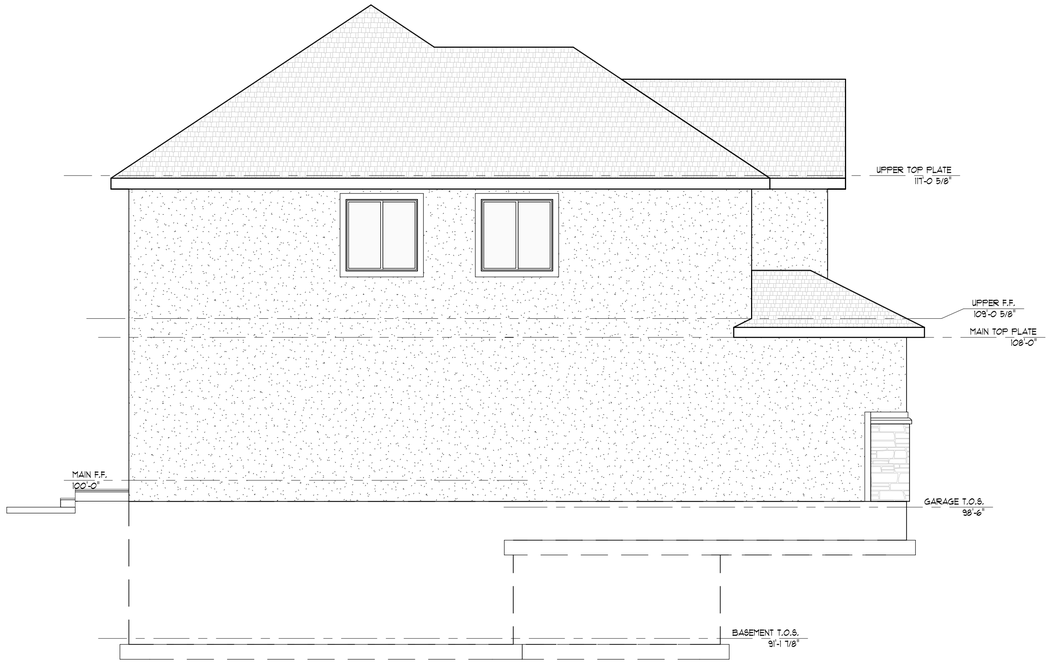
Moab, Utah 84497
(435) 259-8497
email: craig@craigwalldesign.com

PLAN A

FLAGSHIP HOMES

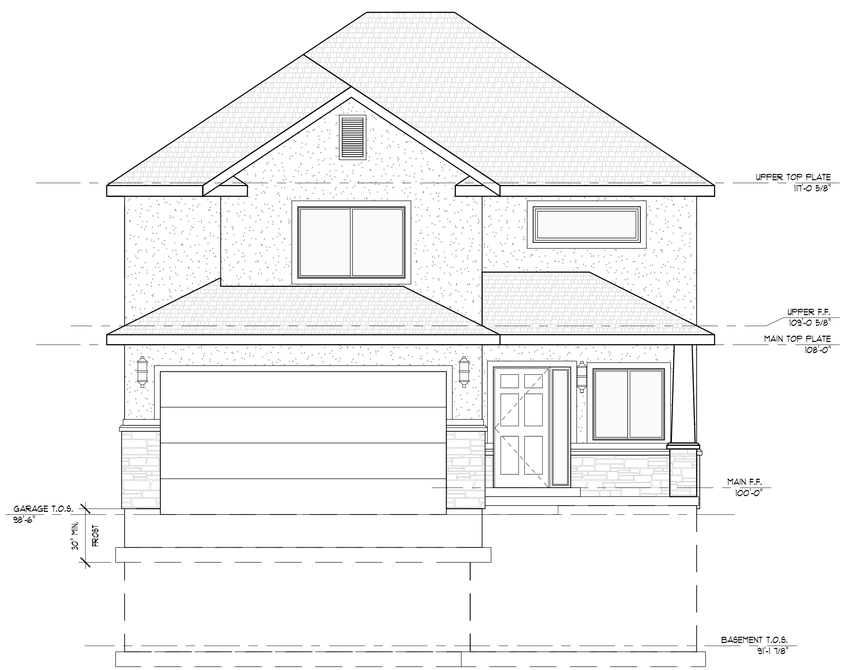
PRINT DATE
AUG. 6, 2014

SHEET
A1.1



LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

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Mesa, Utah 84647
435.678.2450
email: craig@craigwalldesign.com

PLAN B

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

RIGHT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

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Engineered By: ENGINEER

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Moab, Utah 84532
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EXTERIOR ELEVATIONS

PLAN B

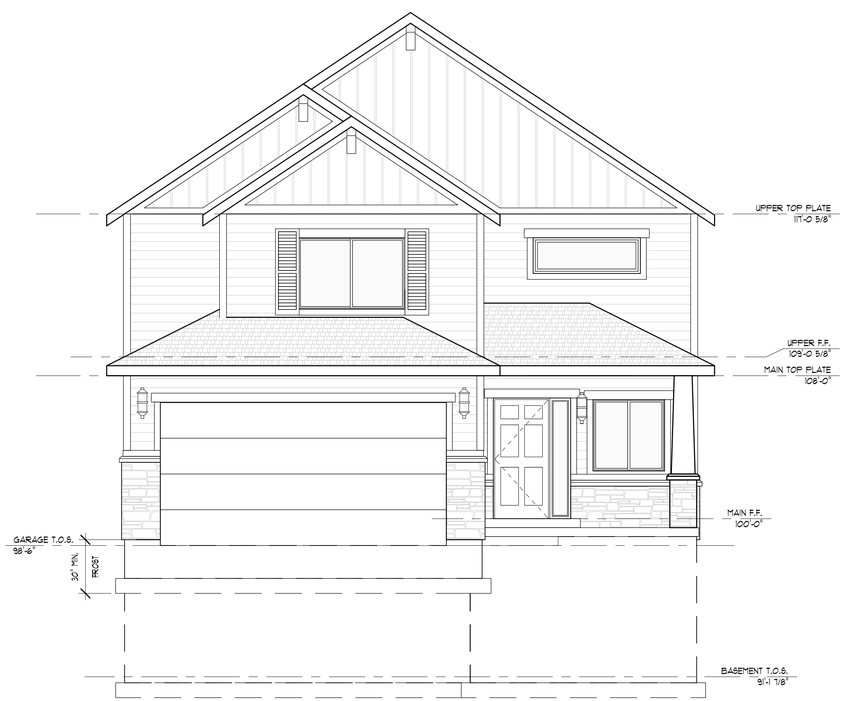
FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.1

LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

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730 S. Main Street
Mount Airy, MD 21771
(301) 829-2457
email: craig@craigwalldesign.com

PLAN B

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

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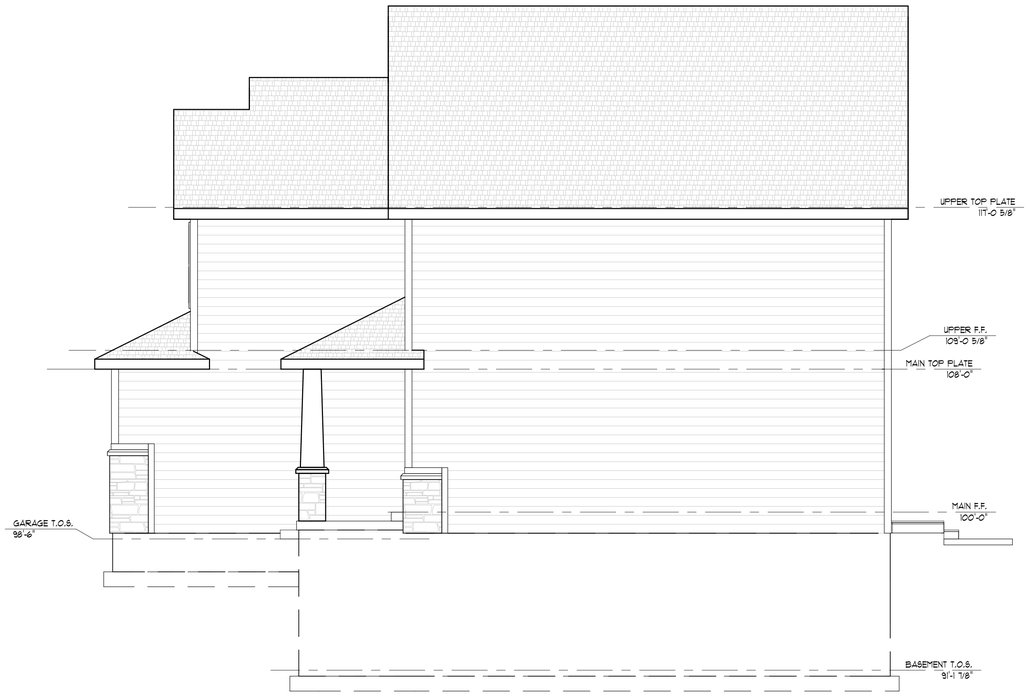
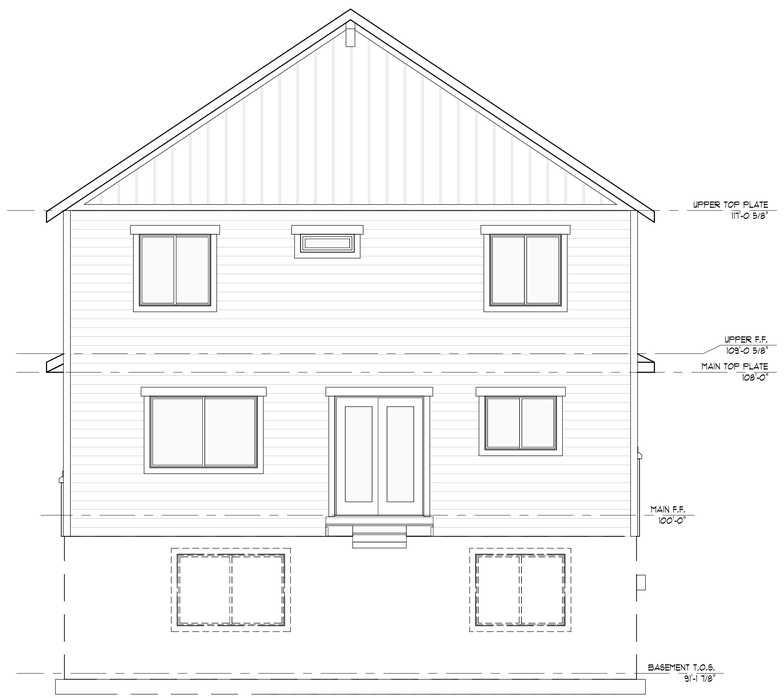
A1.0



RIGHT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

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email: craig@craigwalldesign.com

PLAN B

FLAGSHIP HOMES

EXTERIOR ELEVATIONS

PRINT DATE
AUG. 6, 2014

SHEET
A1.1

LEFT ELEVATION

SCALE 1/4"=1'-0"

FRONT ELEVATION

SCALE 1/4"=1'-0"

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Midvale, Utah 84047
(801) 566-8828
email: craig@craigwalldesign.com

EXTERIOR ELEVATIONS

PLAN B

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

RIGHT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

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(801) 243-8587
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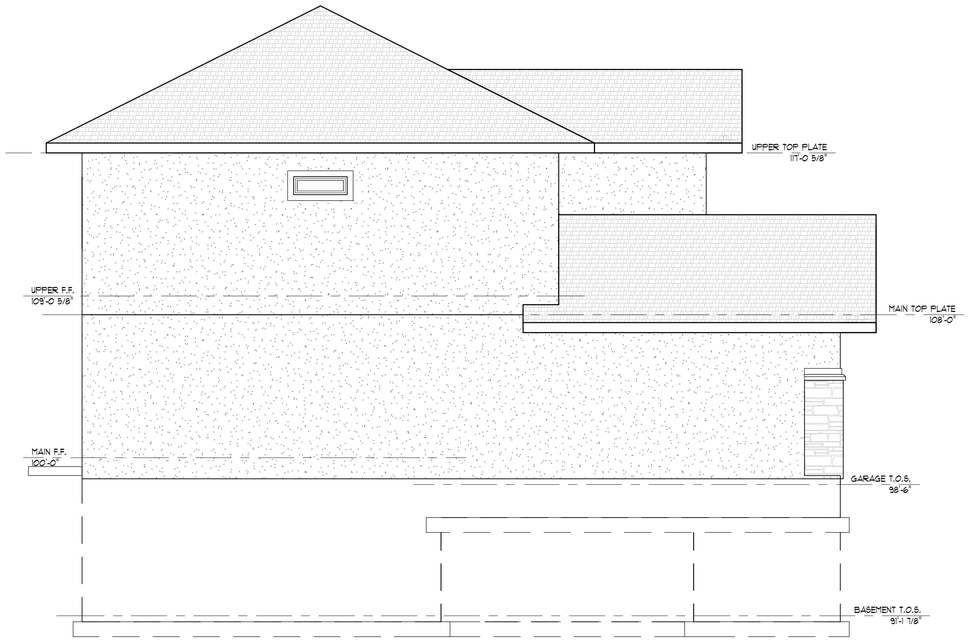
PLAN B

FLAGSHIP HOMES

EXTERIOR ELEVATIONS

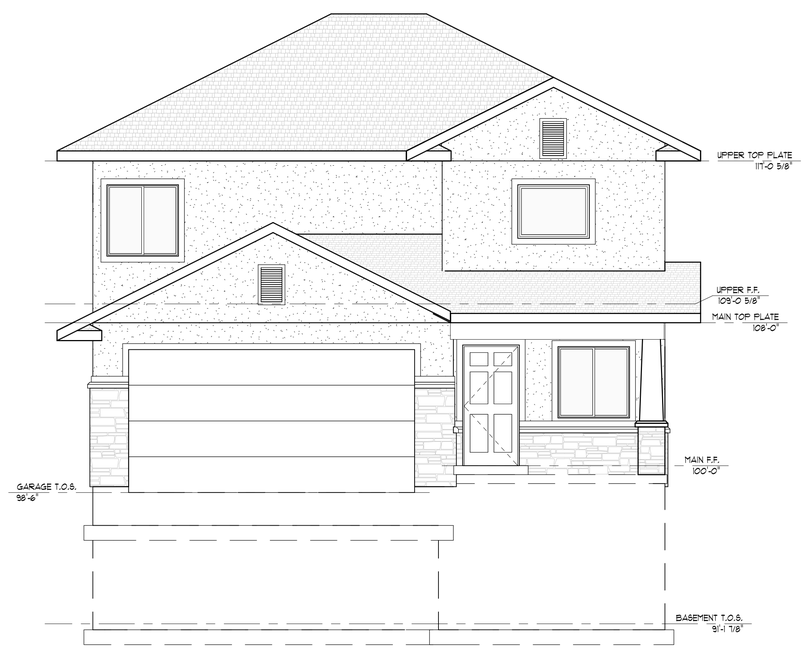
PRINT DATE
AUG. 6, 2014

SHEET
A1.1



LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

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801.566.8828
email: craigwallrange@wildesign.com

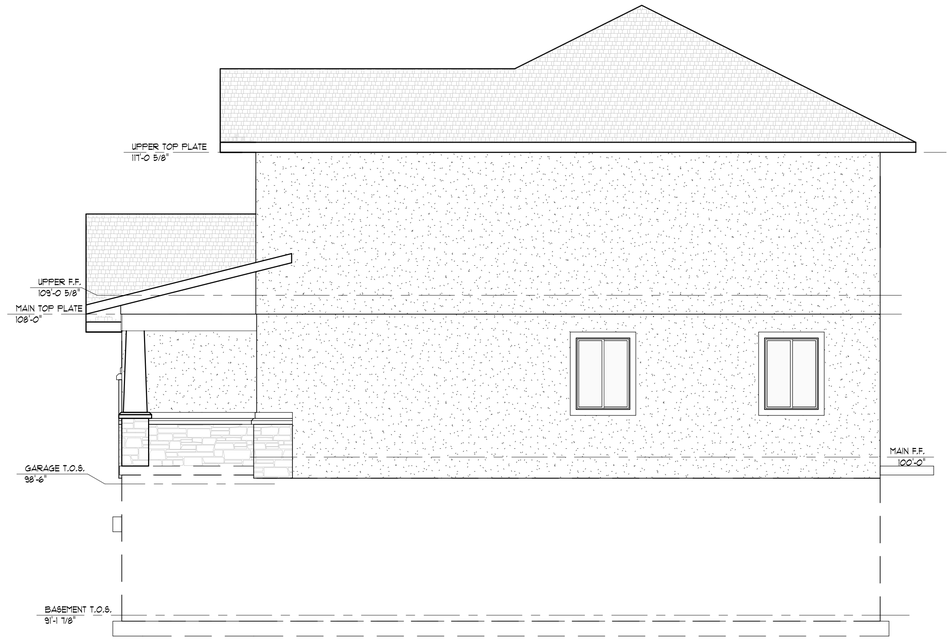
PLAN C

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

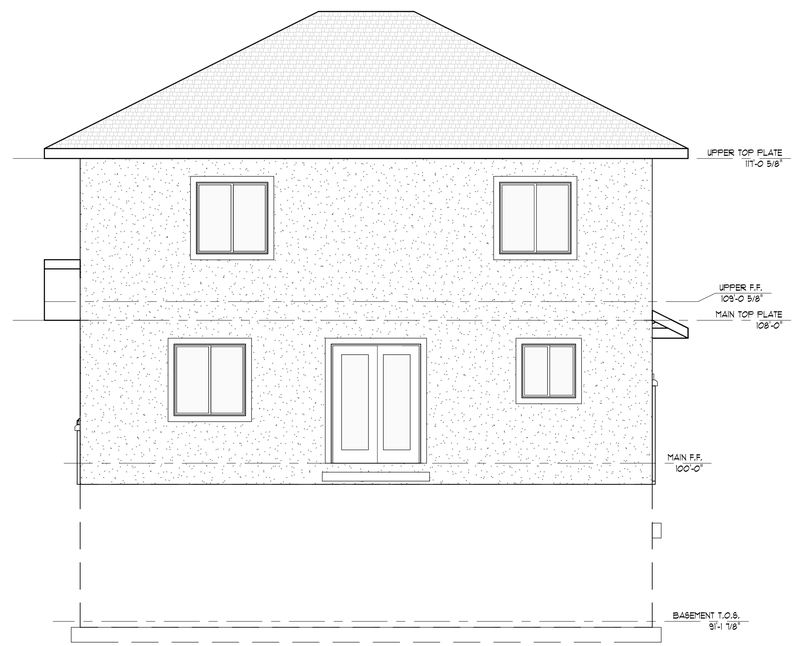
SHEET
A1.0

EXTERIOR ELEVATIONS



RIGHT ELEVATION

SCALE 1/4"=1'-0"



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SCALE 1/4"=1'-0"

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Drawn By: CWD

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PLAN C

FLAGSHIP HOMES

PRINT DATE
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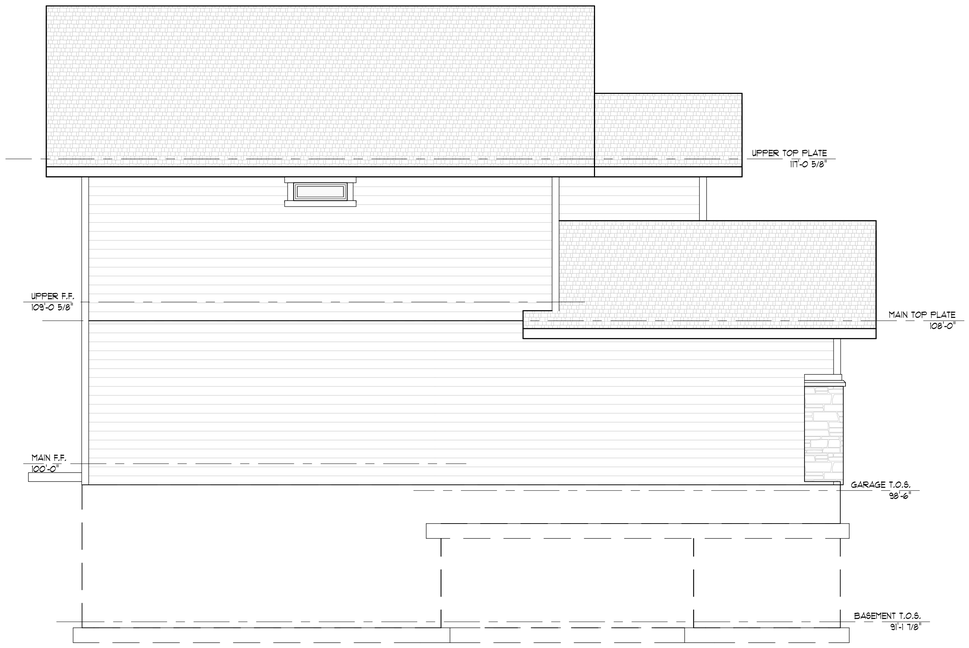
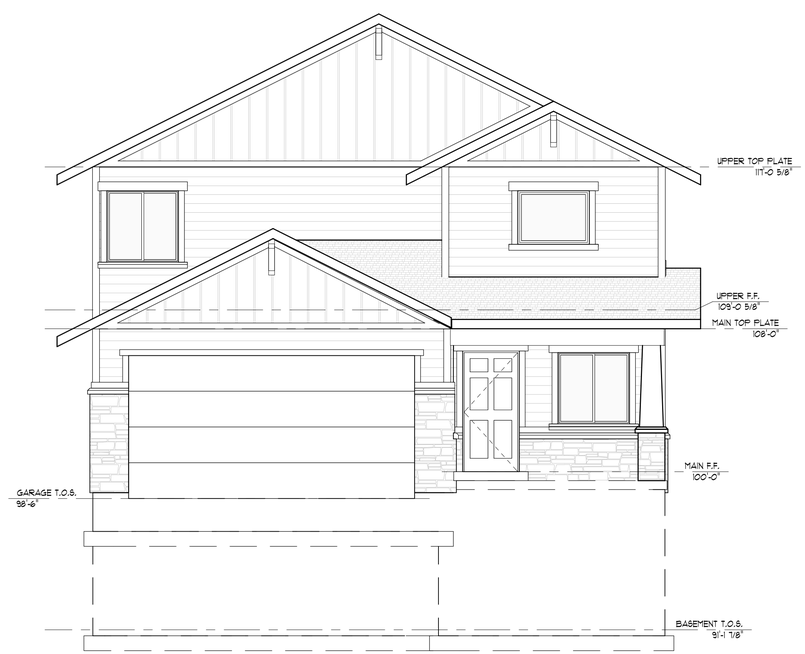
EXTERIOR ELEVATIONS



LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

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EXTERIOR ELEVATIONS

PLAN C

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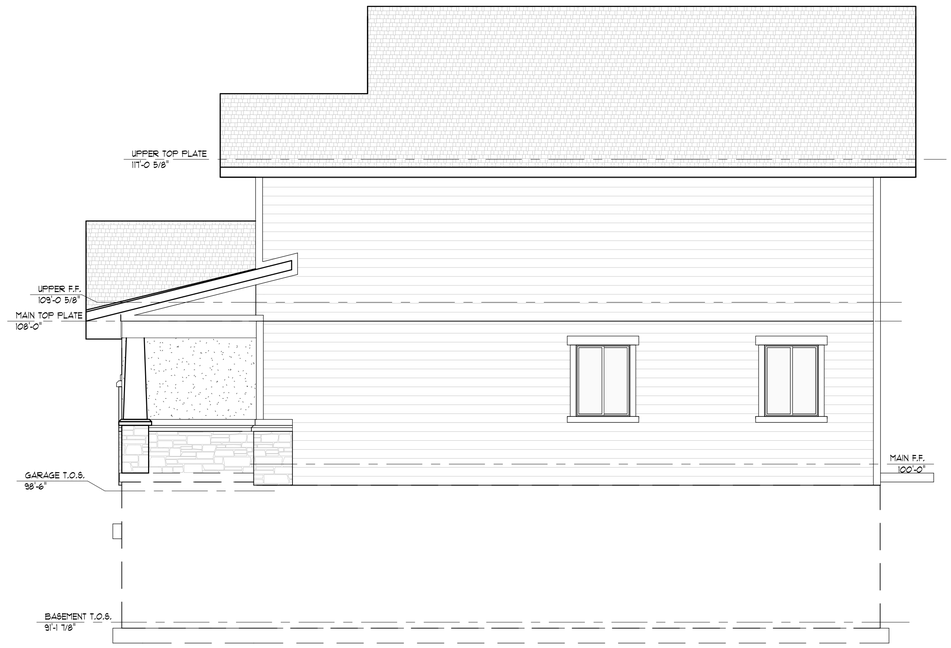

RIGHT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS

PLAN C

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

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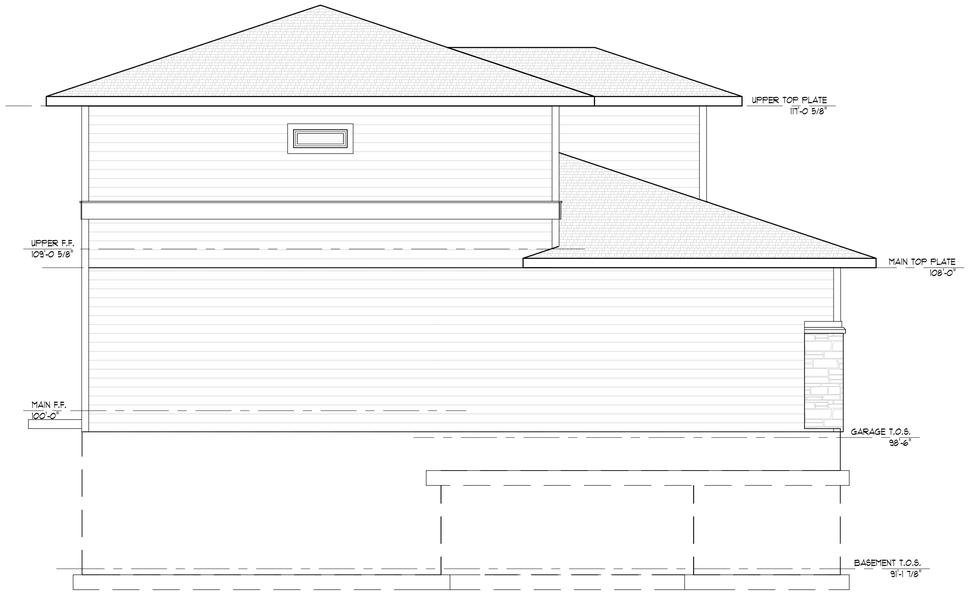
A1.1



LEFT ELEVATION

SCALE 1/4"=1'-0"

FRONT ELEVATION

SCALE 1/4"=1'-0"

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Drawn By: CWD

Engineered By: ENGINEER

Plan #:

Plan Name:

Notes

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Craig Wall Design, Inc.
7707 S Main Street
Midvale, Utah 84047
801.566.8828
email: craig@craigwalldesign.com

EXTERIOR ELEVATIONS

PLAN C

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.0

RIGHT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

NOTES:

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2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R109.1.5
3. ALL FOOTINGS SHALL BEAR 30" OR 36" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.

BID SET ONLY
NOT FOR CONSTRUCTION

#	Revision
1	
2	
3	
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Drawn By: CWD

Engineered By: ENGINEER

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EXTERIOR ELEVATIONS

PLAN C

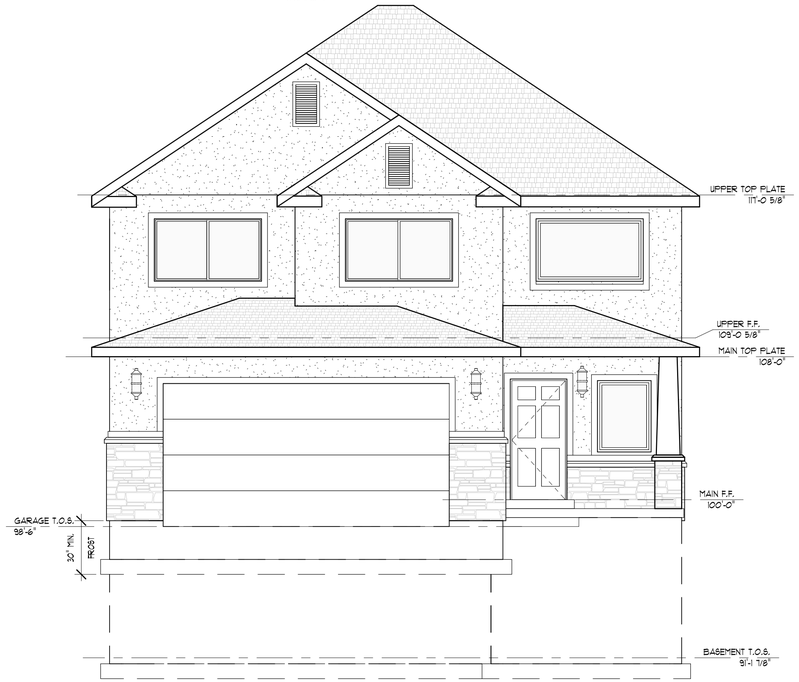
FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

SHEET
A1.1

LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

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PLAND

FLAGSHIP HOMES

EXTERIOR ELEVATIONS

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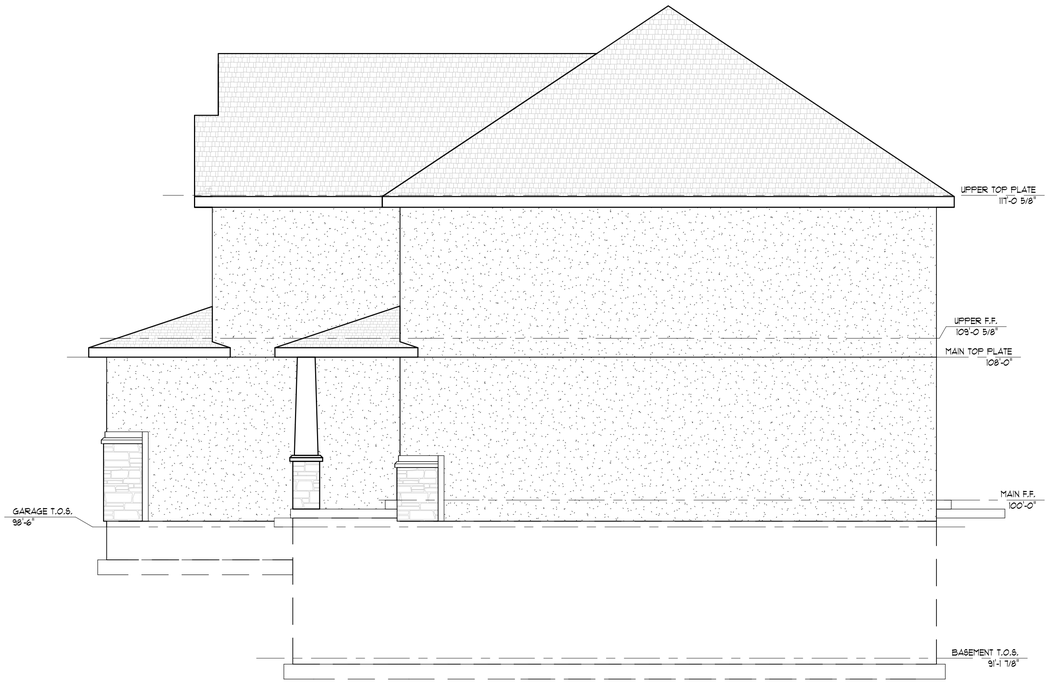
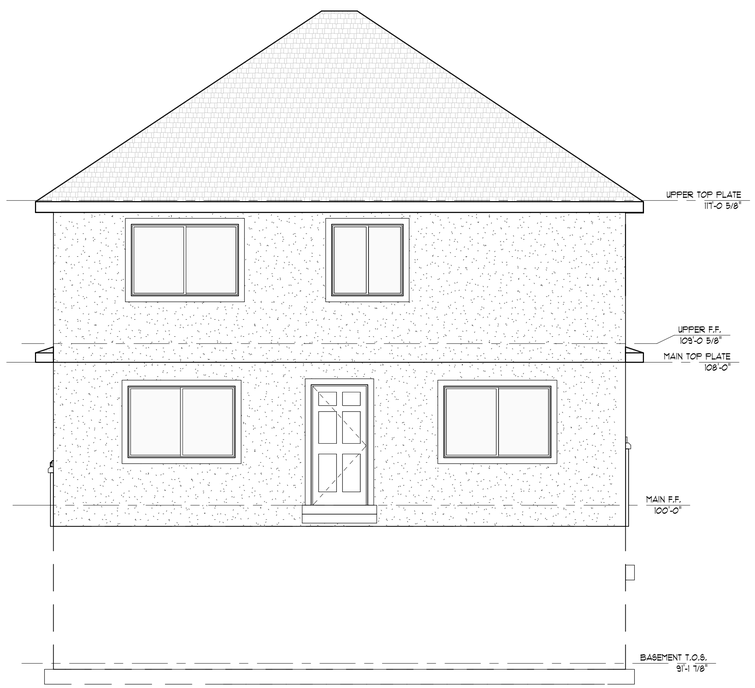


RIGHT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

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PLAND

FLAGSHIP HOMES

PRINT DATE
AUG. 6, 2014

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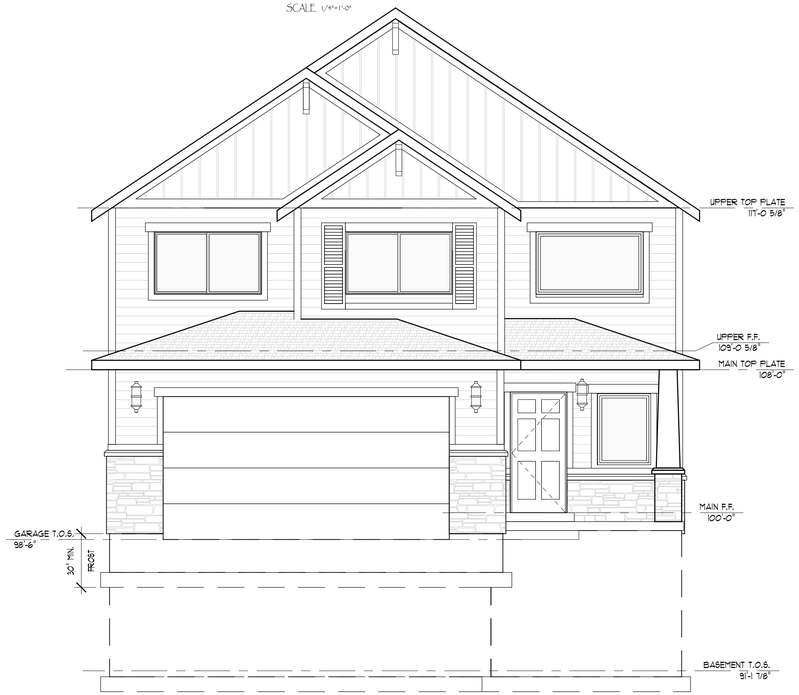
A1.1

EXTERIOR ELEVATIONS

LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

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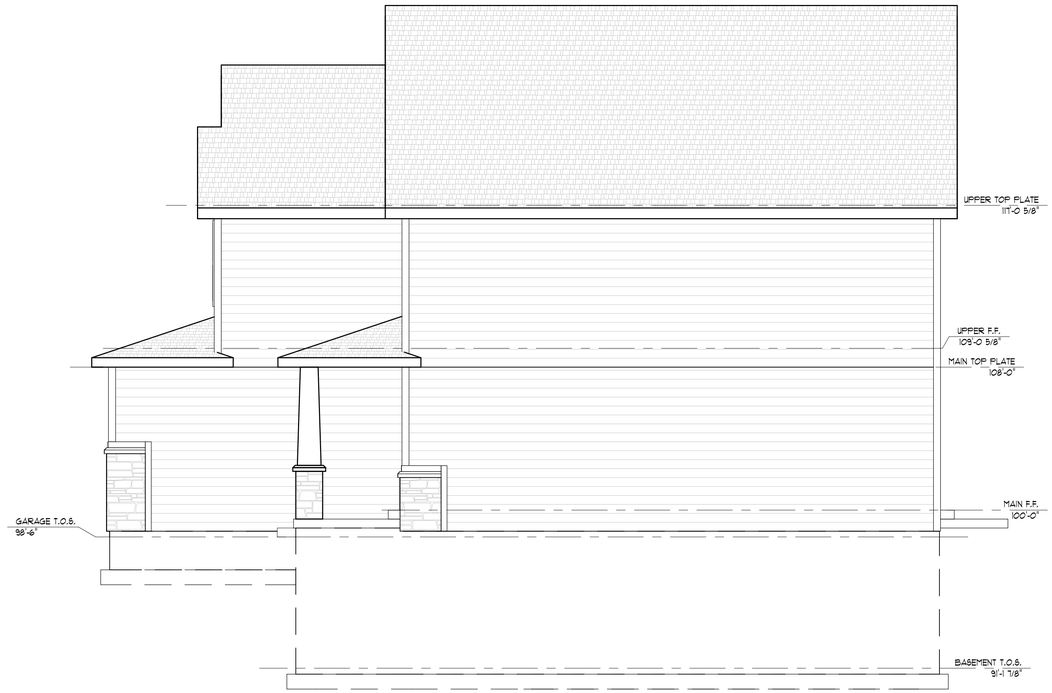
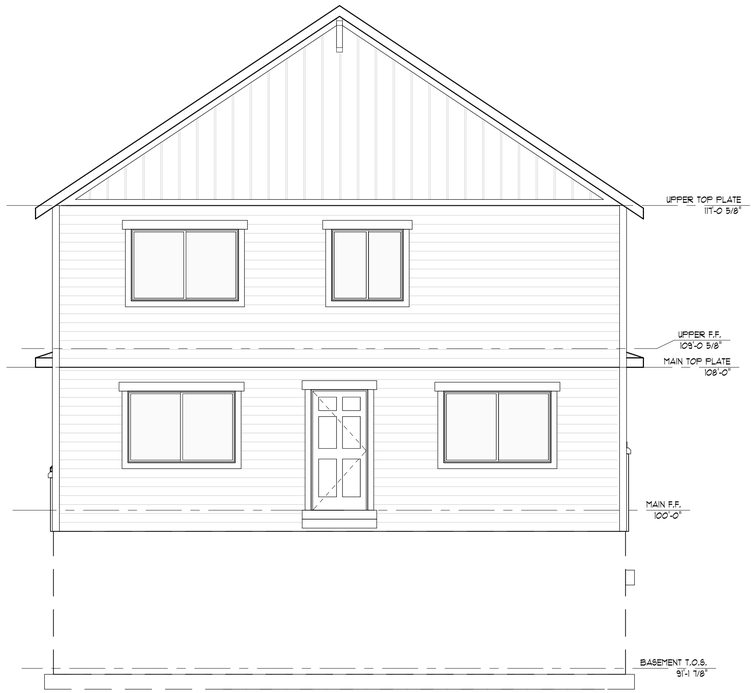


RIGHT ELEVATION

SCALE 1/4"=1'-0"



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LEFT ELEVATION

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FRONT ELEVATION

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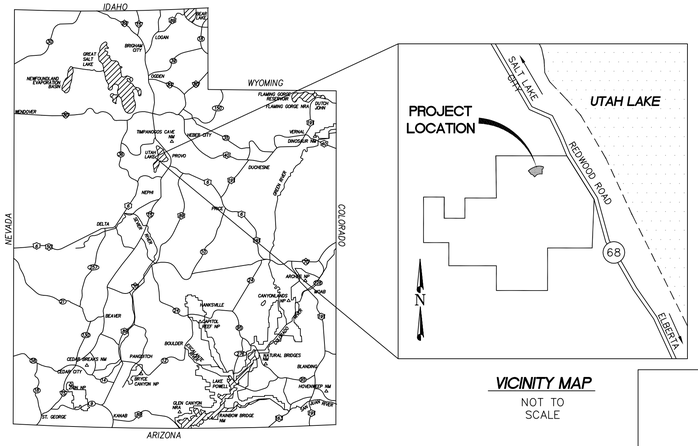
EXTERIOR ELEVATIONS

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 2 AMENDED" PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP
NOT TO SCALE

NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO CHANGE THE PREVIOUS PUD TWIN HOME PLAT TO A SINGLE FAMILY DETACHED FORMAT. WILLOW CREEK DRIVE AND WAYMOND PARK DRIVE WILL REMAIN UNCHANGED IN ALIGNMENT, OWNERSHIP, AND DEDICATIONS.

THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED _____ ENTRY#_____ BOOK _____ PAGE _____ IN UTAH COUNTY UTAH.

PLAT NOTES

1) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.

2) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.

3) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.

4) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds area posted by the current owner of the project pursuant to city code.

5) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.

6) The owner of this subdivision and any successors and assigns area responsible for ensuring that impact and connection fees are paid and water rights area secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.

7) All open space and trail improvements located herein area to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.

8) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.

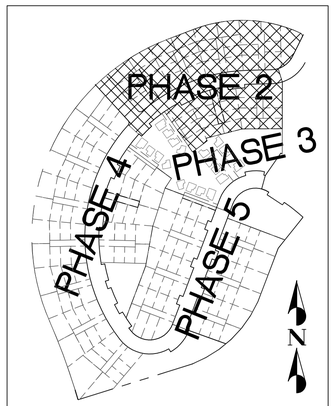
9) There are private streets in this development phase.

10) Lots area subject to CC&R's.

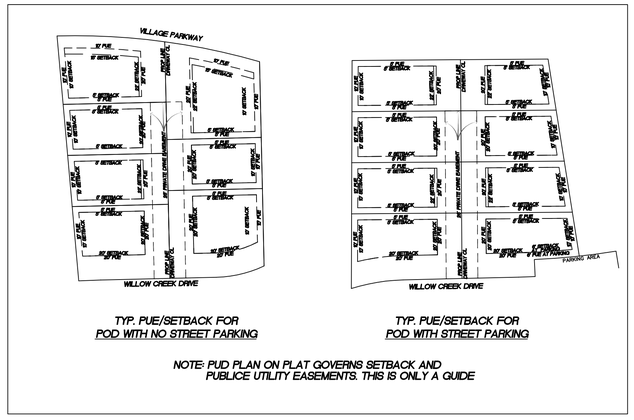
11) ALL Public utility easements (PUE) are also drainage easements.

12) Parks, Common Area, and open spaces are not dedicated to the public, but are owned and maintained by the Home Owners Association.

13) Prior to any building permit being issued, soil testing to lot soil studies may be required on each lot as determined and required by the the City of Saratoga Springs Building Official.



PHASING OVERVIEW
1" = 300'



TYP. PUE/SETBACK FOR POD WITH NO STREET PARKING

TYP. PUE/SETBACK FOR POD WITH STREET PARKING

NOTE: PUD PLAN ON PLAT GOVERNS SETBACK AND PUBLICE UTILITY EASEMENTS. THIS IS ONLY A GUIDE

NOTE: BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE "APPROVING" (per UTAH CODE 10-9A-603(4)(C)(ii)) THE (A) BOUNDARY COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION.
*"APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(C)(ii)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	96.17'	846.50'	96.12'	S60°17'05"W	6°30'33"
C62	82.93'	846.50'	82.89'	N66°20'45"E	5°36'47"
C63	92.77'	546.50'	92.66'	S74°00'56"W	9°43'35"
C64	90.83'	546.50'	90.72'	S83°38'23"W	9°31'21"
C65	88.66'	546.50'	88.56'	S86°57'05"E	9°17'43"
C66	79.66'	546.50'	79.59'	S78°07'41"E	8°21'06"
C67	87.14'	536.84'	87.04'	S69°23'05"E	9°17'59"
C68	19.11'	12.00'	17.15'	S19°12'03"E	91°13'58"
C69	64.74'	97.00'	63.55'	S45°32'12"W	38°14'32"
C70	40.58'	97.00'	40.29'	S76°38'35"W	23°58'14"
C71	35.25'	125.00'	35.14'	N80°32'56"E	16°09'32"
C72	89.75'	641.00'	89.68'	S84°37'01"W	8°01'21"
C73	142.19'	641.00'	141.90'	S74°15'03"W	12°42'35"
C74	18.22'	669.00'	18.22'	S87°50'53"W	1°33'38"
C75	75.45'	669.00'	75.41'	S83°50'12"W	6°27'43"
C77	74.20'	669.00'	74.16'	S77°25'42"W	6°21'17"
C78	61.14'	613.00'	61.11'	N78°02'51"E	5°42'51"
C79	37.08'	599.00'	37.08'	N85°35'14"E	3°32'50"
C80	30.41'	599.00'	30.41'	N82°21'33"E	2°54'33"
C83	83.11'	613.00'	83.05'	N71°18'23"E	7°46'05"
C84	142.19'	641.00'	141.90'	S74°15'03"W	12°42'35"
C85	74.20'	669.00'	74.16'	S71°04'25"W	6°21'17"
C88	74.19'	669.00'	74.16'	S64°43'08"W	6°21'15"
C89	74.19'	669.00'	74.16'	S58°21'53"W	6°21'15"
C90	23.35'	599.00'	23.35'	N66°18'21"E	2°14'01"
C91	33.74'	599.00'	33.74'	N63°34'31"E	3°13'39"
C92	72.47'	613.00'	72.43'	N58°34'28"E	6°46'26"
C98	68.92'	641.00'	68.88'	S52°06'27"W	6°09'36"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C101	75.39'	641.00'	75.35'	S45°39'29"W	6°44'20"
C102	75.39'	641.00'	75.35'	S45°39'29"W	6°44'20"
C104	43.15'	153.00'	43.01'	N80°32'56"E	16°09'32"
C105	142.18'	641.00'	141.89'	S61°32'30"W	12°42'31"
C106	144.31'	641.00'	144.00'	S48°44'17"W	12°53'56"
C107	13.56'	605.69'	13.56'	N87°59'41"E	1°16'57"
C109	223.78'	641.00'	222.65'	S65°11'20"W	20°00'11"
C180	77.80'	613.00'	77.74'	S51°33'06"W	7°16'17"
C185	28.01'	846.50'	28.00'	N48°38'11"E	1°53'44"
C186	28.01'	846.50'	28.00'	N46°44'27"E	1°53'44"
C187	72.57'	846.50'	72.54'	S54°34'27"W	4°54'42"
C188	71.93'	669.00'	71.89'	S52°06'27"W	6°09'36"
C189	18.57'	12.00'	16.77'	S86°38'31"E	88°39'41"
C190	37.44'	846.50'	37.44'	S50°51'05"W	2°32'03"

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southwesterly corner of The Village of Fox Hollow Plat "3", being a point on the easterly line of Village Parkway and a 846.50-foot radius curve to the right, which point is 1841.52 feet, North 00°17'21" East along the section line and 1845.00 feet, South 89°42'39" East from the Southwest Quarter corner of said Section 12, and running thence along said line and the southeasterly line of said Village Parkway the following three (3) courses: (1) thence northeasterly 345.11 feet along the arc of said curve through a central angle of 23°21'33" (chord bears North 57°28'22" East, 342.73 feet); (2) thence North 69°09'08" East, 112.38 feet to the point of curvature with a 546.50-radius curve to the right; (3) thence southeasterly 439.05 feet along the arc of said curve through a central angle of 46°01'50" (chord bears South 87°49'57" East, 427.34 feet) to the point of compound curvature with a 12.00-foot radius curve to the right; thence southeasterly 19.11 feet along the arc of said curve through a central angle of 91°13'58" (chord bears South 19°12'03" East, 17.15 feet); thence South 26°24'56" West, 85.40 feet to the point of curvature with a 97.00-foot radius curve to the right; thence southwesterly 77.97 feet along the arc of said curve through a central angle of 46°03'14" (chord bears South 49°26'33" West, 75.89 feet); thence South 17°31'50" East, 56.00 feet; thence South 00°09'58" West, 187.36 feet; thence South 89°34'45" West, 160.97 feet; thence South 75°35'28" West, 149.14 feet; thence South 24°48'40" East, 11.34 feet; thence South 52°39'07" West, 73.97 feet; thence North 34°48'45" West, 197.24 feet to a 599.00' radius curve to the left, thence along arc of said curve 77.74' through a delta of 7°16'17" (chord bears S 51°33'06" W 77.74 feet), thence S 42°44'18" W 14.00 feet to a 599.00-foot radius curve to the left; thence southwesterly 57.09 feet along the arc of said curve through a central angle of 05°27'40" (chord bears South 45°12'03" West, 57.07 feet); thence North 47°31'47" West, 14.00 feet to a 613.00-foot radius curve to the left; thence southwesterly 1.94 feet along the arc of said curve through a central angle of 00°10'54" (chord bears South 42°22'46" West, 1.94 feet); thence North 47°42'41: West, 56.00 feet to a 12.00-foot radius curve to the left; thence northwesterly 17.72 feet along the arc of said curve through a central angle of 84°36'00" (chord bears North 00°00'41" West, 16.15 feet); thence North 42°18'41" West, 193.60 feet to the point of beginning.
Contains 6.23 acres, more or less.

SURVEYOR NAME _____ LICENSE No. _____ DATE: _____

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as **"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 2 AMENDED" PLANNED UNIT DEVELOPMENT**

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.
In witness whereof _____have hereunto set ____this day of_____ , A.D. 20____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
County of Utah } S.S.
On the _____day of _____, A.D. 20_____ , personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE_____DAY OF_____A.D. 20_____,
PERSONALLY APPEARED BEFORE ME_____AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE PRESIDENT AND HE THE SAID _____, IS THE SECRETARY OF_____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC. THIS_____DAY OF_____A.D. 20_____ .

CITY MAYOR _____ ATTEST _____
CITY RECORDER (SEE SEAL BELOW)

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
COMCAST CABLE TELEVISION	QWEST

BASIS OF BEARINGS

THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'", AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

STATE PLANE COORDINATES ARE SHOWN PER "STATE COORDINATE & DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN" ON RECORD IN UTAH COUNTY.

PREPARED FOR
FLAGSHIP HOMES
170 s INTERSTATE PLAZA DR
LEHI UT 84045

SHEET NO
1/2

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING · CONSULTING · LAND PLANNING
CONSTRUCTION MANAGEMENT

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 2 AMENDED" PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

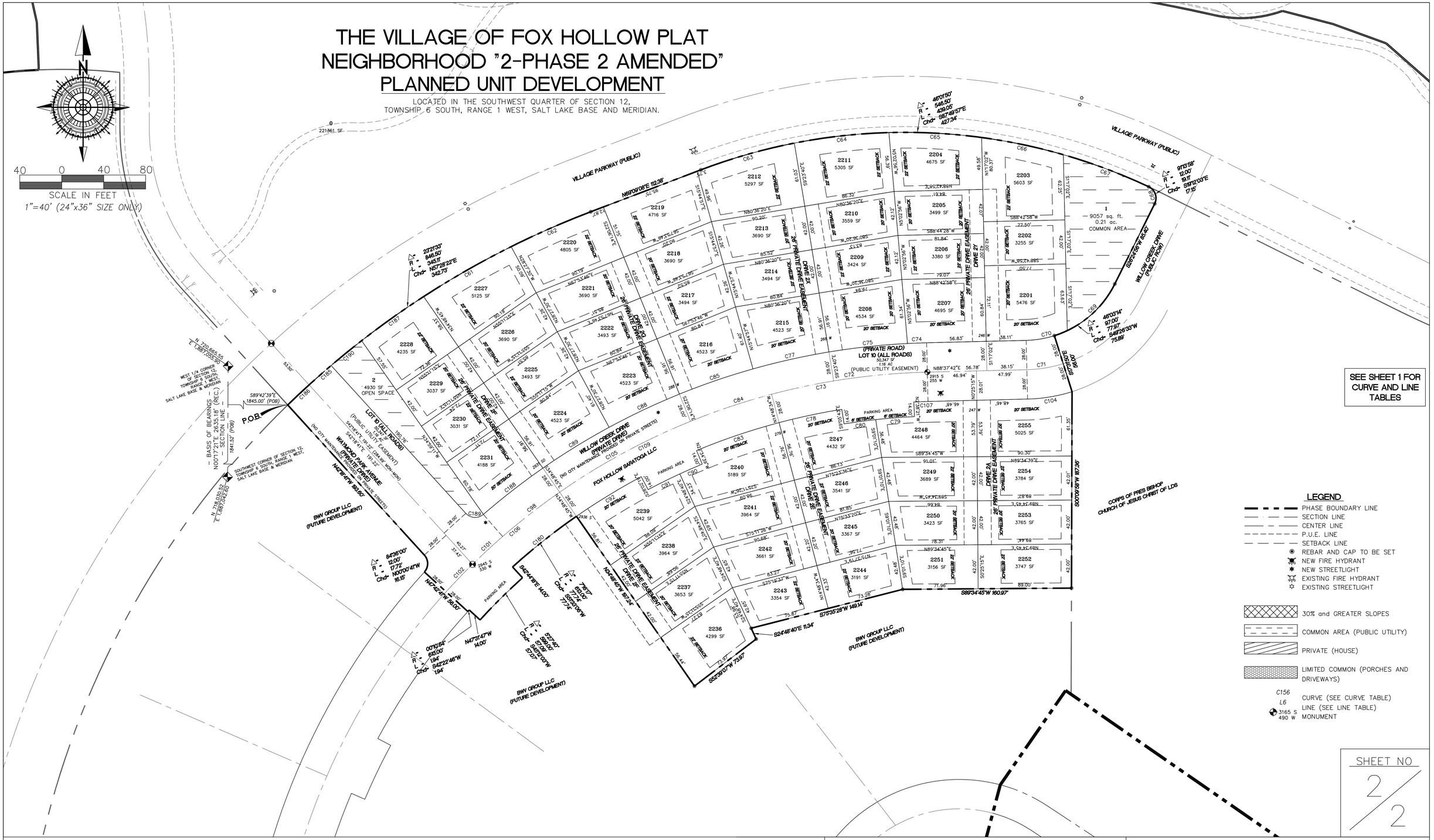
SURVEYOR OF RECORD:

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____,A.D. 20____	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____,A.D. 20____
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE

CORPORATE SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

THE VILLAGE OF FOX HOLLOW PLAT
NEIGHBORHOOD "2-PHASE 2 AMENDED"
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



PREPARED BY:

GATEWAY CONSULTING, inc.
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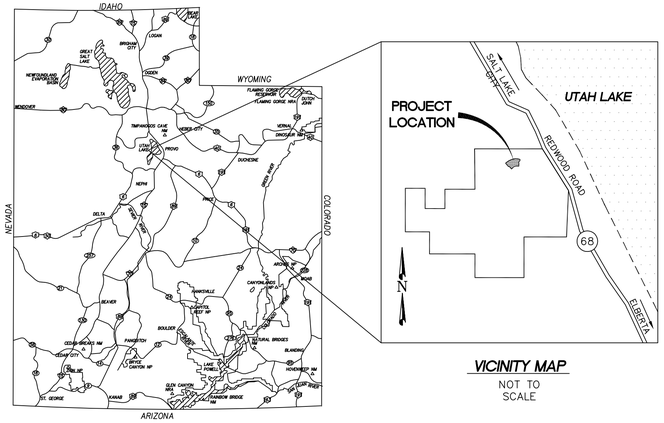
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

surveyor logo here

Date: OCT 10, 2014
File: FOX HOLLOW N2 AMENDED PH2

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 3 AMENDED"
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP
NOT TO SCALE

PLAT NOTES

1) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.

2) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.

3) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.

4) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds area posted by the current owner of the project pursuant to city code.

5) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.

6) The owner of this subdivision and any successors and assigns area responsible for ensuring that impact and connection fees are paid and water rights area secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.

7) All open space and trail improvements located herein area to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.

8) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.

9) There are private streets in this development phase.

10) Lots area subject to CC&R's.

11) ALL Public utility easements (PUE) are also drainage easements.

12) Parks, Common Area, and open spaces are not dedicated to the public, but are owned and maintained by the Home Owners Association.

13) Prior to any building permit being issued, soil testing to lot soil studies may be required on each lot as determined and required by the the City of Saratoga Springs Building Official.

NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO CHANGE THE PREVIOUS PUD TWIN HOME PLAT TO A SINGLE FAMILY DETACHED FORMAT. WILLOW CREEK DRIVE AND WAYMOND PARK DRIVE WILL REMAIN UNCHANGED IN ALIGNMENT, OWNERSHIP, AND DEDICATIONS.

THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED _____ ENTRY# _____ BOOK _____ PAGE _____ IN UTAH COUNTY UTAH.

SURVEYOR'S CERTIFICATE

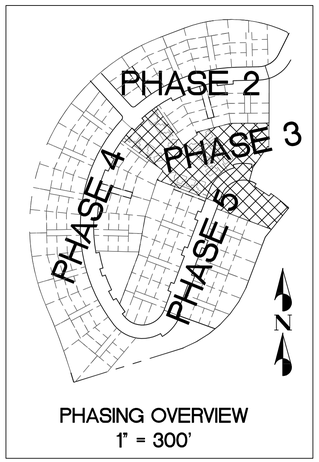
I, _____, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. _____, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made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

BOUNDARY DESCRIPTION

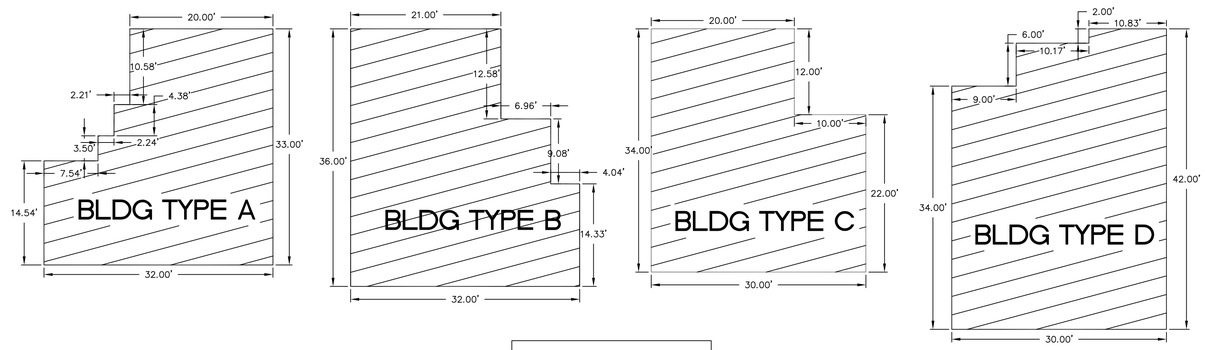
A parcel of land located in the Southwest Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southwesterly corner of The Village of Fox Hollow Plat "3", being a point on the easterly line of Village Parkway and a 846.50-foot radius curve to the right, which point is North 00°17'21" East 1,635.21 feet along the section line and East 2,017.77 feet from the Southwest Quarter corner of said Section 12, and running thence along the arc of a 613.00' radius curve to the right 1.94 feet through a delta of 00° 10' 54", and whose long chord bears N 42° 22' 46" E 1.94 feet; thence S 47° 31' 47" E 14.00 feet to a non-tangential 599.00' radius curve to the right, thence along arc of said curve 57.09 feet through a delta of 05° 27' 40", and whose long chord bears N 45° 12' 03" E 57.07 feet; thence N 42° 44' 18" W 14.00 feet to a point on a 613.00' radius curve to the right, thence along arc of said curve 77.74 feet through a delta of 07° 16' 17", and whose long chord bears N 51° 33' 06" E 77.74 feet; thence S 34° 48' 45" E 197.24 feet; thence N 52° 39' 07" E 73.97 feet, thence N 24° 48' 40" W 11.33 feet; thence N 75° 35' 28" E 149.14; thence N 89° 34' 45" E 160.97 feet; thence S 00° 09' 58" W 101.38 feet; thence N 55° 17' 24" W 6.44 feet; thence S 34° 42' 36" W 109.38 feet; thence S 14° 50' 56" W 56.00 feet to a point on a non-tangent 97.00' radius curve to the right, thence along arc of said curve 31.16 feet through a delta of 18° 24' 17", and a long chord bears S 65° 56' 55" E 31.02 feet; thence S 33° 27' 39" W 12.50 feet; thence S 56° 32' 21" E 74.00 feet; thence N 33° 27' 39" E 12.47 feet to a point on a non-tangent 572.00' radius curve to the right, thence along arc of said curve 63.61 feet through a delta of 06° 22' 17",and a long chord bears S 52° 48' 09" E 63.58 feet; thence S 49° 37' 00" E 32.65; thence S 38° 42' 03" W 116.58 feet; thence N 69° 19' 47" W 245.89 feet; thence N 20° 40' 13" E 24.94 feet; thence N 69° 19' 47" W 276.48 feet; thence N 32° 56' 13" E 46.55 feet; thence N 53° 47' 30" W 213.8337 feet to a point on a non-tangent 613.00' radius curve to the right, thence along arc of said 65.05 feet through a delta of 06° 04' 49", and a long chord bears N 39° 14' 54" E 65.02 feet TO THE POINT OF BEGINNING. Parcel contains 3.80 acres

SURVEYOR NAME LICENSE No. DATE:



PHASING OVERVIEW
1" = 300'



ALL UNITS ARE PRIVATE

1"=10'

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as **"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 3 AMENDED" PLANNED UNIT DEVELOPMENT** do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof _____have hereunto set _____this day of_____ , A.D. 20____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
County of Utah } S.S.
On the _____day of _____, A.D. 20_____ , personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES NOTARY PUBLIC
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

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

ON THE_____DAY OF_____A.D. 20_____, PERSONALLY APPEARED BEFORE ME_____AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF_____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES NOTARY PUBLIC
RESIDING IN _____ COUNTY

NOTE: BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE "APPROVING" (per UTAH CODE 10-9A-603(4)(C)(ii)) THE (A) BOUNDARY COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION.
*"APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(C)(ii)

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
COMCAST CABLE TELEVISION	QWEST

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	13.05'	153.00'	13.04'	S56°53'41"W	4°53'11"
C2	13.19'	153.00'	13.19'	S61°48'27"W	4°56'22"
C3	90.21'	153.00'	88.91'	N37°33'39"E	33°46'53"
C4	108.34'	153.00'	106.09'	N84°33'47"E	40°34'18"
C5	95.77'	125.00'	93.44'	S82°54'03"W	43°53'47"
C6	87.88'	125.00'	86.08'	S40°48'41"W	40°16'57"
C7	142.51'	97.00'	130.04'	S62°45'34"W	84°10'43"
C8	31.16'	97.00'	31.02'	N65°56'55"W	18°24'17"
C9	63.61'	572.00'	63.58'	N52°48'09"W	6°22'17"
C10	2.83'	1.50'	2.43'	N74°41'08"E	108°01'50"
C11	77.80'	613.00'	77.74'	S51°33'06"W	7°16'17"

PREPARED FOR

FLAGSHIP HOMES
170 s INTERSTATE PLAZA DR
LEHI UT 84045

BASIS OF BEARINGS

THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'", AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

STATE PLANE COORDINATES ARE SHOWN PER "STATE COORDINATE & DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN" ON RECORD IN UTAH COUNTY.

SHEET NO
1/2

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC. THIS_____DAY OF_____A.D. 20_____ .

CITY MAYOR ATTEST _____
CITY RECORDER (SEE SEAL BELOW)

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 3 AMENDED"
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

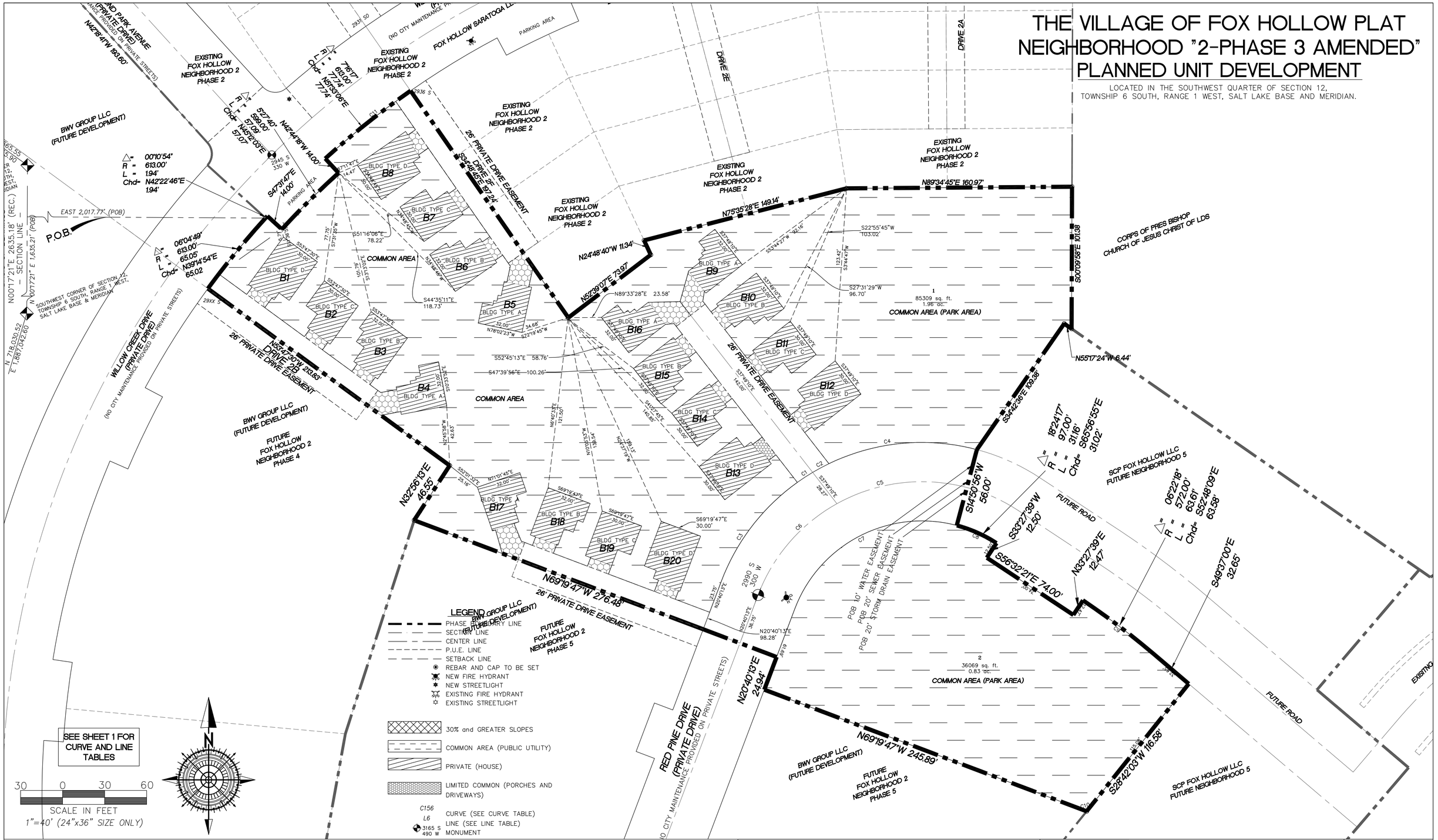
SURVEYOR OF RECORD:
surveyor logo here

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE	CORPORATE SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____,A.D. 20____	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____,A.D. 20____					
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE					

Date: OCT 10, 2014
File: FOX HOLLOW N2 AMENDED PH3

THE VILLAGE OF FOX HOLLOW PLAT
NEIGHBORHOOD "2-PHASE 3 AMENDED"
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



PREPARED BY:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

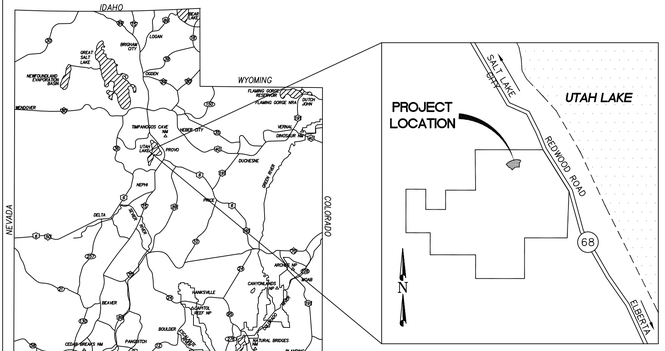
surveyor logo here

SHEET NO 2/2

Date: OCT 10, 2014
File: FOX HOLLOW N2 AMENDED PH3

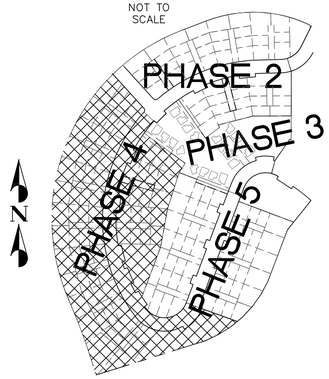
"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 4 AMENDED" PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP

NOT TO SCALE



NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO CHANGE THE PREVIOUS PUD TWIN HOME PLAT TO A SINGLE FAMILY DETACHED FORMAT. WILLOW CREEK DRIVE AND WAYMOND PARK DRIVE WILL REMAIN UNCHANGED IN ALIGNMENT, OWNERSHIP, AND DEDICATIONS.

THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED _____ ENTRY# _____ BOOK _____ PAGE _____ IN UTAH COUNTY UTAH.

PLAT NOTES

1) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.

2) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.

3) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.

4) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds area posted by the current owner of the project pursuant to city code.

5) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.

6) The owner of this subdivision and any successors and assigns area responsible for ensuring that impact and connection fees are paid and water rights area secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.

7) All open space and trail improvements located herein area to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.

8) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.

9) There are private streets in this development phase.

10) Lots area subject to CC&R's.

11) ALL Public utility easements (PUE) are also drainage easements.

12) Parks, Common Area, and open spaces are not dedicated to the public, but are owned and maintained by the Home Owners Association.

13) Prior to any building permit being issued, soil testing to lot soil studies may be required on each lot as determined and required by the the City of Saratoga Springs Building Official.

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southwesterly corner of The Village of Fox Hollow Plat "3", being a point on the easterly line of Village Parkway, which point is 1841.52 feet, North 00°17'21" East along the section line and 1845.00 feet, South 89°42'39" East from the Southwest Quarter corner of said Section 12, and running thence South 42°18'41" East, 193.60 feet to the point of curvature with a 12.00-foot radius curve to the right; thence southeasterly 17.72 feet along the arc of said curve through a central angle of 84°36'00" (chord bears South 00°00'41" East, 16.15 feet); thence South 47°42'41" East, 56.00 feet to a 613.00-foot radius curve to the left; thence southwesterly 65.05 feet along the arc of said curve through a central angle of 06°04'49" (chord bears South 39°14'54" West, 65.02 feet); thence South 53°47'30" East, 213.83 feet; thence South 32°56'13" West, 46.55 feet;thence South 17°51'08" West, 160.15 feet; thence South 10°11'00" West, 162.67 feet;thence South 20°40'13" West, 222.54 feet; to a 599.00-foot radius curve to the left (center bears North 58°19'55" East); thence southeasterly 50.90 feet along the arc of said curve through a central angle of 04°52'07" (chord bears South 34°06'09" East, 50.89 feet); thence South 53°27'47" West, 14.00 feet to a 613.00-foot radius circle to the left (center bears North 53°27'47" East); thence southeasterly 11.91 feet along the arc of said curve through a central angle of 01°06'48" (chord bears South 37°05'37" East, 11.91 feet) to the point of compound curvature with a 97.00-foot radius curve to the left; thence northeasterly 199.65 feet along the arc of said curve through a central angle of 117°55'38" (chord bears North 83°23'10" East, 166.23 feet); thence South 65°34'39" East, 70.00 feet; thence South 08°38'08" East, 125.50 feet; thence South 72°35'54" West, 480.76 feet to the easterly line of said Village Parkway and a 2553.50-foot radius curve to the left (center bears South 73°52'40" West); thence along said line the following two (2) courses: (1) northwesterly 335.44 feet along the arc of said curve through a central angle of 07°31'36" (chord bears North 19°53'08" West, 335.19 feet) to the point of reverse curvature with a 846.50-foot radius curve to the right; (2) northeasterly 1025.95 feet along the arc of said curve through a central angle of 69°26'31" (chord bears North 11°04'20" East, 964.30 feet) to the point of beginning.

Contains 11.08 acres, more or less.

SURVEYOR NAME LICENSE No. DATE:

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as **"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 4 AMENDED" PLANNED UNIT DEVELOPMENT**

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

In witness whereof _____have hereunto set _____this day of_____ , A.D. 20____

OWNER'S ACKNOWLEDGEMENT

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

On the _____day of _____, A.D. 20_____ , personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES NOTARY PUBLIC

RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

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

ON THE_____DAY OF_____A.D. 20_____, PERSONALLY APPEARED BEFORE ME_____AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF_____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC

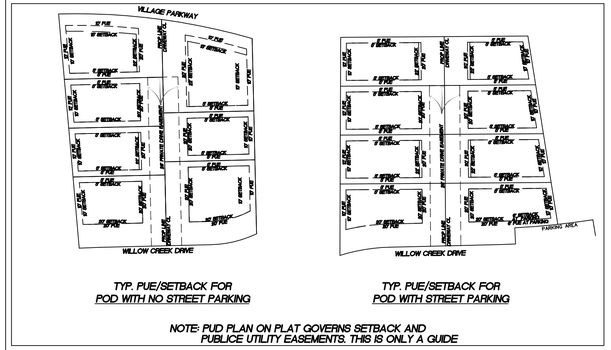
MY COMMISSION EXPIRES RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC. THIS_____DAY OF_____A.D. 20_____ .

CITY MAYOR ATTEST _____

CITY RECORDER (SEE SEAL BELOW)



TYP. PUE/SETBACK FOR POD WITH NO STREET PARKING

TYP. PUE/SETBACK FOR POD WITH STREET PARKING

NOTE: PUD PLAN ON PLAT GOVERNS SETBACK AND PUBLICE UTILITY EASEMENTS. THIS IS ONLY A GUIDE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C186	74.24'	669.00'	74.20'	S25°05'05"E	6°21'28"
C187	74.21'	669.00'	74.17'	S18°43'41"E	6°21'20"
C188	78.56'	669.00'	78.51'	S12°11'10"E	6°43'41"
C190	74.42'	669.00'	74.38'	S1°12'15"W	6°22'25"
C191	74.61'	669.00'	74.57'	S7°35'10"W	6°23'24"
C192	73.95'	669.00'	73.92'	S13°56'52"W	6°20'01"
C193	74.46'	669.00'	74.43'	S20°18'12"W	6°22'39"
C194	74.24'	669.00'	74.20'	S26°40'17"W	6°21'30"
C195	74.23'	669.00'	74.20'	S33°01'46"W	6°21'28"
C204	23.35'	599.00'	23.35'	N27°16'30"E	2°14'01"
C206	83.61'	718.93'	83.56'	S32°18'00"W	6°39'48"
C207	72.99'	613.00'	72.95'	S19°31'10"W	6°49'21"
C210	74.45'	613.00'	74.41'	N12°37'44"E	6°5'7'32"
C212	23.88'	599.00'	23.88'	S4°49'49"W	2°17'03"
C213	33.21'	599.00'	33.21'	S7°33'39"W	3°10'37"
C214	62.87'	613.00'	62.84'	S0°45'01"W	5°52'34"
C216	8.68'	513.04'	8.68'	N9°54'02"W	0°58'09"
C217	67.50'	599.00'	67.46'	N13°32'03"W	6°27'23"
C218	31.77'	606.75'	31.77'	N18°14'50"W	3°00'01"
C219	67.50'	599.00'	67.46'	N22°57'36"W	6°27'23"
C220	114.58'	167.00'	112.34'	S40°19'31"W	39°18'36"
C221	107.44'	153.00'	105.24'	S80°05'49"W	40°14'01"
C224	79.55'	153.00'	78.65'	S64°53'31"E	29°47'18"
C225	38.01'	669.00'	38.00'	N36°01'22"W	3°15'18"
C230	32.97'	153.00'	32.91'	N43°49'27"W	12°20'52"
C231	71.59'	669.00'	71.56'	N31°19'46"W	6°07'53"
C232	12.50'	669.00'	12.50'	S27°43'42"E	1°04'14"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C233	12.50'	669.00'	12.50'	S28°47'56"E	1°04'14"
C234	32.97'	153.00'	32.91'	S43°49'27"E	12°20'52"
C235	12.51'	153.00'	12.51'	S52°20'28"E	4°41'11"
C236	27.88'	599.00'	27.88'	N31°24'51"W	2°40'02"
C237	41.64'	608.22'	41.63'	N28°08'05"W	3°55'22"
C247	12.50'	669.00'	12.50'	S15°00'54"E	1°04'14"
C248	12.50'	669.00'	12.50'	S16°05'08"E	1°04'14"
C249	238.51'	125.00'	203.94'	N75°19'59"E	109°19'33"
C250	26.95'	125.00'	26.90'	S43°49'38"E	12°21'14"
C251	12.50'	669.00'	12.50'	S1°26'50"E	1°04'14"
C252	12.51'	669.00'	12.50'	S2°31'05"E	1°04'16"
C253	105.01'	641.00'	104.90'	S32°57'25"E	9°23'12"
C254	142.23'	641.00'	141.94'	S21°54'25"E	12°42'48"
C255	12.50'	669.00'	12.50'	S10°14'45"W	1°04'14"
C256	12.50'	669.00'	12.50'	S11°18'59"W	1°04'14"
C258	12.52'	613.00'	12.52'	S1°36'10"E	1°10'12"
C259	12.53'	613.00'	12.53'	S2°46'24"E	1°10'17"
C260	12.50'	613.00'	12.50'	S15°31'26"W	1°10'06"
C261	12.54'	613.00'	12.54'	S16°41'39"W	1°10'19"
C262	12.50'	669.00'	12.50'	S22°57'25"W	1°04'14"
C263	12.50'	669.00'	12.50'	S24°01'39"W	1°04'14"
C264	12.50'	613.00'	12.50'	S35°37'27"W	1°10'06"
C265	12.50'	613.00'	12.50'	S36°47'33"W	1°10'06"
C266	12.50'	669.00'	12.50'	S35°40'23"W	1°04'14"
C267	12.50'	669.00'	12.50'	S36°44'37"W	1°04'14"
C268	151.26'	641.00'	150.91'	S8°47'24"E	13°31'14"
C269	143.32'	641.00'	143.02'	S4°22'33"W	12°48'38"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C270	142.21'	641.00'	141.91'	S17°08'12"W	12°42'40"
C271	142.26'	641.00'	141.97'	S29°51'01"W	12°42'58"
C272	68.02'	641.00'	67.99'	S39°14'54"W	6°04'49"
C279	265.46'	125.00'	218.32'	S81°30'36"W	121°40'46"
C280	398.51'	641.00'	392.12'	N19°50'24"W	35°37'14"
C281	202.92'	641.00'	202.07'	N7°02'21"E	18°08'16"
C282	224.87'	641.00'	223.72'	N26°09'30"E	20°06'00"
C283	33.74'	599.00'	33.74'	S24°32'40"W	3°13'39"
C284	78.18'	613.00'	78.13'	S5°50'29"E	7°18'27"
C285	79.86'	669.00'	79.81'	N5°24'08"W	6°50'23"
C286	1025.95'	846.50'	964.30'	S11°04'20"W	69°26'31"
C287	335.43'	2553.50'	335.19'	S19°53'08"E	7°31'35"
C307	16.19'	12.00'	14.99'	N3°39'17"W	77°18'47"
C309	70.99'	669.00'	70.96'	N39°14'54"E	6°04'49"
C310	1.53'	12.00'	1.53'	N38°38'42"E	7°17'13"

BASIS OF BEARINGS

THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'", AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

STATE PLANE COORDINATES ARE SHOWN PER "STATE COORDINATE & DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN" ON RECORD IN UTAH COUNTY.

SHEET NO 1/2

PREPARED FOR

FLAGSHIP HOMES
170 s INTERSTATE PLAZA DR
LEHI UT 84045

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
COMCAST CABLE TELEVISION	QWEST

NOTE: BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE "APPROVING" (per UTAH CODE 10-9A-603(4)(C)(ii)) THE (A) BOUNDARY COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION.
*"APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(C)(ii)

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD:

surveyor logo here

FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____,A.D. 20____	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____,A.D. 20____
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE

CORPORATE SEAL | SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 4 AMENDED" PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

Date: OCT 10, 2014
File: FOX HOLLOW N2 AMENDED PH2

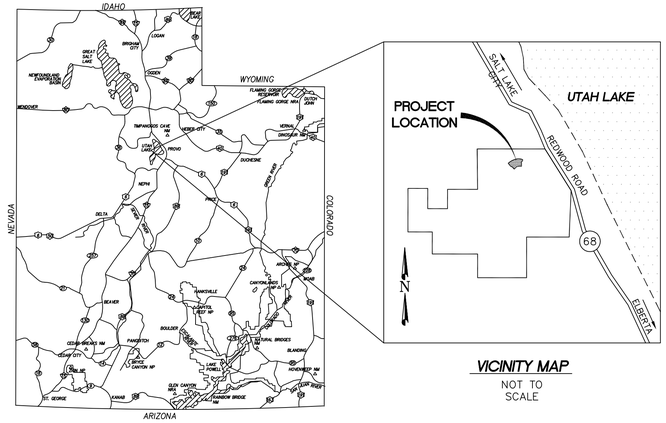
THE VILLAGE OF FOX HOLLOW PLAT
NEIGHBORHOOD "2-PHASE 4 AMENDED"
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
WILLOW CREEK DRIVE (PRIVATE DRIVE)
(NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS)
WAYMOND PARK AVENUE (PRIVATE DRIVE)
LOT 22 (ROAD)
(PUBLIC UTILITY EASEMENT)
VILLAGE PARKWAY (PUBLIC)
P.O.B.
BWY GROUP LLC (FUTURE DEVELOPMENT)
SCP FOX HOLLOW LLC
EXISTING FOX HOLLOW NEIGHBORHOOD 2 PHASE 3
EXISTING FOX HOLLOW NEIGHBORHOOD 2 PHASE 2
THE VILLAGES AT SARATOGA SPRINGS LC (FUTURE DEVELOPMENT)
FOX HOLLOW NEIGHBORHOOD 3
9 21639 sq. ft. 0.50 ac. COMMON AREA
10 34508 sq. ft. 0.79 ac. COMMON AREA
9 44695 sq. ft. 1.03 ac. COMMON AREA
WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M
SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BASIS OF BEARINGS - SECTION LINE (REC.)
N00°17'21"E 2635.18'
LEGEND
PHASE BOUNDARY LINE
SECTION LINE
CENTER LINE
P.U.E. LINE
SETBACK LINE
REBAR AND CAP TO BE SET
NEW FIRE HYDRANT
NEW STREETLIGHT
EXISTING FIRE HYDRANT
EXISTING STREETLIGHT
30% and GREATER SLOPES
COMMON AREA (PUBLIC UTILITY)
PRIVATE (HOUSE)
LIMITED COMMON (PORCHES AND DRIVEWAYS)
C156 CURVE (SEE CURVE TABLE)
L6 LINE (SEE LINE TABLE)
3165 S 490 W MONUMENT
SEE SHEET 1 FOR CURVE AND LINE TABLES
40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)
SHEET NO 2/2
PREPARED BY:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT
surveyor logo here
Date: SEPT 5, 2014
File: FOX HOLLOW N2 AMENDED PH3

"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 5 AMENDED"
PLANNED UNIT DEVELOPMENT

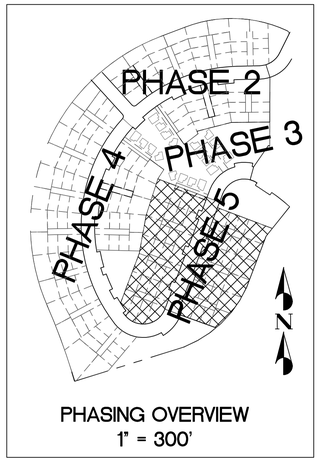
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO CHANGE THE PREVIOUS PUD TWIN HOME PLAT TO A SINGLE FAMILY DETACHED FORMAT. WILLOW CREEK DRIVE AND WAYMOND PARK DRIVE WILL REMAIN UNCHANGED IN ALIGNMENT, OWNERSHIP, AND DEDICATIONS.

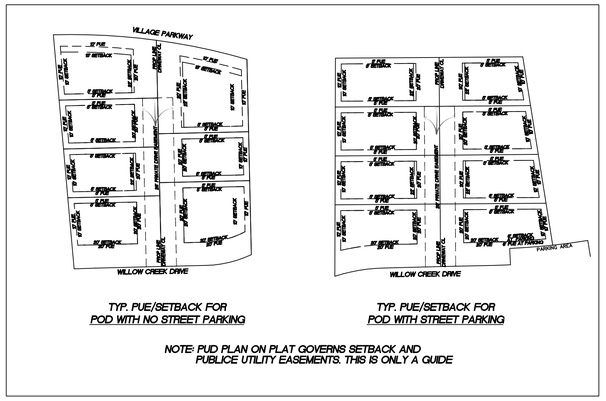
THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED _____ ENTRY# _____ BOOK _____ PAGE _____ IN UTAH COUNTY UTAH.



VICINITY MAP
NOT TO SCALE



PHASING OVERVIEW
1" = 300'



TYP. PUE/SETBACK FOR POD WITH NO STREET PARKING

TYP. PUE/SETBACK FOR POD WITH STREET PARKING

NOTE: PUD PLAN ON PLAT GOVERNS SETBACK AND PUBLICE UTILITY EASEMENTS. THIS IS ONLY A GUIDE

NOTE: BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE "APPROVING" (per UTAH CODE 10-9A-603(4)(C)(ii)) THE (A) BOUNDARY COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION.
"APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(C)(ii)

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**QWEST**
APPROVED THIS _____ DAY OF _____,A.D. 20____	APPROVED THIS _____ DAY OF _____,A.D. 20____
COMCAST CABLE TELEVISION	QWEST

PROJECT ENGINEER:
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

PLAT NOTES

1) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
2) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
3) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
4) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds area posted by the current owner of the project pursuant to city code.
5) All bonds and bond agreements are between the city, developer/owner and financial institution. No other party, including unit or lot owners, shall be deemed a third-party beneficiary or have any rights, including the right to bring any action under any bond or bond agreement.
6) The owner of this subdivision and any successors and assigns area responsible for ensuring that impact and connection fees are paid and water rights area secured for each individual lot. No building permits shall be issued for any lot in this subdivision until all impact and connection fees, at the rates in effect when applying for building permit, are paid in full and water rights secured as specified by current city ordinances and fee schedules.
7) All open space and trail improvements located herein area to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.
8) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
9) There are private streets in this development phase.
10) Lots area subject to CC&R's.
11) ALL Public utility easements (PUE) are also drainage easements.
12) Parks, Common Area, and open spaces are not dedicated to the public, but are owned and maintained by the Home Owners Association.
13) Prior to any building permit being issued, soil testing to lot soil studies may be required on each lot as determined and required by the the City of Saratoga Springs Building Official.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C310	16.78'	253.72'	16.78'	N33°33'00"W	3°47'21"
C311	11.91'	604.69'	11.91'	S37°05'37"E	1°07'43"
C312	151.48'	97.00'	136.55'	S82°23'18"E	89°28'35"
C313	54.52'	97.00'	53.80'	N36°46'19"E	32°12'12"
C314	22.84'	599.00'	22.84'	S35°26'41"E	2°11'04"

BASIS OF BEARINGS

THE PROJECT BASIS OF BEARINGS IS SOUTH 00°17'21" WEST, 2635.18 FEET ALONG THE SECTION LINE BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON "THE VILLAGE OF FOX HOLLOW HOLLOW PLAT '1'", AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PREPARED FOR

FLAGSHIP HOMES
170 s INTERSTATE PLAZA DR
LEHI UT 84045

STATE PLANE COORDINATES ARE SHOWN PER "STATE COORDINATE & DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN" ON RECORD IN UTAH COUNTY.

SHEET NO
1/2

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 795.14feet, North 00°17'21" East along the section line and 2,371.44 feet, East from the Southwest corner of said Section 12, and running thence North 70°10'17" West, 157.59 feet; thence North 69°19'47" West, 70.00 feet to a 97.00-foot radius curve to the right; thence southwesterly 199.65 feet along the arc of said curve through a central angle of 117°55'38" (chord bears South 83°23'10" West, 166.23 feet) to the point of compound curvature with a 613.00-foot radius curve to the right; thence northwesterly 11.91 feet along the arc of said curve through a central angle of 01°06'48" (chord bears North 37°05'37" West, 11.91 feet); thence North 53°27'47" East, 14.00 feet to a 599.00-foot radius curve to the right; thence northwesterly 50.90 feet along the arc of said curve through a central angle of 04°52'07" (chord bears North 34°06'09" West, 50.89 feet); thence North 20°40'13" East, 222.54 feet; thence North 10°11'00" East, 162.67 feet; thence North 17°51'08" East, 160.15 feet; thence South 69°19'47" East, 276.48 feet; thence South 20°40'13" West, 24.94 feet; thence South 69°19'47" East, 245.89 feet; thence South 38°42'03" West, 42.11 feet; thence South 20°48'27" West, 229.52 feet; thence South 27°43'35" West, 61.78 feet; thence South 35°14'16" West, 61.89 feet; thence South 42°45'21" West, 61.89 feet; thence South 50°16'25" West, 61.89 feet; thence South 57°47'30" West, 61.89 feet; thence South 64°28'54" West, 61.95 feet to the point of beginning.

Contains 5.68 acres, more or less.

SURVEYOR NAME LICENSE No. DATE:

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as **"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 5 AMENDED" PLANNED UNIT DEVELOPMENT** *do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.*
In witness whereof _____have hereunto set _____this day of_____ , A.D. 20____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Utah }
On the _____day of _____, A.D. 20_____ , personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer( ) of the above Owner's dedication, _____in number, who duly acknowledged to me that_____ _____signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES NOTARY PUBLIC
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE_____DAY OF_____A.D. 20_____,
PERSONALLY APPEARED BEFORE ME_____AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF_____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC. THIS_____DAY OF_____A.D. 20_____ .

CITY MAYOR ATTEST _____
CITY RECORDER (SEE SEAL BELOW)

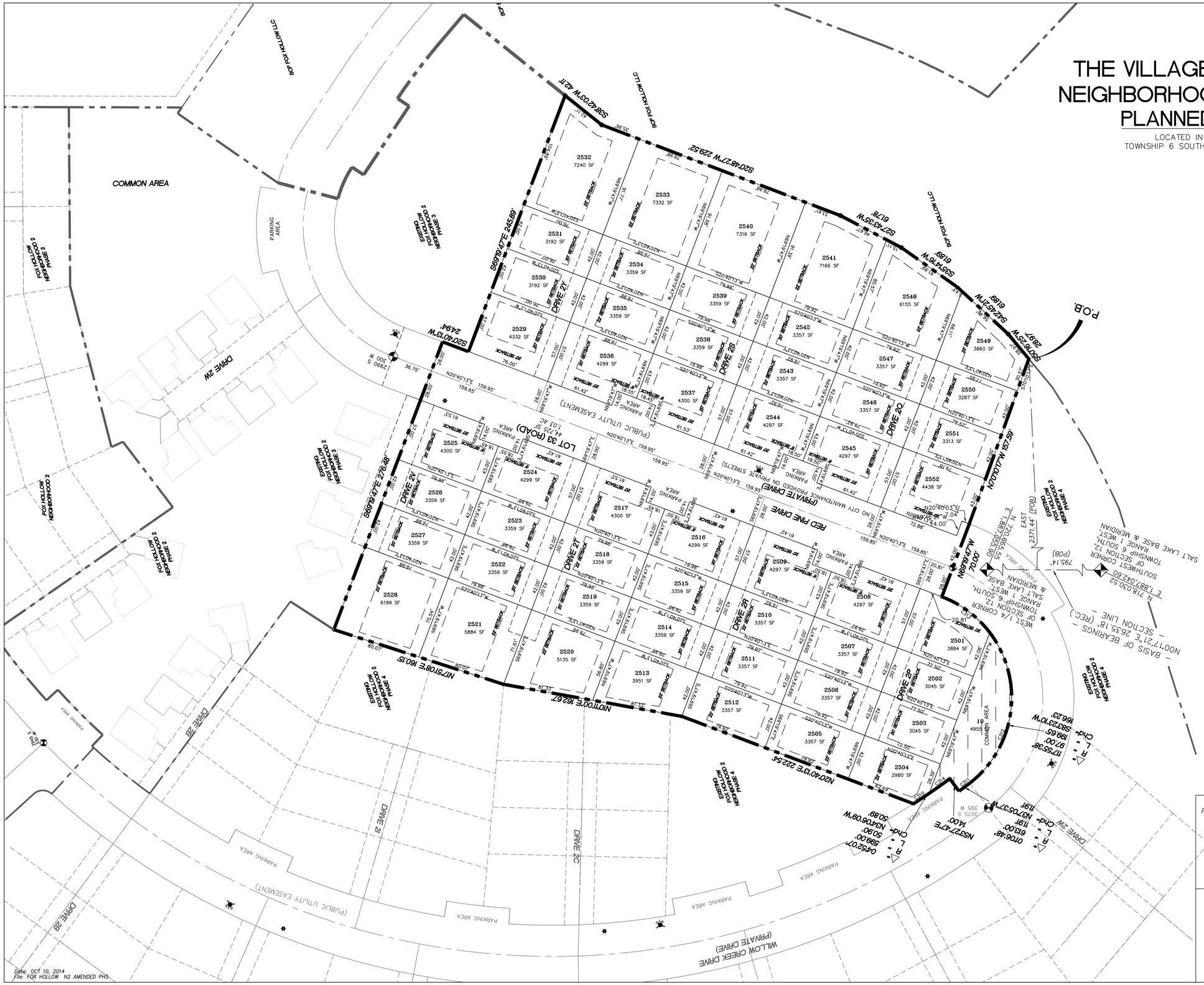
"THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD 2-PHASE 5 AMENDED"
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD:	FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE	CORPORATE SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
	APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____,A.D. 20____	REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____,A.D. 20____	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____,A.D. 20____					
	CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE					

Date: OCT 10, 2014

THE VILLAGE OF FOX HOLLOW PLAT
NEIGHBORHOOD "2-PHASE 5 AMENDED"
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

SEE SHEET 1 FOR CURVE AND LINE TABLES

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACK LINE
- REBAR AND CAP TO BE SET
- NEW FIRE HYDRANT
- NEW STREETLIGHT
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- 30% and GREATER SLOPES
- COMMON AREA (PUBLIC UTILITY)
- PRIVATE (HOUSE)
- LIMITED COMMON (PORCHES AND DRIVEWAYS)
- C156 CURVE (SEE CURVE TABLE)
- L6 LINE (SEE LINE TABLE)
- 3165 S 490 W MONUMENT

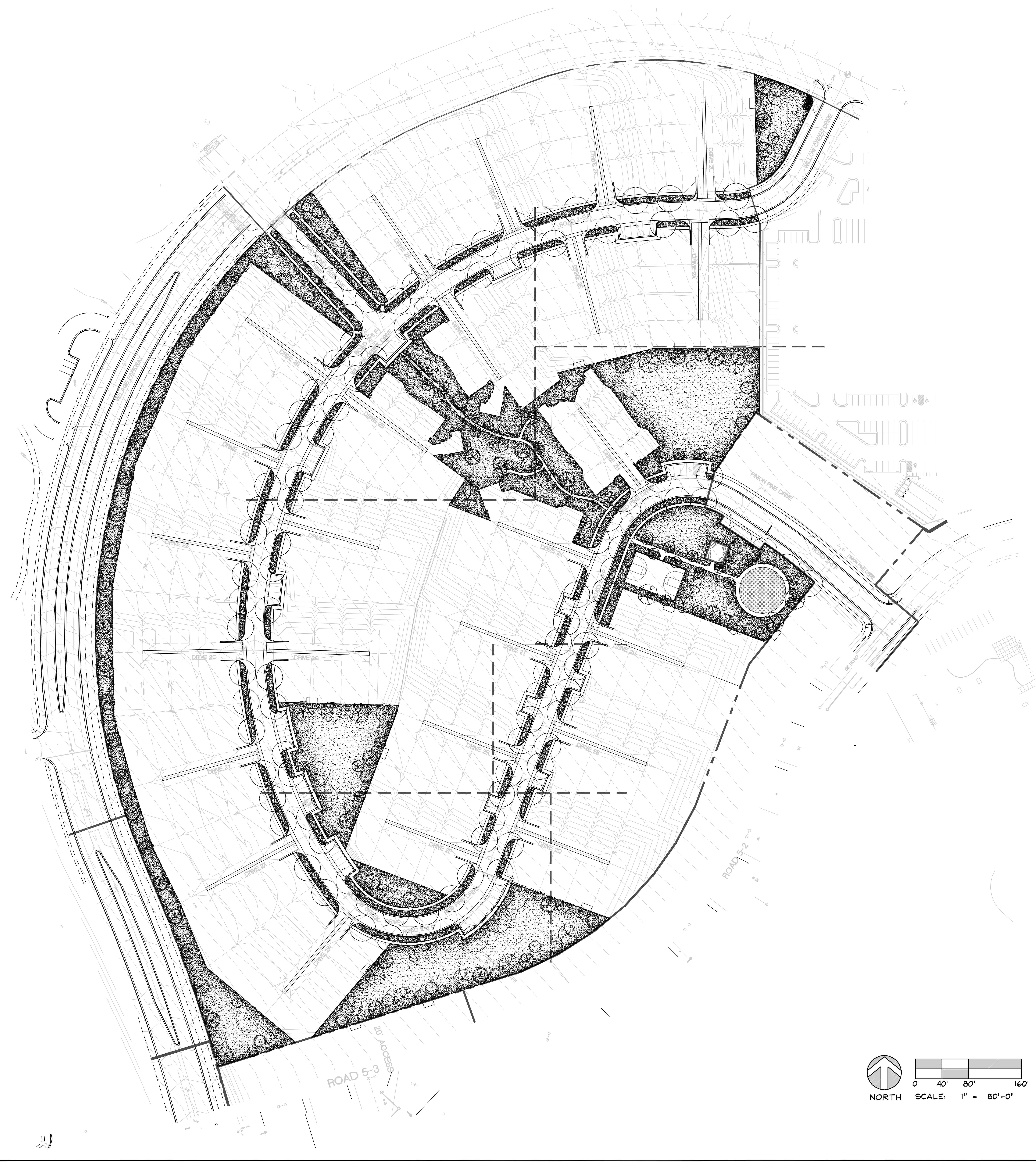
SHEET NO 2/2

PREPARED BY:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

surveyor logo here

Date: OCT 10, 2014
File: FOX HOLLOW N2 AMENDED PH5

OVERALL LANDSCAPE PLAN | A



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Fox Hollow Neighborhood II (Flagship Homes)

Saratoga Springs, UT

date
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revisions

data
asd project no: 14077

title
OVERALL LANDSCAPE PLAN

sheet
L-L100

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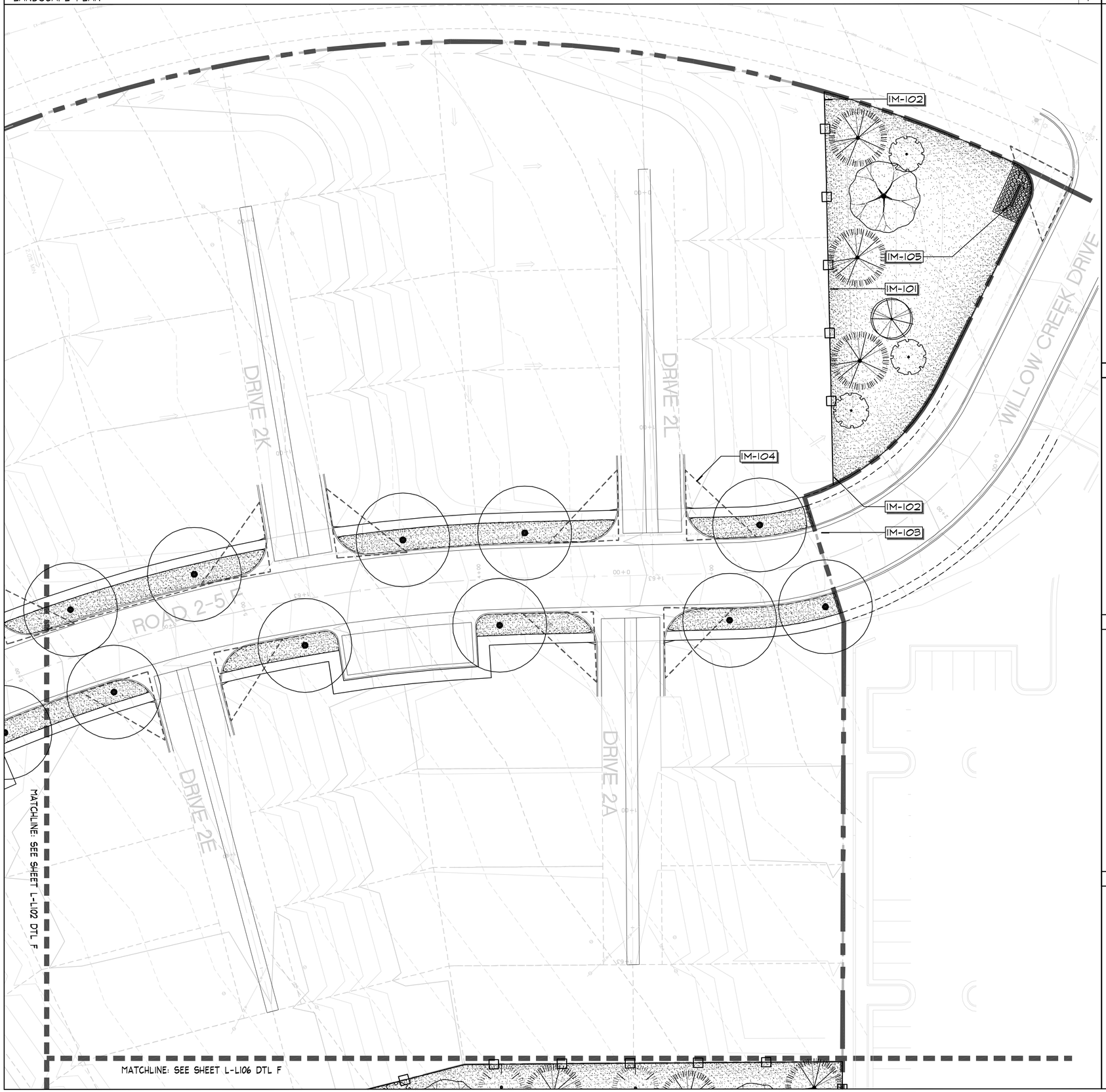
LANDSCAPE PLAN (F)



PLANT SCHEDULE (A)

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	QTY*
	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"Cal	34
	Gymnocladus dioica	Kentucky Coffee Tree	B & B	2"Cal	28
	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	B & B	2"Cal	23
	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25
	Picea pungens 'Colorado Green'	Green Spruce	B & B	6'	23
	Pinus nigra	Austrian Black Pine	B & B	6'	44
	Ulmus parvifolia	Lacebark Elm	B & B	2"Cal	116

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HM	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	30
SN	Salvia nemorosa	Perenial Salvia	1 gal	14
ZO	Zauschneria garrettii 'Orange Carpet'	Hummingbird Trumpet	1 gal	22

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
	Poa pratensis	Turf-Grass	sod	242,344 SF

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANTING NOTES (B)

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
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4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
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REFERENCE SCHEDULE NOTES (C)

SYMBOL	SITE IMPROVEMENTS DESCRIPTION
IM-101	6' TALL SOLID VINYL FENCE, BEIGE, SEE SHEET L-L501 DETAILS G AND H. FENCE TO BE INSTALLED BY DEVELOPER, TYP.
IM-102	REDUCE HEIGHT OF VINYL FENCE TO 3 FEET TALL FROM SIDEWALK TO 25 FEET BACK INTO PROPERTY, TYP.
IM-103	LIMIT OF WORK LINE, TYP.
IM-104	SIGHT TRIANGLE, TYP.
IM-105	INSTALL SIGN, REFER TO SHEET L-L502. LETTERING TO BE PLACED OVER 3 FEET ABOVE GROUND LEVEL TO ACCOMMODATE PLANTINGS.
IM-106	INSTALL TOT LOT PER OWNER.
IM-107	INSTALL PAVILION, REFER TO SHEET L-L501 DTL I.
IM-108	INSTALL BENCH, TYP. REFER TO SHT L-L502 DTL B.
IM-109	INSTALL SPORT COURT, REFER TO SHEET L-L502 DTL D.
IM-110	CONCRETE PATH, SEE SHEET L-L501 DETAIL J
IM-111	INSTALL PICINIC TABLE, REFER TO SHEET L-L502 DTL C.

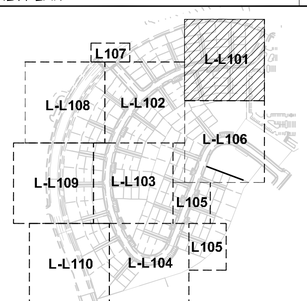
SCALE & NORTH ARROW (E)

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN (D)



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consultant:

project

Fox Hollow Neighborhood II (Flagship Homes)

Saratoga Springs, UT

date

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revisions

data

asd project no: 14077

title

LANDSCAPE PLAN

sheet

L-L101

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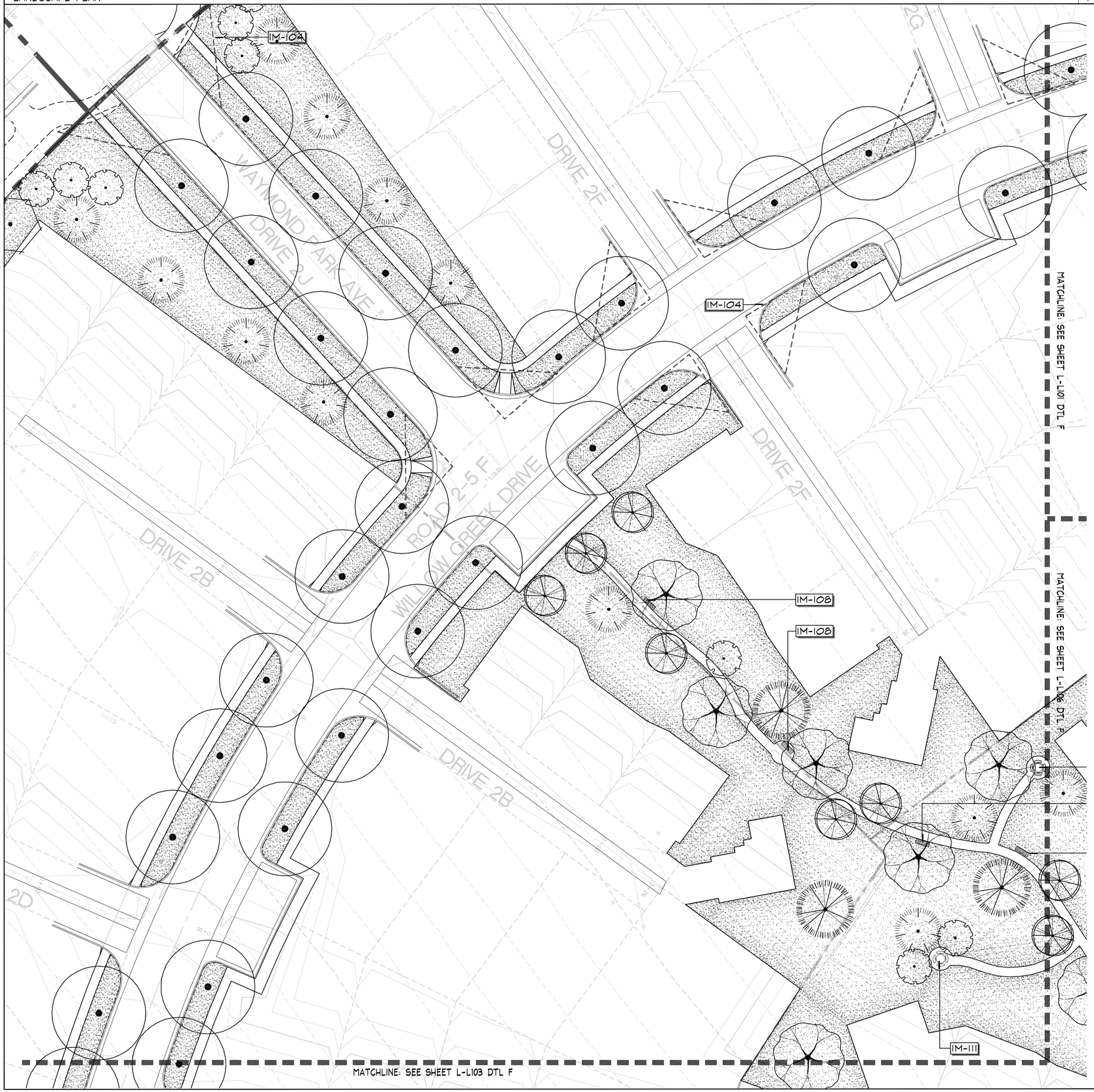
LANDSCAPE PLAN

F



PLANT SCHEDULE

A

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	QTY*
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	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	B & B	2"Cal	23
	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25
	Picea pungens 'Colorado Green'	Green Spruce	B & B	6'	23
	Pinus nigra	Austrian Black Pine	B & B	6'	44
	Ulmus parvifolia	Lacebark Elm	B & B	2"Cal	116

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
H	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	30
SN	Salvia nemorosa	Perenial Salvia	1 gal	14
ZO	Zauschneria garrettii 'Orange Carpet'	Hummingbird Trumpet	1 gal	22

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
	Poa pratensis	Turf-Grass	sod	242,344 SF

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

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E

NORTH

SCALE: 1" = 20'-0"

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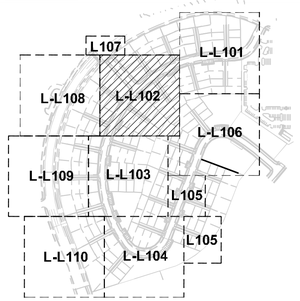
KEYPLAN

D



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revisions

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asd project no: 14077

title

LANDSCAPE PLAN

sheet

L-L102

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LANDSCAPE PLAN

F

PLANT SCHEDULE

A

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REFERENCE SCHEDULE NOTES

C

SYMBOL	SITE IMPROVEMENTS DESCRIPTION
IM-101	6' TALL SOLID VINYL FENCE, BEIGE, SEE SHEET L-L501 DETAILS G AND H. FENCE TO BE INSTALLED BY DEVELOPER, TYP.
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SCALE & NORTH ARROW

E

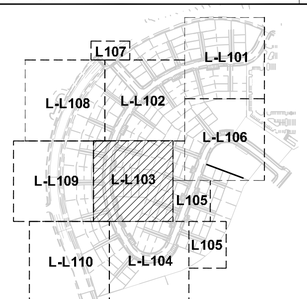
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN

D



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project

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Saratoga Springs, UT

date

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asd project no: 14077

title

LANDSCAPE PLAN

sheet

L-L103

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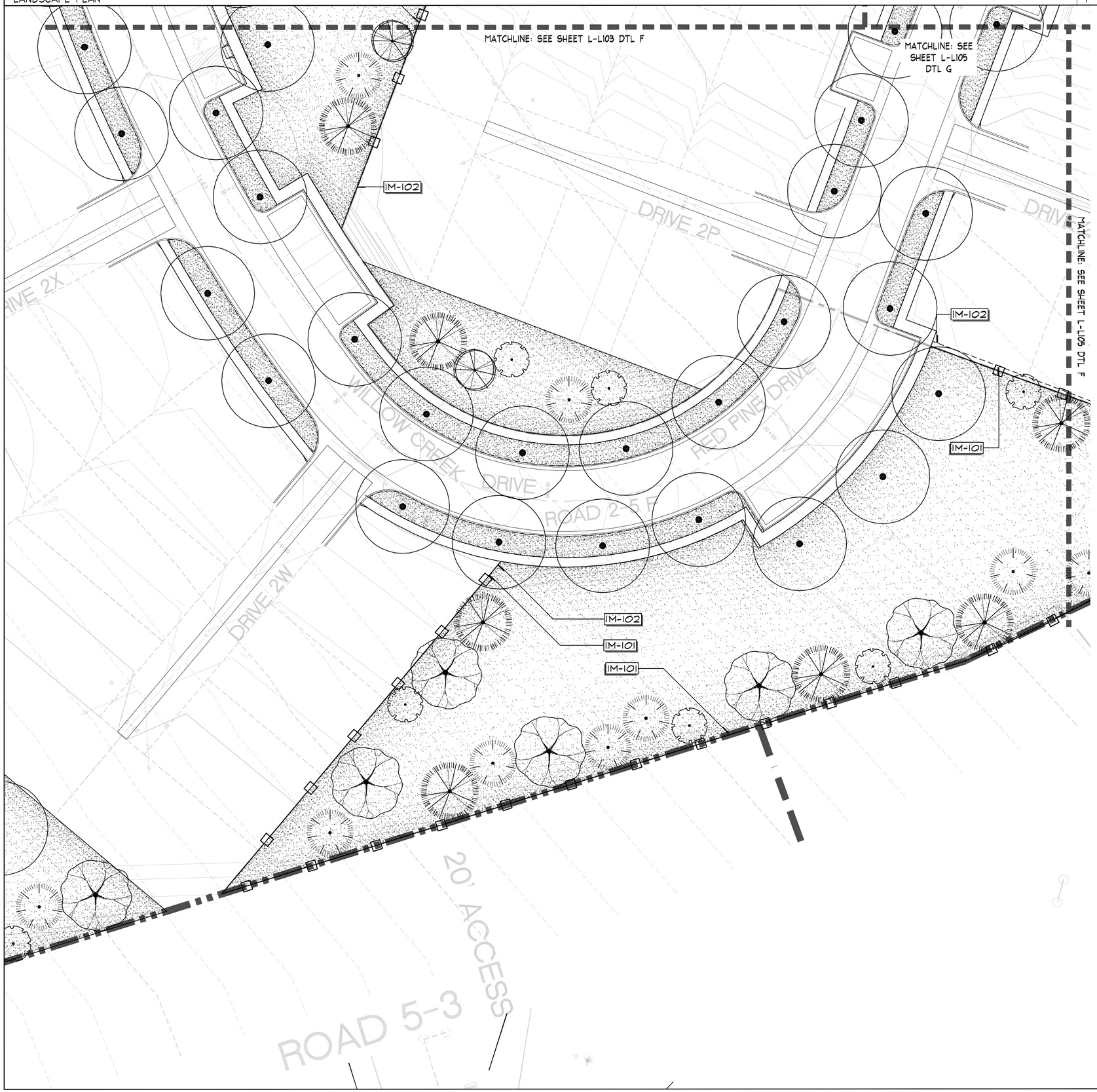
LANDSCAPE PLAN

F



PLANT SCHEDULE

A

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	QTY*
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	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	B & B	2"Cal	23
	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25
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ZO	Zauschneria garrettii 'Orange Carpet'	Hummingbird Trumpet	1 gal	22

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
	Poa pratensis	Turf-Grass	sod	242,344 SF

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SCALE & NORTH ARROW

E

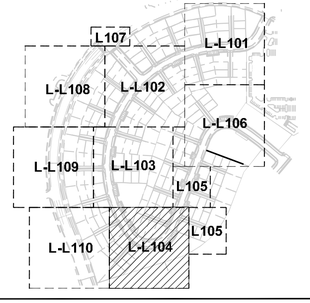
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN

D



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title

LANDSCAPE PLAN

sheet

L-L104

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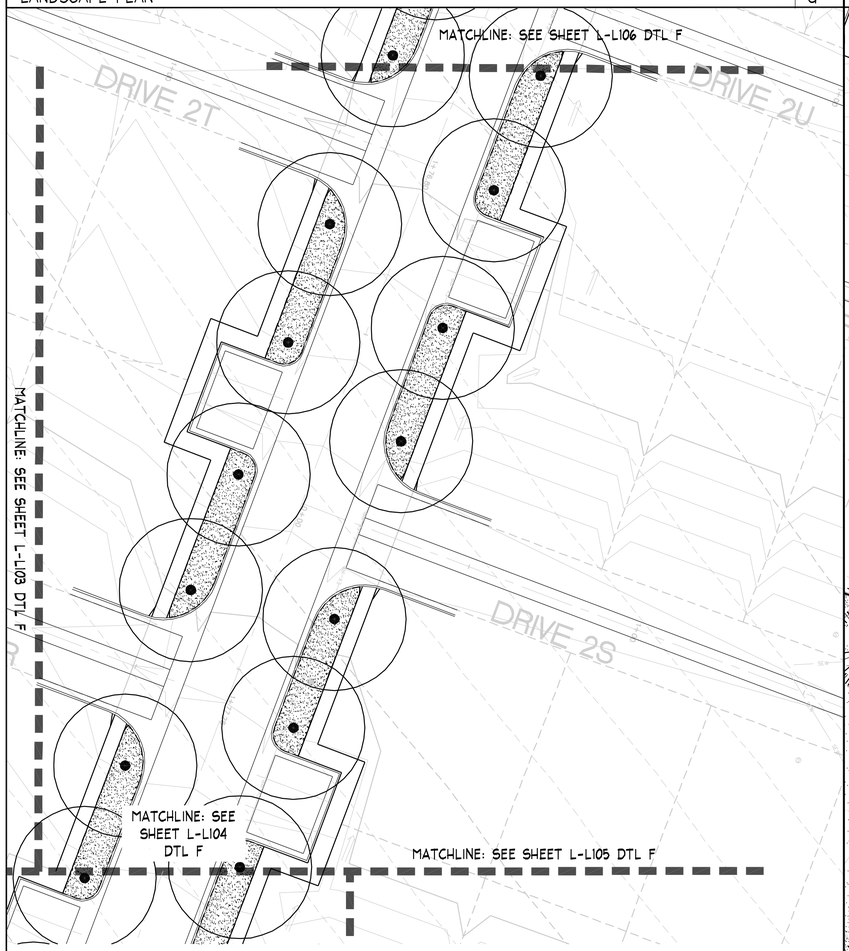
LANDSCAPE PLAN G



LANDSCAPE PLAN F

PLANT SCHEDULE A

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	Picea pungens 'Colorado Green'	Green Spruce	B & B	6'	23
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GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
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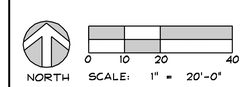
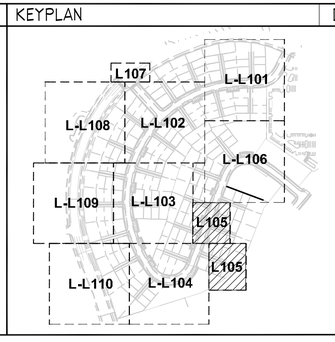
SCALE & NORTH ARROW E



KEYPLAN D



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LANDSCAPE PLAN

sheet
L-L105

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LANDSCAPE PLAN

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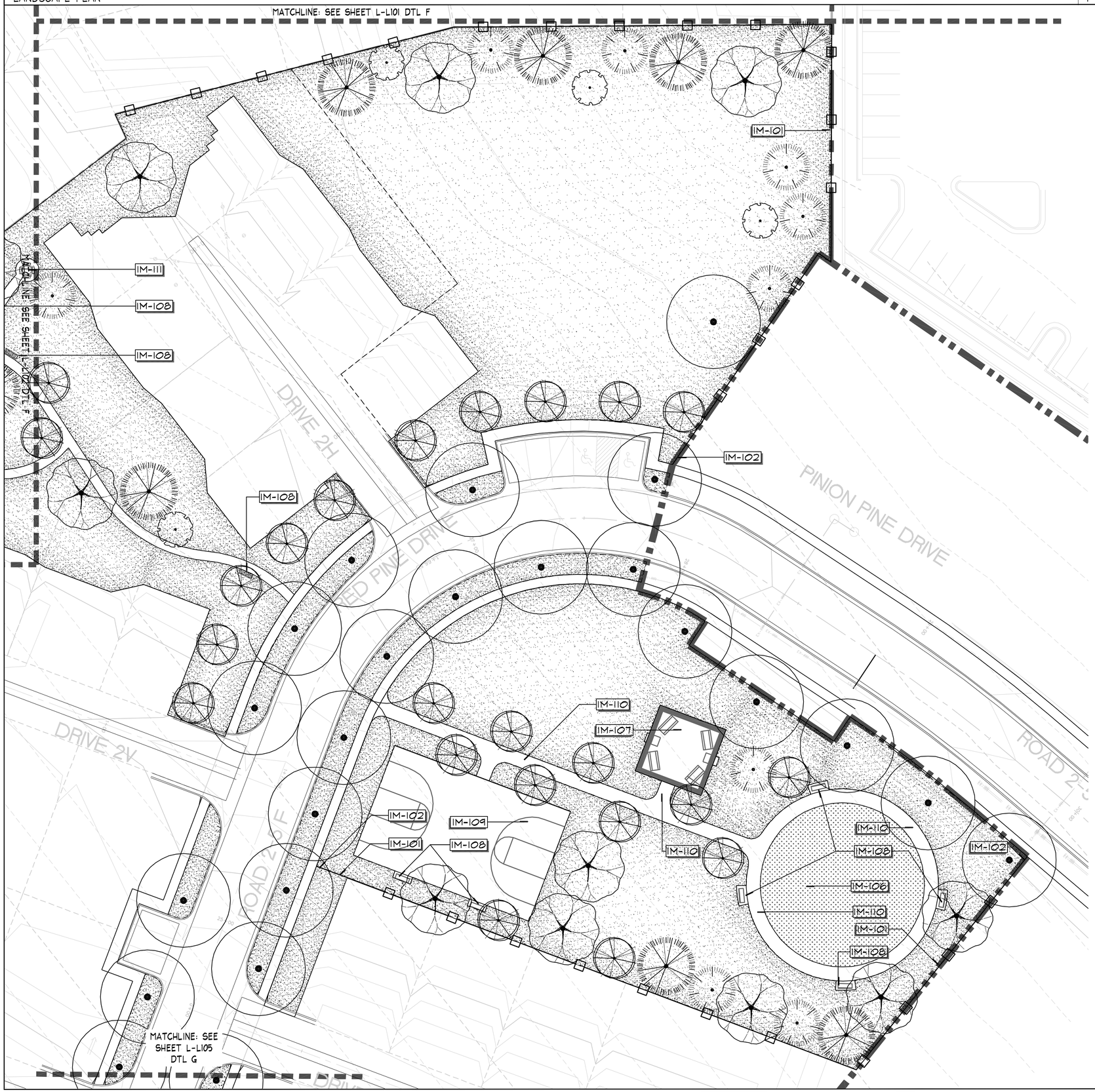

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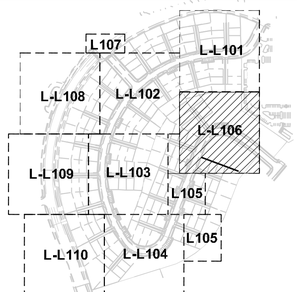

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LANDSCAPE PLAN

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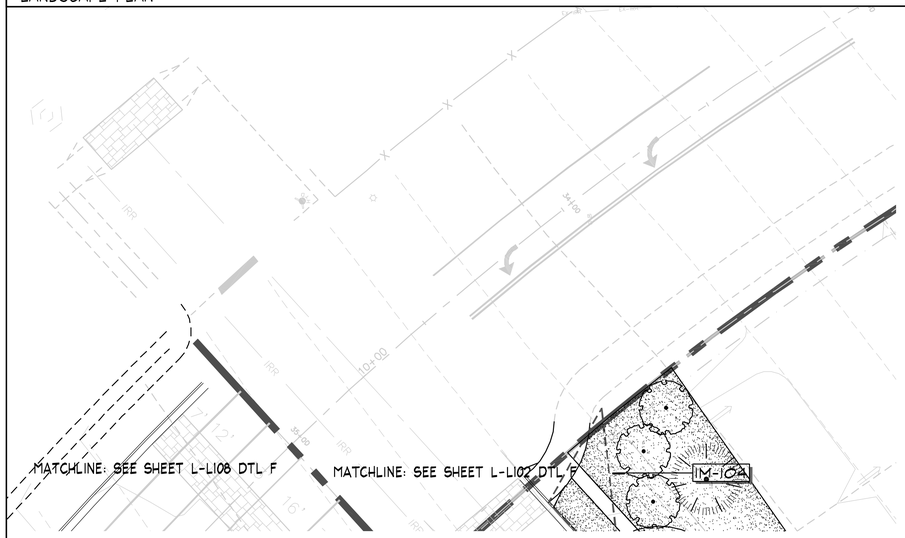

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SCALE & NORTH ARROW

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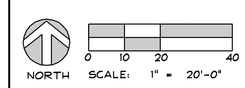
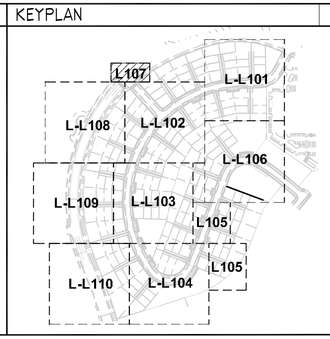


KEYPLAN

D



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asd project no: 14077

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LANDSCAPE PLAN

sheet

L-L107

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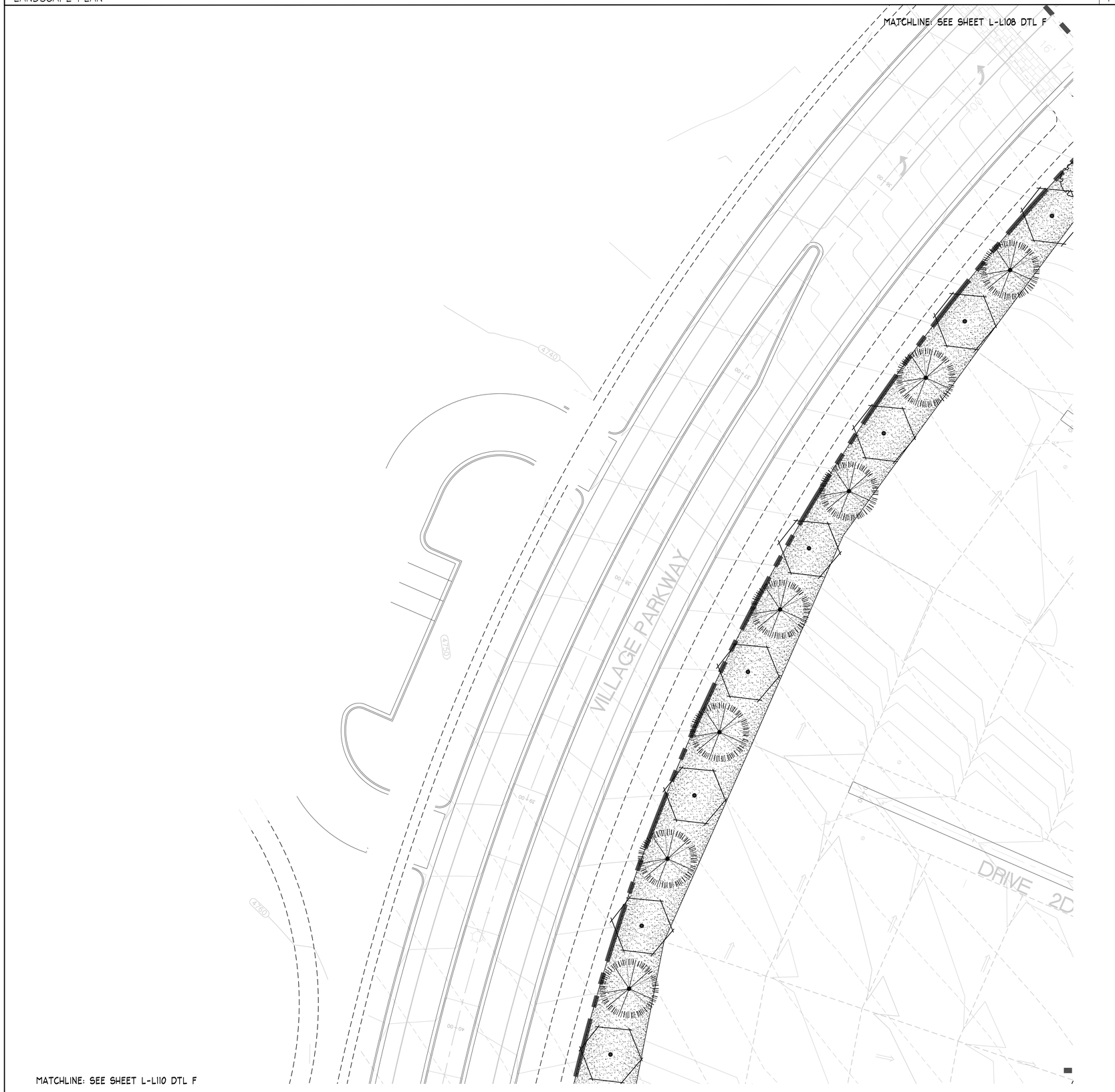
LANDSCAPE PLAN (F)



PLANT SCHEDULE (A)

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	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	B & B	2"Cal	23
	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25
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GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
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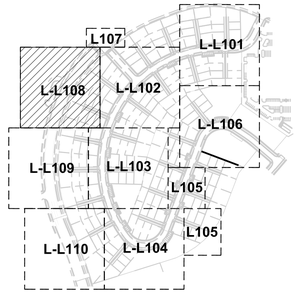
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN (D)



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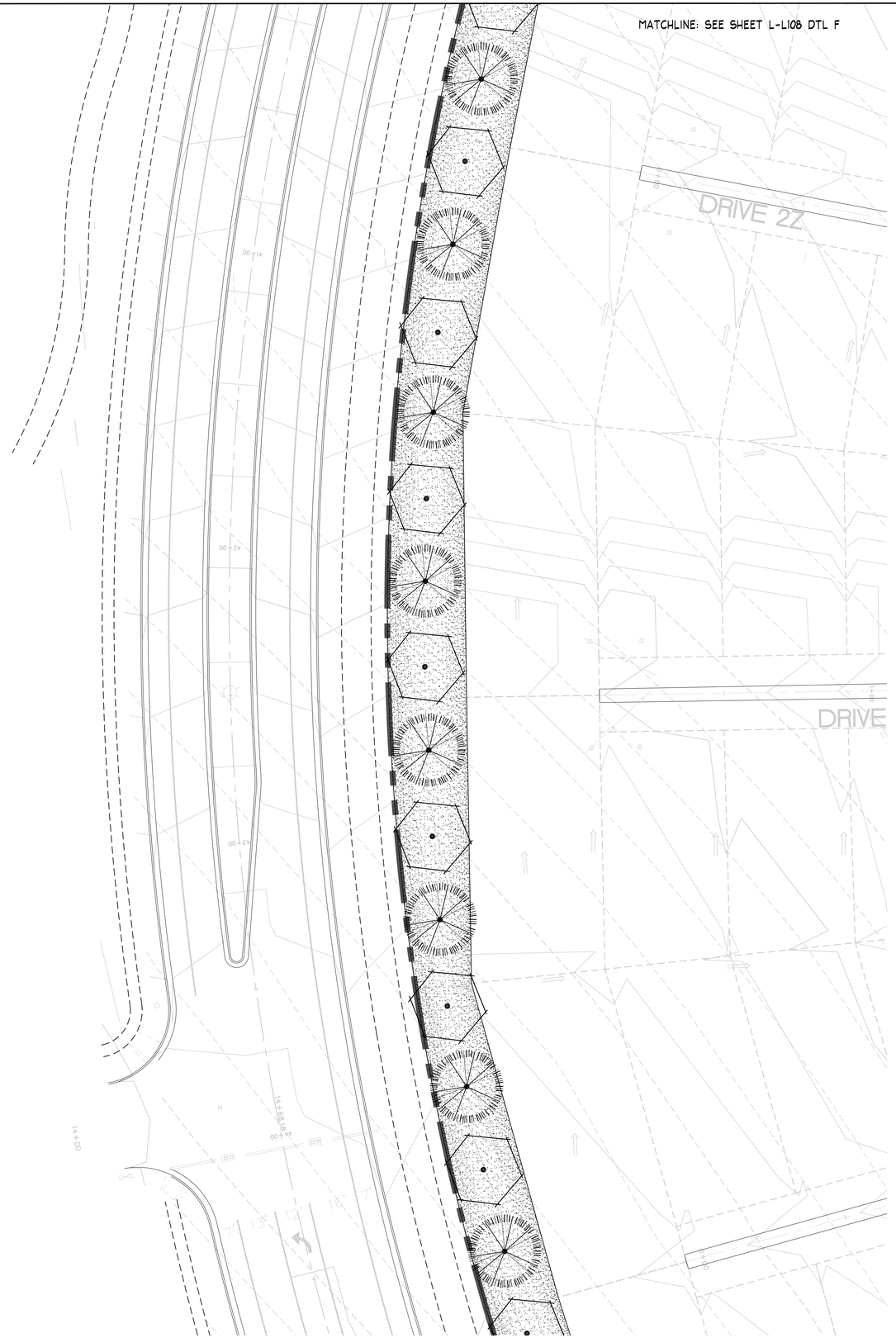
LANDSCAPE PLAN

F



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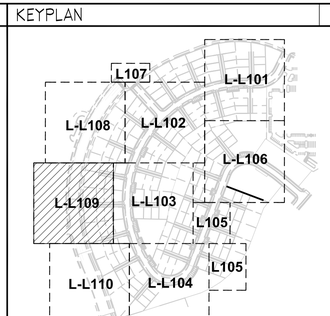

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LANDSCAPE PLAN

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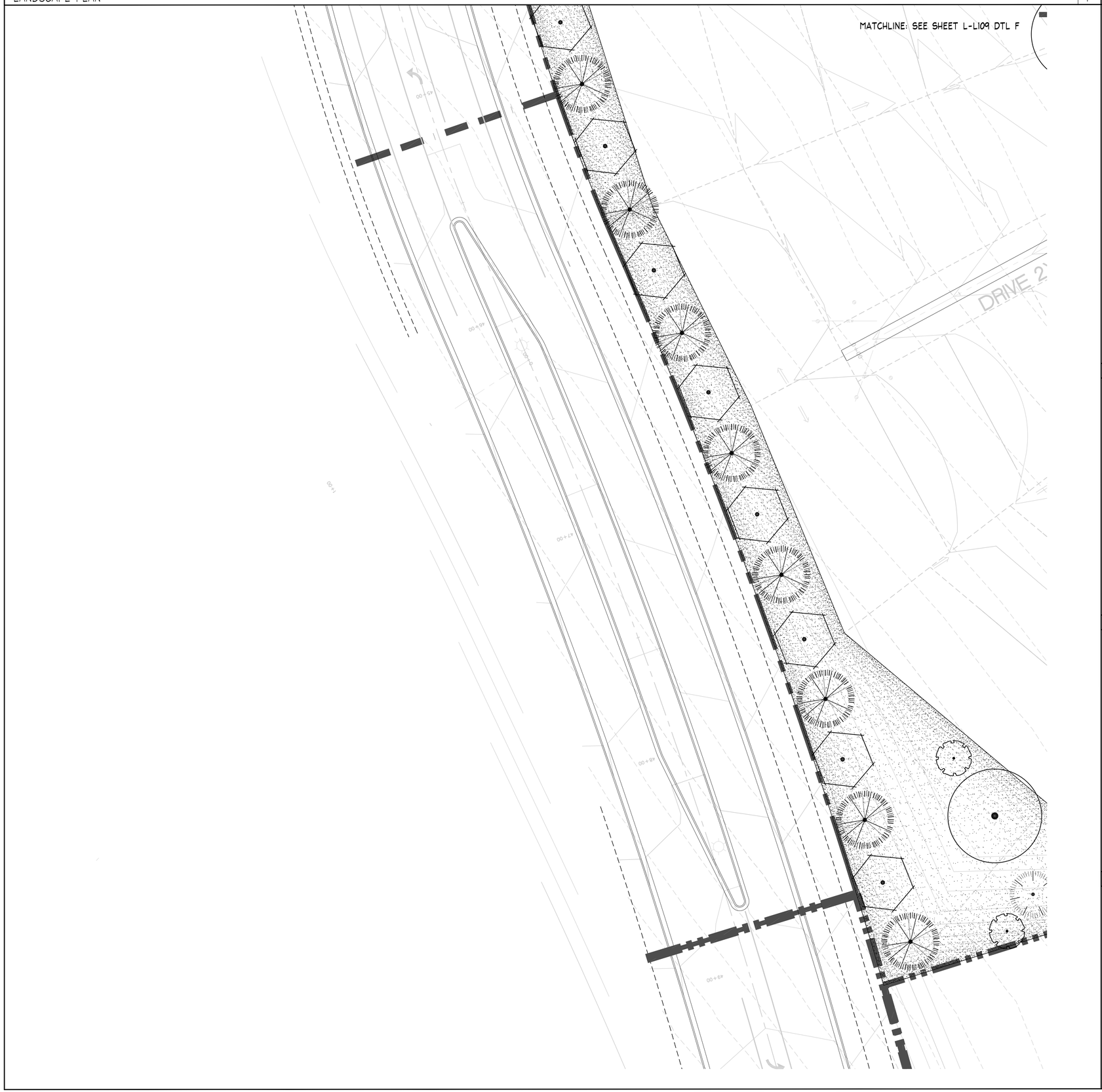

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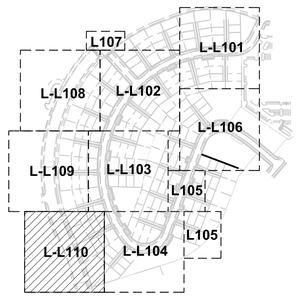

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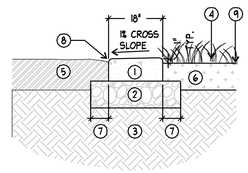
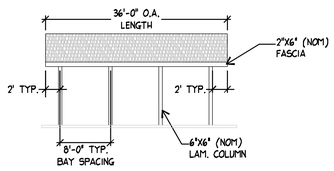


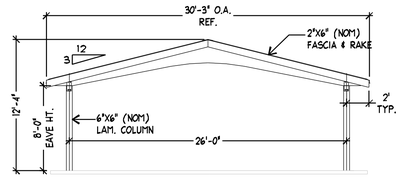
1. 5"-THICK CONCRETE MOW CURB
2. 4"-THICK COMPACTED ROADBASE
3. COMPACTED SUBGRADE
4. TURF OR SEED MIX, SEE PLANTING PLAN
5. PLANTING BED WITH MULCH, SEE PLANTING PLAN
6. AMENDED TOPSOIL - SEE SPECS.
7. EXTEND COMPACTED ROADBASE MIN. 4" BEYOND MOW CURB
8. EDGES 1/2" RADIUS , TYP.
9. FINISHED GRADE, SEE GRADING PLAN

H CONCRETE MOW CURB FENCE SECTION DETAIL

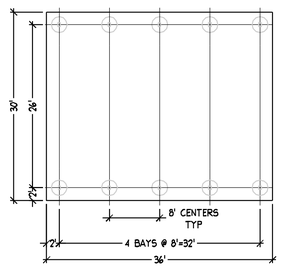
SCALE: NTS — SECTION



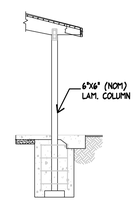
SIDE ELEVATION



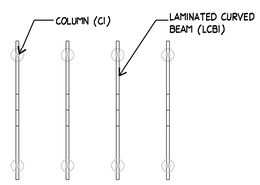
ELEVATION LAYOUT



ANCHOR BOLT LAYOUT



COLUMN DETAIL

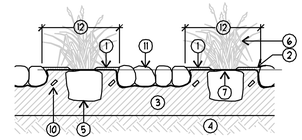


FRAME LAYOUT

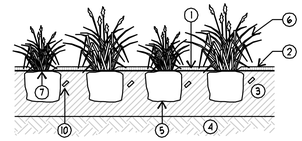
NOTES:
1. PAVILION SHALL BE LITCHFIELD SITE SHELTER, LAMINATED WOOD CURVED BEAM SERIES, 30'X60', RECTANGULAR GABLE OR APPROVED EQUAL, SEE SPECIFICATIONS.
2. PROVIDE POWER INSIDE COLUMNS FOR LIGHTING AND ELECTRICAL OUTLETS PER SALT LAKE COUNTY STANDARDS, SEE ELECTRICAL DRAWINGS.
3. SPRAY ALL EXPOSED WOOD MEMBERS WITH ONE COAT OF CLEAR WOOD SEALANT

I PICNIC PAVILION

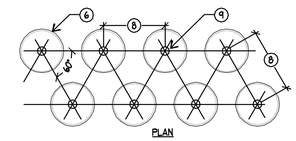
SCALE: NTS



SECTION - PLANTS IN ROCK MULCH



SECTION - PLANTS IN BARK MULCH



PLAN

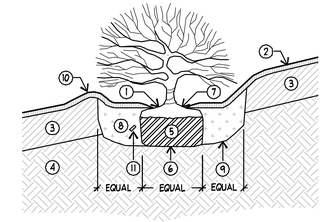
1. BARK MULCH BACK FROM PLANT
2. MULCH OVER WEED BARRIER - SEE SPECS.
3. AMENDED TOPSOIL- SEE SPECIFICATIONS
4. UNDISTURBED SUBGRADE
5. IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
6. PLANT
7. BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
8. PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
9. CENTER OF PLANT
10. FERTILIZER TABLET - SEE SPECS.
11. ROCK MULCH, SEE PLANS FOR TYPE
12. MAINTAIN 12" DIA. RING OF BARK MULCH AROUND PLANTS LOCATED IN ROCK MULCH

NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

D PERENNIAL / GROUNDCOVER

SCALE: NTS — SECTION/PLAN

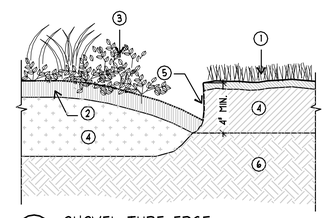
NOTES:
1. PLANT SHRUB PLUMB
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.



1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL - SEE SPECS
4. UNDISTURBED SUBGRADE
5. IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON UNDISTURBED SUBGRADE
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL - SEE NOTES SHT. L-L101 DTL. G
9. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
10. FORM WELL AT EACH PLANT USING TOPSOIL
11. FERTILIZER TABLET - SEE SPECS.

A SHRUB/GRASS

SCALE: NTS — SECTION

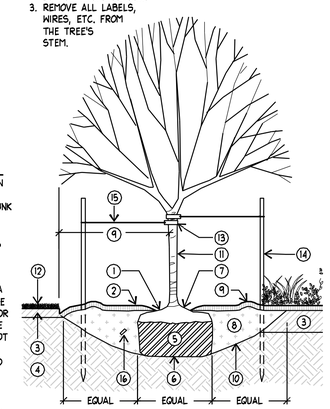


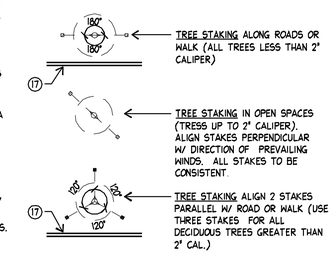
1. GRASS OR TURF
2. MULCH AS SPECIFIED
3. SHURB BED
4. TOPSOIL LAYER
5. SHOVEL EDGE
6. SUBGRADE

E SHOVEL TURF EDGE

SCALE: NTS — SECTION

NOTES:
1. PLANT TREE PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
3. REMOVE ALL LABELS, WIRES, ETC.

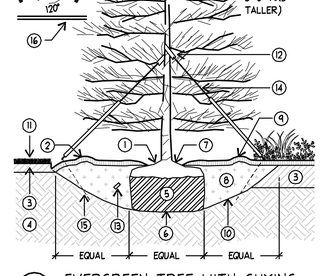




1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL- SEE SPECS
4. UNDISTURBED SUBGRADE
5. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON UNDISTURBED SUBGRADE
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL
9. REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE WELL OR A MIN. WIDTH OF 3'-0" DIA.
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
11. IF PLANTED IN LATE FALL, WRAP TRUNK, STARTING AT THE BOTTOM TO THE FIRST SET OF BRANCHES. REMOVE THE WRAP SPRING, AFTER THE LAST FROST. ONLY WRAP IF SUN HITS ITS TRUNK IN WINTER.
12. DO NOT PLANT LAWN IN TREE PIT
13. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
14. 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HIEGHT)
15. DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
16. FERTILIZER TABLET - SEE SPECS.
17. EDGE OF WALK OR CURB

B DECIDUOUS TREE WITH STAKING

SCALE: NTS — SECTION



1. DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
2. 1/2" X 18" REBAR STAKES (THREE STAKES PER TREE)
3. EDGE OF WALK OR CURB
4. TREE GUYING ALIGN 2 GUYS PARALLEL W/ ROAD OR WALKS (USE THREE GUYS FOR ALL EVERGREEN TREES 6'-0" AND TALLER)
5. MULCH 1" TO 2" BACK FROM TRUNK
6. MULCH - SEE SPECS.
7. AMENDED TOPSOIL - SEE SPECS
8. UNDISTURBED SUBGRADE
9. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
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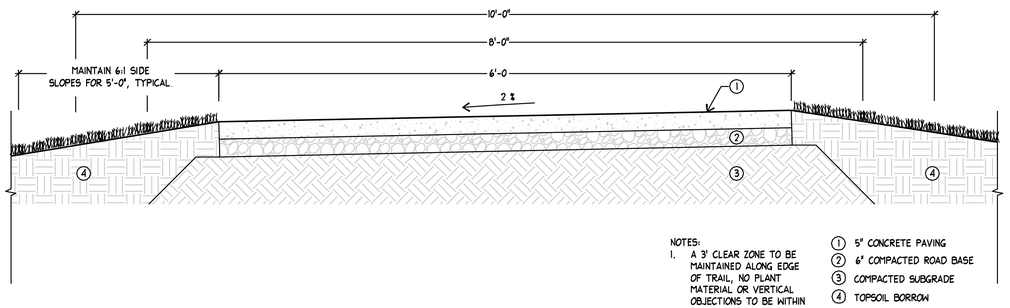
9. REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE WELL OR A MIN. WIDTH OF 3'-0" DIA.
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
11. DO NOT PLANT LAWN IN TREE PIT
12. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
13. FERTILIZER TABLET - SEE SPECS.

F EVERGREEN TREE WITH GUYING

SCALE: NTS — SECTION

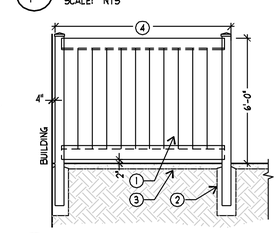


NOTES:
1. A 3' CLEAR ZONE TO BE MAINTAINED ALONG EDGE OF TRAIL, NO PLANT MATERIAL OR VERTICAL OBJECTIONS TO BE WITHIN THIS ZONE.

1. 5" CONCRETE PAVING
2. 6" COMPACTED ROAD BASE
3. COMPACTED SUBGRADE
4. TOPSOIL BORROW

J 6' CONCRETE PATH

SCALE: NTS — SECTION

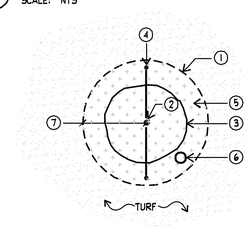


1. SOLID VINYL FENCE, BEIGE
2. CONCRETE FOOTING PER MANUFACTURER'S SPECS., TYP.
3. CONCRETE MOW CURB
4. LENGTH VARIES- SEE LANDSCAPE PLAN

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

G SOLID VINYL FENCE

SCALE: NTS — SECTION



1. TURF EDGE
2. TREE TRUNK
3. ROOTBALL
4. STAKING SYSTEM- LOCATE STAKES WITHIN THE TURF EDGE
5. MULCH AS SPECIFIED
6. ACCENT LIGHTING- IF USED, LOCATE ACCENT LIGHTS WITHIN THE TURF EDGE
7. REMOVE SOD AT DRIPLINE OF TREE- MIN. WIDTH OF 3'-0" DIA.

C TREE IN TURF

SCALE: NTS — PLAN

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
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consultant:

project

Fox Hollow Neighborhood II (Flagship Homes)

Saratoga Springs, UT

date

OCTOBER 13, 2014

revisions

data

asd project no: 14077

title

LANDSCAPE DETAILS

sheet

L-L501

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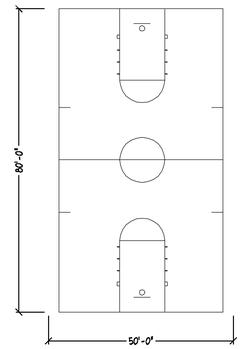
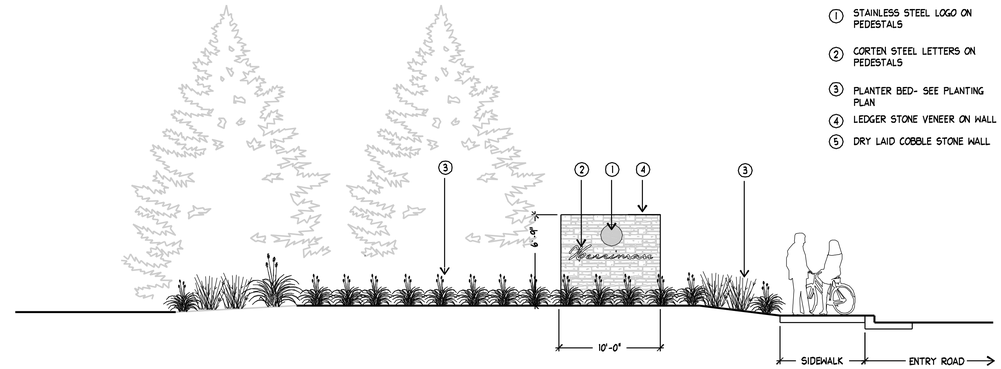


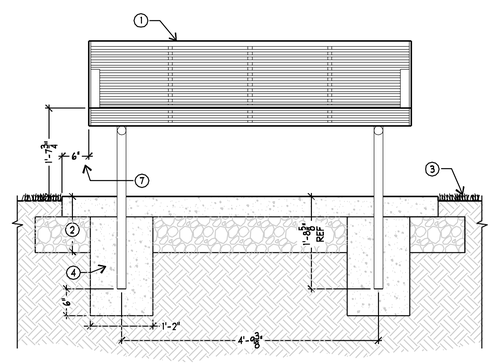
NOTES:
1. INSTALL BASKETBALL STANDARD PER MANUFACTURE'S SPECIFICATIONS

D BASKETBALL COURT
SCALE: NTS — PLAN



1. STAINLESS STEEL LOGO ON PEDESTALS
2. CORTEN STEEL LETTERS ON PEDESTALS
3. PLANTER BED- SEE PLANTING PLAN
4. LEDGER STONE VENEER ON WALL
5. DRY LAID COBBLE STONE WALL

A ENTRY SIGN
SCALE: NTS — ELEVATION



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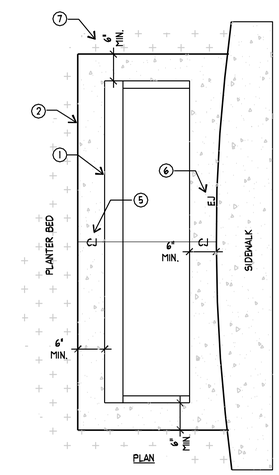
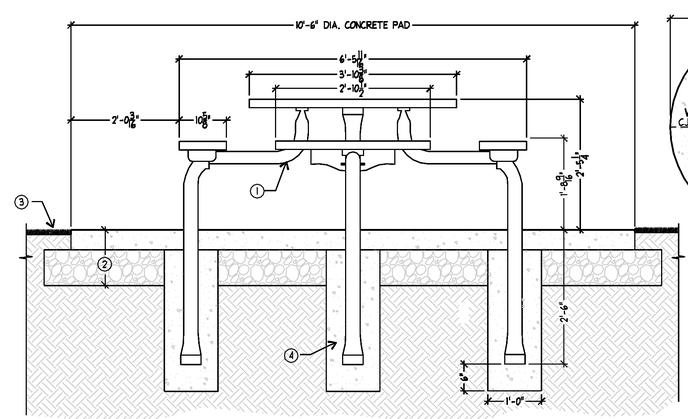


PLAN

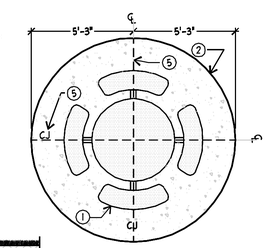
1. BENCH- SEE MATERIAL SCHEDULE (H / L-L12)
2. CONCRETE PAVING (NIC)
3. FINISH GRADE 1" BELOW PAVING
4. CONCRETE FOOTING PER MANUFACTURER'S SPECS., TYP.
5. CONTROL JOINT (NIC), TYP.
6. EXPANSION JOINT (NIC), TYP.
7. 6" MIN. DISTANCE- REFER TO THE PLANS FOR THE EXACT CONCRETE PAVING LAYOUT

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B BENCH
SCALE: NTS — SECTION/PLAN



SECTION



PLAN

1. TABLE- SEE MATERIAL LEGEND (A / L-P5)
2. CONCRETE PAVING (NIC)
3. FINISH GRADE 1" BELOW PAVING
4. CONCRETE FOOTING PER MANUFACTURER'S SPECS., TYP.
5. CONTROL JOINT (NIC), TYP.

NOTE:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

C PICNIC TABLE
SCALE: NTS — SECTION / PLAN

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LANDSCAPE DETAILS

sheet

L-L502

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CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Concept Plan
Lakeside 25, 26, 27
October 23, 2014
Public Meeting

Report Date:	October 16, 2014
Applicant/Owner:	Woodside Homes of Utah, LLC / AY Lakeside, LLC
Location:	~2600 S Shorewood Dr to ~2800 S Redwood Rd
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	59:012:0097, 59:012:0098, 59:012:0099; 71.06 acres
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3, R-3 PUD
Current Use of Parcel:	Vacant
Adjacent Uses:	Single family residential, golf course, lake
Previous Meetings:	Lakeside at Saratoga Springs MDA, reviewed by PC 8/23/13
Previous Approvals:	Lakeside at Saratoga Springs MDA, approved by CC 9/17/13
Land Use Authority:	Concept plan requires review by PC and CC
Future Routing:	Public meeting with City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for review of the Concept Plan for Lakeside Plats 25, 26, and 27. The Concept plan includes 209 lots that are 7,000 square feet or larger. The Lakeside at Saratoga Springs Master Development Agreement regulates these phases, along with the Land development Code.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting and provide informal direction to the applicant and staff regarding the conceptual subdivision. No official motion or recommendation is provided for Concept Plans.

B. Background:

The concept plan has been reviewed by staff and the attached plan reflects comments provided by the Development Review Committee. The applicant will be required to construct the trails shown on the concept plan, as required per the MDA.

C. Specific Request:

This is a request for review of the concept plan for Lakeside Plats 25, 26, 27. The Concept Plan has 209 lots that are 7,000 square feet or larger and indicates 11.96 acres of open space made up of the Redwood Road trail, the Lakeshore trail, the drainage channel and a few small park areas. This project will be included in the Saratoga Springs Owners Association (SSOA).

Sarah Carroll, Senior Planner
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D. Process:

Per section 19.13.04(6) of the City Code, a Concept Plan application shall be submitted before the filing of an application for Subdivision or Site Plan approval.

The Concept Plan review involves an informal review of the plan by the Planning Commission and City Council. The developer shall receive comments from the Planning Commission and City Council to guide the developer in the preparation of subsequent applications.

E. Community Review:

There is no requirement to notice concept plans because the comments received from the Planning Commission and City Council are not binding. Formal community interaction will occur once a public hearing is scheduled as part of the subdivision review.

F. General Plan:

The General Plan designates this area for Low Density Residential. The General Plan states that areas designated as Low Density Residential are "designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces."

Finding: consistent. The density on the proposed concept plan does not exceed four units per acre and is consistent with the general plan. *(209 units/(71.06-1.60 acres)=3 units/acre)*

G. Code Criteria:

Section 19.12.03 of the City Code states, *"All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process".* The following criteria are pertinent requirements for Preliminary Plats listed in Sections 19.12 (Subdivision Requirements) and 19.04.13 (R-3 Requirements) of the City Code.

Permitted or Conditional Uses: complies. Section 19.04.13(2 & 3) lists all of the permitted and conditional uses allowed in the R-3 zone. The Concept Plan shows residential building lots for single family homes which are supported as a permitted use in the R-3 zone.

Minimum Lot Sizes: complies with the MDA. 19.04.13(4) states that the minimum lot size for residential lots is 10,000 square feet. The Master Development Agreement allows the minimum lot sizes for these phases to be 7,000 square feet. Corner lots are required to be 10% larger than the minimum.

Setbacks and Yard Requirements: up for discussion, variations requested. Section 19.04.13(5) outlines the setbacks required by the R-3 zone. These requirements are:

Front: Not less than twenty-five feet.
Sides: 8/20 feet (minimum/combined)
Corner: Front 25 feet; Side abutting street 20 feet
Rear: Not less than twenty-five feet

The City Council may grant variations to these requirements during the Preliminary Plat review process. The setback detail on the plans indicates setbacks of:

Front: 20' to living space, 25' to garage
Sides: 5' each side
Corner: 5' on street side
Rear: 15'

Staff recommends increasing the side yard setbacks to 8' each and increasing the corner side yard to at least 15' on the street side.

Minimum Lot Width: can comply. Section 19.04.13(6) states that the minimum lot width in the R-3 zone is 70 feet. Because this is a PUD, the applicant may request variations during the Preliminary Plat review. The Concept plan does not indicate the lot widths.

Parking, vehicle and pedestrian circulation: can comply. Section 19.09.11 requires single-family homes to have a minimum of 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. This requirement will be reviewed by the building department with each individual building permit application.

Access to the proposed subdivision comes from Redwood Road. A phasing plan will be required with the preliminary plat application and must meet the requirements of the MDA. Two access points are shown onto Redwood Road and cross-connection to future abutting developments is also shown.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code also states that in an effort to promote safety for citizens using these trail corridors and security for home owners, fences shall be semi-private. Staff recommends that the applicant include fencing details with their Preliminary Plat showing semi-private fencing between the private lots and open space.

Open Space: complies. The MDA requires 15% open space for these plats. The plans indicate 16.8% open space. The MDA allows the 15% requirement to be spread out over the phases. However, as they are developed, the phase may not be below the 15% requirement, which may require open space in an adjacent phase to be improved as well. This will be reviewed further with the preliminary plat application(s).

Sensitive Lands: can comply. Credit toward meeting the open space requirement may be given for sensitive lands per the following code criteria:

a. Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands.
b. All sensitive lands shall be placed in protected open space.
c. Sensitive lands may be used for credit towards meeting the minimum open space requirements. However, no more than fifty percent of the required open space area shall be comprised of sensitive lands.

Sensitive Lands are defined in Section 19.02.02 as:

"land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas."

The plans indicate that 13.4% of the open space (1.60 acres) is sensitive lands. However, the sensitive lands have not yet been identified. This has been subtracted from the overall project acreage when determining density, under Section "F" of this report.

H. Recommendation and Alternatives:

No official action should be taken. The Planning Commission should provide general direction and input to help the developer prepare for formal subdivision application.

Staff recommends:

1. That all requirements of the City Engineer are met, including those listed in the attached report.
2. That all requirements of the Fire chief are met.

3. That the applicant looks at some of the odd shaped lots to verify they are buildable.
4. That the side setbacks be increased to 8' on each side and that the corner side yard setback be increased to 15' on the street side.

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Concept Plan

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Lakeside (SSD Plats 25, 26, 27)
Date: October 23, 2014
Type of Item: Concept Plan Review

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Woodside Homes of Utah, LLC / AY Lakeside, LLC*
Request:	*Concept Plan*
Location:	*Approximately 2600 S. Shorewood Dr to 2800 S. Redwood Rd.*
Acreage:	*70.49 acres - 209 lots*

C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.

C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

D. Incorporate a grading and drainage design that protects homes from upland flows.

E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all

developed property) and all UPDES and NPDES project construction requirements.

G. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

H. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

I. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.

J. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

K. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

L. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

M. Developer shall identify all sensitive lands as defined in the Land Development Code. Sensitive land shall be placed into protected open space.

N. Developer shall improve and dedicate, to City standards, the required half width of Redwood Road along the entire frontage.

O. No lots shall contain any portion of the sewer or storm drain easements. The relocation of existing sewer mains may be required to accommodate new road alignments proposed in plats 26 and 27. All relocation work must be bonded for as calculated by the City Engineer prior to commencing construction and no disruption to existing service shall occur during construction.

P. Developer shall comply with all requirements and regulations set forth in the Saratoga Springs Development MDA.

Q. The existing 10-inch culinary water line in Redwood Road shall be extended south along Redwood Road and then north-easterly along Shorewood Drive to connect to the existing waterline at the south end of Plat 23. This 10-inch waterline shall be bonded for and constructed with the development of either plat 25, 26, or 27; whichever is developed first. A 14-inch waterline shall be extended to the south property boundary of Plat 26, from the 10-inch waterline in Shorewood Drive, to facilitate future connections.

R. The Secondary Waterline in Shorewood Drive shall be a minimum of 8-inches and shall extend to Redwood Road to facilitate future connections. An 8-inch secondary

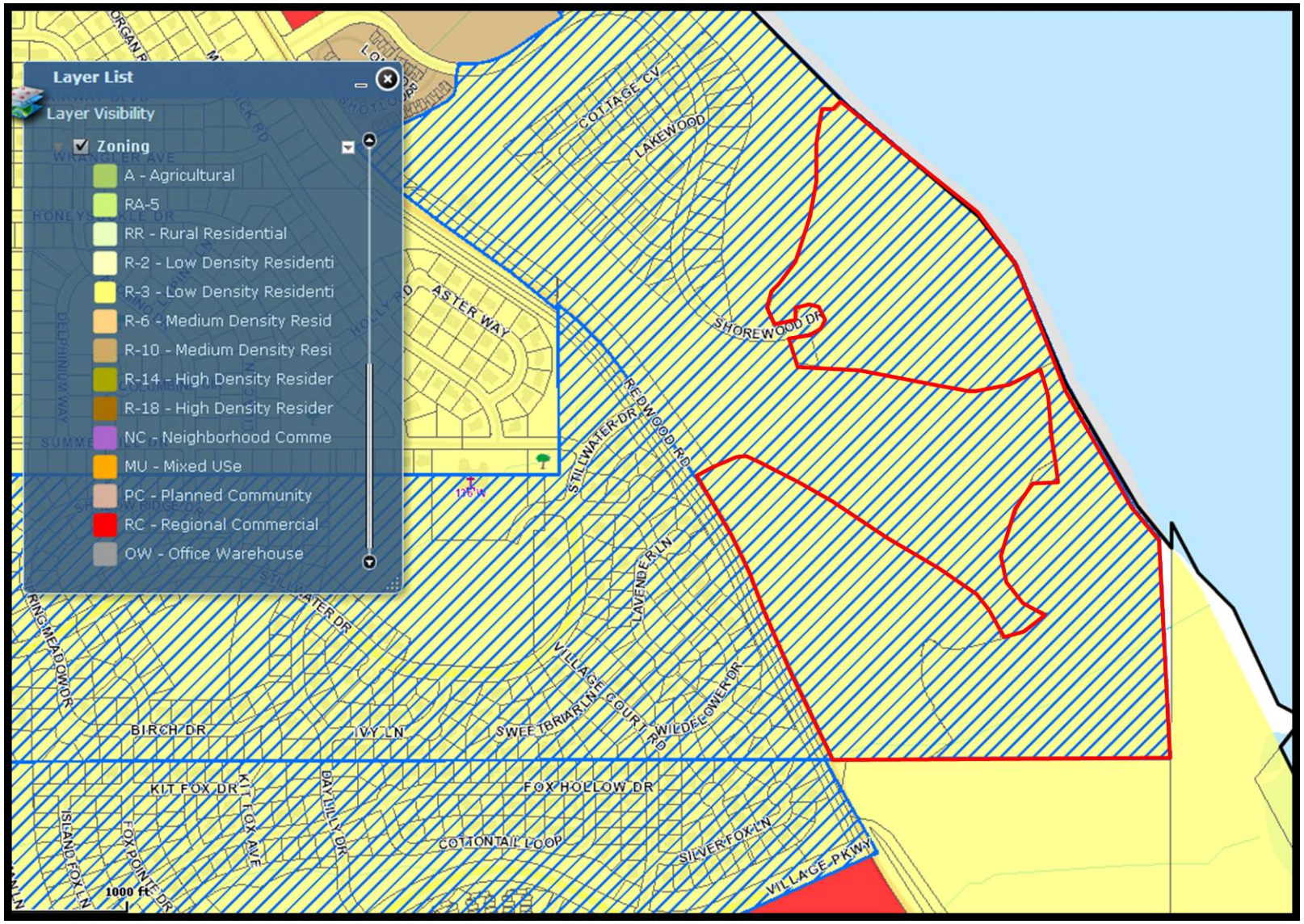
waterline shall be extended to the south property boundary of Plat 26, from the 8-inch secondary waterline in Shorewood Drive, to facilitate future connections.

S. The trail along redwood be completed when Shorewood Drive is connected to Redwood Road and that no less than 1/3 of the trail shall be constructed with each plat 25-27 to ensure equitable costs are shared with each.

T. Some or all of the Lots in plats 25, 26, and 27 may require the construction of a lift station in order to have sewer service. A new sewer lift station must be in a location that is acceptable to the City and provides service for the maximum amount of the land between Redwood Road and Utah Lake. The design and construction costs of the lift station are the responsibility of the Developer. The Lift station shall be bonded for and constructed with the first plat that has lots requiring its use for sewer service.

U. Shorewood Drive shall be completed through Plats 25, 26 and 27 and connect to Redwood Road.

V. The developer shall provide at a minimum the Lakeshore Trail, a trail along the drainage in plat 26, and a Trail as outlined in the standard road cross section for Redwood Rd.



ZONING / LOCATION MAP

FAIRWAY BLVD
WRANGLER AVE
HONEYSUCKLE DR
HAVERICK RD
LONG DR
CHIP SHOT LOOP
COTTAGE CV
LAKEWOOD
SHOREWOOD DR
LUPINE LN
PALOMINO DR
DELPHINIUM WAY
COLUMBINE CIR
LILAC LN
HOLLY RD
ASTER WAY
SUMMERHILL DR
SHADOW RIDGE DR
STILLWATER DR
REDWOOD RD
LAVENDER LN
SPRING MEADOW DR
BIRCH DR
IVY LN
SWEETBRIAR LN
VILLAGE COURT RD
WILDFLOWER DR
KIT FOX DR
KIT FOX AVE
DAYLILLY DR
FOX HOLLOW DR
COTTONTAIL LOOP
SILVER FOX LN
VILLAGE PKWY
ISLAND FOX LN
FOX POINT DR
1000 ft

AERIAL MAP

Saratoga Springs Composite Description
Encompassing Future Phases25, 26, 27 And
Includes Parcel No. 59-012-0061

A parcel of land located in the Northeast Quarter of Section 12, and the Southeast Quarter of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at the east quarter corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 89°50'02" West along the quarter section line 1,509.19 feet to the east line of State Highway 68 (Redwood Road), thence along said east line the following six (6) courses and distances:
1) North 23°52'14" West 55.95 feet,
2) northwesterly along the arc of a 2,123.00 foot radius tangent curve to the left, the center of which bears South 66°07'46" West, through a central angle of 01°26'02", a distance of 53.13,
3) North 25°18'15" West 414.29 feet,
4) northwesterly along the arc of a 4,967.00 foot radius tangent curve to the right, the center of which bears North 64°41'45" East, through a central angle of 04°33'33", a distance of 395.23,
5) northwesterly along the arc of a 1,833.00 foot radius reverse curve to the left, the center of which bears South 69°15'18" West, through a central angle of 13°42'11", a distance of 438.38 and
6) North 34°26'53" West 100.67 feet;
thence North 56°56'48" East 60.22 feet;
thence North 69°02'33" East 129.15 feet;
thence South 80°55'02" East 49.38 feet;
thence South 60°07'19" East 89.98 feet;
thence South 65°25'41" East 63.27 feet;
thence South 66°08'33" East 65.05 feet;
thence South 65°34'27" East 58.91 feet;
thence South 57°47'24" East 909.30 feet;
thence South 43°39'16" East 90.01 feet;
thence South 31°52'09" East 68.73 feet;
thence South 23°05'15" East 53.40 feet;
thence South 15°35'10" East 52.46 feet;
thence northeasterly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears North 15°25'21" West, through a central angle of 28°57'01", a distance of 238.49 feet;
thence North 69°11'02" West 110.00 feet;
thence North 37°53'52" West 128.29 feet;
thence North 13°19'46" West 106.47 feet;
thence North 13°03'10" East 102.61 feet;
thence North 20°06'33" East 89.24 feet;
thence North 24°54'44" East 179.18 feet;
thence North 85°35'22" East 134.85 feet;
thence northerly along the arc of a 472.00 foot radius non-tangent curve to the left, the center of which bears South 84°53'14" West, through a central angle of 09°14'08", a distance of 76.08 feet;
thence North 14°20'53" West 25.26 feet;
thence northerly along the arc of a 888.00 foot radius tangent curve to the right, the center of which bears North 75°39'07" East, through a central angle of 14°08'54", a distance of 219.28;
thence northerly along the arc of a 422.00 foot radius reverse curve to the left, the center of which bears South 89°48'01" West, through a central angle of 27°38'20", a distance of 203.57 feet;
thence South 62°44'21" West 78.37 feet;
thence South 69°01'55" West 105.26 feet;
thence South 79°45'25" West 100.98 feet;
thence North 87°59'10" West 107.37 feet;
thence North 78°30'35" West 460.67 feet;
thence North 88°03'08" West 155.49 feet;
thence North 78°51'36" West 16.11 feet;
thence North 78°52'53" West 110.44 feet;
thence North 23°09'15" West 31.85 feet;
thence North 15°10'44" West 137.44 feet;
thence westerly along the arc of a 372.00 foot radius non-tangent curve to the right, the center of which bears North 15°10'27" West, through a central angle of 07°43'32", a distance of 50.16 feet;
thence North 22°11'51" West 81.80 feet;
thence North 14°52'07" East 103.78 feet;
thence North 35°04'59" East 161.85 feet;
thence North 21°33'19" East 198.29 feet;
thence North 09°59'06" East 190.65 feet;
thence North 01°39'33" East 108.96 feet;
thence North 04°44'48" West 76.79 feet;
thence North 13°22'44" East 146.69 feet;
thence South 85°40'32" East 54.75 feet;
thence North 45°15'13" East 52.04 feet to the boundary of the "Compromise Elevation Line" as described in that "Agreement of Stipulation and Compromise Regarding Utah Lake Boundary" as recorded January 12, 2000, under Entry No. 3278:2000, in the Office of the Utah County Recorder, thence along said line the following seven (7) courses and distances:
1) South 44°44'47" East 30.77 feet;
2) South 49°58'11" East 783.61 feet;
3) South 37°45'47" East 269.42 feet;
4) South 22°55'06" East 483.75 feet;
5) South 22°56'06" East 106.87 feet;
6) South 28°15'56" East 663.06 feet and
7) South 40°15'52" East 256.00 to its intersection with the Section line and established by the extended line between the found monuments at the East Quarter of Section 12 (dated 1960) and the Meander Corner 822.76 feet along the Section line to the north (dated 1913); thence South 00°09'31" West 940.57 feet along the Section line TO THE POINT OF BEGINNING.

Containing 3,070,418 Square Feet or 70.487 Acres.

DRAINAGE ARROW

30%+ SLOPES

ISOLATED WETLANDS SUBMITTED TO ARMY CORPS OF ENGINEERS

ESTIMATED DETENTION POND BOTTOM AREA

30% SLOPES WITHIN OPEN SPACE = 45,910 S.F.

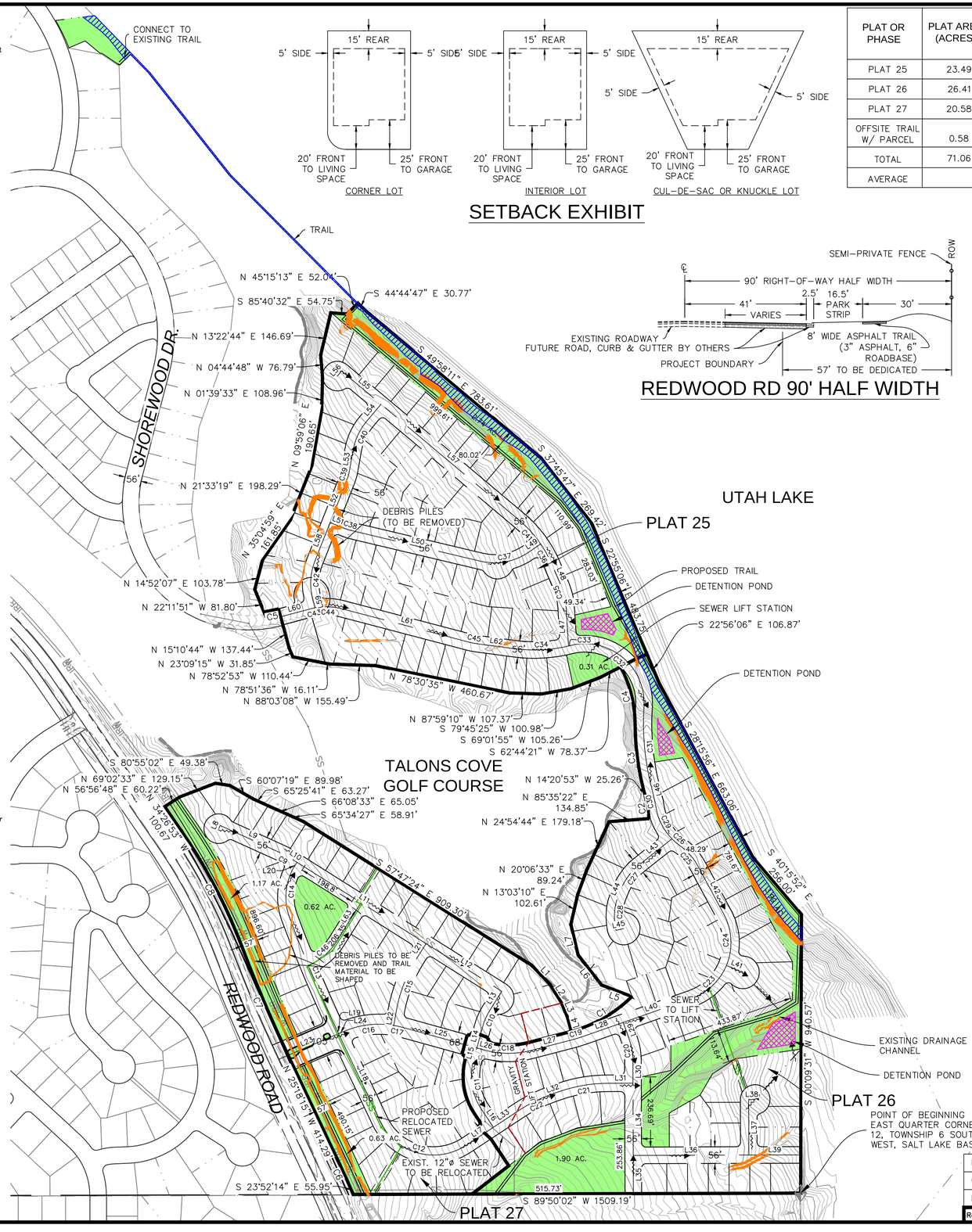
WETLAND AREA WITHIN OPEN SPACE = 76,000 S.F.

DETENTION POND BOTTOM AREA WITH OPEN SPACE = 18,000 S.F.

OVERLAP OF SENSITIVE AREAS = 1,650 S.F.

TOTAL AREA OF SENSITIVE AREAS WITHIN OPEN SPACE = 69,680 S.F. (13.4% OF OPEN SPACE)

NOTE:
1. NO AREA OF THE PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN



SETBACK EXHIBIT

REDWOOD RD 90' HALF WIDTH

PLAT OR PHASE	PLAT AREA (ACRES)	LOTS	MINIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)	PERCENTAGE OF BUILDABLE LAND	OPEN SPACE (ACRES)	OPEN SPACE (%)	DENSITY OF DWELLINGS BY ACRE
PLAT 25	23.49	78	7,000	8,510	100%	3.03	12.9%	3.32
PLAT 26	26.41	66	7,000	9,640	100%	5.89	22.3%	2.49
PLAT 27	20.58	65	7,000	8,815	100%	2.46	12.0%	3.16
OFFSITE TRAIL W/ PARCEL	0.58					0.58	100.0%	
TOTAL	71.06	209				11.96	16.8%	
AVERAGE				8,960			16.8%	2.98

Line Table

Line #	Direction	Length (ft)
L1	S 43°39'16" E	90.01'
L2	S 31°52'09" E	68.73'
L3	S 23°05'15" E	53.40'
L4	S 15°35'10" E	52.46'
L5	N 69°11'02" W	110.00'
L6	N 37°53'52" W	128.29'
L7	N 13°19'46" W	106.47'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	238.49'	472.00'	28°57'01"	235.96'	N 60°06'08" E
C2	76.08'	472.00'	9°14'08"	76.00'	N 09°43'50" W
C3	219.28'	888.00'	14°08'54"	218.72'	N 07°16'26" W
C4	203.57'	422.00'	27°38'20"	201.60'	N 14°01'09" W
C5	50.16'	372.00'	7°43'32"	50.12'	S 78°41'18" W
C6	53.13'	2123.00'	1°26'02"	53.12'	N 24°35'15" W
C7	395.23'	4967.00'	4°33'33"	395.13'	N 23°01'29" W
C8	438.38'	1833.00'	13°42'11"	437.34'	N 27°35'48" W

Centerline Line Table

Line #	Direction	Length (ft)
L8	S 24°25'33" W	11.94'
L9	N 65°34'27" W	228.64'
L10	N 57°47'24" W	31.58'
L11	N 57°47'24" W	514.71'
L12	N 57°47'24" W	302.12'
L13	N 32°12'36" E	76.21'
L14	N 15°16'08" E	75.26'
L15	N 15°16'08" E	44.15'
L16	N 33°28'20" W	74.65'
L17	S 56°31'40" W	109.68'
L18	N 25°18'15" W	326.35'
L19	N 25°18'15" W	11.91'
L20	N 32°12'36" E	12.41'
L21	N 32°12'36" E	59.23'
L22	N 09°34'34" E	43.28'
L23	S 66°49'44" W	218.15'
L24	S 66°49'44" W	15.58'
L25	N 74°31'27" W	259.48'
L26	N 74°31'27" W	27.76'
L27	S 75°29'06" W	140.78'

Centerline Line Table

Line #	Direction	Length (ft)
L28	S 70°41'55" W	143.76'
L29	N 19°10'25" W	64.99'
L30	N 00°10'26" W	78.75'
L31	S 89°49'34" W	85.57'
L32	S 70°22'26" W	27.15'
L33	S 56°31'40" W	102.55'
L34	N 00°10'26" W	243.61'
L35	N 00°10'26" W	128.93'
L36	S 89°49'36" W	389.97'
L37	S 00°10'24" E	187.35'
L38	S 89°49'36" W	22.00'
L39	S 89°49'36" W	175.30'
L40	S 70°41'55" W	243.16'
L41	N 67°17'00" W	60.45'
L42	S 28°15'56" E	185.81'
L43	N 51°27'49" E	141.60'
L44	N 23°10'54" E	20.19'
L45	S 76°48'07" W	27.00'
L46	S 14°20'53" E	25.26'
L47	S 03°29'03" E	133.20'

Centerline Line Table

Line #	Direction	Length (ft)
L48	S 22°55'06" E	81.94'
L49	N 55°36'50" E	51.16'
L50	S 76°39'55" E	444.03'
L51	S 68°26'41" E	53.28'
L52	S 21°33'19" W	149.59'
L53	S 09°59'06" W	69.15'
L54	S 40°01'49" W	77.68'
L55	S 49°58'11" E	173.65'
L56	N 40°01'49" E	22.00'
L57	S 49°58'11" E	608.24'
L58	S 21°33'19" W	140.85'
L59	S 15°10'27" E	31.50'
L60	N 74°49'33" E	105.13'
L61	S 75°16'48" E	447.32'
L62	S 82°26'48" E	128.70'
L63	N 32°12'36" E	156.72'

Centerline Curve Table

Curve #	Length	Radius
C9	27.17'	200.00'
C10	59.14'	200.00'
C11	170.14'	200.00'
C12	342.67'	200.00'
C13	413.43'	4782.00'
C14	183.47'	200.00'
C15	197.52'	500.00'
C16	175.78'	300.00'
C17	30.89'	300.00'
C18	157.03'	300.00'

Centerline Curve Table

Curve #	Length	Radius
C19	41.77'	500.00'
C20	66.32'	200.00'
C21	169.75'	500.00'
C22	120.83'	500.00'
C23	167.49'	200.00'
C24	177.96'	200.00'
C25	91.72'	200.00'
C26	36.24'	200.00'
C27	98.72'	200.00'
C28	126.99'	200.00'

Centerline Curve Table

Curve #	Length	Radius
C29	121.69'	200.00'
C30	44.06'	500.00'
C31	272.59'	860.00'
C32	376.79'	200.00'
C33	6.54'	500.00'
C34	182.68'	500.00'
C35	67.84'	200.00'
C36	80.06'	400.00'
C37	166.58'	200.00'
C38	28.70'	200.00'

Centerline Curve Table

Curve #	Length	Radius
C39	40.39'	200.00'
C40	104.88'	200.00'
C41	108.79'	400.00'
C42	128.21'	200.00'
C43	15.22'	200.00'
C44	89.13'	200.00'
C45	25.02'	200.00'
C46	125.14'	200.00'

SCALE (FT)
0 200 400 600

WOODSIDE HOMES

LAKESIDE PLATS 25-27

CONCEPT PLAN

PRELIMINARY
FOR PLANNING PURPOSES ONLY
– NOT FOR CONSTRUCTION –

Rev.	By	Date	Remarks
D	JJS	10/10/14	ISSUED FOR REVIEW
C	JJS	10/06/14	INTERNAL REVIEW
B	JJS	09/18/14	INTERNAL REVIEW

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1662

Dsn: JJS
Drw: JJS
Chk: GM
Rvw: JRL
Sht 1 of 1
Print Date:
Created: 09/00/04
Proj. # 5262

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BBB

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Beacon Point
Preliminary Plat
October 23, 2014
Public Hearing

Report Date:	October 16, 2014
Applicant/Owner:	Paul Watson / Mendenhall
Location:	Approximately 4300 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16-003-0032; 63.64 acres
Parcel Zoning:	Conditional R-4, Low Density Residential
Adjacent Zoning:	PC (south); R-3 (north)
Current Use of Parcel:	Vacant
Adjacent Uses:	Undeveloped Teguayo (south); Lake Mountain Single Family Residential (north)
General Plan Designation:	Low Density Residential (1-4 units per acre)
Previous Meetings:	Concept Plan Review: PC 1-24-13 and CC 2-5-13; Preliminary Plat approval 07-16-13; Concept Plan Review (R-5 Rezone): PC 1-23-14 and CC 02-18-14 (denied); Concept Plan Review (R-4 Rezone): PC 5-22-14; Conditional Rezone to R-4: 06-17-2014
Previous Approvals:	Preliminary Plat Phase 1 only (50 lots)
Land Use Authority:	City Council
Future Routing:	Public Meeting with City Council
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for Preliminary Plat approval for 154 single-family lots on 63.64 acres for a density of 2.42 units per acre. The applicant is proposing a minimum lot size of 9,000 square feet. The proposed Preliminary Plat shows a total of 14.52 acres of open space, 6.29 acres of which is either in storm water detention areas or with slopes greater than 30% grade; therefore the net usable open space is 11.375 acres, which is 17.88% of the property.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed Preliminary Plat, and choose from the options in Section "I" of this report. Options include a motion to recommend approval as proposed, a motion recommend approval as contingent upon additional conditions, a motion to recommend denial based on non-compliance with findings of specific criterion, or a motion to continue the item to gather additional supportive information.

Scott Langford, AICP, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

B. Background:

A Concept Plan for the Beacon Point Development was reviewed by the Planning Commission (1-24-13) and City Council (2-5-13) in 2013, under the name of "Sugar Plumb". The City Council approved a Preliminary Plat for a portion of the site (32.71 acres) on July 16, 2013, which included 50 lots. Since receiving approval, the applicant has discovered that, due to the high cost of infrastructure needed to serve this development, they are not able to move forward with the previously approved Preliminary Plat. Therefore the applicant submitted a request to rezone the property from the R-2 to the R-5 zone, which was denied by the City Council on February 18, 2014. Subsequently, the applicant submitted a request to rezone the property from R-2 to R-4 which was conditionally approved on June 17, 2014 (minutes attached).

C. Specific Request:

The applicant is now seeking Preliminary Plat approval for 154 single-family lots on 63.64 acres of property. The Preliminary Plat shows lots with a minimum size of 9,000 square feet, which is the minimum lot size permitted in the R-4 zone.

D. Process:

Per section 19.12.03 of the City Code, all subdivisions must receive Preliminary Plat approval. An application for a Preliminary Plat shall follow the approved City format. Subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes.

The development review process for subdivision approval involves a formal review of the Preliminary Plat by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council reviews the Preliminary Plat in a public meeting and formally approves the Preliminary Plat. Final Plats are reviewed and approved by the City Council in a public meeting.

E. Community Review:

Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

F. General Plan:

The site is designated as Low Density Residential on the adopted Future Land Use Map. The General Plan states that areas designated as Low Density Residential are *"designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is to be characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces."* The proposed Preliminary Plat shows an overall density of 2.42 units per acre, and as such demonstrates that the property can be developed in a way that is consistent with the General Plan.

G. Code Criteria:

Section 19.12.03 of the City Code states, *"All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process".* The following criteria are pertinent requirements for Preliminary Plats listed in Sections 19.12 (Subdivision Requirements) and 19.04.14 (R-4 Requirements) of the City Code.

Permitted or Conditional Uses: complies. Section 19.04.14(2 & 3) lists all of the permitted and conditional uses allowed in the R-4 zone. The Preliminary Plat shows residential building lots which are supported as a permitted use in the R-4 zone.

Minimum Lot Sizes: complies. 19.04.14(4) states that the minimum lot size for residential lots is 9,000 square feet. The smallest lot shown on the Preliminary Plat is 9,000 square feet, with a minimum corner lot square footage of 9,900 square feet.

Setbacks and Yard Requirements: complies. Section 19.04.14(5) outlines the setbacks required by the R-4 zone. These requirements are:

Front: Not less than twenty-five feet.

Sides: 8/16 feet (minimum/combined)

Rear: Not less than twenty feet

Corner: Front 25 feet; Side abutting street 20 feet

The typical setback and P.U.E. details shown on the plats are in compliance with all of these minimum setback requirements.

Parking, vehicle and pedestrian circulation: complies. The City's Master Transportation Plan shows a collector road running east/west within the northern portion of the Preliminary Plat. During previous meetings, staff, the Planning Commission, and City Council have raised concerns regarding safety and traffic efficiency for collector roads with a large number of private driveways. In order to reduce the potential number of driveways backing directly onto the collector road, staff has recommended that the Preliminary Plat employ a type of shared driveway design.

Example of Shared Driveway Design:

The shared driveways would be privately owned and maintained with access provided by an easement (shown on Preliminary Plat). Staff recommends that if an HOA is established to maintain other areas of this development, that the HOA should also maintain the landscaping within the islands and the pavement within the private driveways. If an HOA is not established then these areas should be maintained by the adjacent property owners.

Section 19.09.11 requires single-family homes to have a minimum 2 parking stalls within an enclosed garage. Driveways leading to the required garages must be a minimum 20 feet in length. Staff recommends, as a clarifying condition of approval, that homes with shared driveway access also have individual driveways that are 20 feet deep in order to keep the shared driveway clear. Staff believes that the proposed lots are of sufficient size to support this requirement.

The proposed subdivision will connect with two existing stubbed streets in the Lake Mountain Estates subdivision and two new intersections onto Redwood Road.

Fencing: can comply. Section 19.06.09 requires fencing along property lines abutting open space, parks, trails, and easement corridors. The Code states that in an effort to promote safety for citizens using these *trail corridors* and security for home owners, fences shall be semi-private. A 6-foot tall wrought iron style fence is proposed along the lots that directly front Redwood Road (along the Redwood Road trail corridor); however the vast majority of the proposed fencing between the other private lots and open space is a 6 foot tall beige solid vinyl fence. Most of the open space throughout the development includes a trail; therefore, the fencing must be amended to be semi-private in all the areas that include a trail.

Open Space: potential issues, can comply. The City Code requires a minimum 15% open space; therefore this development is required to have 9.546 acres of open space. The proposed Preliminary Plat shows a total of 14.52 acres of open space, 6.29 acres of which falls into the category of sensitive land because it is either in storm water detention areas or has slopes greater than 30% grade. Up to 50% of sensitive land can be included in the calculation of open space, therefore the net usable open space is 11.375 acres, which is 17.88% of the property.

This Preliminary Plat includes 4 phases. All of the open space will be developed in the first phase.

Open Space is defined in Section 19.02. as:

a. means an open, landscaped, and improved area that:
    i. is unoccupied and unobstructed by residential or commercial buildings, setbacks between buildings, parking areas, and other hard surfaces that have no recreational value;
    ii. provides park or landscaped areas that meet the minimum recreational needs of the residents of the subdivision;
b. includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, entry features, or other amenities that facilitate the creation of more attractive neighborhoods;
c. may include hard surfaced features such as swimming pools, plazas with recreational value, sports courts, fountains, and other similar features with recreational value, as well as sensitive lands with recreational value, subject to the limitations stated in the definition of sensitive lands, within a development that have been designated as such at the discretion of the Planning Commission and City Council; and
d. may not include surplus open space located on another lot unless such surplus open space was previously approved as part of an overall site plan, development agreement, or plat approval.

Most of the open space shown within this development is vegetated with "native seed mix". The frontage of Redwood Road between the sidewalk and roadway will have turf-grass and trees. Within the open space there is approximately 1,950 linear feet of trails. Apart from the trails, there are no other improvements with the provided open space.

The two questions that the Planning Commission and the City Council should consider when reviewing the proposed open space are:

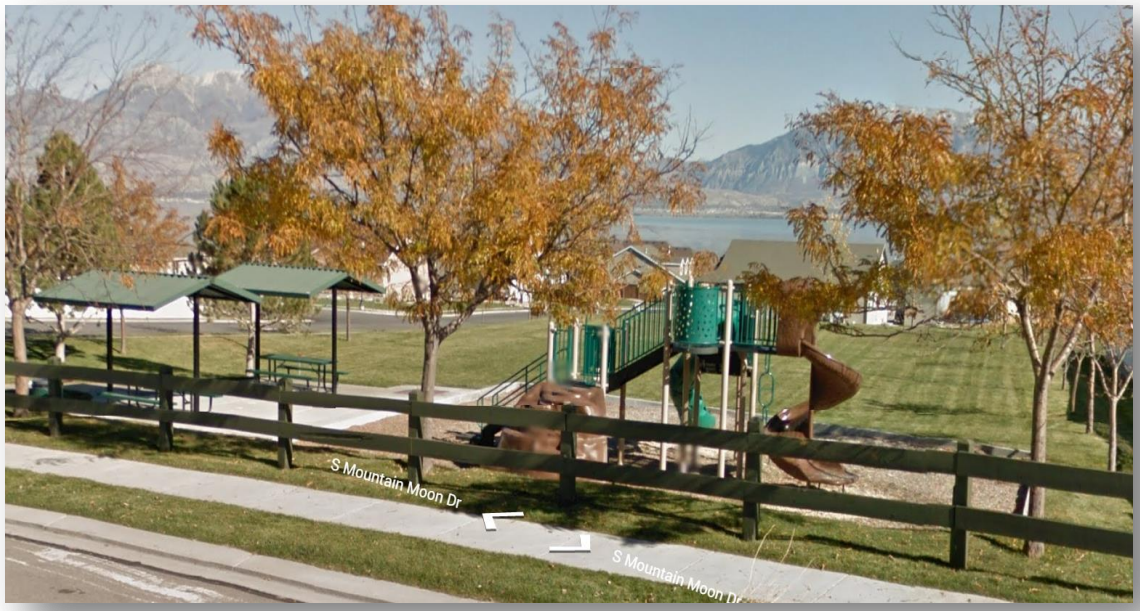
1) Does the proposed open space meet the minimum recreational needs of the residents of the subdivision, and;
2) what areas (if any) should be dedicated to and maintained by the City?

Question #1 - Does the proposed open space meet the minimum recreational needs?
The closest regional park is Marina Park, which is located over a half mile away to the northeast. There are other smaller neighborhood parks located to the north in the Lake Mountain Estates development.

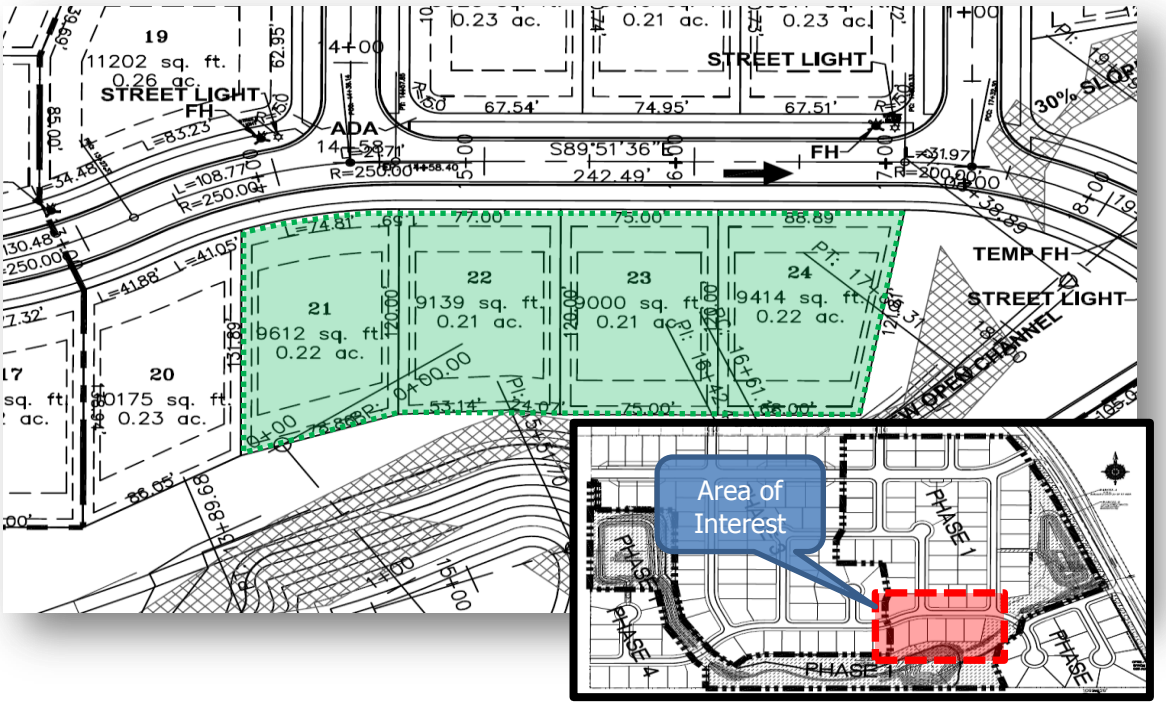
Below is a map that shows the locations of these existing parks in relation to the proposed Beacon Point Preliminary Plat.

For comparison purposes, the portion of the Lake Mountain Estates located below Harbor Parkway contains 210 lots. Within this area there is one neighborhood pocket park (Mountain Moon Park) which is approximately 1 acre in size. It has 2 small covered pavilions with picnic tables, one play structure, and the remaining area improved with turf-grass.

Mountain Moon Park:



Staff believes that the Planning Commission and the City Council should require additional *improved* open space in order to meet the minimum recreational needs of the proposed 154 lot subdivision. It is recommended that this additional improved open space should be centrally located and adjacent to the other less improved open space within the drainages. This improved open space should be relatively flat so that is can be utilized as a playfield and should include other amenities similar to other neighborhood parks in the area. One such area could be the area currently shown as lots 21 to 24 (see below). The total land area for these 4 lots equals 0.85 acres.



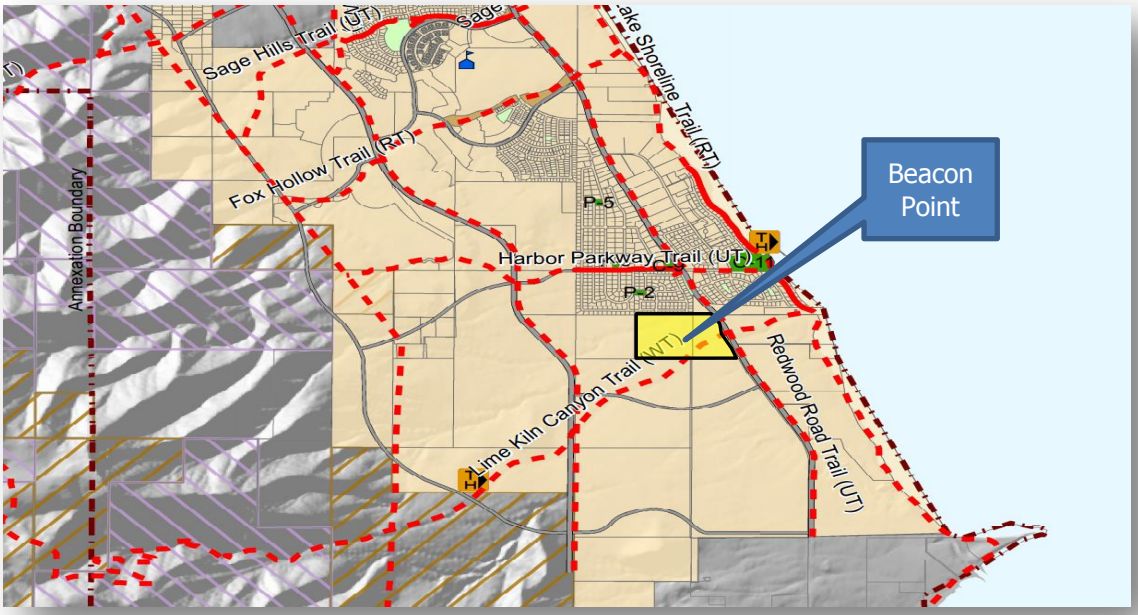
Question #2 - what areas (if any) should be dedicated to and maintained by the City?

The Preliminary Plat currently has notes from the applicant that state all of the open space will be dedicated to and maintained by the City. As stated, much of the open space contained within this development will be planted with a native seed mix. These minor improvements in and of themselves should not merit the City's consideration to take over the long term maintenance.

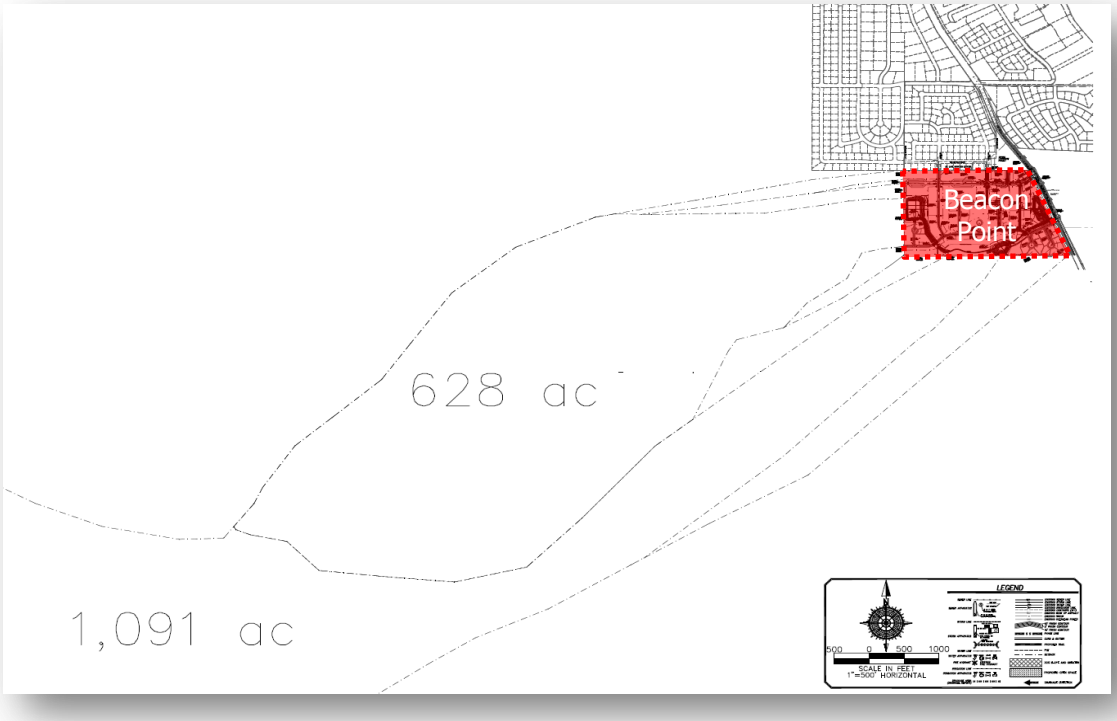
However, there are other items to consider when weighing the pros and cons associated with taking over ownership of this development's open space.

The map on the following page shows a portion of the adopted Trails Master Plan. The map shows two regional trails within the Beacon Point development; one along the frontage of Redwood Road, and one along running up Lime Kiln Canyon drainage. These regional trails should be available for the general public.

Adopted Trails Master Plan (Southern Section):



Another item to consider is when determining if the City should maintain the open space within this development is the overall drainage improvement the Beacon Point development is providing to this part of the City. The following exhibit shows that the improvements proposed within Beacon Point have been designed to handle over 1,000 acres of drainage. These improvements not only provide storm water run-off protection for Beacon Point, but also for the existing Lake Mountain Estates.



Wildland / Urban Interface: can comply. The proposed Preliminary Plat has a significant number of lots that are required to provide proper setbacks in accordance with the Wildland-Urban Interface Code. The Fire Department is in the process of doing an analysis of the fuel types located in this area. Once their assessment is complete, the lots that back the unimproved and non-regularly maintained open space must have a minimum defensible space between any structures and the undeveloped areas. This required defensible area will be clearly stated on the Final Plats for each of the 4 Phases.

H. Recommendation and Alternatives:

After evaluating the required standards for Preliminary Plats located in an R-4 zone, staff recommends that the Planning Commission conduct a public hearing and choose one of the following motions:

Recommended Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the Beacon Point Preliminary Subdivision Plat on approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road, with the findings and conditions below:

Findings:

1. As stated in Section G of this report, the proposed subdivision plat is consistent with the General Plan and Land Development Code with the recommended conditions. All findings in Section G of this report are incorporated into these findings by this reference.

Conditions:

1. That per Section 19.12.02(5) of the City Code, the Preliminary Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."
2. Prior to Final Plat approval, the fencing between private lots and open space shall be amended to be in compliance with section 19.06.09 of the Land Development Code.
3. Note "IM-110" shall be amended to state, "reduce height of fence to 3 feet from sidewalk to *25* feet back into the property".
4. The Final Plats shall include the following note associated with the shared driveways; "Prior to the occupancy of any structure requiring a shared driveway, the associated shared driveway shall be fully completed."
5. Lots 21 to 24 shall be converted to improved open space, including turf-grass, covered pavilions, picnic tables, play structure, and other improvements commensurate with similar neighborhood parks in the area. Final open space improvements shall be reviewed and approved as part of the Phase 1 Final Plat.
6. If an HOA is established to maintain other areas of this development, the HOA shall also maintain the landscaping within the islands and the pavement within and adjacent to the private driveways. If an HOA is not established then these areas shall be maintained by the adjacent property owners.
7. All requirements of the City Engineer shall be met, including but not limited to those in the attached report.
8. All requirements of the Fire Chief shall be met, including but not limited to those in the attached report.
9. Any other conditions as articulated by the Planning Commission:

_____

_____

Alternative Motion A
"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 follows:

_____
_____
_____
_____

Alternative Motion B
"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Beacon Point Preliminary Subdivision Plat on approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

_____
_____
_____

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Aerial Photo
4. Preliminary Plat Exhibits
5. Development Agreement
6. City Council June 17, 2014 Minutes (Rezoning Action)

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Beacon Point
Date: October 23, 2014
Type of Item: Preliminary Plat Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Paul Watson*
Request:	*Preliminary Plat Approval*
Location:	*Approximately 4300 S. Redwood Rd.*
Acreage:	*63.64 acres - 154 lots*

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

D. Conditions:

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

B. Developer shall bury and/or relocate the power lines that are within this plat.

C. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.

D. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.

E. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.

F. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.

G. Developer shall provide plans for and complete all improvements within pedestrian corridors.

H. 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.

I. Developer shall prepare and submit easements for all public facilities not located in the public right-of-way

J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.

K. Project shall comply with all ADA standards and requirements.

L. The existing secondary water system cannot support this project. An additional source is required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system could support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.

M. The developer shall provide turn-around's at all temporary dead ends greater than 150-ft compliant with International Fire Code and City Standards.

N. Developer shall improve and dedicate, to City standards, the required half width of Redwood Road along the entire frontage.

O. Developer shall provide and install formal landscaping and irrigation systems in all detention basin areas.

P. Developer shall ensure all sensitive lands are placed in protected open space and out of residential lots.

Q. Developer shall preserve natural drainages to the maximum extent practical and shall maintain a minimum setback of 100-ft from top of bank to the nearest structure unless adequate erosion control mitigation can be provided to justify the use of a lesser setback on the recorded plat. All trails and home finish floor elevations shall be a minimum of 2-ft above the 100-yr high water elevation of any adjacent drainage or waterway.

R. Developer shall provide a comprehensive storm water model showing the 100-yr

S. flow high water boundary along the natural drainages as well as a minimum freeboard of 2'. No lot shall contain any part of the drainage below the top of existing bank or the 2-ft freeboard boundary, whichever is the greater distance from the drainage flow line.

T. Any culverts installed in the natural drainages shall be designed to convey the 100-yr flow with a minimum freeboard of 18 inches.

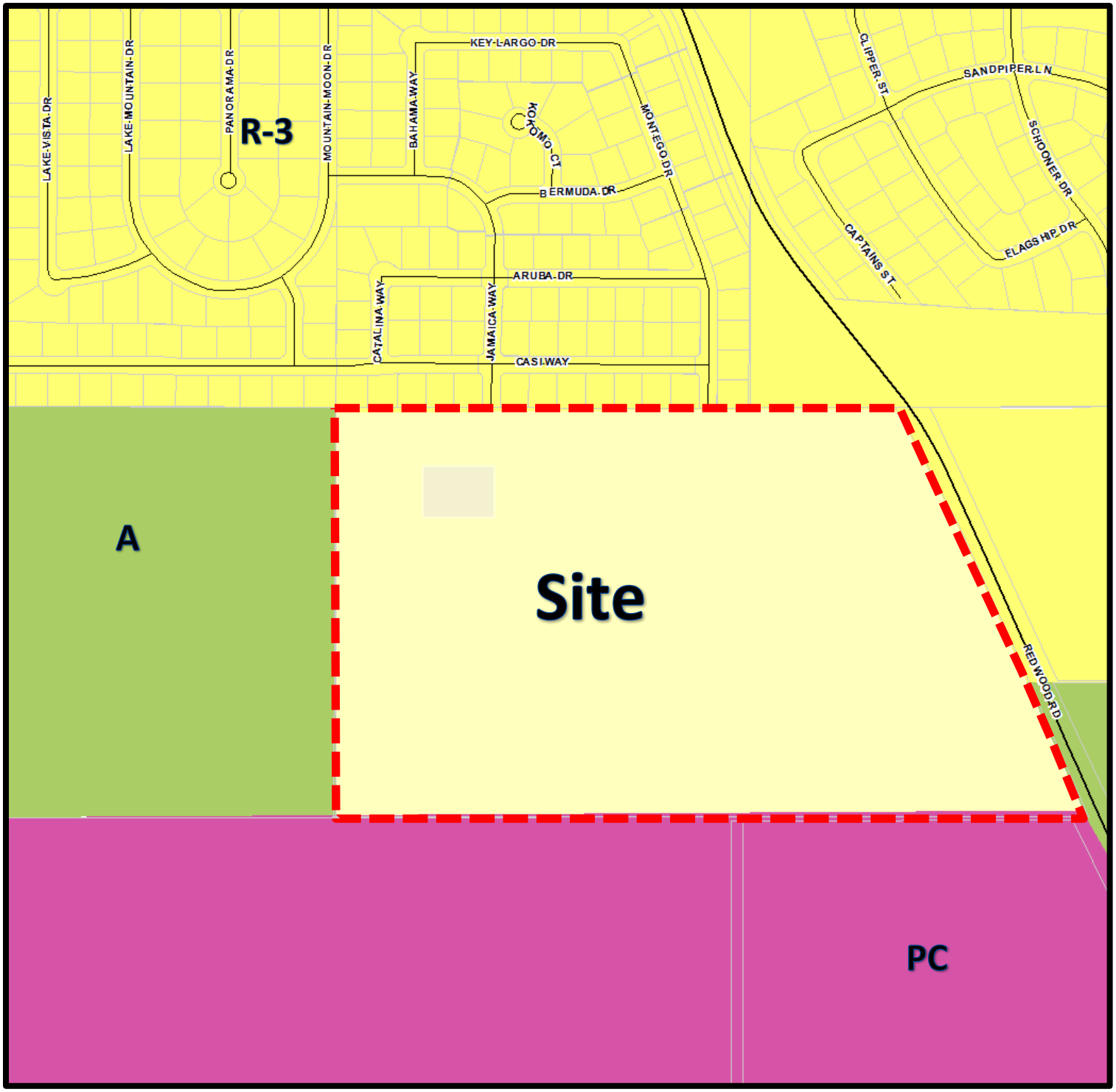
U. Developer shall show on final construction drawings and build with each plat all master planned infrastructure as directed by the City Engineer. Utility mains shall be extended to the boundaries of each plat to facilitate future development.

V. The developer shall provide a wild land interface on the west and south boundaries of this property that will properly mitigate the risk of wildfires.

W. Developer shall ensure all water lines will meet required fire flows.

X. Developer shall ensure that any portion of drainage channel that is modified or created shall not have slopes that exceed 3:1 and ensure adequate permanent stabilization is provided.

Zoning and Location Map



Aerial Photo

SITE DEVELOPMENT CONSTRUCTION PLANS

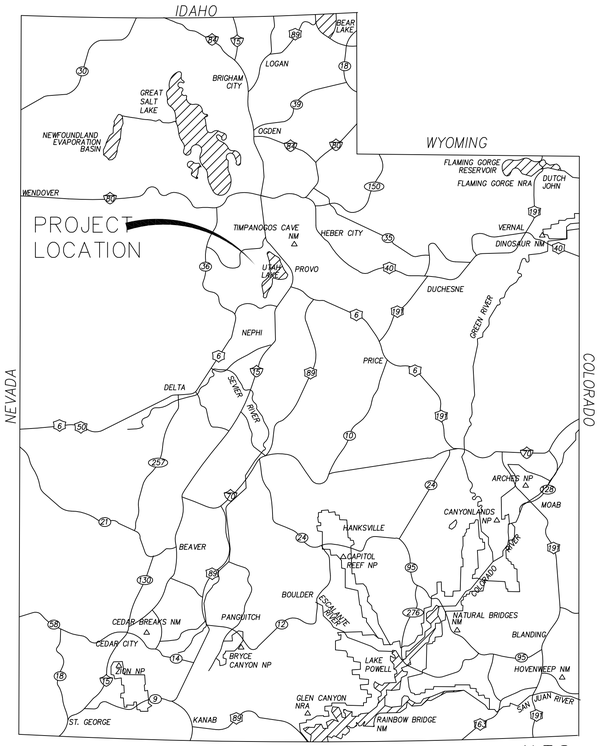
BEACON POINT SUBDIVISION

PHASE 1

LOCATION

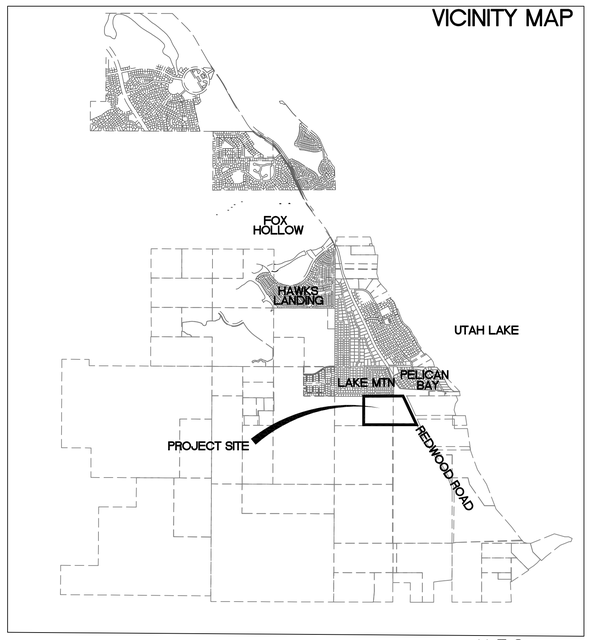
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PHASE 1
PRELIMINARY

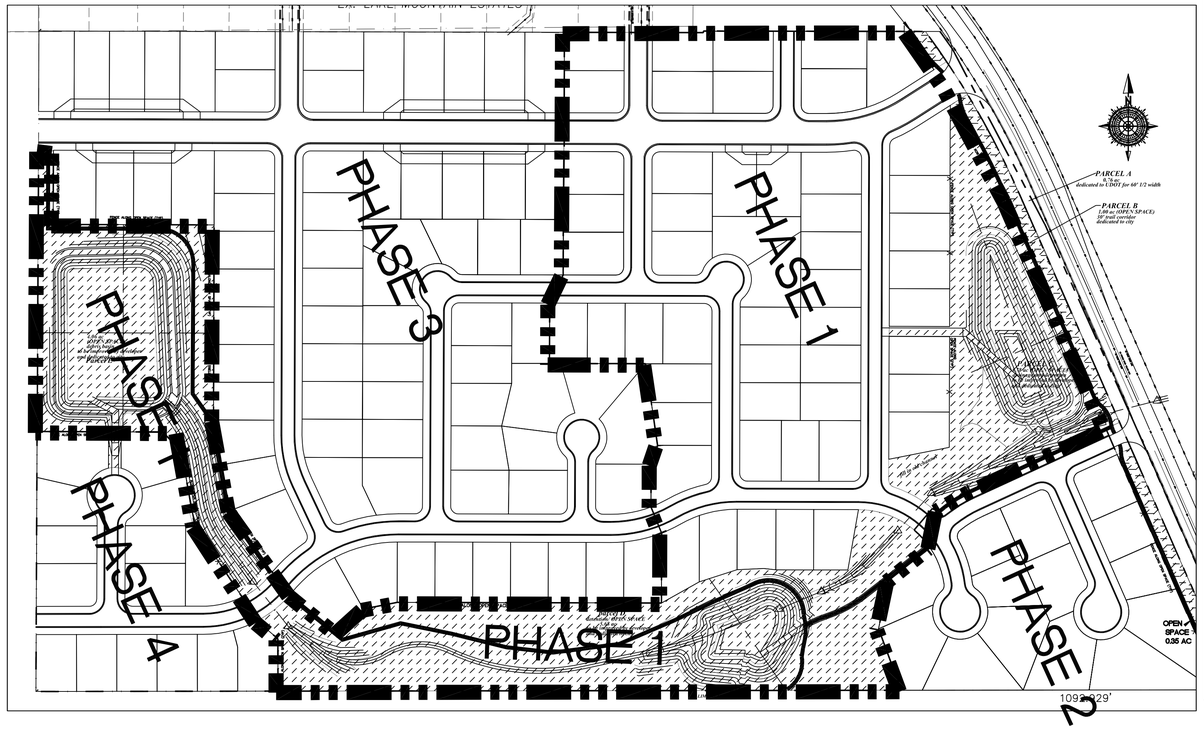


N.T.S.

VICINITY MAP



N.T.S.



VICINITY MAP
N.T.S.

OCT 3, 2014

REVISIONS

	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS

1	TITLE SHEET
1A	PROJECT NOTES
N/A	PLATS (2)
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G	GRADING AND DRAINAGE SHEET INDEX
G1–G4	GRADING SHEETS (1"=40')
U1	CULINARY WATER UTILITY PLAN
U2	IRRIGATION WATER UTILITY PLAN
U3	SANITARY SEWER UTILITY PLAN
U4	STORM WATER UTILITY PLAN
U5	REDWOOD NORTH, UTILITY PLAN
PP	OVERALL PLAN AND PROFILE SHEET INDEX
P1	ARLINGTON DR STA: 10+00 TO REDWOOD RD
P2	BELMONT DR STA: 0+00 TO ARLINGTON DR
P3	FAIRFIELD DR STA: 0+00 TO 10+00
P4	FAIRFIELD & CAMBRIDGE DR STA:10+00 TO DARTMOUTH DR
	EXETER DR STA: 0+00 TO END
P5	MONTEGO DR STA: 0+00 TO 5+10
P6	DARTMOUTH DR STA: 10+00 TO END
P7	REDWOOD ROAD STA: 4+00 TO 15+00
P8	REDWOOD ROAD STA: 15+00 TO 25+50
P9	REDWOOD ROAD STA: 25+00 TO 35+50
P10–P12	OPEN DRAINAGE CHANNEL
DR1–DR2	DRAINAGE REPORT
SS1–SS2	SIGNAGE AND STRIPING PLAN
SS3–SS4	UDOT SIGNAGE AND STRIPING PLAN
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
ER1–ER2	EROSION CONTROL DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4A–D4E	STORM WATER DETAILS
D5	IRRIGATION WATER DETAILS
LANDSCAPE PLANS (ARCITIO)	
L–L100	OVERALL PLANTING PLAN
L–L101 to L–L108	PLANTING PLAN SHEETS
L–L501	PLANTING DETAILS
L–R100	OVERALL IRRIGATION PLAN
L–R101 to L–R108	IRRIGATION PLAN SHEETS
L–R501 to L–R502	PLANTING DETAILS

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paul@gatewayconsultingllc.com
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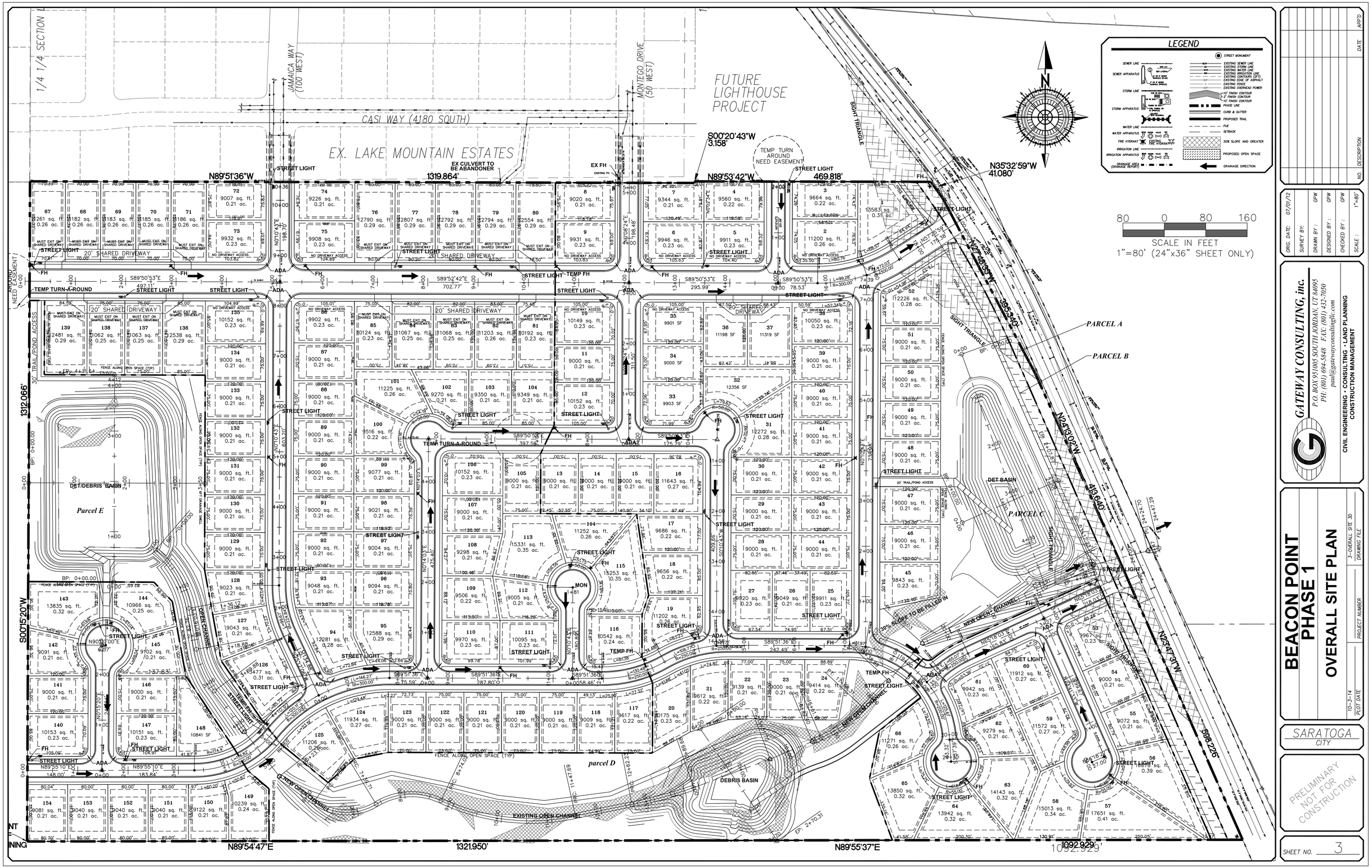
CONSTRUCTION MANAGEMENT

DATE:	PROJECT:	FILE:	SHEET NO.
10–3–14	BEACON POINT	1–TITLE	1

BEACON POINT



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	07/01/12
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=80'

GATEWAY CONSULTING, inc.
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BEACON POINT PHASE 1
OVERALL SITE PLAN

10-3-14 PLOT DATE

3-OVERALL SITE 3D DRAWING FILE

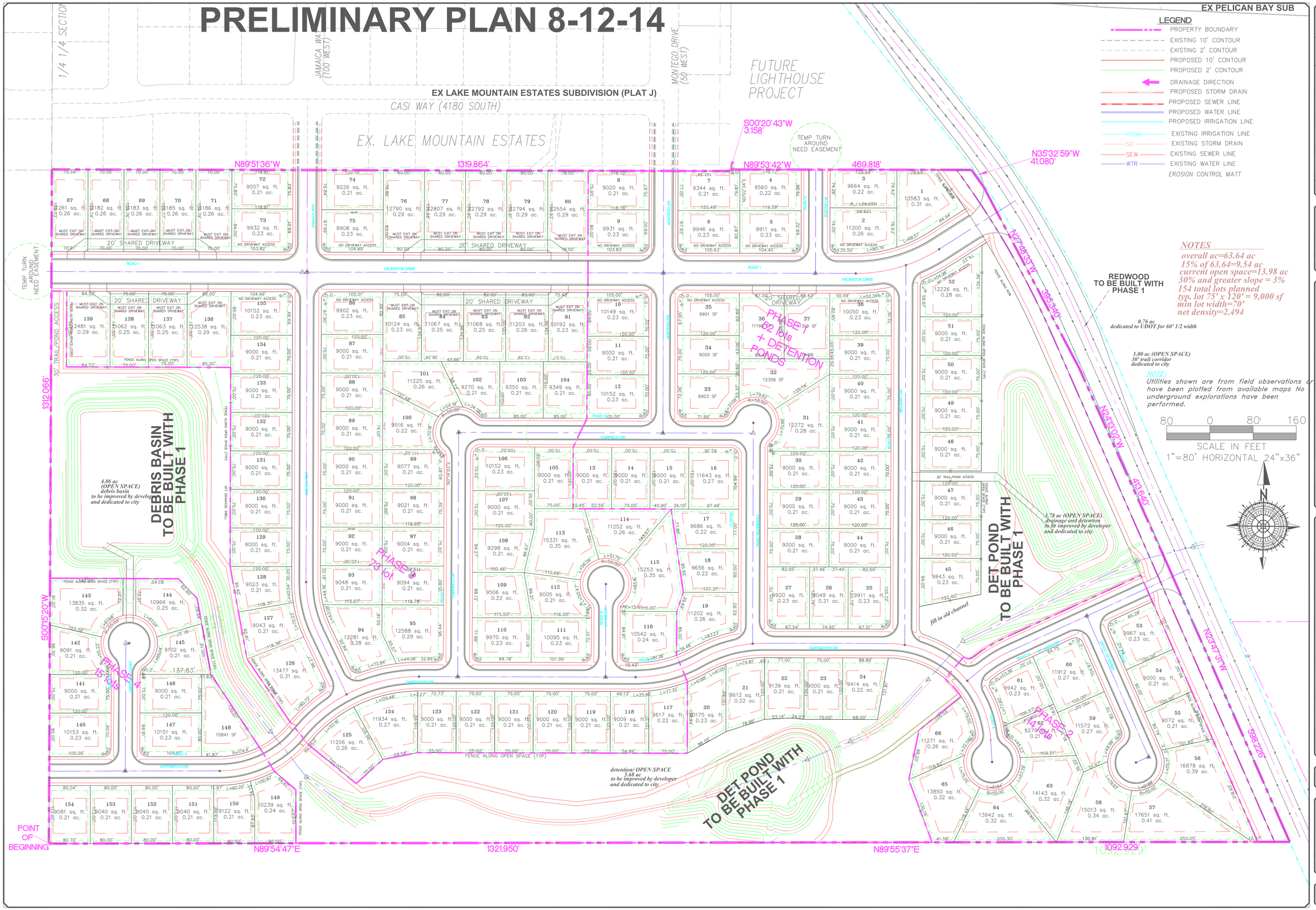
PROJECT NUMBER

SARATOGA CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 3

PRELIMINARY PLAN 8-12-14



NO.	DESCRIPTION	DATE	APP'D

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DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=80'

GATEWAY CONSULTING, inc.
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BEACON POINT CONCEPT

PHASING PLAN

Saratoga Springs, Utah

10-12-14
PLOT DATE

DBASE-Super Plumb (Residential)
DRAWING FILE

PROJECT NUMBER

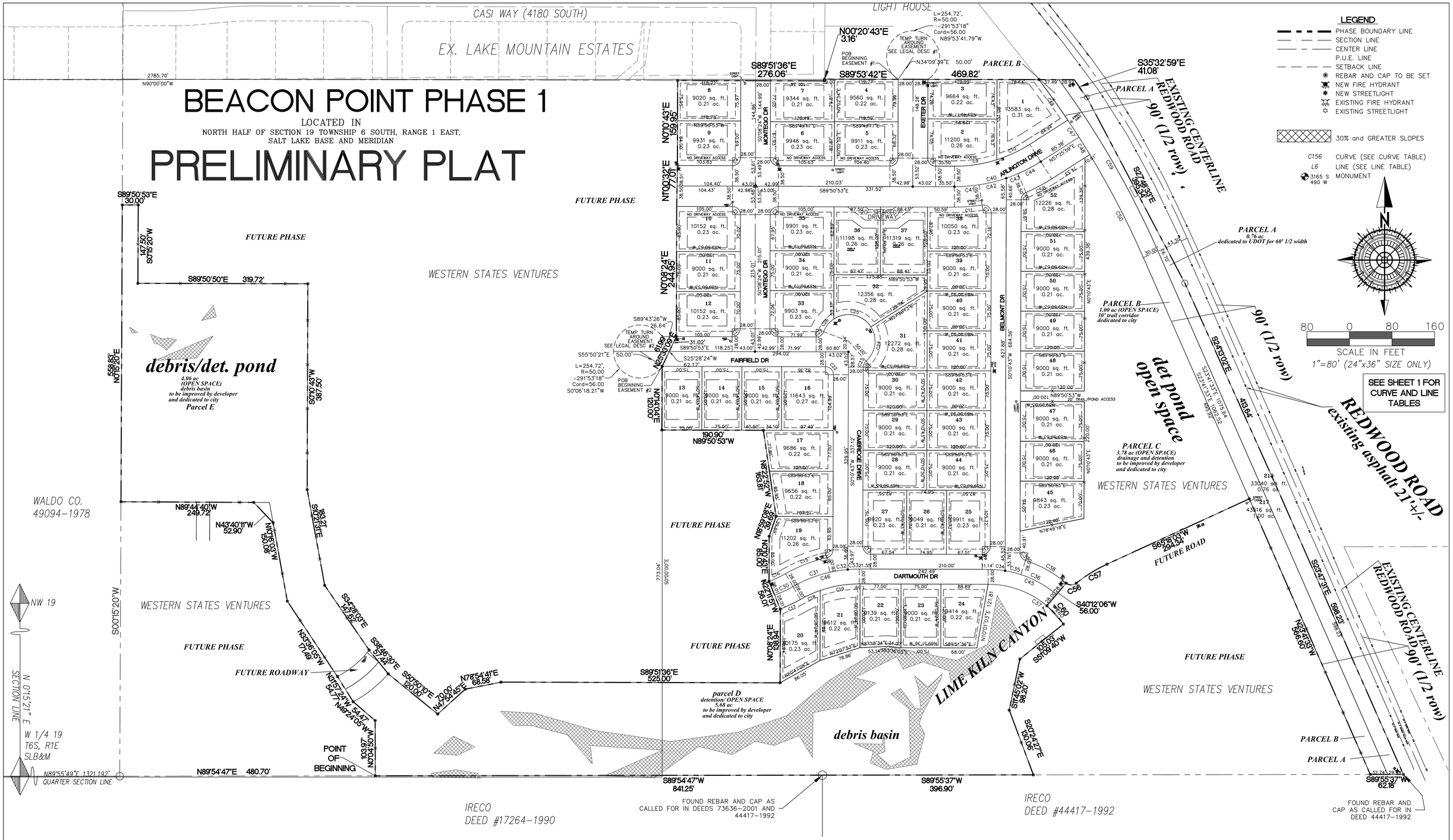
SARATOGA CITY

SHEET NO. 1/1

BEACON POINT PHASE 1

LOCATED IN
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT



SHEET NO	PREPARED BY:	
2/2	GATEWAY CONSULTING, inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 FAX: (801) 432-7050 paul@gatewayconsultingllc.com CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT	surveyor logo here

Date: OCT 12, 2014
File: BEACON POINT_PPLAT PH1

BEACON POINT PHASE 2

LOCATED IN
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACK LINE
- REBAR AND CAP TO BE SET
- NEW FIRE HYDRANT
- NEW STREETLIGHT
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- 30% and GREATER SLOPES
- C156 CURVE (SEE CURVE TABLE)
- L6 LINE (SEE LINE TABLE)
- 3165 S 490 W MONUMENT

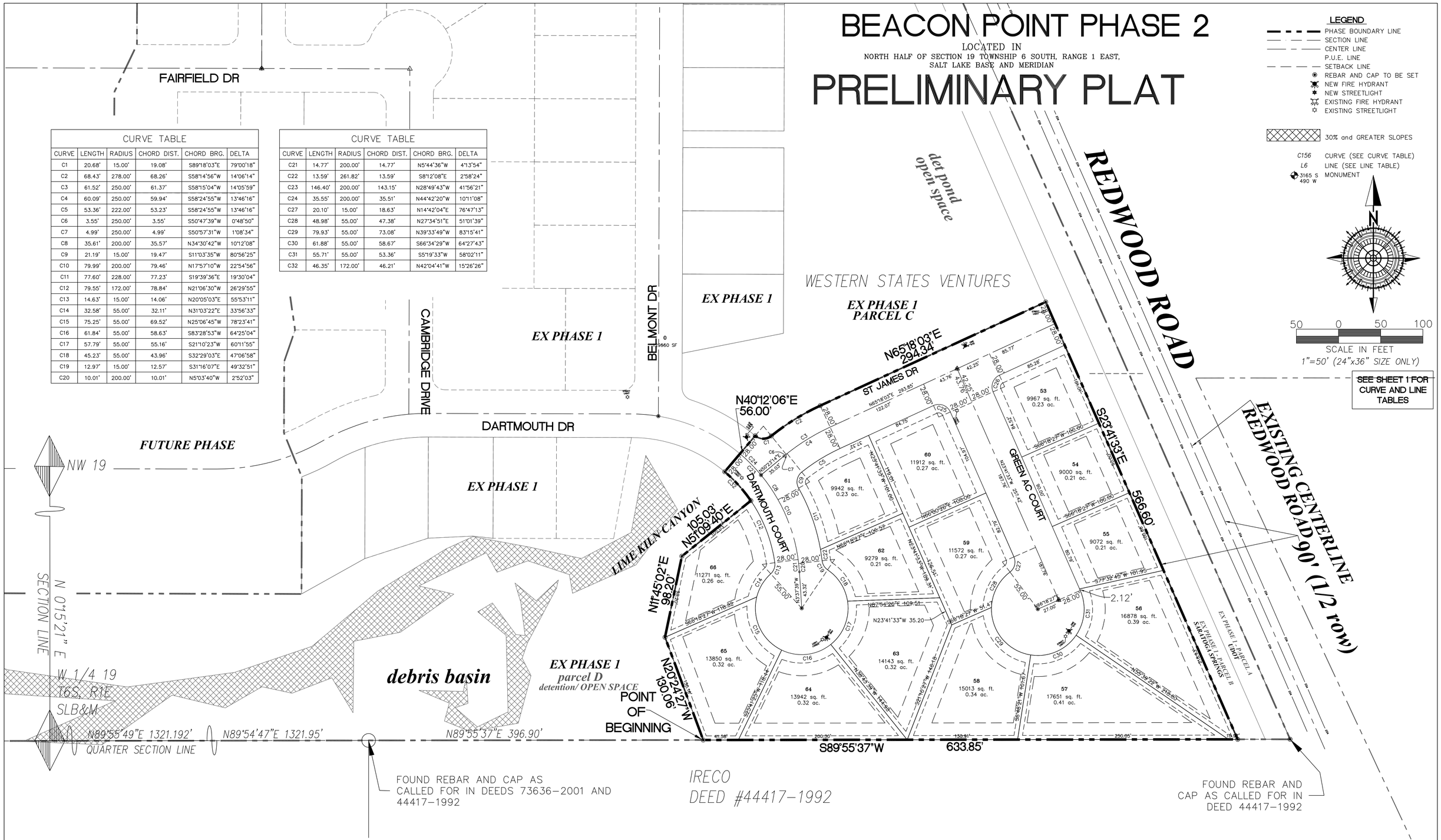
N

50 0 50 100
SCALE IN FEET
1"=50' (24"x36" SIZE ONLY)

SEE SHEET 1 FOR CURVE AND LINE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	20.68'	15.00'	19.08'	S89°18'03"E	79°00'18"
C2	68.43'	278.00'	68.26'	S58°14'56"W	14°06'14"
C3	61.52'	250.00'	61.37'	S58°15'04"W	14°05'59"
C4	60.09'	250.00'	59.94'	S58°24'55"W	13°46'16"
C5	53.36'	222.00'	53.23'	S58°24'55"W	13°46'16"
C6	3.55'	250.00'	3.55'	S50°47'39"W	0°48'50"
C7	4.99'	250.00'	4.99'	S50°57'31"W	1°08'34"
C8	35.61'	200.00'	35.57'	N34°30'42"W	10°12'08"
C9	21.19'	15.00'	19.47'	S11°03'35"W	80°56'25"
C10	79.99'	200.00'	79.46'	N17°57'10"W	22°54'56"
C11	77.60'	228.00'	77.23'	S19°39'36"E	19°30'04"
C12	79.55'	172.00'	78.84'	N21°06'30"W	26°29'55"
C13	14.63'	15.00'	14.06'	N20°05'03"E	55°53'11"
C14	32.58'	55.00'	32.11'	N31°03'22"E	33°56'33"
C15	75.25'	55.00'	69.52'	N25°06'45"W	78°23'41"
C16	61.84'	55.00'	58.63'	S83°28'53"W	64°25'04"
C17	57.79'	55.00'	55.16'	S21°10'23"W	60°11'55"
C18	45.23'	55.00'	43.96'	S32°29'03"E	47°06'58"
C19	12.97'	15.00'	12.57'	S31°16'07"E	49°32'51"
C20	10.01'	200.00'	10.01'	N5°03'40"W	2°52'03"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	14.77'	200.00'	14.77'	N5°44'36"W	4°13'54"
C22	13.59'	261.82'	13.59'	S8°12'08"E	2°58'24"
C23	146.40'	200.00'	143.15'	N28°49'43"W	41°56'21"
C24	35.55'	200.00'	35.51'	N44°42'20"W	10°11'08"
C27	20.10'	15.00'	18.63'	N14°42'04"E	76°47'13"
C28	48.98'	55.00'	47.38'	N27°34'51"E	51°01'39"
C29	79.93'	55.00'	73.08'	N39°33'49"W	83°15'41"
C30	61.88'	55.00'	58.67'	S66°34'29"W	64°27'43"
C31	55.71'	55.00'	53.36'	S5°19'33"W	58°02'11"
C32	46.35'	172.00'	46.21'	N42°04'41"W	15°26'26"



SHEET NO 2/2

PREPARED BY:

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Date: OCT 3, 2014
File: BEACON POINT_PPLAT PH2

BEACON POINT PHASE 3

LOCATED IN
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT

SHEET NO 2/2

PREPARED BY:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

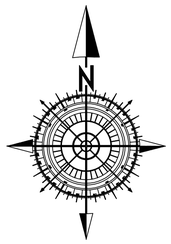
surveyor logo here

Date: OCT 3, 2014
File: BEACON POINT_PPLAT PH3

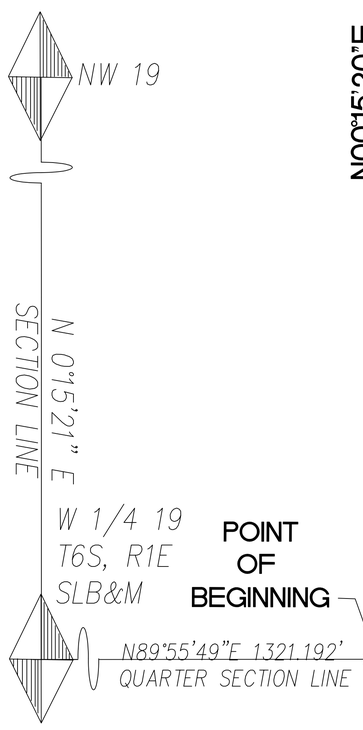
BEACON POINT PHASE 4

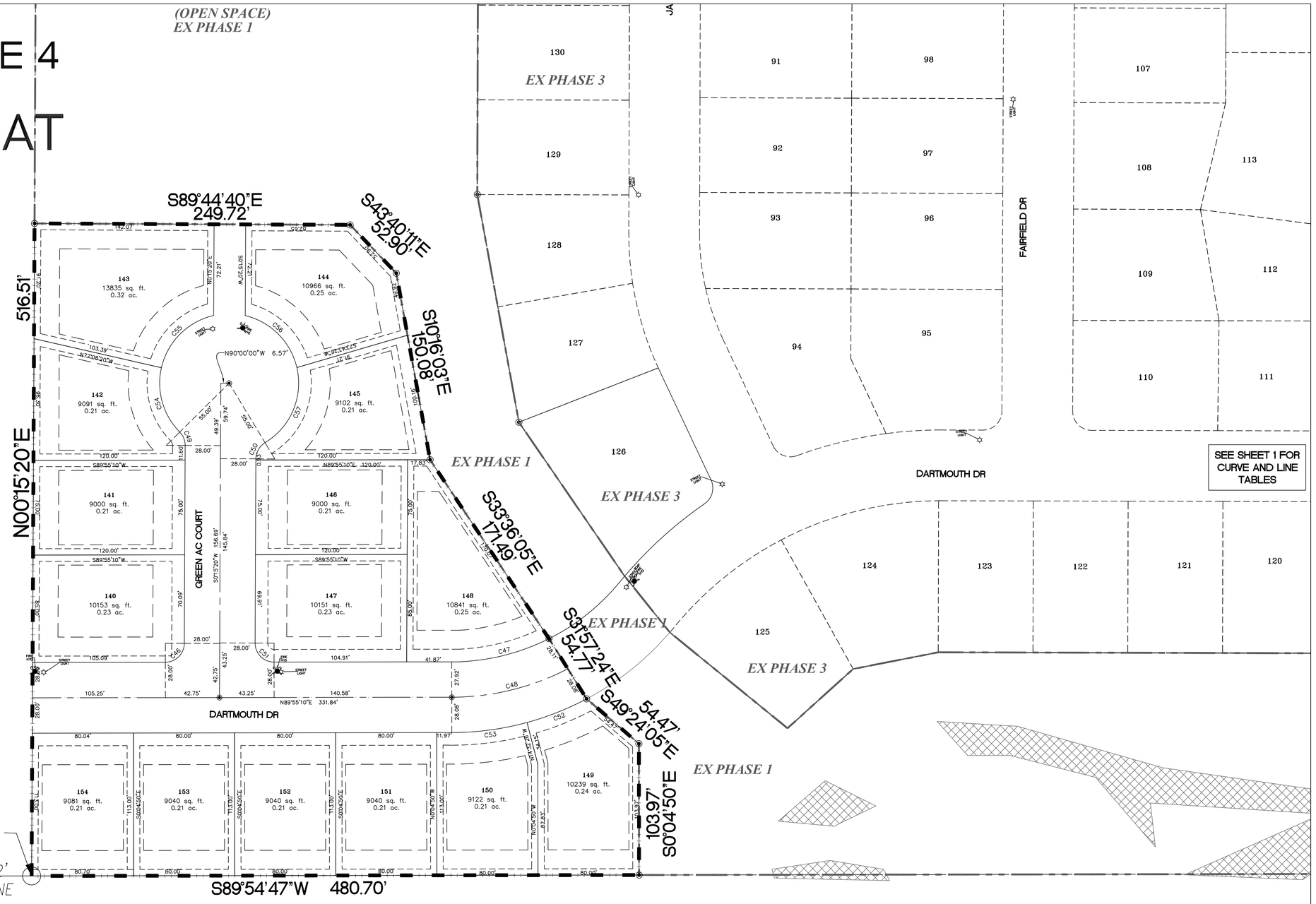
LOCATED IN
NORTH HALF OF SECTION 19 TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT



40 0 40 80
SCALE IN FEET
1"=80' (24"x36" SIZE ONLY)





WALDO CO.
49094-1978

IRECO
DEED #17264-1990

CALLE

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACK LINE
- REBAR AND CAP TO BE SET
- NEW FIRE HYDRANT
- NEW STREETLIGHT
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- 30% and GREATER SLOPES
- C156 CURVE (SEE CURVE TABLE)
- L6 LINE (SEE LINE TABLE)
- 3165 S 490 W MONUMENT

Date: OCT 3, 2014
File: BEACON POINT_PPLAT PH4

SHEET NO
2/2

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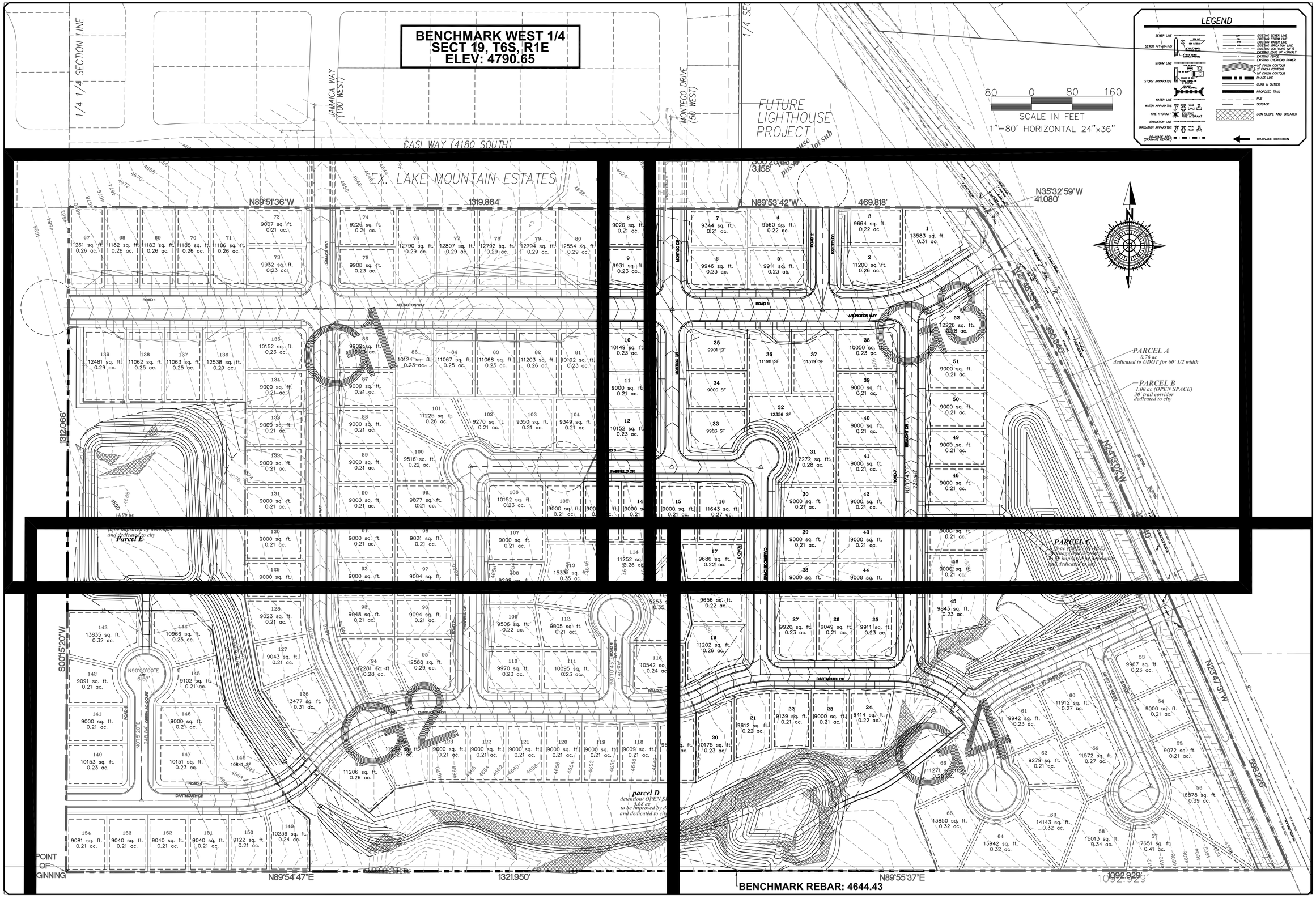
surveyor logo here



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	11-1-12
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=80'

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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CIVIL ENGINEERING - CONSULTING - LAND PLANNING
CONSTRUCTION MANAGEMENT

Beacon Point

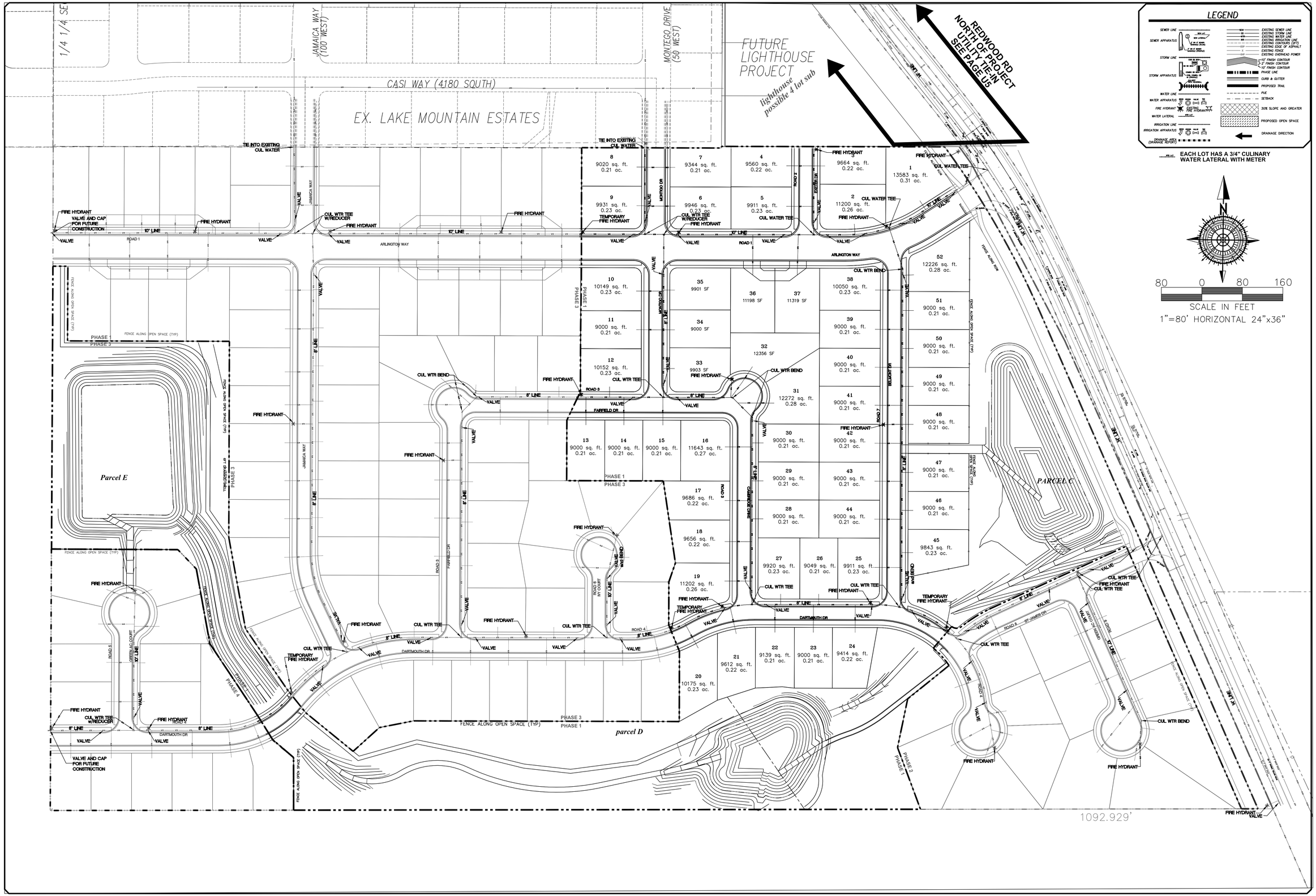
OVERALL GRADING and DRAINAGE SHEET INDEX

10-3-14	dbase beacon point
PLOT DATE	DRAWING FILE
	PROJECT NUMBER

SARATOGA CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. G



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-12
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=80'

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CONSTRUCTION MANAGEMENT

BEACON POINT
PHASE 1
CULINARY WATER UTILITY PLAN

UTILITY PLAN
DRAWING FILE

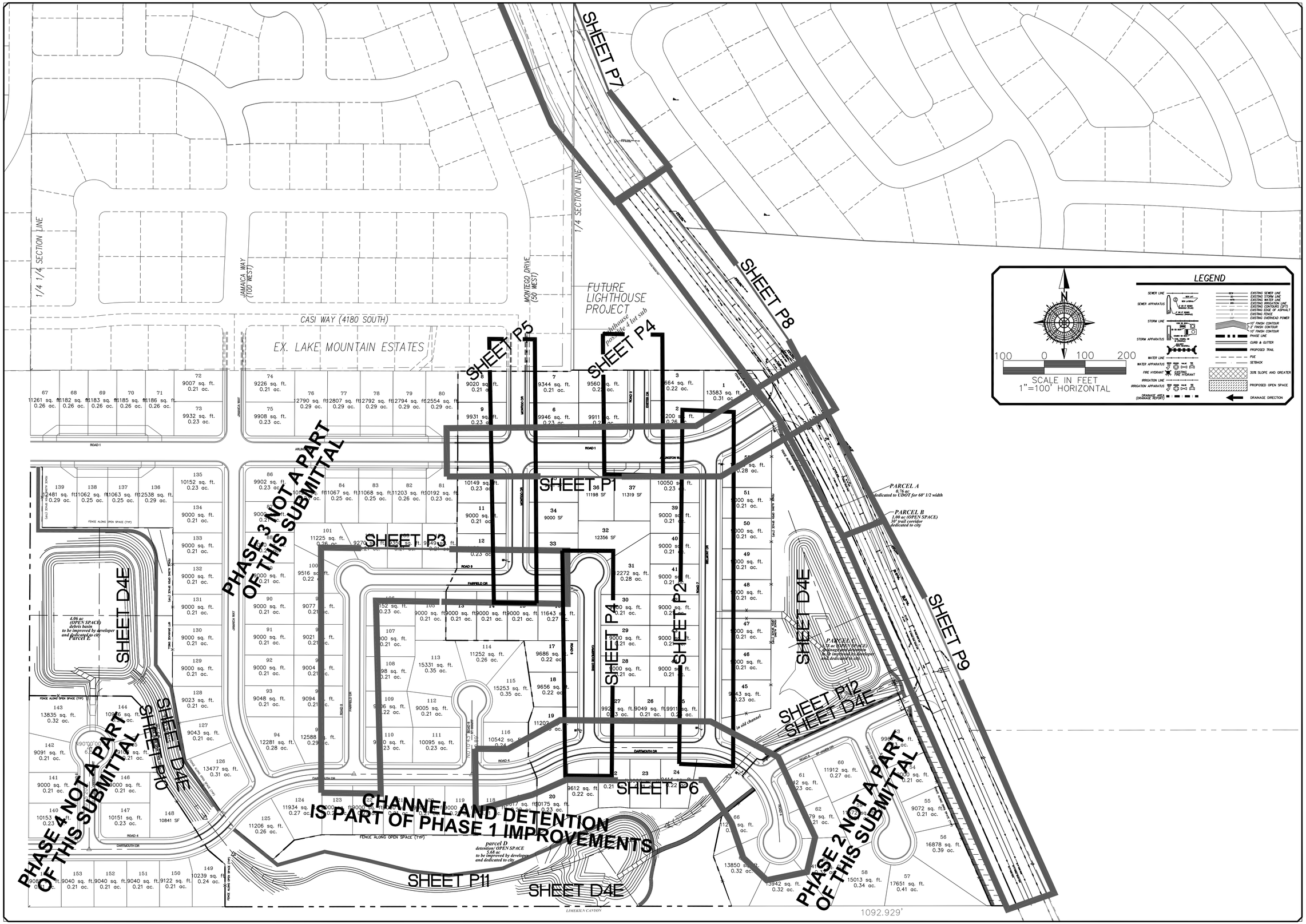
10-3-14
PLOT DATE

PROJECT NUMBER

SARATOGA CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U1



LEGEND

SCALE IN FEET
1"=100' HORIZONTAL

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING CONTOURS (2FT)
WATER APPARATUS	EXISTING EDGE OF ASPHALT
FIRE HYDRANT	EXISTING FENCE
IRRIGATION LINE	EXISTING OVERHEAD POWER
IRRIGATION APPARATUS	1'OT FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	2' FINISH CONTOUR
	10' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 11-1-12
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

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BEACON POINT
PLAN AND PROFILE
PHASE 1
SHEET INDEX

PP-PLANPRO OVERALL
DRAWING FILE
PROJECT NUMBER
10-3-14
PLOT DATE

SARATOGA CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. PP

SCALE & NORTH ARROW | A

NORTH

0 40' 80' 160'

SCALE: 1" = 80'-0"

Arc Sitio Design, Inc
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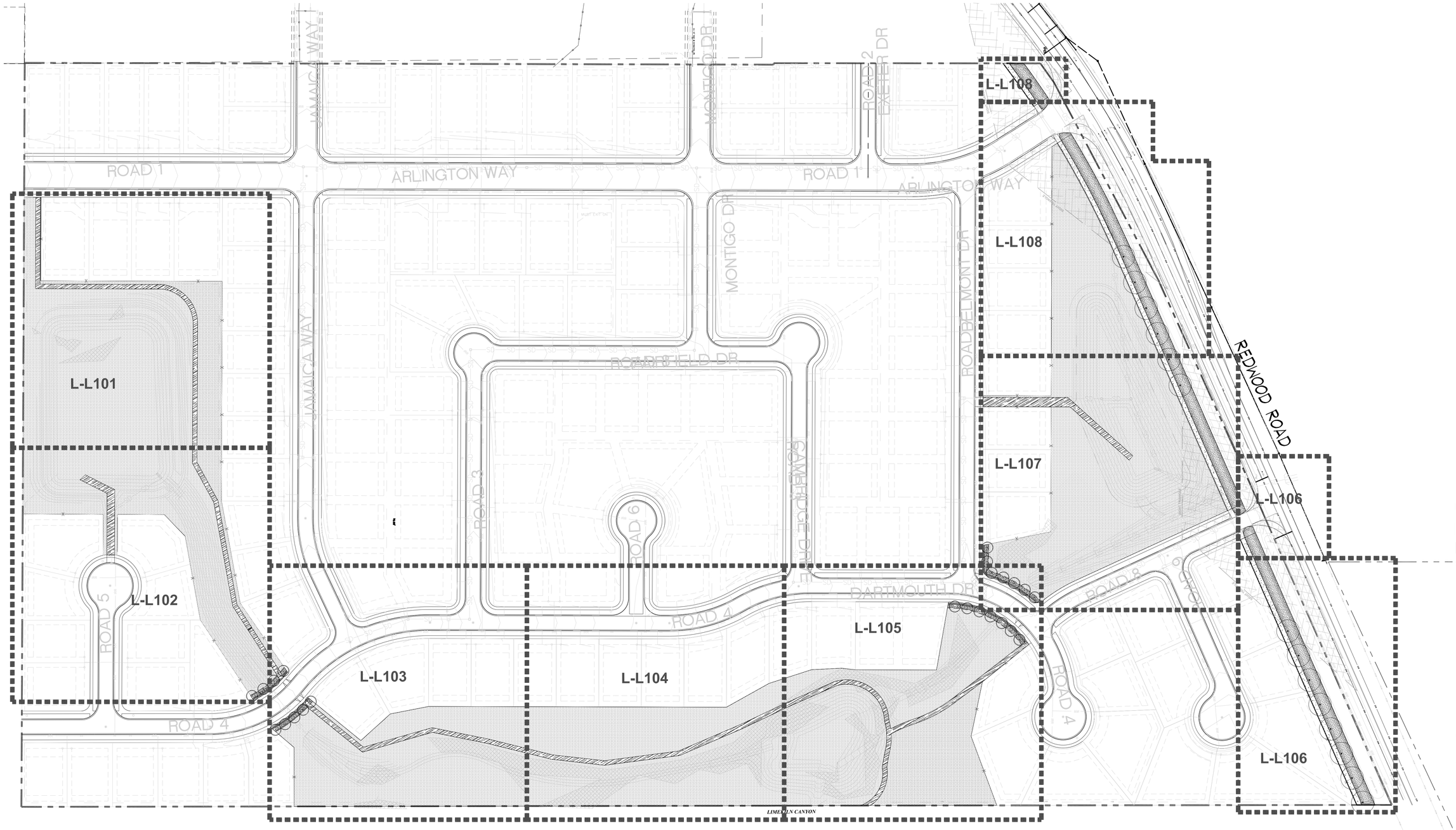


project

Beacon Point
Phase II
Saratoga Springs, UT

date
AUGUST 21, 2014

revisions

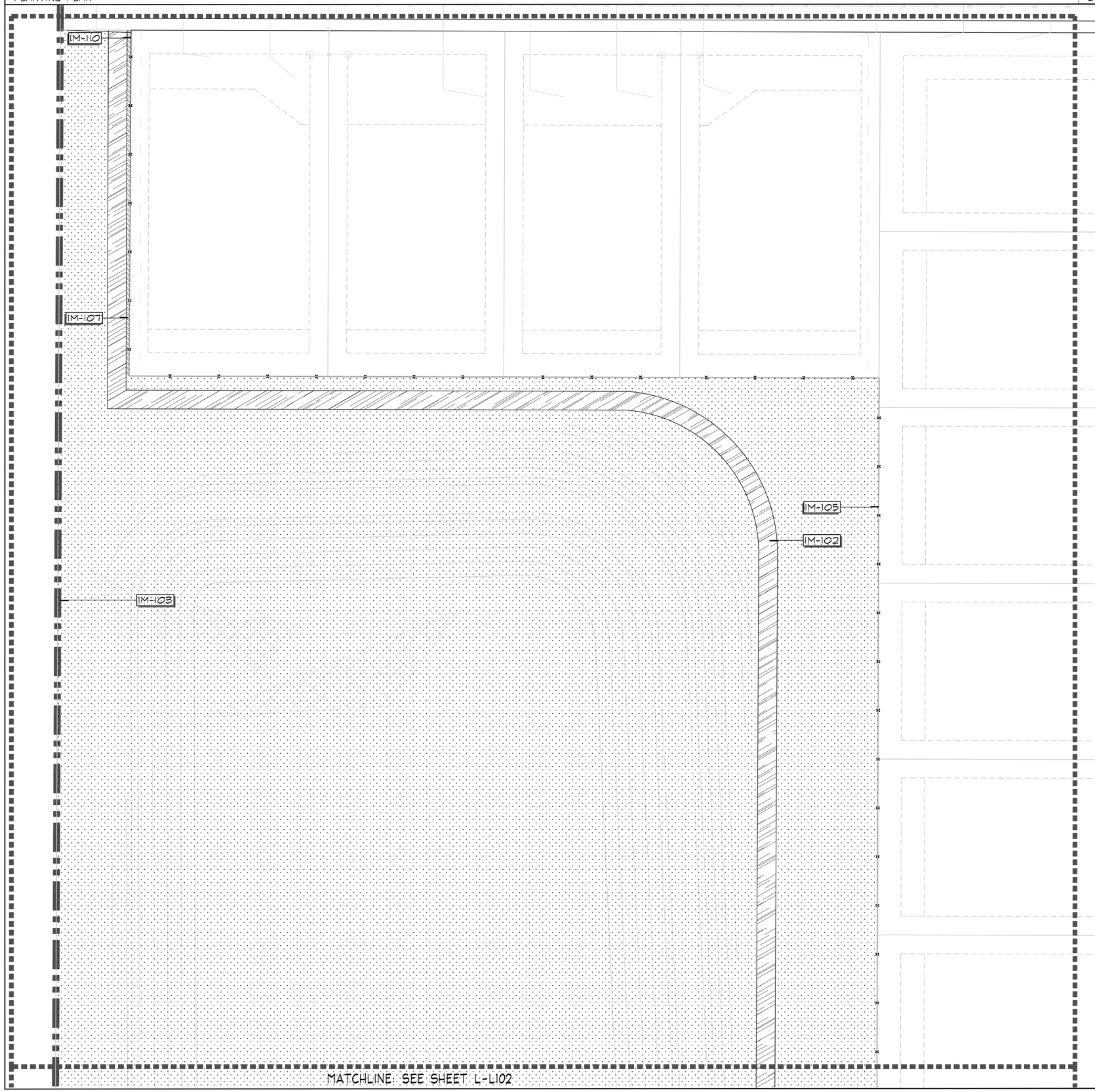
data
asd project no: 14060

title
OVERALL
PLANTING PLAN

sheet
L-L100

File : E:\14060_Beacon Point I\Cadd\PLANTING.dwg Aug 21, 2014-1:59pm

PLANTING PLAN | G



PLANT SCHEDULE | A

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY*
+	Malus x 'Prairie Rose'	Prairie Rose Crab Apple	B & B	2.5"	23
•	Ulmus parvifolia	Lacebark Elm	B & B	2.5"	14

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY*
B	Buddleia x 'Tutti Frutti'	Tutti Frutti Butterfly Bush	5 gal		87
CS	Cornus sericea 'Arctic Fire'	Arctic Fire Dwarf Dogwood	5 gal		48
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		38
P	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	5 gal		69

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY*
	Detention Seed Mix See Sht. L-L501 Dtl. H	Detention Seed Mix	seed	533,229 sf
	Poa pratensis	Turf-Grass	sod	28,627 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANTING NOTES | B

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4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
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6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
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REFERENCE SCHEDULE NOTES | C

SYMBOL	SITE IMPROVEMENTS DESCRIPTION
IM-101	8 FOOT WIDE CONCRETE TRAIL, SEE SHEET L-L501 DETAIL J
IM-102	ASPHALT TRAIL OR ACCESS DRIVE, SEE SHEET L-L501 DETAIL I
IM-103	LIMIT OF WORK LINE, TYP.
IM-104	6' TALL WROUGHT-IRON STYLE FENCE WITH MASONRY PILLARS EVERY 50 FEET TO MATCH CITY OF SARATOGA SPRINGS REDWOOD ROAD TRAIL CORRIDOR SEMI-PRIVATE FENCE. FENCE TO BE INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY AND SUBMIT SHOP DRAWINGS.
IM-105	6' TALL SOLID VINYL FENCE, BEIGE, SEE SHEET L-L501 DETAIL L. FENCE TO BE INSTALLED BY DEVELOPER.
IM-106	CONCRETE MOW CURB-6" WIDE, TYP., SEE SHEET L.L501 DETAIL D
IM-107	INSTALL 1" TO 3" ROUND TAN ROCK MULCH TO A DEPTH OF 4" INCHES IN ONE FOOT WIDE STRIP, TYP.
IM-110	REDUCE HEIGHT OF VINYL FENCE TO 3 FEET TALL FROM SIDEWALK TO 10 FEET BACK INTO PROPERTY, TYP.

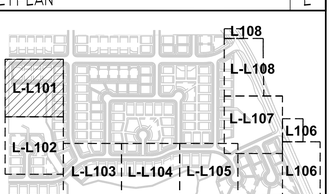
SCALE & NORTH ARROW | D

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN | E



Arc Sitio Design, Inc
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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

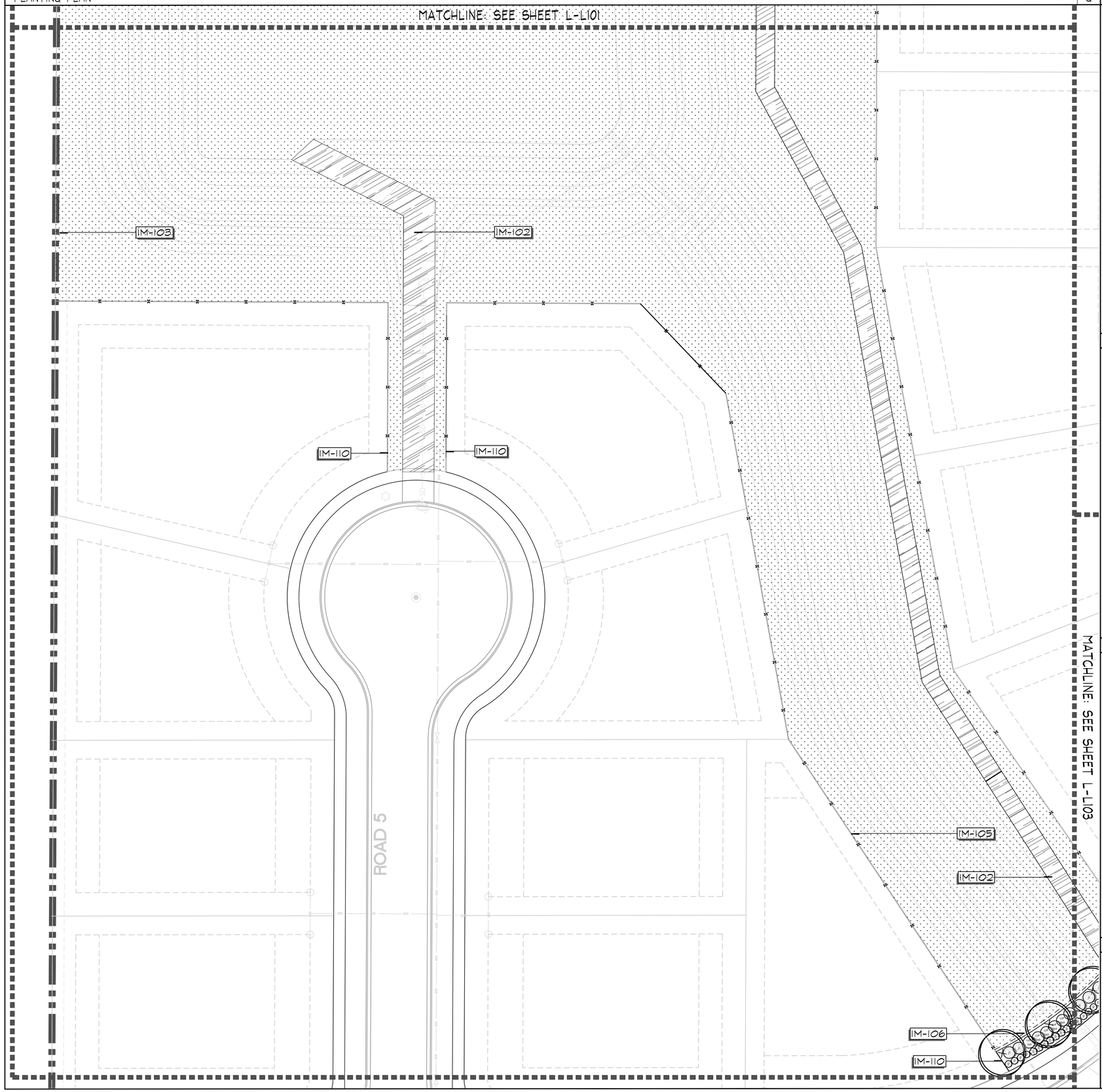
PLANTING PLAN

sheet

L-L101

File : E:\14060_Beacon Point II\Cadd\PLANTING.dwg Aug 21, 2014-2:00pm

PLANTING PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY*
	Malus x 'Prairie Rose'	Prairie Rose Crab Apple	B & B	2.5"	23
	Ulmus parvifolia	Lacebark Elm	B & B	2.5"	14

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY*
	Buddleia x 'Tutti Frutti'	Tutti Frutti Butterfly Bush	5 gal		87
	Cornus sericea 'Arctic Fire'	Arctic Fire Dwarf Dogwood	5 gal		48
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		38
	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	5 gal		69

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY*
	Detention Seed Mix See Sht. L-L501 Dtl. H	Detention Seed Mix	seed	533,229 sf
	Poa pratensis	Turf-Grass	sod	28,627 sf

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REFERENCE SCHEDULE NOTES

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IM-101	8 FOOT WIDE CONCRETE TRAIL, SEE SHEET L-L501 DETAIL J
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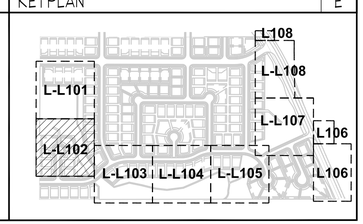
SCALE & NORTH ARROW

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

PLANTING PLAN

sheet

L-L102

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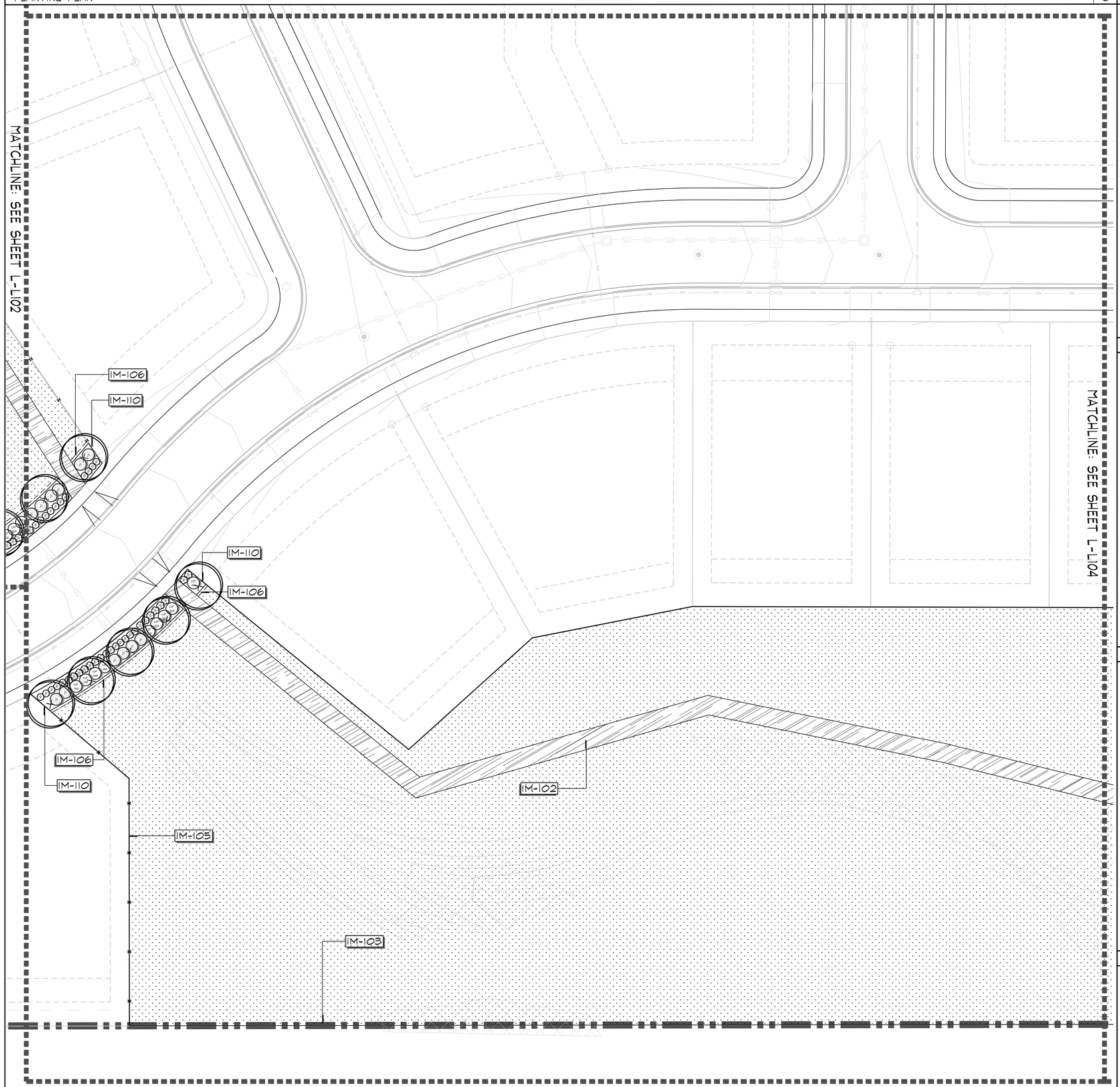
PLANTING PLAN

G



PLANT SCHEDULE

A

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C

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SCALE & NORTH ARROW

D

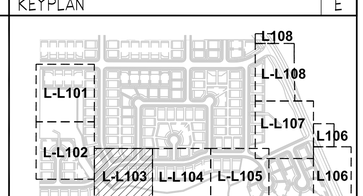
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN

E



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

PLANTING PLAN

sheet

L-L103

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PLANTING PLAN

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY*
	Malus x 'Prairie Rose'	Prairie Rose Crab Apple	B & B	2.5"	23
	Ulmus parvifolia	Lacebark Elm	B & B	2.5"	14

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY*
	Buddleia x 'Tutti Frutti'	Tutti Frutti Butterfly Bush	5 gal		87
	Cornus sericea 'Arctic Fire'	Arctic Fire Dwarf Dogwood	5 gal		48
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		38
	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	5 gal		69

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY*
	Detention Seed Mix See Sht. L-L501 Dtl. H	Detention Seed Mix	seed	533,229 sf
	Poa pratensis	Turf-Grass	sod	28,627 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANTING NOTES

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SYMBOL	SITE IMPROVEMENTS DESCRIPTION
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IM-102	ASPHALT TRAIL OR ACCESS DRIVE, SEE SHEET L-L501 DETAIL I
IM-103	LIMIT OF WORK LINE, TYP.
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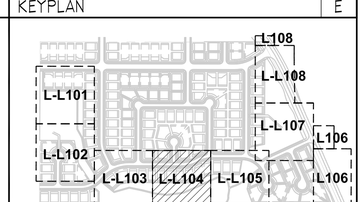
SCALE & NORTH ARROW

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN



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PLANTING PLAN

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L-L104

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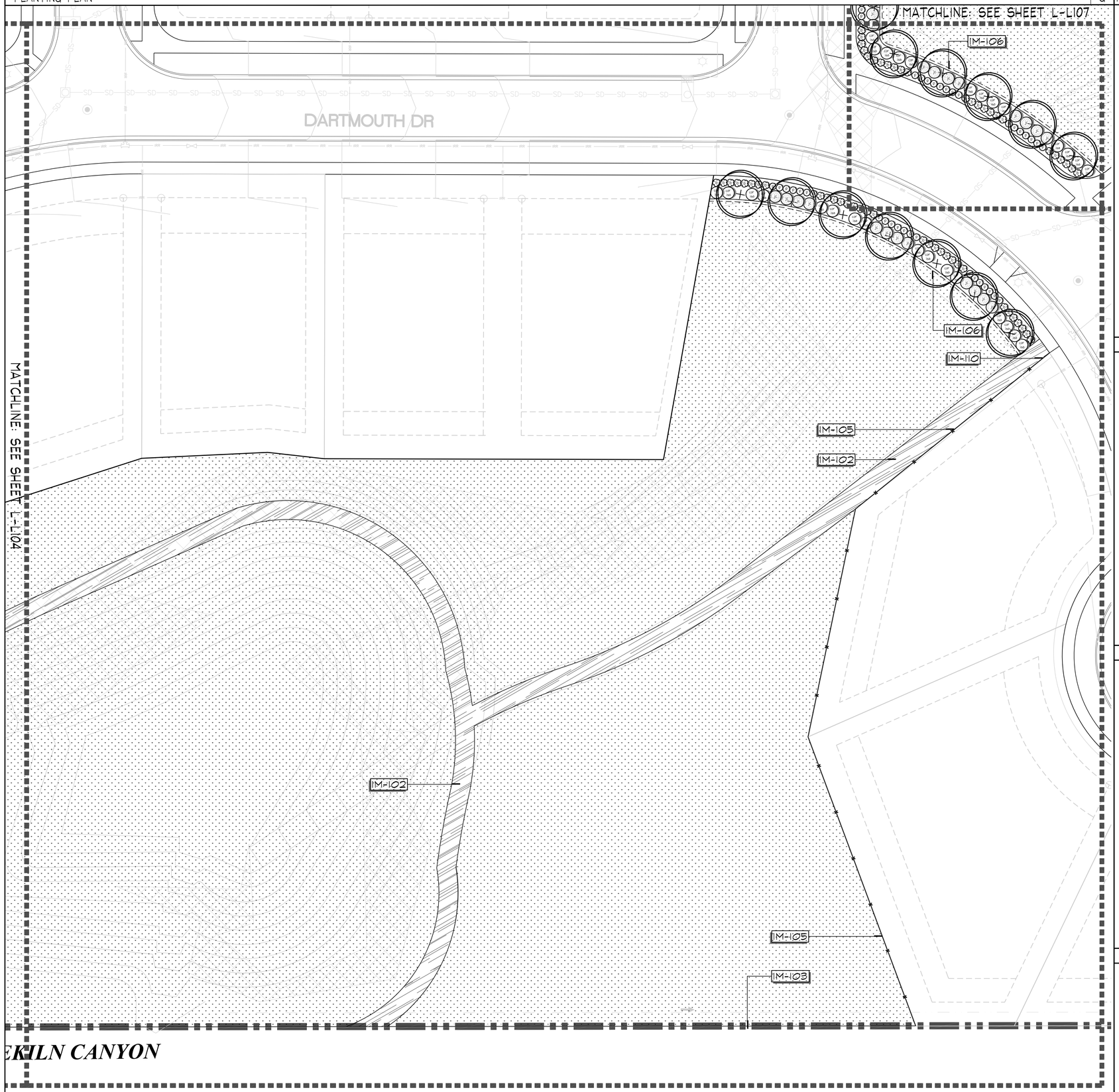
PLANTING PLAN

G



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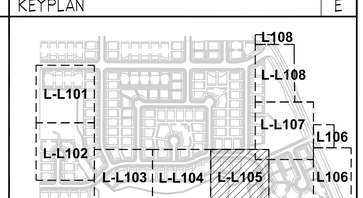

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PLANTING PLAN

sheet

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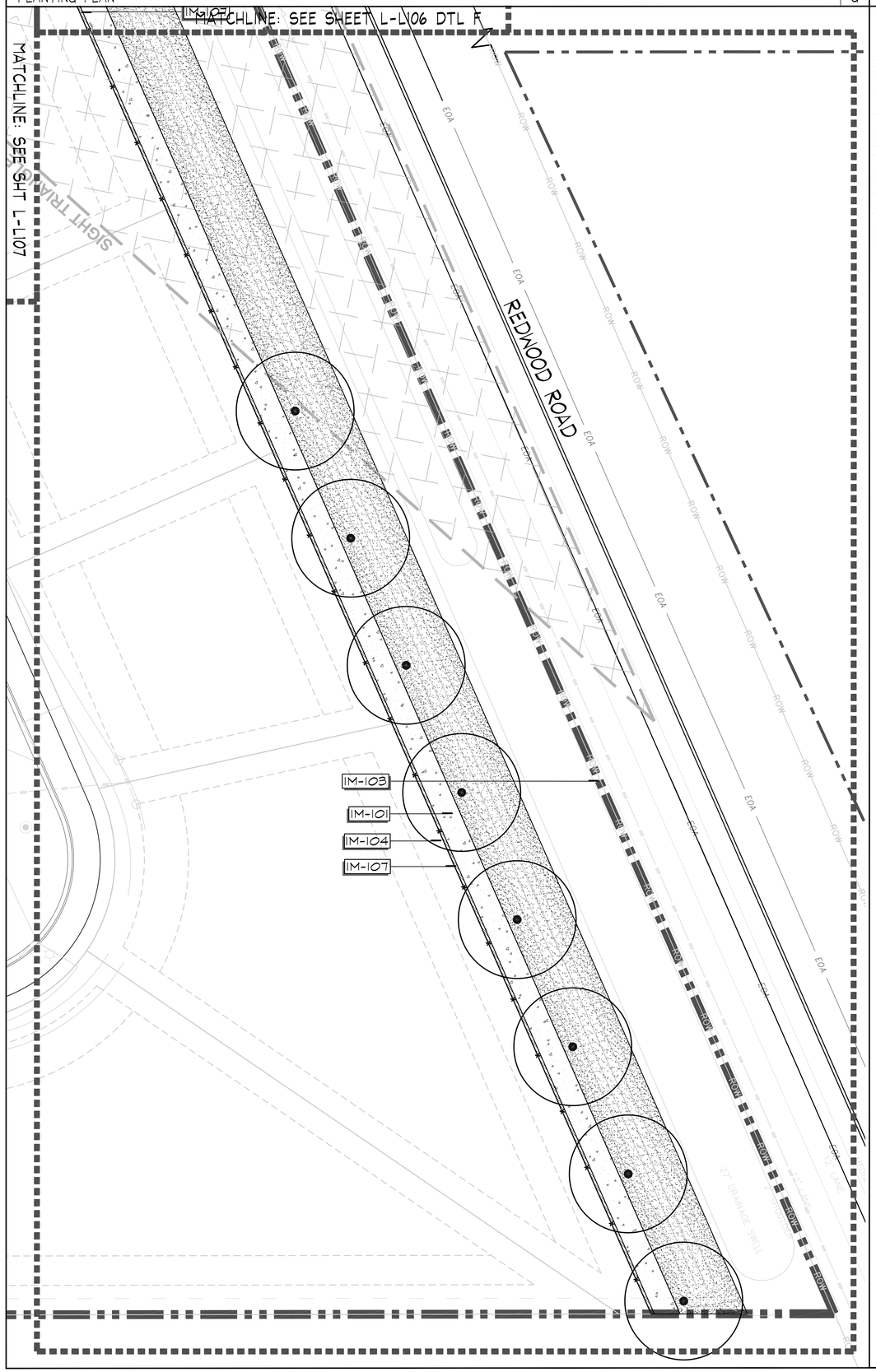

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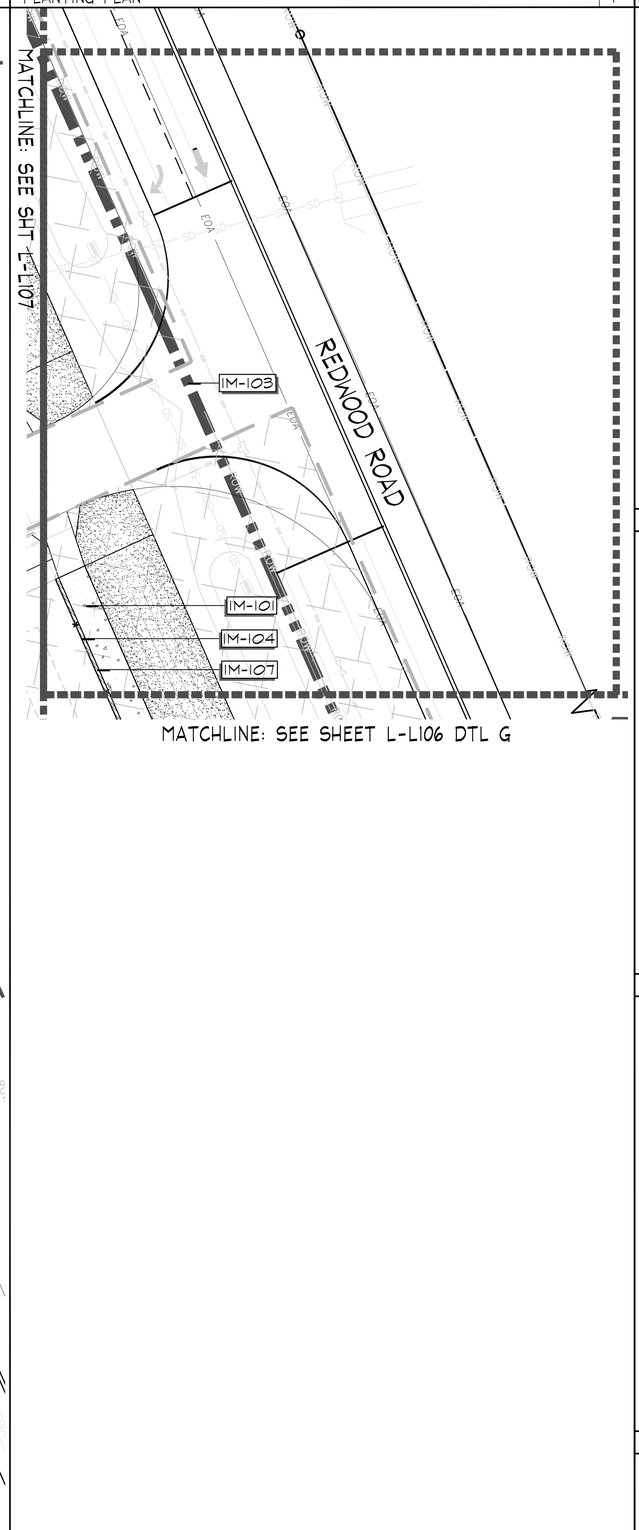

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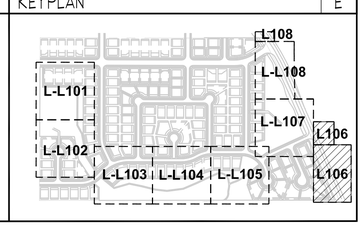

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PLANTING PLAN

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PLANTING PLAN

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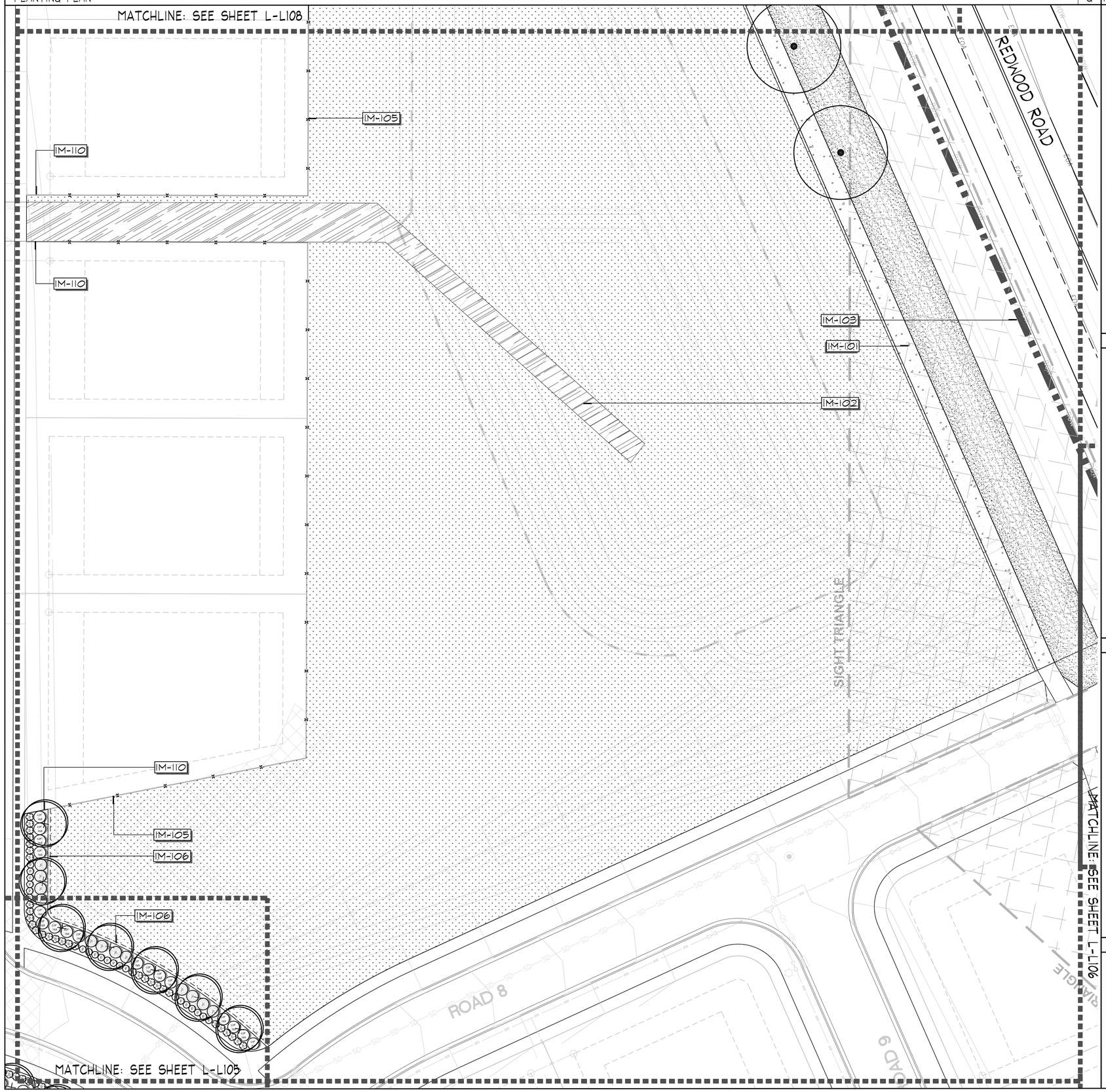

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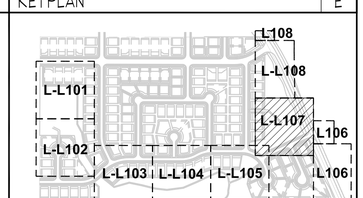

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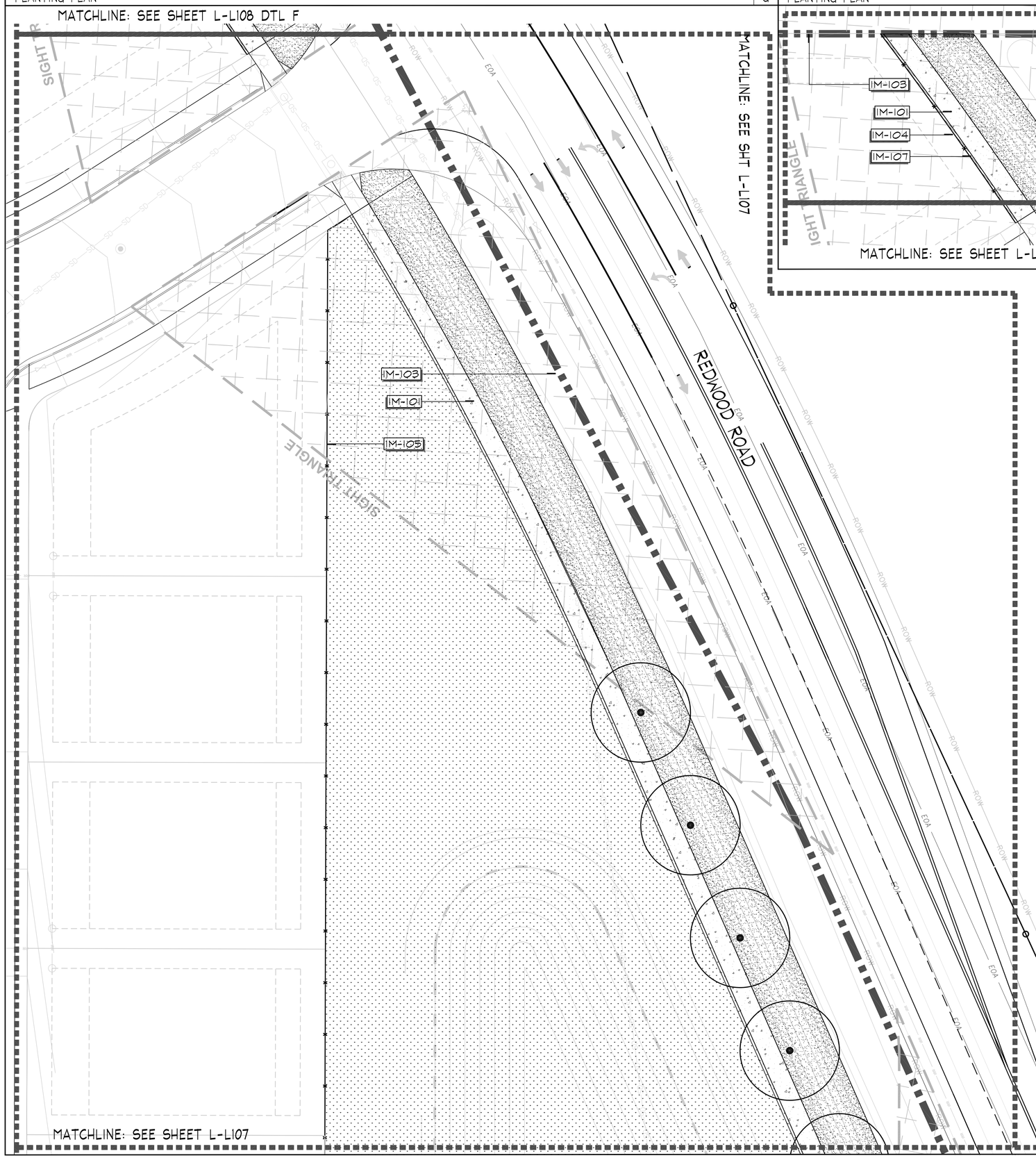
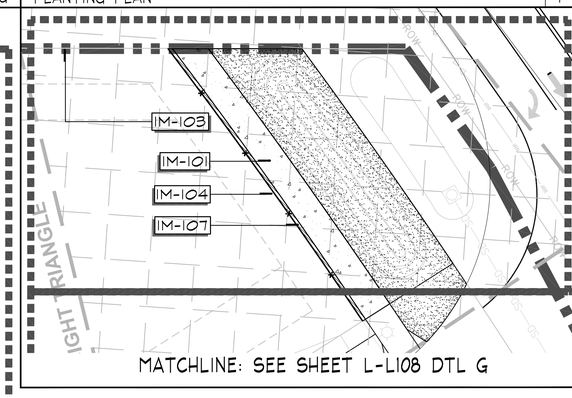
PLANTING PLAN — G



PLANTING PLAN — F



PLANT SCHEDULE — A

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY*
+	Malus x 'Prairie Rose'	Prairie Rose Crab Apple	B & B	2.5"	23
•	Ulmus parvifolia	Lacebark Elm	B & B	2.5"	14

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY*
	Buddleia x 'Tutti Frutti'	Tutti Frutti Butterfly Bush	5 gal		87
	Cornus sericea 'Arctic Fire'	Arctic Fire Dwarf Dogwood	5 gal		48
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal		38
	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy Dwarf Ninebark	5 gal		69

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY*
	Detention Seed Mix See Sht. L-L501 Dtl. H	Detention Seed Mix	seed	533,229 sf
	Poa pratensis	Turf-Grass	sod	28,627 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANTING NOTES — B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

REFERENCE SCHEDULE NOTES — C

SYMBOL	SITE IMPROVEMENTS DESCRIPTION
IM-101	8 FOOT WIDE CONCRETE TRAIL, SEE SHEET L-L501 DETAIL J
IM-102	ASPHALT TRAIL OR ACCESS DRIVE, SEE SHEET L-L501 DETAIL I
IM-103	LIMIT OF WORK LINE, TYP.
IM-104	6' TALL WROUGHT-IRON STYLE FENCE WITH MASONRY PILLARS EVERY 50 FEET TO MATCH CITY OF SARATOGA SPRINGS REDWOOD ROAD TRAIL CORRIDOR SEMI-PRIVATE FENCE. FENCE TO BE INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY AND SUBMIT SHOP DRAWINGS.
IM-105	6' TALL SOLID VINYL FENCE, BEIGE, SEE SHEET L-L501 DETAIL L. FENCE TO BE INSTALLED BY DEVELOPER.
IM-106	CONCRETE MOW CURB-6" WIDE, TYP., SEE SHEET L.L501 DETAIL D
IM-107	INSTALL 1" TO 3" ROUND TAN ROCK MULCH TO A DEPTH OF 4" INCHES IN ONE FOOT WIDE STRIP, TYP.
IM-110	REDUCE HEIGHT OF VINYL FENCE TO 3 FEET TALL FROM SIDEWALK TO 10 FEET BACK INTO PROPERTY, TYP.

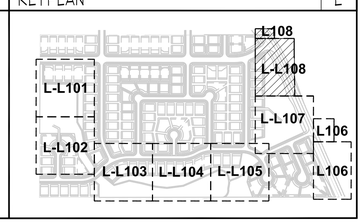
SCALE & NORTH ARROW — D

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN — E



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

PLANTING PLAN

sheet

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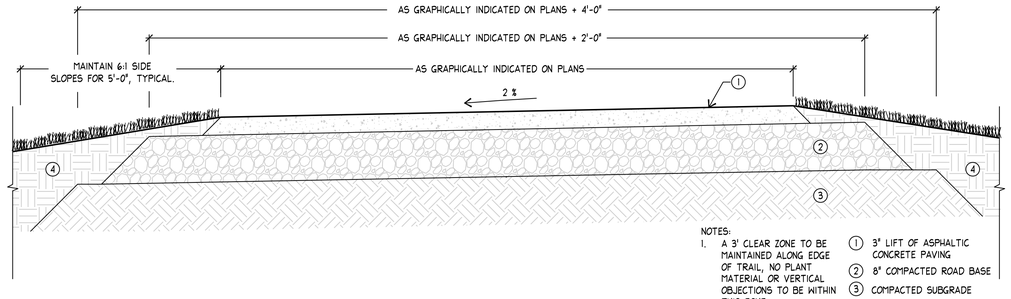
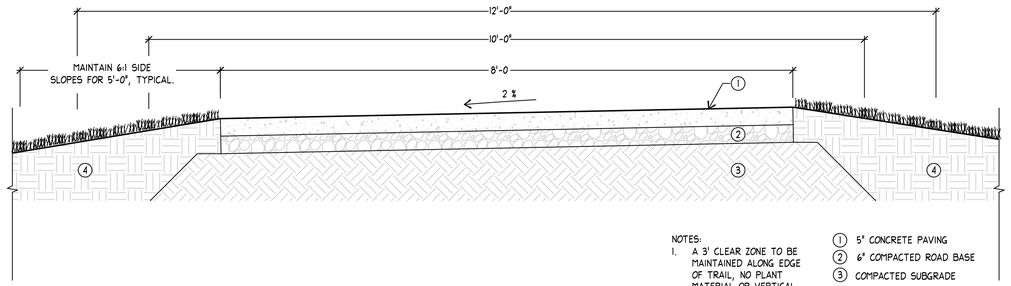


NOTES:
1. A 3' CLEAR ZONE TO BE MAINTAINED ALONG EDGE OF TRAIL, NO PLANT MATERIAL OR VERTICAL OBJECTIONS TO BE WITHIN THIS ZONE.

1. 3" LIFT OF ASPHALTIC CONCRETE PAVING
2. 8" COMPACTED ROAD BASE
3. COMPACTED SUBGRADE
4. TOPSOIL BORROW

1 ASPHALT TRAIL OR ACCESS DRIVE

SCALE: NTS — SECTION

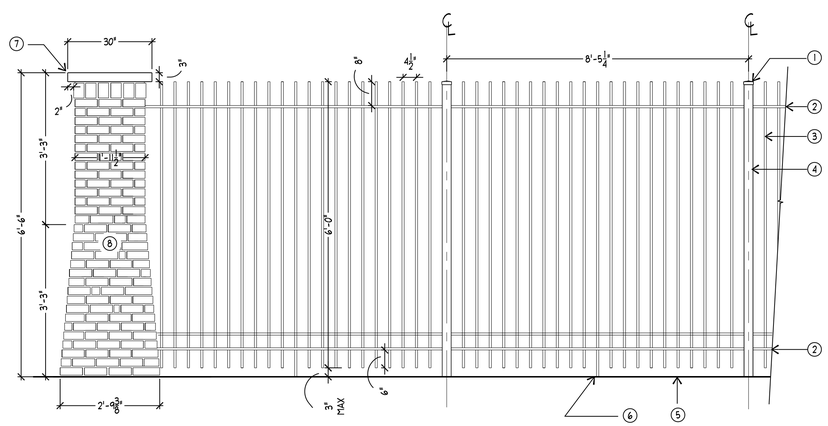


NOTES:
1. A 3' CLEAR ZONE TO BE MAINTAINED ALONG EDGE OF TRAIL, NO PLANT MATERIAL OR VERTICAL OBJECTIONS TO BE WITHIN THIS ZONE.

1. 5" CONCRETE PAVING
2. 6" COMPACTED ROAD BASE
3. COMPACTED SUBGRADE
4. TOPSOIL BORROW

J 8' CONCRETE TRAIL

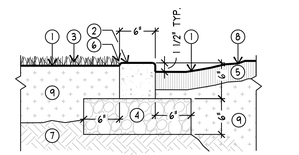
SCALE: NTS — SECTION



1. POST CAP, TYP.
2. HEADER OR STRINGER, TYP.- 1" X 1-1/2"
3. 3/4" SQUARE PICKETS (OVA), TYP.
4. 3"x3" POST, TYP.
5. TOP OF FINISH GRADE (NOT MULCH)
6. 3/4" SQUARE PICKETS ANCHOR, TYP.
7. PRECAST CONCRETE CAP, TYP.
8. BRICK, CONTRACTOR TO PROVIDE SAMPLE FOR OWNER AND ARCHITECT TO APPROVE TYP.

K BRICK COLUMN AND IRON FENCE

SCALE: NTS — ELEVATION

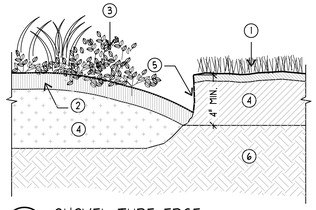


NOTE:
1. WHEN MOW CURB IS ADJACENT TO BUILDING OR WALL, USE EXPANSION JOINT AND SLOPE 2% AWAY FROM BUILDING.
2. EXPANSION JOINTS AT 20' O.C. AND A TOOLED JOINT AT 10' O.C.

1. FINISH GRADE
2. CONCRETE MOW CURB. FINISH W/ MED. BROOM PERPENDICULAR TO HEADER RUN.
3. TURF
4. 4"-THICK COMPACTED ROADBASE
5. MULCH - SEE SPECS
6. 1/4" RADIUS, TYPICAL
7. COMPACTED SUBGRADE
8. SHRUB BED
9. AMENDED TOPSOIL - SEE SPECS

D CONCRETE MOW CURB - 6" WIDE

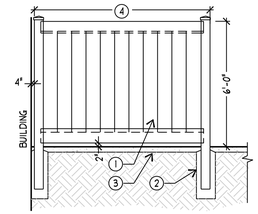
SCALE: NTS — SECTION



1. GRASS OR TURF
2. MULCH AS SPECIFIED
3. SHURB BED
4. TOPSOIL LAYER
5. SHOVEL EDGE
6. SUBGRADE

E SHOVEL TURF EDGE

SCALE: NTS — SECTION



1. SOLID VINYL FENCE, BEIGE
2. CONCRETE FOOTING PER MANUFACTURER'S SPECS., TYP.
3. CONCRETE MOW CURB
4. LENGTH VARIES- SEE LANDSCAPE PLAN

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

F SOLID VINYL FENCE

SCALE: NTS — SECTION

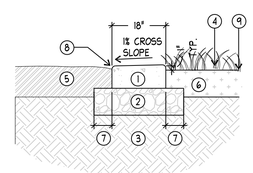
10 lbs per acre Western Wheatgrass	(Pascopyrum smithii)
6 lbs per acre Streambank Wheatgrass	(Elymus lanceolatus ssp. psammophilus)
.25 lbs per acre Lewis Flax	(Linum lewisii)
.01 lbs per acre Western Yarrow	(Achillea millefolium var. occidentalis)

NOTES:
1. THE DRILL SEEDING RATE IS 16.26 POUNDS PER ACRE
2. REFER TO CIVIL DRAWINGS FOR INSTALLATION METHOD
3. THE PERCENTAGES ARE BY WEIGHT, THE MIX IS BASED UPON SEED COUNT FOR EACH SPECIES.

CONTACT: GRANITE SEED COMPANY 1697 WEST 2100 NORTH LEHI, UT 84043
(801) 768-4422
GRANITE@GRANITESEED.COM

G DETENTION SEED MIX

SCALE: NTS — SECTION

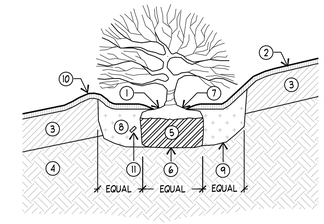


1. 5"-THICK CONCRETE MOW CURB
2. 4"-THICK COMPACTED ROADBASE
3. COMPACTED SUBGRADE
4. TURF OR SEED MIX, SEE PLANTING PLAN
5. PLANTING BED WITH MULCH, SEE PLANTING PLAN
6. AMENDED TOPSOIL - SEE SPECS.
7. EXTEND COMPACTED ROADBASE MIN. 4" BEYOND MOW CURB
8. EDGES 1/2" RADIUS , TYP.
9. FINISHED GRADE, SEE GRADING PLAN

H CONCRETE MOW CURB FENCE SECTION DETAIL

SCALE: NTS — SECTION

NOTES:
1. PLANT SHRUB PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.

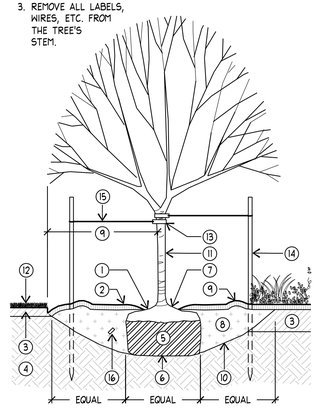


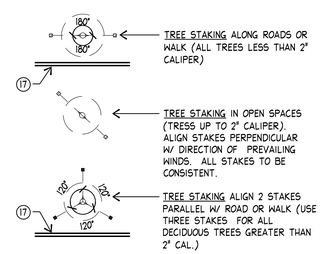
1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL - SEE SPECS
4. UNDISTURBED SUBGRADE
5. IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON UNDISTURBED SUBGRADE
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL - SEE NOTES SHT. L-L101 DTL. G
9. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
10. FORM WELL AT EACH PLANT USING TOPSOIL
11. FERTILIZER TABLET - SEE SPECS.

A SHRUB/GRASS

SCALE: NTS — SECTION

NOTES:
1. PLANT TREE PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.





TREE STAKING ALONG ROADS OR WALK (ALL TREES LESS THAN 2" CALIPER)

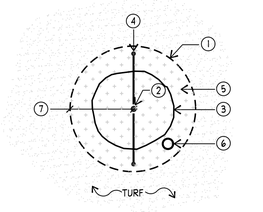
TREE STAKING IN OPEN SPACES (TRESS UP TO 2" CALIPER). ALIGN STAKES PERPENDICULAR W/ DIRECTION OF PREVAILING WINDS. ALL STAKES TO BE CONSISTENT.

TREE STAKING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)

1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL- SEE SPECS
4. UNDISTURBED SUBGRADE
5. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON UNDISTURBED SUBGRADE
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL
9. REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE WELL OR A MIN. WIDTH OF 3'-0" DIA.
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
11. IF PLANTED IN LATE FALL, WRAP TRUNK, STARTING AT THE BOTTOM TO THE FIRST SET OF BRANCHES. REMOVE THE WRAP SPRING, AFTER THE LAST FROST. ONLY WRAP IF SUN HITS ITS TRUNK IN WINTER.
12. DO NOT PLANT LAWN IN TREE PIT
13. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
14. 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HIEGHT)
15. DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
16. FERTILIZER TABLET - SEE SPECS.
17. EDGE OF WALK OR CURB

B DECIDUOUS TREE WITH STAKING

SCALE: NTS — SECTION



1. TURF EDGE
2. TREE TRUNK
3. ROOTBALL
4. STAKING SYSTEM- LOCATE STAKES WITHIN THE TURF EDGE
5. MULCH AS SPECIFIED
6. ACCENT LIGHTING- IF USED, LOCATE ACCENT LIGHTS WITHIN THE TURF EDGE
7. REMOVE SOD AT DRIPLINE OF TREE- MIN. WIDTH OF 3'-0" DIA.

C TREE IN TURF

SCALE: NTS — PLAN

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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date
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revisions

data
asd project no: 14060

title
PLANTING DETAILS

sheet
L-L501

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SCALE & NORTH ARROW | A

NORTH

0 40' 80' 160'

SCALE: 1" = 80'-0"

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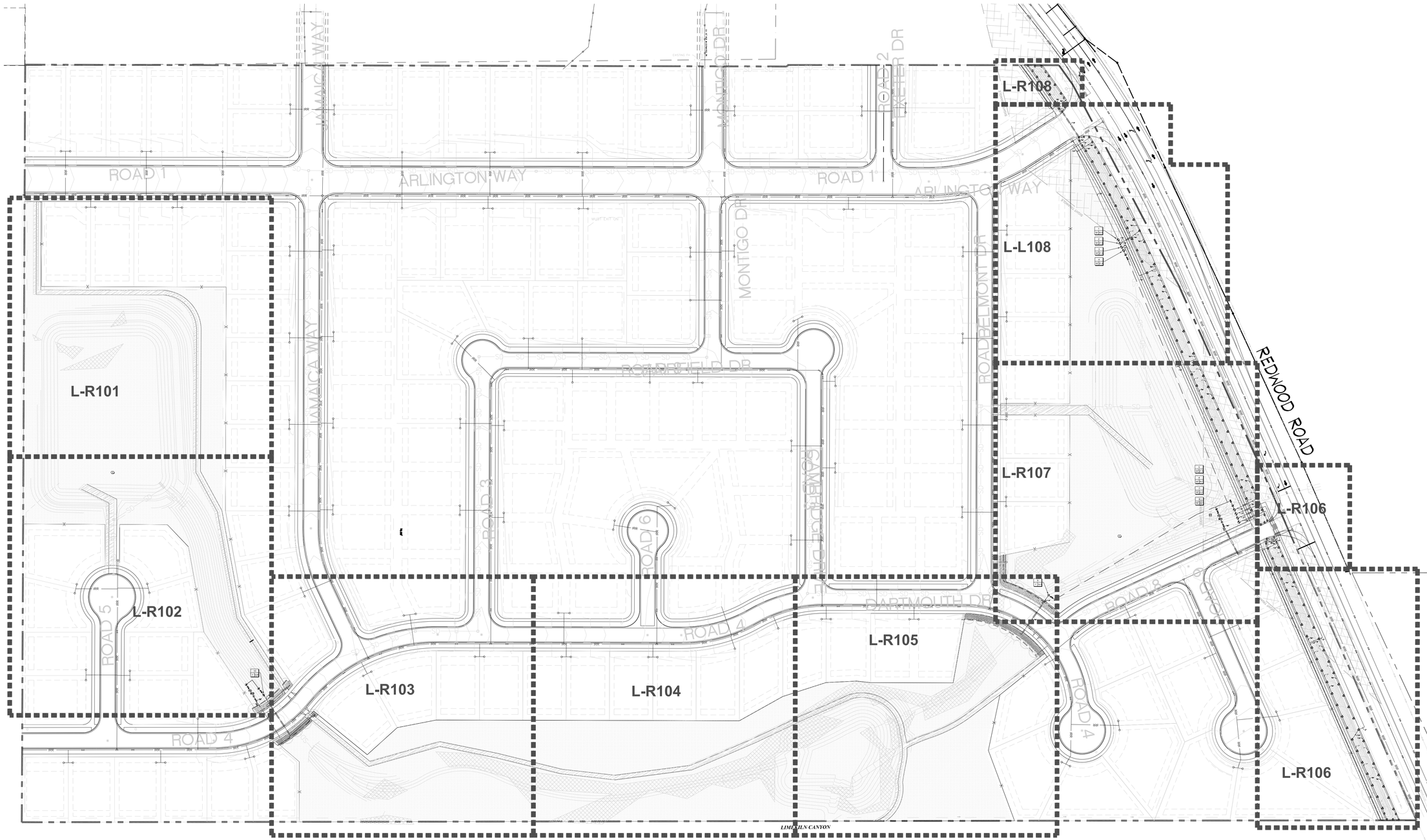

project

Beacon Point
Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

OVERALL
IRRIGATION PLAN

sheet

L-R100

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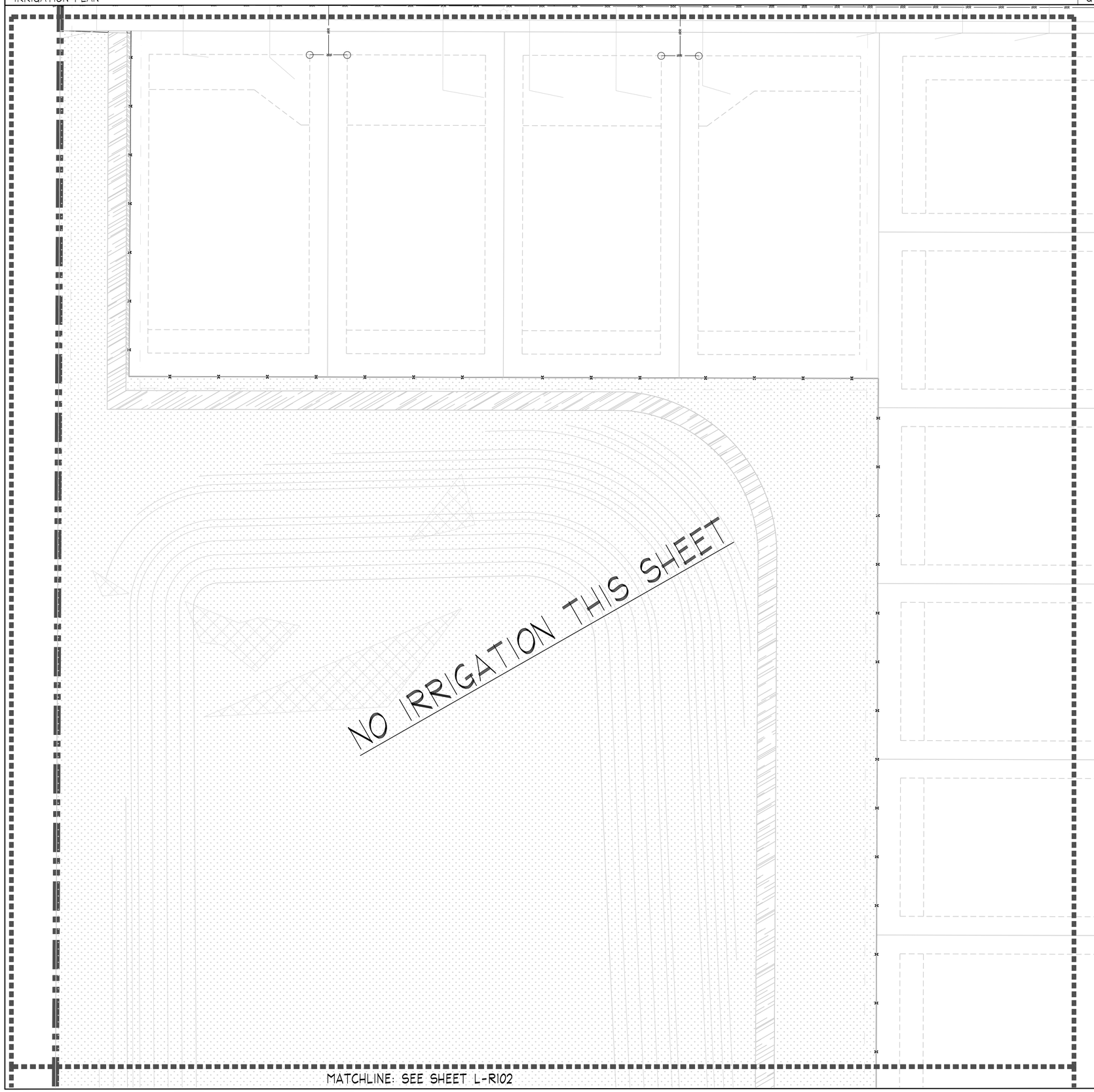
IRRIGATION PLAN

G



IRRIGATION SCHEDULE

A

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

IRRIGATION NOTES

B

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION. IN THE EVENT THE PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK, HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SITE ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, BUILDINGS, ETC.
8. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED PER THE LEGEND.
9. INSTALL CHECK VALVE PER LEGEND AS NEEDED TO PREVENT HEAD DRAINAGE FROM BUBBLING, SPRAY HEADS AND DRIP EMITTERS. DIAMETER.
10. MINIMUM SIZE PIPE ON ANY CIRCUIT IS 3/4"
11. CONTRACTOR TO INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ON MAINLINE - SEE SHEET L.R502 DETAIL H.
12. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON CONTROLLERS.
13. ALIGN VALVE BOXES WITHIN PLANTING BEDS AND EDGE OF PAVEMENT, TYP.

REFERENCE SCHEDULE NOTES

C

SYMBOL	IRRIGATION DESCRIPTION
IR-101	IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE PLANTING AREAS AND VALVE BOXES SHALL BE ALIGNED WITH PLANTING BEDS AND EDGE OF PAVEMENT, TYP.
IR-102	VERIFY P.O.C IN THE FIELD, SEE CIVIL PLANS FOR WATER METER LOCATION.
IR-103	PEDESTAL MOUNT CONTROLLER, COORDINATE WITH ELECTRICAL CONNECTIONS FOR 120V POWER.
IR-104	RAIN SENSOR, SEE SHEET L.R502 DETAIL B
IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS

D

Generated:	2014-08-20
P.O.C. NUMBER:01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi
Pressure Available:	119.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm
Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm
Critical Station:	1
Design Pressure:	40.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi
Fittings Loss:	0.74 psi
Loss through Valve:	3.59 psi
Pressure Req. at Critical Station:	52.31 psi
Loss for Fittings:	1.34 psi
Loss for Main Line:	13.36 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.59 psi
Critical Station Pressure at POC:	70.60 psi
Pressure Available:	119.00 psi
Residual Pressure Available:	48.40 psi

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Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	114.00 psi
Pressure Available:	114.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	6.86 gpm
Flow Available at POC:	47.70 gpm
Residual Flow Available:	40.84 gpm
Critical Station:	10
Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	1.47 psi
Fittings Loss:	0.15 psi
Loss through Valve:	13.96 psi
Pressure Req. at Critical Station:	45.58 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.90 psi
Critical Station Pressure at POC:	49.62 psi
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Residual Pressure Available:	64.38 psi

SCALE & NORTH ARROW

F

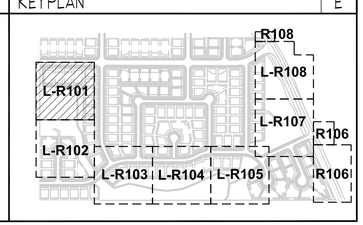
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN

E



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

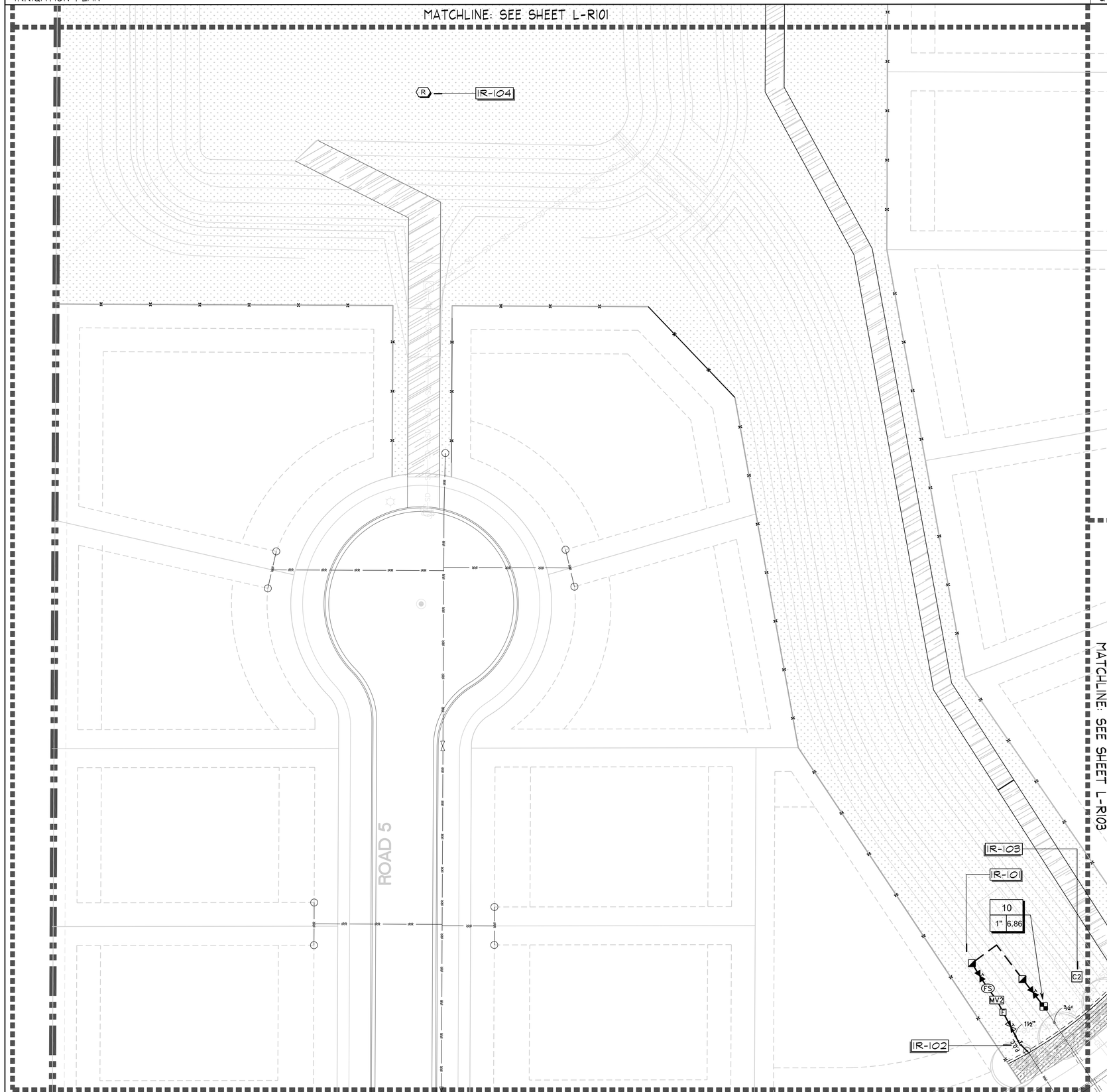
IRRIGATION PLAN

sheet

L-R101

File : E:\14060_Beacon Point II\Cadd\IRRIGATION.dwg Aug 21, 2014-1:38pm

IRRIGATION PLAN



IRRIGATION SCHEDULE

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

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IR-104	RAIN SENSOR, SEE SHEET L.R502 DETAIL B
IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS

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Residual Flow Available:	16.67 gpm
Critical Station:	1
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Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi
Fittings Loss:	0.79 psi
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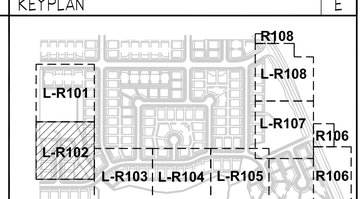
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN



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consultant:

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date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

IRRIGATION PLAN

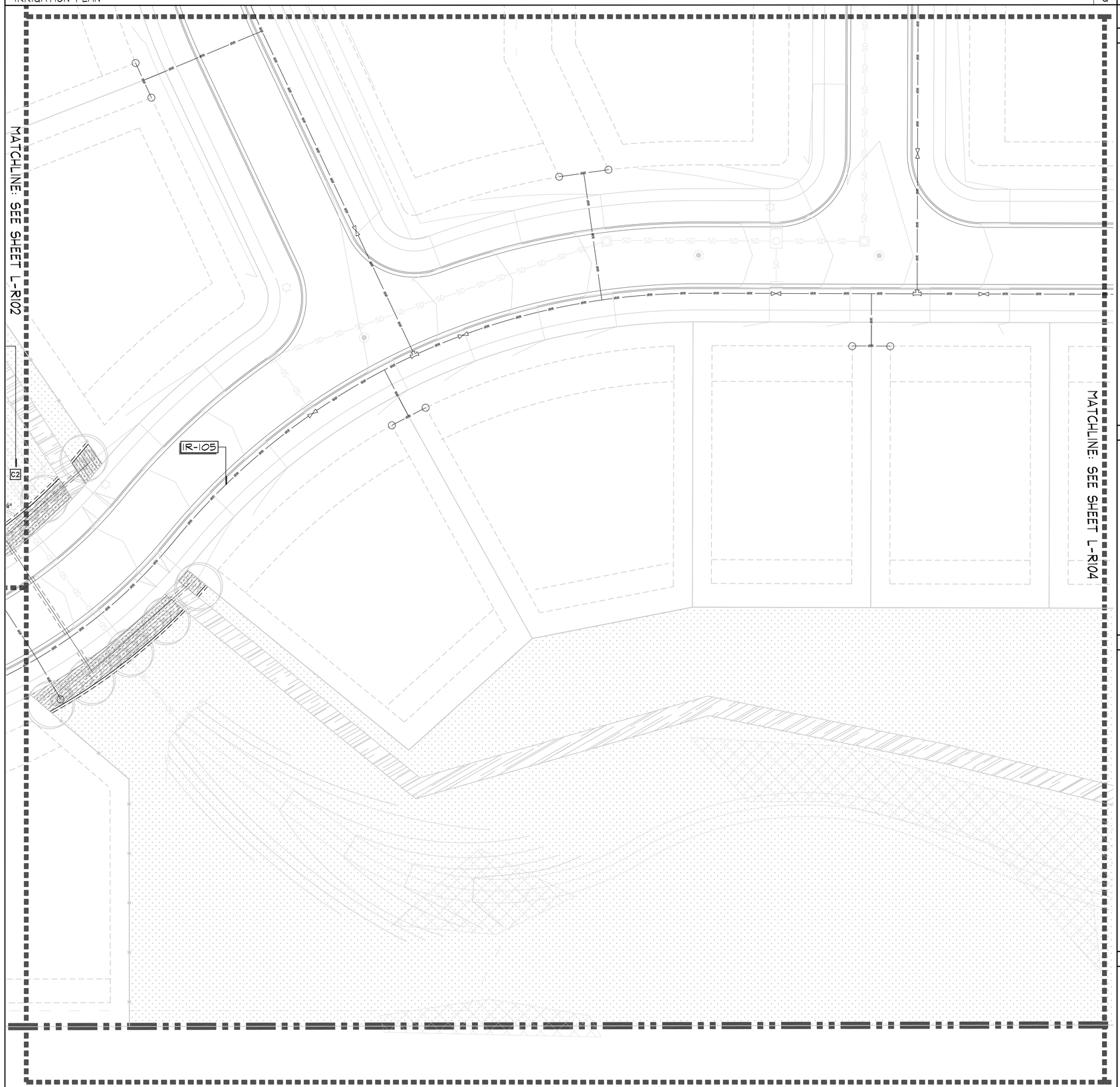
sheet

L-R102

File : E:\14060_Beacon Point II\Cadd\IRRIGATION.dwg Aug 21, 2014-1:39pm

IRRIGATION PLAN

G



IRRIGATION SCHEDULE

A

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

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REFERENCE SCHEDULE NOTES

C

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IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS

D

Generated:	2014-08-20
P.O.C. NUMBER.01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi
Pressure Available:	119.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm
Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm
Critical Station:	1
Design Pressure:	40.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi
Fittings Loss:	0.79 psi
Loss through Valve:	3.59 psi
Pressure Req. at Critical Station:	52.31 psi
Loss for Fittings:	1.34 psi
Loss for Main Line:	13.36 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.54 psi
Critical Station Pressure at POC:	70.60 psi
Pressure Available:	119.00 psi
Residual Pressure Available:	48.40 psi

Generated:	2014-08-20
P.O.C. NUMBER.02	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	114.00 psi
Pressure Available:	114.00 psi
DESIGN ANALYSIS	
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Flow Available at POC:	47.70 gpm
Residual Flow Available:	40.84 gpm
Critical Station:	10
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Elevation Loss:	0.00 psi
Friction Loss:	1.47 psi
Fittings Loss:	0.15 psi
Loss through Valve:	13.46 psi
Pressure Req. at Critical Station:	45.50 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi
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Critical Station Pressure at POC:	49.62 psi
Pressure Available:	114.00 psi
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SCALE & NORTH ARROW

F

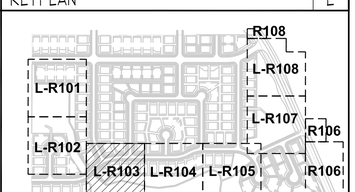
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN

E



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date

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revisions

data

asd project no: 14060

title

IRRIGATION PLAN

sheet

L-R103

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IRRIGATION PLAN

G

IRRIGATION SCHEDULE

A

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

IRRIGATION NOTES

B

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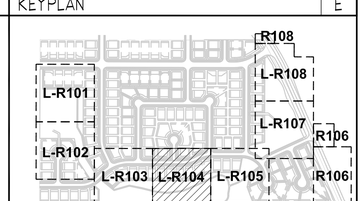

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project

Beacon Point Phase II

Saratoga Springs, UT

date

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revisions

data

asd project no: 14060

title

IRRIGATION PLAN

sheet

L-R104

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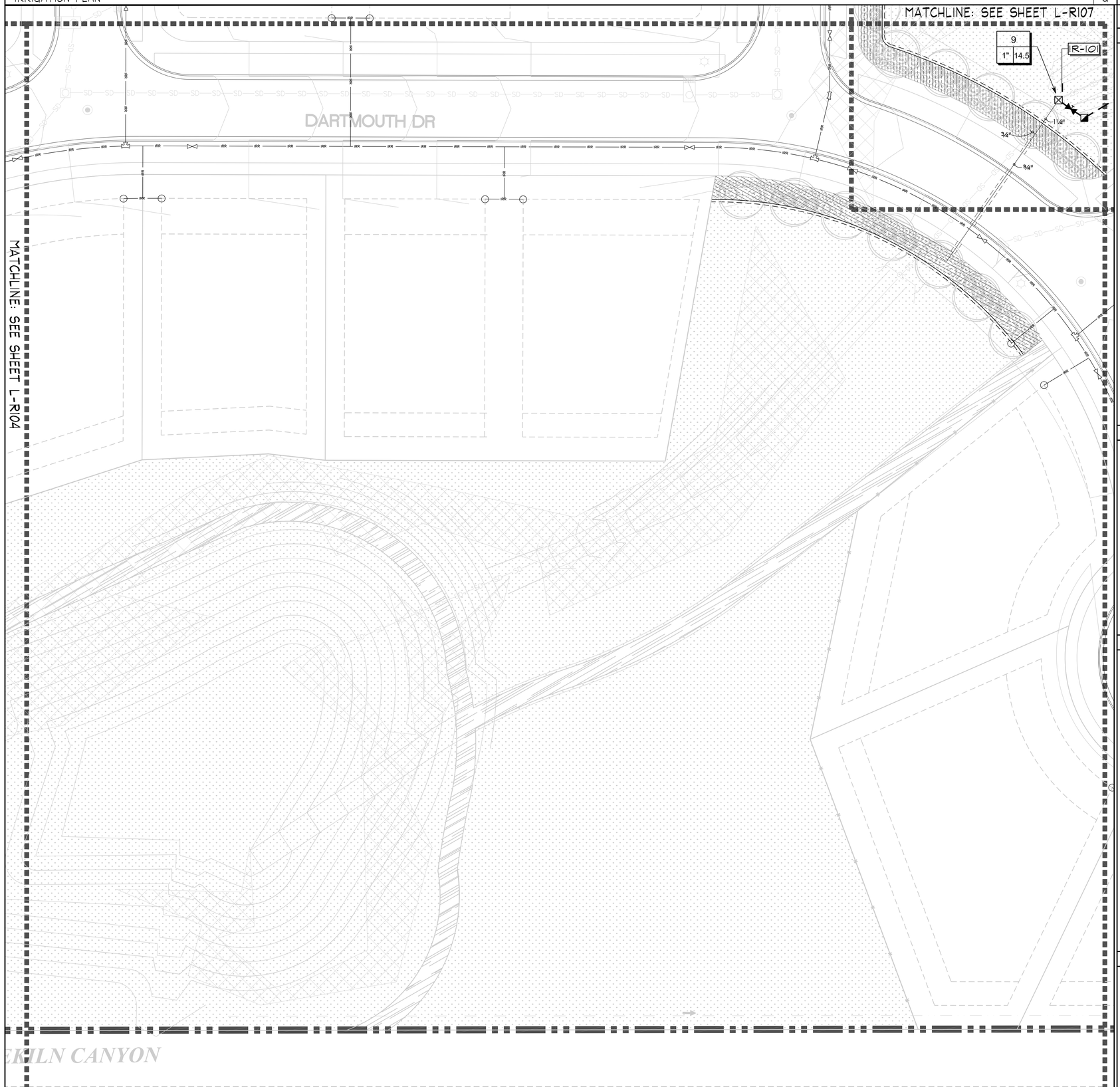
IRRIGATION PLAN



IRRIGATION SCHEDULE

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5. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SITE ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, BUILDINGS, ETC.
8. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED PER THE LEGEND.
9. INSTALL CHECK VALVE PER LEGEND AS NEEDED TO PREVENT HEAD DRAINAGE FROM BUBBLING, SPRAY HEADS AND DRIP EMITTERS. DIAMETER.
10. MINIMUM SIZE PIPE ON ANY CIRCUIT IS 3/4"
11. CONTRACTOR TO INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ON MAINLINE - SEE SHEET L.R502 DETAIL H.
12. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON CONTROLLERS.
13. ALIGN VALVE BOXES WITHIN PLANTING BEDS AND EDGE OF PAVEMENT, TYP.

REFERENCE SCHEDULE NOTES

SYMBOL	IRRIGATION DESCRIPTION
IR-101	IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE PLANTING AREAS AND VALVE BOXES SHALL BE ALIGNED WITH PLANTING BEDS AND EDGE OF PAVEMENT, TYP.
IR-102	VERIFY P.O.C IN THE FIELD, SEE CIVIL PLANS FOR WATER METER LOCATION.
IR-103	PEDESTAL MOUNT CONTROLLER, COORDINATE WITH ELECTRICAL CONNECTIONS FOR 120V POWER.
IR-104	RAIN SENSOR, SEE SHEET L.R502 DETAIL B
IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS

Generated:	2014-08-20
P.O.C. NUMBER:01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi
Pressure Available:	119.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm
Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm
Critical Station:	1
Design Pressure:	40.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi
Fittings Loss:	0.79 psi
Loss through Valve:	3.54 psi
Pressure Req. at Critical Station:	52.31 psi
Loss for Fittings:	1.34 psi
Loss for Main Line:	13.36 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.54 psi
Critical Station Pressure at POC:	70.60 psi
Pressure Available:	119.00 psi
Residual Pressure Available:	48.40 psi

Generated:	2014-08-20
P.O.C. NUMBER:02	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	114.00 psi
Pressure Available:	114.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	6.86 gpm
Flow Available at POC:	47.70 gpm
Residual Flow Available:	40.84 gpm
Critical Station:	10
Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi
Friction Loss:	1.47 psi
Fittings Loss:	0.15 psi
Loss through Valve:	13.96 psi
Pressure Req. at Critical Station:	45.58 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.90 psi
Critical Station Pressure at POC:	49.62 psi
Pressure Available:	114.00 psi
Residual Pressure Available:	64.38 psi

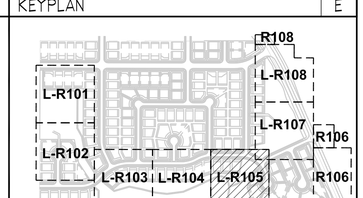
SCALE & NORTH ARROW

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN



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fax 801 . 466 . 3046
www.arcsitiodesign.com

consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

IRRIGATION PLAN

sheet

L-R105

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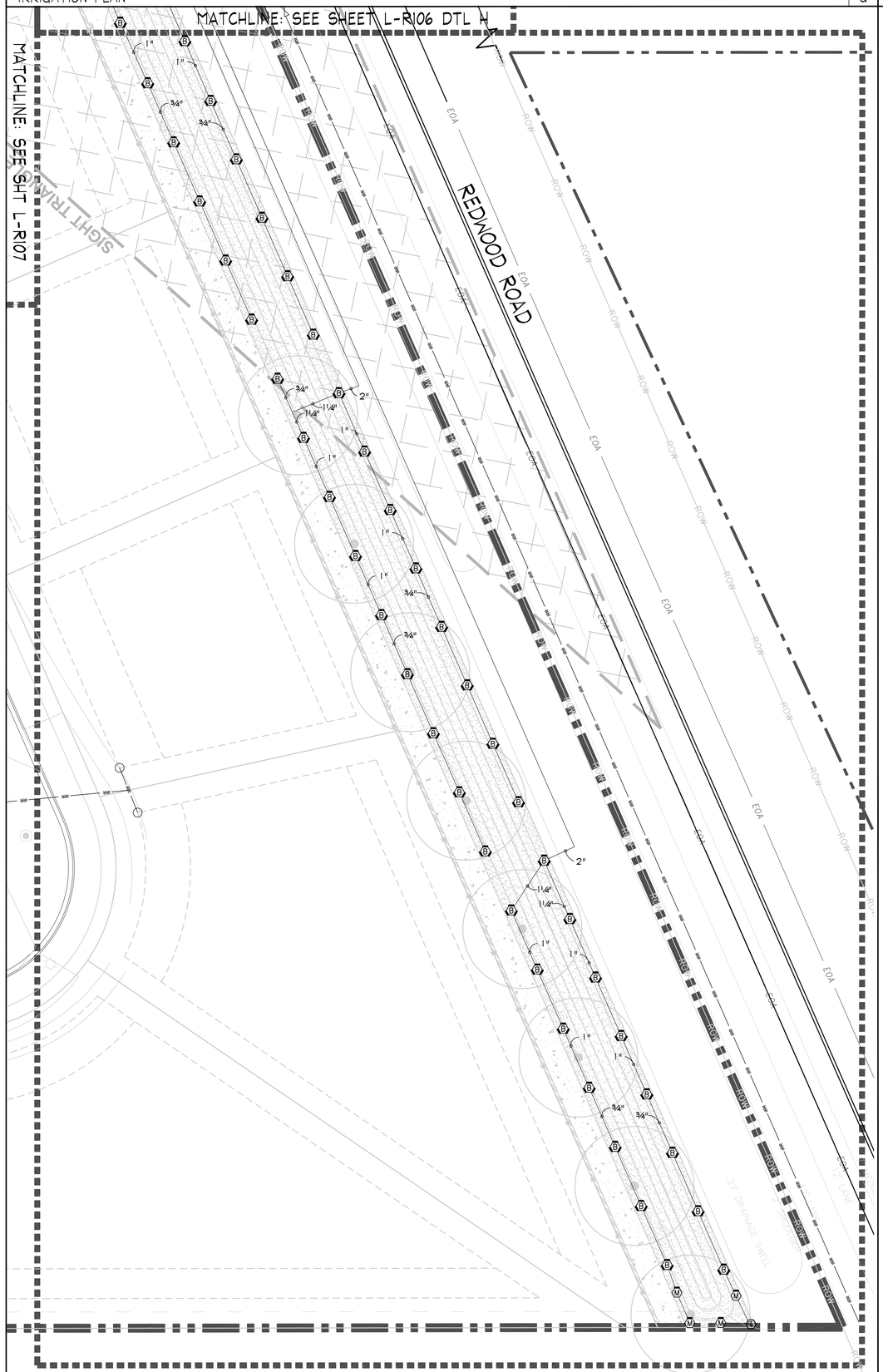
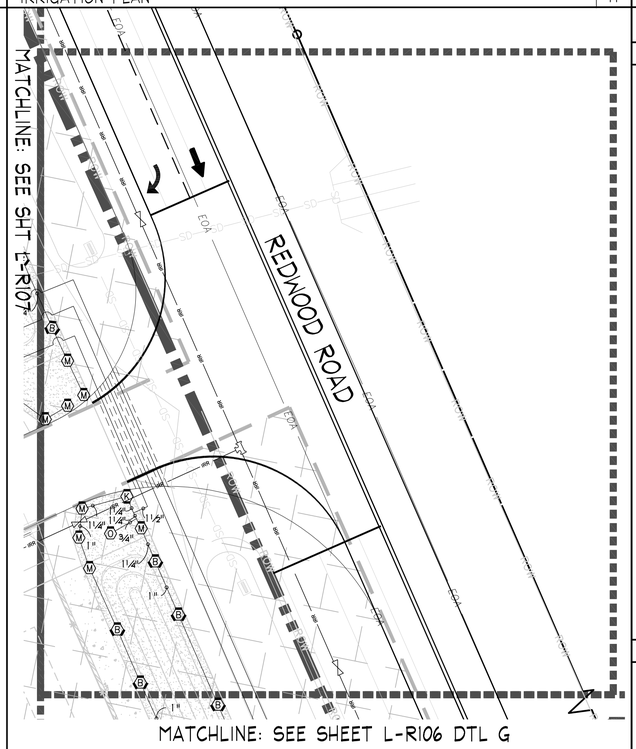
IRRIGATION PLAN | G



IRRIGATION PLAN | H



IRRIGATION SCHEDULE | A

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

IRRIGATION NOTES | B

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REFERENCE SCHEDULE NOTES | C

SYMBOL	IRRIGATION DESCRIPTION
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IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS | D

Generated:	2014-08-20	Generated:	2014-08-20
P.O.C. NUMBER:01		P.O.C. NUMBER:02	
Water Source Information:		Water Source Information:	
FLOW AVAILABLE		FLOW AVAILABLE	
Point of Connection Size:	1-1/2"	Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm	Flow Available:	47.70 gpm
PRESSURE AVAILABLE		PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi	Static Pressure at POC:	114.00 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
DESIGN ANALYSIS		DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm	Maximum Station Flow:	6.86 gpm
Flow Available at POC:	47.70 gpm	Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm	Residual Flow Available:	40.84 gpm
Critical Station:	1	Critical Station:	10
Design Pressure:	40.00 psi	Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi	Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi	Friction Loss:	1.47 psi
Fittings Loss:	0.79 psi	Fittings Loss:	0.15 psi
Loss through Valve:	3.59 psi	Loss through Valve:	13.96 psi
Pressure Req. at Critical Station:	52.31 psi	Pressure Req. at Critical Station:	45.58 psi
Loss for Fittings:	1.34 psi	Loss for Fittings:	0.01 psi
Loss for Main Line:	13.36 psi	Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi	Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi	Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.59 psi	Loss for Master Valve:	3.90 psi
Critical Station Pressure at POC:	70.60 psi	Critical Station Pressure at POC:	49.62 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
Residual Pressure Available:	48.40 psi	Residual Pressure Available:	64.38 psi

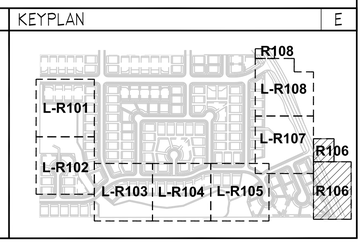
SCALE & NORTH ARROW | F

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN | E



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

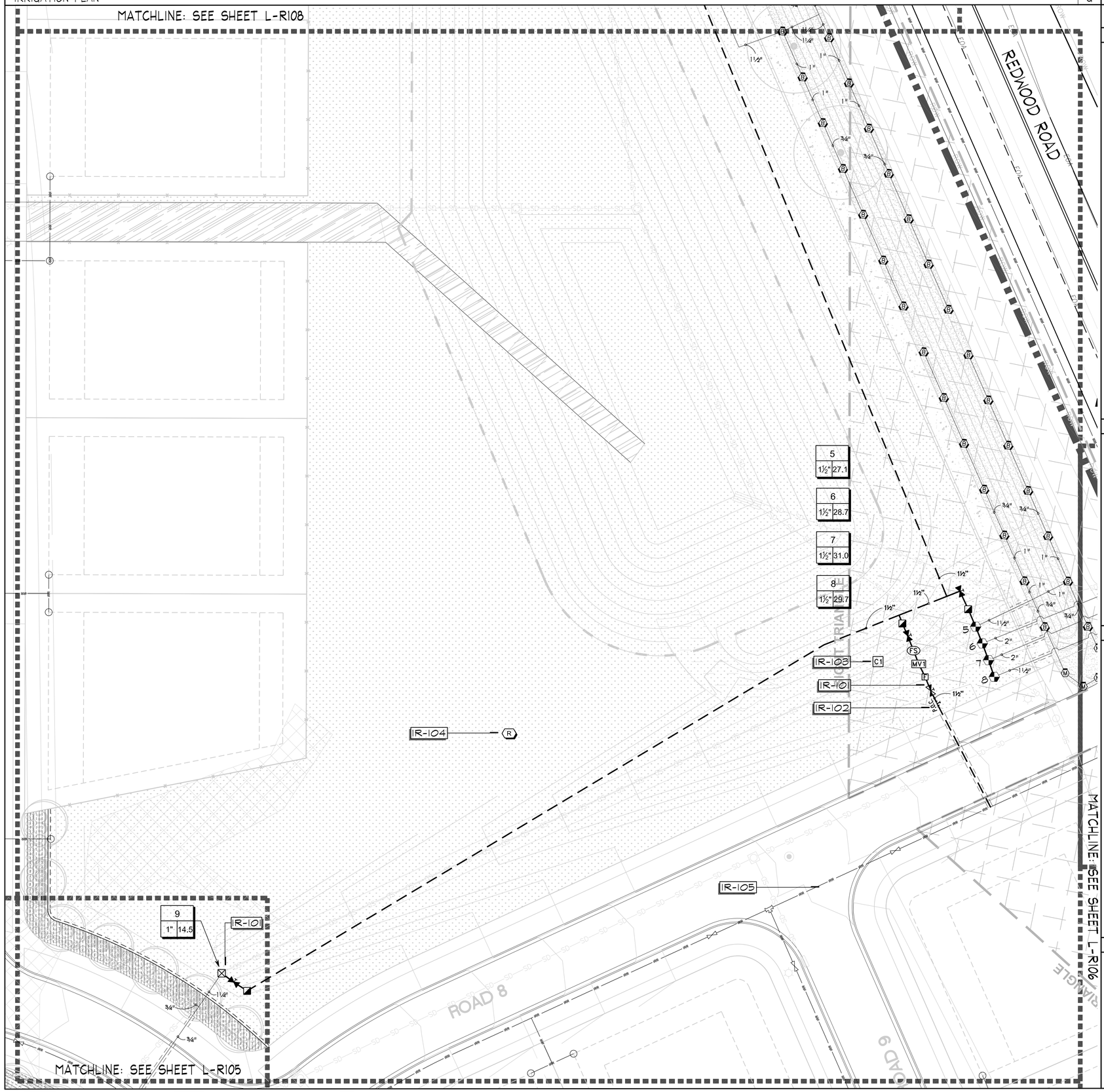
IRRIGATION PLAN

sheet

L-R106

File : E:\14060_Beacon Point II\Cadd\IRRIGATION.dwg Aug 21, 2014--1:48pm

IRRIGATION PLAN



IRRIGATION SCHEDULE

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

IRRIGATION NOTES

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REFERENCE SCHEDULE NOTES

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IR-104	RAIN SENSOR, SEE SHEET L.R502 DETAIL B
IR-105	EXISTING SECONDARY IRRIGATION WATER SUPPLY, SEE CIVIL PLANS FOR DETAILS.

CRITICAL ANALYSIS

Generated:	2014-08-20	Generated:	2014-08-20
P.O.C. NUMBER:01		P.O.C. NUMBER:02	
Water Source Information:		Water Source Information:	
FLOW AVAILABLE		FLOW AVAILABLE	
Point of Connection Size:	1-1/2"	Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm	Flow Available:	47.70 gpm
PRESSURE AVAILABLE		PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi	Static Pressure at POC:	114.00 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
DESIGN ANALYSIS		DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm	Maximum Station Flow:	6.86 gpm
Flow Available at POC:	47.70 gpm	Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm	Residual Flow Available:	40.84 gpm
Critical Station:	1	Critical Station:	10
Design Pressure:	40.00 psi	Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi	Elevation Loss:	0.00 psi
Friction Loss:	7.44 psi	Friction Loss:	1.47 psi
Fittings Loss:	0.74 psi	Fittings Loss:	0.15 psi
Loss through Valve:	3.54 psi	Loss through Valve:	13.46 psi
Pressure Req. at Critical Station:	52.31 psi	Pressure Req. at Critical Station:	45.58 psi
Loss for Fittings:	1.34 psi	Loss for Fittings:	0.01 psi
Loss for Main Line:	13.36 psi	Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi	Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi	Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.54 psi	Loss for Master Valve:	3.90 psi
Critical Station Pressure at POC:	70.60 psi	Critical Station Pressure at POC:	49.62 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
Residual Pressure Available:	48.40 psi	Residual Pressure Available:	64.38 psi

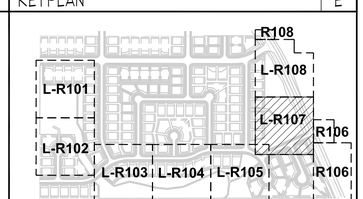
SCALE & NORTH ARROW

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN



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consultant:

project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

IRRIGATION PLAN

sheet

L-R107

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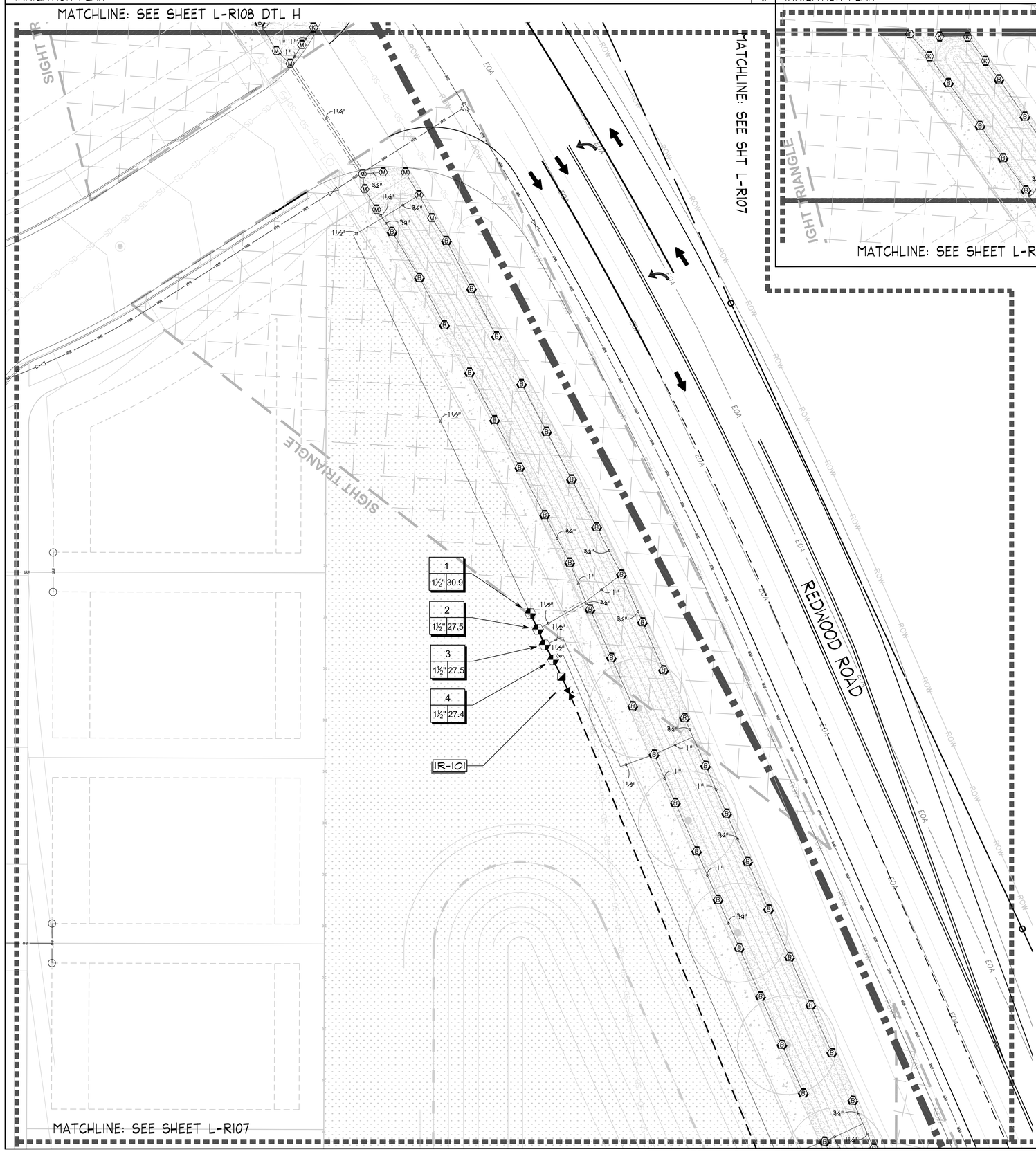
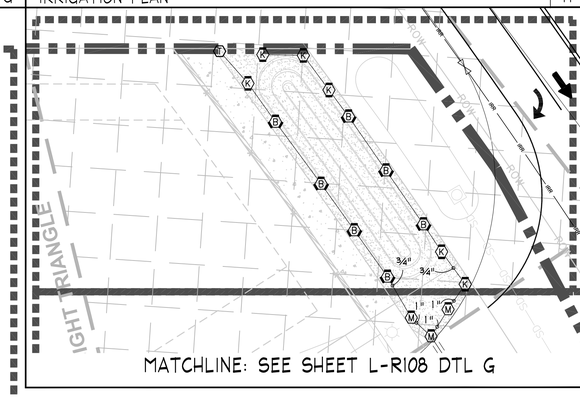
IRRIGATION PLAN G



IRRIGATION PLAN H



IRRIGATION SCHEDULE A

* SEE SHEET L-R501 DETAIL 'A' FOR IRRIGATION SCHEDULE *

IRRIGATION NOTES B

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CRITICAL ANALYSIS D

Generated:	2014-08-20	Generated:	2014-08-20
P.O.C. NUMBER:01		P.O.C. NUMBER:02	
Water Source Information:		Water Source Information:	
FLOW AVAILABLE		FLOW AVAILABLE	
Point of Connection Size:	1-1/2"	Point of Connection Size:	1-1/2"
Flow Available:	47.70 gpm	Flow Available:	47.70 gpm
PRESSURE AVAILABLE		PRESSURE AVAILABLE	
Static Pressure at POC:	119.00 psi	Static Pressure at POC:	114.00 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
DESIGN ANALYSIS		DESIGN ANALYSIS	
Maximum Station Flow:	31.03 gpm	Maximum Station Flow:	6.86 gpm
Flow Available at POC:	47.70 gpm	Flow Available at POC:	47.70 gpm
Residual Flow Available:	16.67 gpm	Residual Flow Available:	40.84 gpm
Critical Station:	1	Critical Station:	10
Design Pressure:	40.00 psi	Design Pressure:	30.00 psi
Elevation Loss:	0.00 psi	Elevation Loss:	0.00 psi
Friction Loss:	7.94 psi	Friction Loss:	1.47 psi
Fittings Loss:	0.79 psi	Fittings Loss:	0.15 psi
Loss through Valve:	3.59 psi	Loss through Valve:	13.96 psi
Pressure Req. at Critical Station:	52.31 psi	Pressure Req. at Critical Station:	45.58 psi
Loss for Fittings:	1.34 psi	Loss for Fittings:	0.01 psi
Loss for Main Line:	13.36 psi	Loss for Main Line:	0.13 psi
Loss for POC to Valve Elevation:	0.00 psi	Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi	Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.54 psi	Loss for Master Valve:	3.90 psi
Critical Station Pressure at POC:	70.60 psi	Critical Station Pressure at POC:	49.62 psi
Pressure Available:	119.00 psi	Pressure Available:	114.00 psi
Residual Pressure Available:	48.40 psi	Residual Pressure Available:	64.38 psi

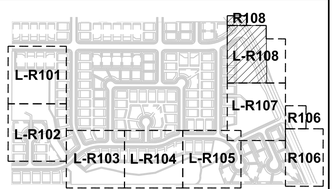
SCALE & NORTH ARROW F

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEYPLAN E



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project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

IRRIGATION PLAN

sheet

L-R108

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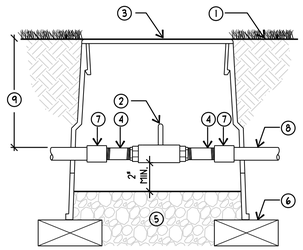
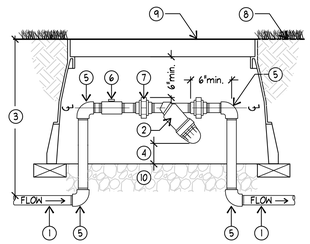


1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. ISOLATION BALL VALVE WITH HANDLE TURNED UPWARD (SEE IRRIGATION LEGEND)
3. CARSON/BROOKS 910-10 VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. PVC SCH 80 SLIP X THREAD COUPLING (SAME SIZE AS MAINLINE PIPING)
8. MAINLINE PIPING (SIZE AS PER PLAN)
9. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

G ISOLATION BALL VALVE ASSEMBLY

SCALE: NTS — SECTION

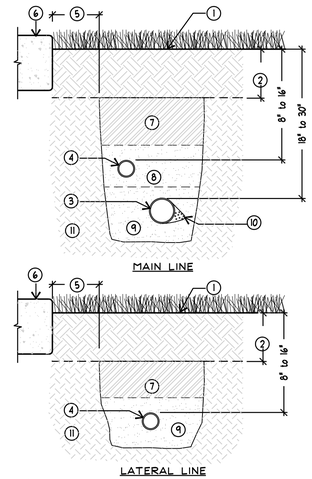
NOTES:
1. IF POSSIBLE, LOCATE FILTER ASSEMBLY IN PLANTER BED. LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE
2. INSTALL FILTER PER MANUFACTURER'S SPECIFICATIONS.
3. ALL BURIED BOLTS SHALL BE STAINLESS STEEL.
4. USE SCHEDULE 80 PIPE AND FITTINGS ABOVE GROUND



1. MAINLINE PIPING (SIZE AS PER PLAN)
2. IN-LINE FILTER (SEE IRRIGATION LEGEND).
3. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
4. ENSURE THAT MINIMUM CLEARANCE IS MAINTAINED FOR PROPER MAINTENANCE OF FILTER
5. PVC SCH. 80 T X T ELBOW
6. ISOLATION BALL VALVE (SEE IRRIGATION SCHEDULE)
7. PVC SCH. 80 UNION (BOTH SIDES OF FILTER)
8. SET FLUSH TO FINISH GRADE/TOP OF MULCH
9. CARSON BROOKS VALVE BOX (SIZE APPROPRIATELY) WITH EXTENSIONS, IF NEEDED (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
10. 12-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE

E FILTER ASSEMBLY

SCALE: 3/4"=1'-0" — SECTION



1. FINISH GRADE/TOP OF MULCH
2. TOPSOIL LAYER - SEE SPECS
3. MAINLINE PIPING (SIZE AS PER PLAN)
4. LATERAL PIPING (SIZE AS PER PLAN)
5. LOCATE ALL TRENCHES 12" AWAY FROM ALL BUILDINGS, SIDEWALKS OR ANY HARD SURFACES
6. TOP OF HARDSCAPE
7. CLEAN BACKFILL- SEE SPECS.
8. SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH
9. SAND- USE SAND TO A DEPTH OF 2" BELOW AND TO THE EITHER SIDE OF PIPING TO BED ALL PVC PIPING AND ELECTRICAL WIRES
10. ELECTRICAL WIRES- ATTACH CONTROL WIRES TO EITHER SIDE OF MAIN LINE WITH DUCT TAPE AT 15 FEET O.C.
11. COMPACTED SUBGRADE

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.

B TRENCHING

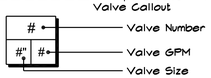
SCALE: NTS — SECTION

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
M	Hunter MPI000 w/ MPR40-04-CV-R	45-210	40		12'
O	Hunter MPI000 w/ MPR40-04-CV-R	360	40	0.75	12'
K	Hunter MP2000 w/ MPR40-04-CV-R	45-210	40		16'
B	Hunter MP3000 w/ MPR40-04-CV-R	45-210	40		25'
T	Hunter MP Corner w/ MPR40-04-CV-R	Adj	40		13'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ LF-100-PRF Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.
	Netafim LVCZS8010075-HF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.
	Area to Receive Dripline Netafim TLCV6-18(18) Landscape Dripperline with 0.6gph emitters at 18"o.c. (2.2 lph @ 0.45 m) with check valve, pressure compensation, 14.7psi min. to 50psi max. (1 to 3.5 bar). Dripperline laterals spaced at 18" (0.46 m) apart, with emitters offset for triangular pattern.

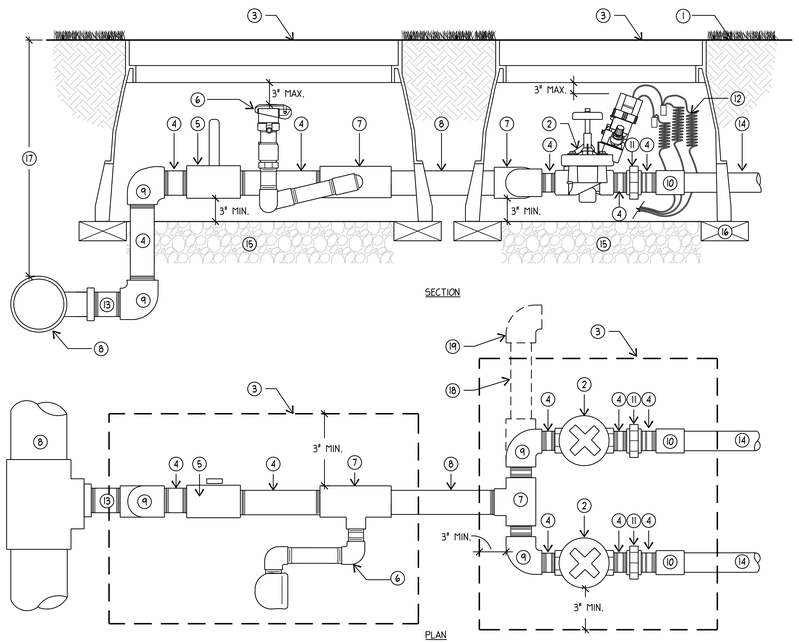
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB-PRS-D-NP-HAN 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module, and Purple Flow Handle for Non-Potable Water Use.
	Rain Bird 5-NP 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 1-Piece Body.
	NIBCO T-FP-600 Isolation valve. Sized equal to pipe size. Isolation valves shall be used at all vavle manifolds and isolation points.
	1 1/2" Waterous 2500 Series Resilient Wedge Gate Valve with Square Nut
MV1	Rain Bird PEB-PRS-D-NP-HAN 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module, and Purple Flow Handle for Non-Potable Water Use.
MV2	Rain Bird PEB-PRS-D-NP-HAN 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module, and Purple Flow Handle for Non-Potable Water Use.
FS	Rain Bird FS-150-B 1-1/2" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 82.6 GPM. Sensors should be sized for flow rather than pipe size.
F	Amiad Filter: 1-1601-1151-1130 Amiad 'Super' 1-1/2" Plastic Filter with 130 micron Stainless Steel weave-wire screen filter element.
P.O.C.	Point of Connection 1-1/2"
P.O.C.	Point of Connection 1-1/2"
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout



A IRRIGATION SCHEDULE

SCALE: NTS

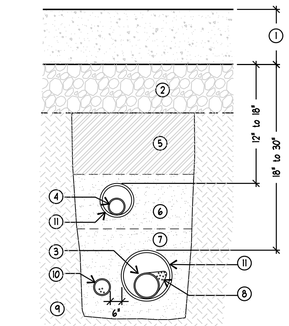


1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. ELECTRIC REMOTE-CONTROL VALVE (SEE IRRIGATION LEGEND)
3. VALVE BOX (SEE SPECS). LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. ISOLATION BALL VALVE WITH HANDLE TURNED UPWARDS (SEE IRRIGATION LEGEND)
6. QUICK COUPLER VALVE (SEE IRRIGATION LEGEND AND DETAIL)
7. PVC SCH 80 TEE T X T X S (SAME SIZE AS MAINLINE PIPING)
8. MAINLINE PIPING (SIZE AS PER PLAN)
9. PVC SCH. 80 T X T ELBOW
10. PVC SCH. 80 T X S COUPLING
11. PVC SCH. 80 UNION
12. CONTROL WIRES- 30-INCH LINEAR LENGTH OF WIRE, COILED
13. PVC SCH 80 NIPPLE WITH BUSHING (LENGTH AS REQUIRED)
14. LATERAL PIPING (SIZE AS PER PLAN)
15. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
16. BRICK FOUNDATION, TYP.
17. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
18. PVC SCH 80 PIPE (LENGTH AS REQUIRED)
19. EXTEND FOR NUMBER OF VALVES REQUIRED

NOTES:
1. LOCATE ALL VALVE BOXES IN PLANTER BEDS UNLESS OTHERWISE INDICATED.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN SUPPLY LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING.

F ELECTRIC REMOTE-CONTROL VALVE ASSEMBLY

SCALE: NTS — SECTION/PLAN

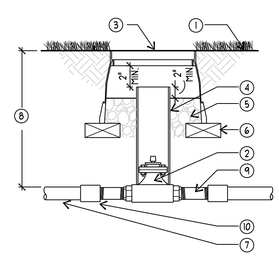


1. HARDSCAPE PAVING
2. COMPACTED AGGREGATE SUB-BASE
3. MAINLINE PIPING
4. LATERAL PIPING
5. CLEAN BACKFILL- SEE SPECS.
6. SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH
7. SAND- USE SAND TO A DEPTH OF 2" BELOW AND TO THE EITHER SIDE OF SLEEVING
8. ELECTRICAL WIRES- ATTACH CONTROL WIRES TO EITHER SIDE OF MAIN LINE WITH DUCT TAPE AT 15 FEET O.C.
9. COMPACTED SUBGRADE
10. ELECTRICAL CONDUIT
11. SLEEVING:
    - SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN
    - SLEEVES 4" AND SMALLER SHALL BE CLASS 315 PVC
    - SLEEVES 4" AND GREATER SHALL BE PVC SEWER PIPE

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR 1 SLEEVE SIZE.
3. EXTEND ALL SLEEVING 12" MIN. BEYOND EDGE OF PAVING.

C SLEEVING

SCALE: NTS — SECTION



1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. STOP AND WASTE VALVE (SEE IRRIGATION LEGEND)
3. CARSON/BROOKS 910-10 VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
4. 6" SCH 40 PVC SLEEVE (LENGTH AS REQUIRED). NOTCH OVER VALVE FOR STABILITY.
5. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. MAINLINE PIPING (SIZE AS PER PLAN)
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. PVC SCH 80 SLIP X THREAD COUPLING (SAME SIZE AS MAINLINE PIPING)

D STOP AND WASTE ASSEMBLY

SCALE: NTS — SECTION

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project

Beacon Point Phase II

Saratoga Springs, UT

date

AUGUST 21, 2014

revisions

data

asd project no: 14060

title

IRRIGATION DETAILS

sheet

L-R501

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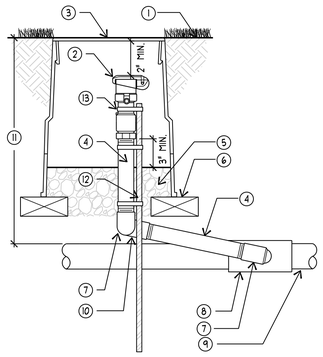
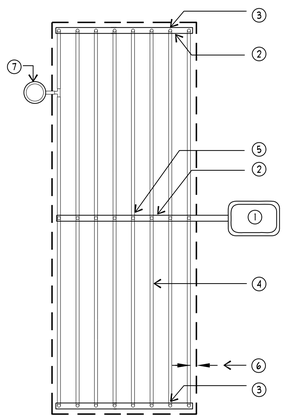


1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE (SEE IRRIGATION SCEDULE)
3. 10" ROUND VALVE BOX. (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. PVC SCH 80 STREET ELL
8. PVC SCH 80 TEE OR ELL (SAME SIZE AS MAINLINE PIPING)
9. MAINLINE PIPING (SIZE AS PER PLAN)
10. PVC SCH 80 ELL
11. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
12. #4 REBAR - 24" MIN. LENGTH
13. STAINLESS STEEL SCREW CLAMP

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

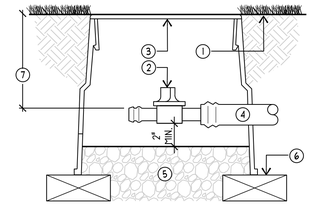
J QUICK COUPLER VALVE ASSEMBLY
SCALE: NTS — SECTION



1. ELECTRIC REMOTE CONTROL VALVE WITH DISC FILTER AND PRV - - REFER TO IRRIGATION SCHEDULE
2. DRIPLINE START CONNECTION MALE ADAPTER - SEE DETAIL
3. 1" PVC EXHAUST HEADER OR FOOTER, NO SMALLER THAN 1"
4. DRIPLINE TUBING - REFER TO IRRIGATION SCHEDULE TYPE AND SPACING
5. 1" PVC SUPPLY EXHAUST PIPE, NO SMALLER THAN 1"
6. PERIMETER LATERALS 2" TO 4" FROM EDGE
7. MANUAL LINE FLUSHING VALVE - SEE SHT. L-R504 DTL. C. PLACE MANUAL LINE FLUSHING VALVES AT EACH DEAD END, AND LOW POINT IN THE SYSTEM.

NOTES:
1. SOIL STAPLES: ANCHOR THE DRIP TUBING WITH STAINLESS STEEL SOIL STAPLES EVERY 4 FEET. USE TWO SOIL STAPLES AT EACH TEE, ELBOW OR CROSS.

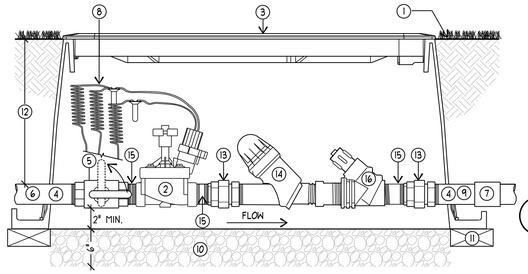
G DRIPLINE TYPICAL PLANTER LAYOUT
SCALE: NTS — PLAN



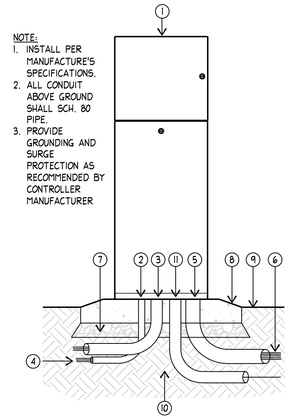
1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. LINE FLUSHING VALVE - NETAFIM TLSOV
3. 10 INCH ROUND VALVE BOX
4. DRIPLINE TUBING
5. 12-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. FOR TRENCH DEPTHS SEE TRENCHING DETAIL

NOTES:
1. PLACE MANUAL LINE FLUSHING VALVES AT EACH DEAD END, AND LOW POINT IN THE SYSTEM.

D MANUAL LINE FLUSHING VALVE ASSEMBLY
SCALE: NTS — SECTION



NOTE:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. ALL CONDUIT ABOVE GROUND SHALL SCH. 80 PIPE.
3. PROVIDE GROUNDING AND SURGE PROTECTION AS RECOMMENDED BY CONTROLLER MANUFACTURER

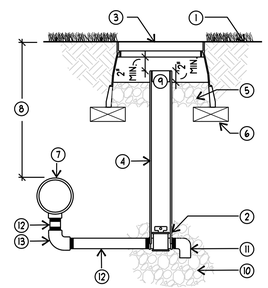


1. IRRIGATION CONTROLLER ON PEDESTAL (SEE IRRIGATION SCHEDULE)
2. POWER CONDUIT (NOT SUPPLIED) FOR LINE FEED INTO METER
3. GROUND WIRE SCH. 80 CONDUIT, MIN. 1 1/2". GROUND PER MANUFACTURER & ASIC GUIDELINES
4. 120V POWER SUPPLY BY OTHERS. CONTRACTOR SHALL COORDINATE 120 VAC ELECTRICAL SUPPLY AND MAKE FINAL CONNECTIONS TO THE CONTROLLER
5. 1-1/4", 1-1/2" OR 2" PVC SCH 80 CONDUIT AND LONG SWEEP ELL FOR 2-WIRE CABLE. INSTALL ONE EXTRA ELL FOR FUTURE USE.
6. 2-WIRE PATH TO DECODERS. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH. INSTALL WIRING IN 1" CONDUIT BETWEEN VALVE BOXES.
7. 6" MIN. ROAD BASE
8. POURED CONCRETE BASE, 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH 0.5% MIN. SLOPE FOR DRAINAGE
9. FINISH GRADE
10. SUBGRADE COMPACTED TO 95%
11. 3/4" SCH. 80 CONDUIT FOR COMMUNICATIONS WIRE

A IRRIGATION CONTROLLER - PEDESTAL MOUNT
SCALE: NTS — SECTION/ELEVATION

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	52.32	70.60	30.87	0.70 in/h
2	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	46.95	62.31	27.47	0.64 in/h
3	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	49.90	65.11	27.47	0.62 in/h
4	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	52.27	67.31	27.43	0.66 in/h
5	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	47.47	52.93	27.15	0.68 in/h
6	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	50.26	56.06	28.73	0.68 in/h
7	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	50.57	56.85	31.03	0.65 in/h
8	Rain Bird PEB-PRS-D-NP-HAN	1-1/2"	Turf Rotary	51.16	57.44	29.70	0.64 in/h
9	Netafim LVCZ580100075-HF	1"	Area for Dripline	37.19	43.53	14.47	0.45 in/h
10	Rain Bird XCZ LF-100-PRF	1"	Area for Dripline	45.58	49.62	6.86	0.45 in/h

K VALVE-SCHEDULE
SCALE: NTS — SCHEDULE



1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. MANUAL DRAIN VALVE (SEE IRRIGATION LEGEND)
3. CARSON/BROOKS 910-10 VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION).
4. 4" SCH 40 PVC SLEEVE (LENGTH AS REQUIRED). NOTCH OVER VALVE FOR STABILITY.
5. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
6. BRICK FOUNDATION
7. MAINLINE PIPING (SIZE AS PER PLAN)
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
9. WEATHERMATIC 906L LOCKING VALVE CAP WITH A RLK-1 KEY
10. GRAVEL SUMP- 18" DIA. X 12" DEEP
11. SCH. 80 PVC STREET ELL TURNED DOWNWARDS
12. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
13. PVC SCH 80 ELL

NOTES:
1. ALL LINES SHALL SLOPE TO MANUAL DRAIN. IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM.

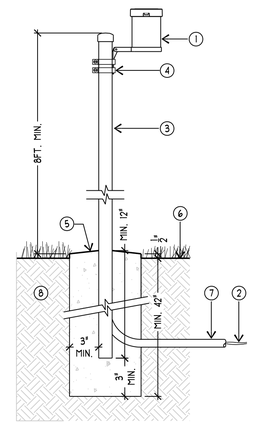
H MAINLINE DRAIN ASSEMBLY
SCALE: NTS — SECTION

8. CONTROL WIRES- 30-INCH LINEAR LENGTH OF WIRE, COILED
9. LATERAL PIPING (SIZE AS PER PLAN)
10. 6-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
11. BRICK FOUNDATION, TYP.
12. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
13. PVC SCH. 80 UNION
14. DISK FILTER (SEE IRRIGATION SCHEDULE)
15. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
16. INLINE PRESSURE REGULATOR VALVE (SEE IRRIGATION LEGEND)

1. SET FLUSH TO FINISH GRADE/TOP OF MULCH
2. ELECTRIC REMOTE-CONTROL VALVE (SEE IRRIGATION SCHEDULE)
3. VALVE BOX (SEE SPECS.)
4. PVC SCH 80 TOE NIPPLE WITH SXS FITTING (LENGTH AS REQUIRED)
5. ISOLATION BALL VALVE (SEE IRRIGATION SCHEDULE) ASSOCIATE WITH VALVE MANIFOLDS AS INDICATED ON THE PLANS
6. MAINLINE PIPING (SIZE AS PER PLAN)
7. PVC SCH 80 SLIP X SLIP COUPLING OR BELL END OF PIPE

NOTES:
1. LOCATE ALL VALVE BOXES IN PLANTER BEDS UNLESS OTHERWISE INDICATED. MAINTAIN 3 FEET AWAY FROM THE HARDSCAPE.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN SUPPLY LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING.

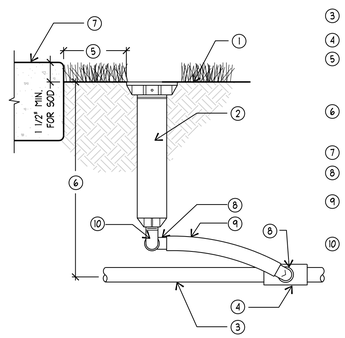
E ELECTRIC REMOTE CONTROL VALVE W/ DISC FILTER & PRV
SCALE: NTS — SECTION



1. RAIN GAUGE - SEE IRRIGATION LEGEND. MOUNT GAUGE A MIN. OF 8ft. ABOVE FINISH GRADE, & IN LOCATION APPROVED BY THE LANDSCAPE ARCHITECT THAT OPTOMIZES RAIN WATER COLLECTION
2. CONTRACTOR SHALL SUPPLY WIRE AS RECOMMENDED BY THE MANUFACTURER AND CONNECT TO ET-MANAGER (ET75) LOCATED IN MAINTENANCE OFFICE (LOWER-LEVEL OF PARKING STRUCTURE). COORDINATE INSTALLATION WITH PARKING STRUCTURE CONTRACTOR
3. 1 1/2" GALV. POST. SET IN CONCRETE AND PLUMBED
4. CONDUIT "U" CLAMP
5. CONCRETE FOOTING SLOPED AROUND POST
6. TOP OF FINISH GRADE
7. 1" CONDUIT TO SOLAR SYNC, FLOW SENSOR AND/OR WIND SENSOR FROM CONTROLLER
8. COMPACTED SUB-GRADE

NOTE:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.

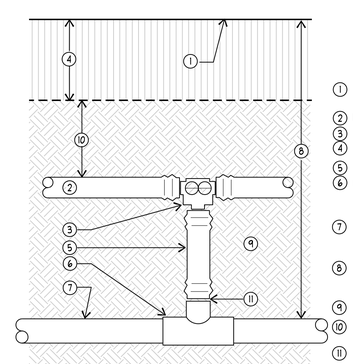
B RAIN SENSOR
SCALE: NTS — ELEVATION



1. SET HEAD FLUSH WITH FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY HEAD (SEE IRRIGATION SCHEDULE)
3. LATERAL PIPING (SIZE AS PER PLAN)
4. PVC SCH 40 TEE OR ELL
5. ALL SPRAY HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES AND 2'-0" FROM BUILDINGS
6. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
7. TOP OF HARDSCAPE
8. 1/2-INCH SWING PIPE ELL (RAIN BIRD OR TORO)
9. 1/2-INCH POLYETHYLENE SWING PIPE, MIN. 12" OR AS LENGTH NEEDED (RAIN BIRD OR TORO)
10. 1/2-INCH MARLEX STREET ELL (RAIN BIRD OR TORO)

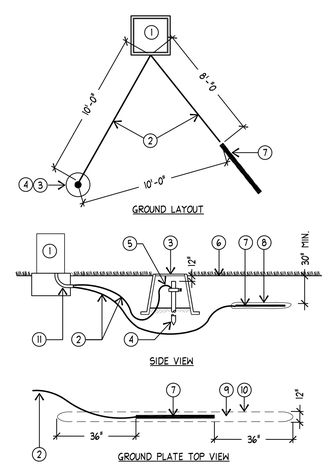
NOTE:
1. SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.

I POP-UP SPRAY HEAD
SCALE: NTS — SECTION



1. TOP FINISH GRADE/ TOP OF MULCH
2. DRIPLINE TUBING
3. DRIPLINE 180 2-WAY TEE
4. MULCH AS SPECIFIED
5. BLANK DRIPLINE PIPE
6. USE COMPRESSION TEE OR ELL FOR POLY PIPE OR PVC TEE (5x5xT) FOR PVC PIPE
7. LATERAL PIPING- POLY PIPE OR PVC PIPE, SEE THE PLANS (SIZE AS PER PLAN)
8. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
9. TOPSOIL AS SPECIFIED
10. BURY DRIPPERLINE 2 TO 3 BELOW MULCH.
11. BARBED ADAPTER

F DRIPLINE START CONNECTION
SCALE: NTS — SECTION



1. IRRIGATION CONTROLLER, SEE IRRIGATION SCHEDULE
2. SOLID BARE COPPER WIRE (#6 AWG) FROM GROUNDING ROD OR GROUNDING PLATE TO CONTROLLER ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD.
5. CADWELD CONNECTION
6. FINISH GRADE
7. COPPER GROUND PLATE (4" X 96" X .0625") ATTACHED TO #6 AWG BARE COPPER WIRE W/ CADWELD CONNECTION OR APPROVED EQUAL
8. EARTH CONTACT MATERIAL
9. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE
10. ELECTRODE SPHERE OF INFLUENCE BOUNDARIES
11. PLASTIC SWEEP ELL (1 1/2" OR LARGER)

NOTE:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. TEST GROUNDING 1 MONTH AFTER INSTALLATION. GROUNDING MUST ACHIEVE RESISTANCE OF TEN (10) OHMS OR LESS.

C GROUNDING GRID Y DESIGN LAYOUT
SCALE: NTS — PLAN/SECTION

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design

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Salt Lake City, Utah 84106
office 801 . 487 . 4923
fax 801 . 466 . 3046
www.arcsitiodesign.com

consultant:

project
Beacon Point Phase II
Saratoga Springs, UT

date
AUGUST 21, 2014

revisions

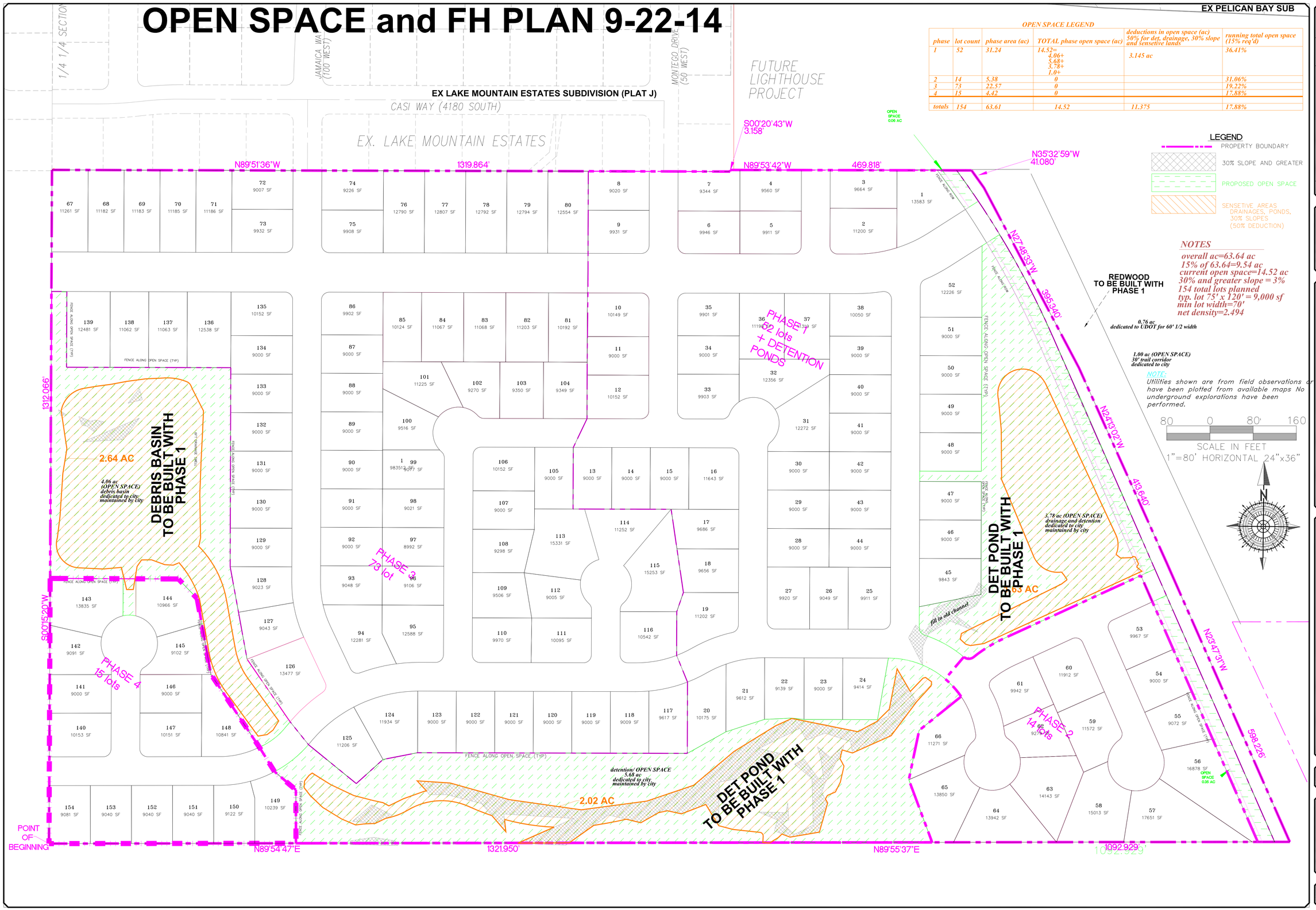
data
asd project no: 14060

title
IRRIGATION DETAILS

sheet
L-R502

File : E:\14060_Beacon Point II\Cadd\IRRIGATION.dwg Aug 21, 2014-10:53am

OPEN SPACE and FH PLAN 9-22-14



OPEN SPACE LEGEND

phase	lot count	phase area (ac)	TOTAL phase open space (ac)	deductions in open space (ac) 50% for det, drainage, 30% slope and sensetive lands	running total open space (15% req'd)
1	52	31.24	14.52= 4.06+ 5.68+ 3.78+ 1.0+	3.145 ac	36.41%
2	14	5.38	0		31.06%
3	73	22.57	0		19.22%
4	15	4.42	0		17.88%
totals	154	63.61	14.52	11.375	17.88%

NOTES

overall ac=63.64 ac
15% of 63.64=9.54 ac
current open space=14.52 ac
30% and greater slope = 3%
154 total lots planned
typ. lot 75' x 120' = 9,000 sf
min lot width=70'
net density=2.494

NOTE:
Utilities shown are from field observations or have been plotted from available maps No underground explorations have been performed.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 12-21-11
SURVEY BY:
DRAWN BY: GRM
DESIGNED BY: GRM
CHECKED BY: GRM
SCALE: 1"=80'

GATEWAY CONSULTING, inc.
P.O. BOX 951003 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

BEACON POINT OPEN SPACE

Saratoga Springs, Utah

9-22-14 PLOT DATE
DBASE-Sugar Plums (Mendenhall) DRAWING FILE
PROJECT NUMBER

SARATOGA CITY

SHEET NO. 1/1

City of Saratoga Springs
City Council Meeting – Policy Session
June 17, 2014

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

Policy Session Minutes

Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Scott Langford, Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, Mark Edwards, Eric Lundell
Others: Aaron Evans, James Jolei, Jeremy Weller, Jeffery Bates, Wendy Lojik, Sue Alexander, Paul Watson, J. Klingonsmith, K.Becraft, Paula Heaton, Peggy McEwan, Gary Hadfield, Adam Naylor, Fred Jepson, Judy Jepson, Cecil Tuley, Ross Welch, Dallin Nelsen, Jennifer Chamberlain, Larry Whiting, Ryan Bybee, Josh Romney

Call to Order - 7:08 p.m.
Roll Call - Quorum was present
Invocation / Reverence - given by Councilwoman Call
Pledge of Allegiance - led by Councilman Poduska

Public Input Open – by Mayor Miller
No input was made at this time
Public Input Closed - by Mayor Miller

Motion by Councilwoman Baertsch to continue Item #3 on today's agenda. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

Policy Items

1. **Consent Calendar:**
   a. Change order for the Pioneer Crossing waterline extension.
   b. Preliminary and Final Plat for North Saratoga Center Plat A located at 2175 North Stagecoach Drive, Ryan Bybee, applicant.
   c. Site Plan and Conditional Use permit for Unique Autobody located at 2175 North Stagecoach Drive, Andrew Bollschweiler, applicant.
   d. Resolution R14-31 (6-17-14): A resolution appointing Katie Leavitt as a member to the Library Advisory Board.
   e. Approval of Minutes:
      i. March 25, 2014.
      ii. April 29, 2014.
      iii. June 3, 2014.

Small discussion held on intent to further Stagecoach drive as spoken of in Planning Commission meeting. Mr. Bybee was present to clarify that he would like to build it but barricade it off so you can't use it as a roadway.

Motion by Councilwoman Baertsch to approve Consent Calendar including: Change order for the Pioneer Crossing waterline extension in the amount of $6600.00, to Epic Engineering. Preliminary and Final Plat for North Saratoga Center Plat A located at 2175 North Stagecoach Drive, Ryan Bybee, applicant. Site Plan and Conditional Use permit for Unique Autobody located at 2175 North Stagecoach Drive, Andrew Bollschweiler, applicant. Resolution R14-31 dated today (6-17-14): A resolution appointing Katie Leavitt as a member to the Library Advisory Board. As well as approval of Minutes: i. March 25, 2014, ii. April 29, 2014, iii. June 3, 2014 including all changes approved through emails earlier and including all staff findings and conditions. Seconded Councilwoman Call. Aye:

Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

2. Public Hearing: Municipal Budget, Tax Rate, Pay plan and Compensation for Elected and Appointed Officials for Fiscal Year 2014-2015

a. Ordinance 14-15 (6-17-14): An ordinance adopting the Budget, Tax Rate, Pay Plan and Compensation for Elected and Appointed Officials for Fiscal Year 2014-2015.

Public Hearing Opened by Mayor Miller

Jennifer Klingonsmith is concerned with the stipend being at 65th percentile, the Council is an outlier in the system, not sought for employment by others but are here to serve. While it's great to compare to other cities of similar size and growth, in our city that values conservative spending we should try to keep it low and 50% seems sufficient. She took time to introduce the new owner of Crossroads Journal Wendy Lojik who was present.

Sue Alexander commented that on the stipend for City Council she has no problem with increasing it. She respects the Council and feels most of the city has no clue of the amount of time they put in. Her only concern is that for someone looking to run for office, they have no way to know the actual cost of sitting on Council. She feels they could write a reimbursement policy that would show more of the true cost.

Public Hearing Closed by Mayor Miller

Councilman Willden thanked the staff for putting together a great budget document. Someone can learn more about the city by reviewing the financial statements than any other method. At the macro level, the budget demonstrates we are a very financially conservative city. Net revenues are increasing more than net expenditures. Also, the expenses per capita continue to decrease as our city grows and necessary expenditures increase. This is due to innovative ideas presented by our city staff. In regards to the stipend, he appreciates the insights shared by the residents. He does not look at the stipend as a raise but as a modification to the structure of the way they do stipends. They are trying to set precedence for the future, so that down the road a council won't vote themselves large arbitrary raises because they believe they deserve it. If they were over the 65th percentile he would bot for a decrease.

Councilwoman Baertsch struggles with this aspect of the budget, and noted that staff has done a great job. She doesn't think they should be getting an increase. She is still struggling with the fireworks, she knows some residents prefer them but she would prefer the department spend the money on another program they feel needs the money more.

Councilman McOmber appreciates the comments made. He commended Councilwoman Baertsch who helped and was at every event at the recent Saratoga Splash. He feels it is not unrealistic to change the stipend and said we do need to serve to serve and not nitpick every dollar, because if the Council was turning in all reimbursements, it would be more than the stipend increase. He feels that the index will protect the City from Council in the future giving themselves huge raises. There is no way to know the full cost Council does incur, for instance with the committees that council is on, where other cities send an employee, it's important to look at all the perspectives.

Councilwoman Call expressed appreciation to Chelese Rawlings for the work done on the budget. She feels some more technology needs to be implemented in utility billing to save on the growing personnel needed in that department. She feels that public safety is a priority but is concerned that their budgets are outgrowing the population growth. She noted the advice that if they continued in this pattern, other funding sources would be required in the form of additional taxes. She feels one reason for the 65% percentile benchmark for staff is to attract and retain quality individuals for employment. She thought some of the benchmark cities we are comparing to are not right for that purpose. She still is not in favor of fireworks; there are other things Civic Events would rather do with the money. She also did a lot of research on the stipend. She is not in favor of stipend increase but would like to bring back a firm reimbursement policy for committees council members sit on and be reimbursed for mileage and expenses incurred in those capacities. She feels this will help future councils understand the true costs, both time and monetary, or their assignments.

Councilman Poduska feels good about the stipend increase. He praised staff in their efforts to reduce spending and stay out of debt and save the city money every year.

Mayor Miller recognized the hard work of staff in the good financial standing that the city is in currently.

Councilwoman Baertsch asked if we were to go to 65th percentile, then would council be in favor of creating a policy for no reimbursements for travel under 100 miles.

Councilwoman Call asked if that was current policy, that reimbursement was only under a certain mileage.

Mark Christensen the policy currently is for both staff and council. He noted it was a general understanding and practice of the Council that they have not sought for general day to day travel. They could modify the policy to direction from the Council. 60 miles may be in reference to when he seeks reimbursement.

Councilwoman Call asked if Council was of the opinion that we should have a consensus of what committee assignments entailed especially time-wise.

Council and Mark thought it was fair but to be discussed outside this meeting.

Councilman Willden noted that since he has been here the shortest that he feels the weight of the stipend maybe more. It's not about the money to him and said his first net increase he would donate to the library.

Motion by Councilman McOmber to approve Ordinance 14-15 dated today (6-17-14): An ordinance adopting the Budget, Tax Rate, Pay Plan and Compensation for Elected and Appointed Officials for Fiscal Year 2014-2015, with all findings and conditions as is . Seconded by Councilman Poduska Aye: Councilman Willden, Councilman McOmber, Councilman Poduska Nay: Councilwoman Baertsch, Councilwoman Call. Motion Passed 3-2

Councilwoman Baertsch noted her vote was because of Council pay.

Councilwoman Call noted her vote was because of fireworks and Council pay.

3. Public Hearing: Legacy Farms Community Plan and the Village Plan located at 400 South Redwood Road, DR Horton, applicant. CONTINUED TO JULY 1, 2014 CITY COUNCIL MEETING.

This was continued at the request of the applicant.

4. Public Hearing: Rezone and Concept Plan for Beacon Point located at 4400 South 100 West, Paul Watson, applicant.

Scott Langford presented the concept plan. Applicant has submitted a new plan with phases in a different order than previously.

Kevin Thurman recommended that they go with the development agreement option given in staff report.

Public Hearing Opened by Mayor Miller

Cecil Tuley is concerned about the sewer capacity being full in the area, it has flooded there before. He wants to be comfortable that it will be taken care of.

Public Hearing Closed by Mayor Miller

Scott Langford noted a study had been done recently that showed they had enough capacity for the first phase.

Mark Christensen had the understanding that they felt there was enough capacity for the whole project.

Councilman McOmber commented that there were some grinders put in a few years ago that have helped to increase the capacity.

Mark Christensen commented that they are going with average usage in the city, rather than the state numeric standard. Applicant is trying to address all these issues with his planning.

Cecil Tuley asked where the sewer was running.

Mark Edwards commented that it will go down to the lift station at the marina then go back up to the main line.

Josh Romney, for developer, felt they have come up with a good compromise based on Council and Planning Commission feedback. They feel the zone is a good transition from R3 to north to R22 to the south. This first phase and drainage that goes with it will help the existing subdivision to the north.

Kevin Thurman as far the development agreement he told Council they could make a condition that it does not take effect until approval of the first phase. He felt a development agreement was important because it clarified the city's obligation, and was there to protect the developer.

Mayor Miller wanted to know if a development agreement would slow things down.

Kevin Thurman did not think it would be a problem.

Josh Romney said they are good with whatever way the Council decides.

Councilwoman Baertsch liked the change in the phases and the shared access drives noted the few that still backed onto the collector road. She suggested they make hammerhead drives on those lots.

Paul Watson said they had tried to minimize the number of lots that backed onto the collector, those remaining were sort of oddballs. They thought the turn-around drives were doable.

Councilwoman Baertsch asked about the roadway that goes over the drainage and how it would be crossed.

Mark Christensen indicated it would be industry standard culvert.

Councilwoman Baertsch talked about the expense of the collector road and whether they would do a pioneering agreement with further development to the west.

Mark Christensen said it was something that could be handled as part of the development agreement.

Councilwoman Baertsch wondered if the percentage of open space was sufficient considering all the sensitive lands in the drainages. She would go with the development agreement and that the zone change would go along with that.

Scott Langford said he thought it was, and they would make sure it would comply.

Councilman McOmber is in favor of a pioneering agreement with collector road. He doesn't think the development agreement needs to be micro managed with turn-arounds on the few lots that back onto the main road; he feels it will be taken care of naturally by the market. He thinks the R4 single family residential zone is a good transition and that the detention ponds are also a good buffer as well to R22 zone to the south. He thinks council should give them the R4 now and have the development agreement being conditional on phase one approval.

Councilwoman Call feels the zoning is good at 2.42 units per acre and does not have an issue with the plan. She noted that before the recent code changes, this development could have come through as an R-3 development. She would like the lots backing onto collector to be stamped. She has faith that sewer will be worked out with developer and engineer. She feels with the Development Agreement that they should go with that and staff recommendations. She would be ok with rezone contingent on preliminary plat recording; she is ok with those options.

Councilman Poduska thought the re-phasing was great and he likes the shared driveway access. He agrees that the zone transition is good. If there is no slowdown with start times and having a development agreement than he feels that is ok but if there is a delay than he is not in favor.

Councilman Willden likes the concept plan and is ok with the rezone. If the development agreement doesn't slow it down he is ok with that but if it delays the process he prefers just the rezone.

Josh Romney would like to do the rezone now and do the preliminary plat with the development agreement.

Councilwoman Call wanted to thank them for stubbing out to other areas. She thought they could move for rezone tonight contingent upon development agreement being brought back at the next meeting.

Kevin Thurman noted that if they motion to approve rezone tonight without conditions than the ordinance will need to be put on a later consent calendar. But if they approve it conditioned upon either preliminary plat being recorded or development agreement being entered into they can bring back the ordinance at that time. He suggests that they approve the rezone tonight and bring back a development agreement at preliminary plat stage so it doesn't slow them down. He recommends that the ordinance come back with the preliminary plat.

Motion made by Councilman McOmber to approve the Rezoning to R4 based upon the evidence and explanations that we have received today that we approve that rezone to approximately 63.64 acres of property as shown in Exhibit 2 and generally located at 4300 South Redwood Road to that zone change and give them that vested right tonight, with including all the other findings and conditions and with the Development Agreement that will come with preliminary plat. Seconded by Councilman Poduska.

Councilwoman Baertsch asked do we need to specify which findings we're including?
Councilman McOmber **amended to "with modified conditions**."

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

5. Site Plan and Conditional Use permit for Platinum Car Wash located at 1413 North West Commerce Drive, Gary Hadfield, applicant.

Sarah Carroll presented the plan along with staff findings and Planning Commission recommendations.
Gary Hadfield, applicant had a concern that pioneer crossing would take away half his traffic. Planning Commission had asked that they put a berm, further blocking their building from the main road. He feels it is very necessary to his business that traffic is able to see it. He also noted that he does not feel the signs are too much.
Councilman McOmber is appreciative of the adjustments to the building. He is alright with the 3 signs and the tower sign, where the applicant feels they need to be, and also that with the impact of pioneer crossing that the berm is not necessary. He likes the choices of materials on the building.
Councilwoman Call appreciates the changes to lighting and landscaping. She thought code did not allow more than one sign per compass side.
Kimber Gabryszak responded to the code question that there was no conflict with the 3 signs.
Councilman Poduska is for the 3 signs and against the berm. He feels it will be a good addition to the city and likes the water recycling feature.
Councilman Willden thanked the applicant for being patient. He is for the 3 signs and no berm and supports the project.
Councilwoman Baertsch had a question on the detention basins and water from car wash draining directly into storm drain system and not being cleaned.
Sarah Carroll said she did review that matter with engineering and it was within standards.
Adam Naylor, architect noted that most of the water would get blown off in the tunnel.
Eric Lundell also indicated that it meets the standards.
Councilwoman Baertsch is ok with no berm. She would like to see two sides with slightly smaller signs
Gary Hadfield noted that with the building on an angle it was tough to put signs in a good viewable spot.
Sarah Carroll noted that they are not asking for the maximum sign size they could have.

Motion by Councilman Poduska that based upon the evidence and explanations received today, I move that the City Council approve the Platinum Car Wash Site Plan and Conditional Use Permit on property located at 1413 North West Commerce Drive, with the findings and conditions listed below with a 3rd sign and no berm on SR 73. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

6. Concept Plan for Sierra Estates Senior Housing located at 350 West 400 North, Ross Welch, applicant.

Sarah Carroll presented concept plan and recommendations for Sierra Estates.
Councilwoman Call does not have many concerns and appreciates the additional open space. She thinks the drives are a little concerning where there are traffic concerns on 400 N.
Councilman Poduska has been looking forward to the addition to the city and agrees with the traffic issue, but with this type of facility he doesn't anticipate heavy traffic to the unit.
Councilman Willden is happy with the plan.
Councilwoman Baertsch had a question for staff with lot lines into the road?
Kimber Gabryszak noted it may be a phasing line and that in the final plat that will be fixed.
Councilman McOmber likes the plan, especially the covered drive thru access. He looks forward to the added value to Saratoga Springs.

7. Revised Phasing Plan for River Heights located at approximately 250 East Alhambra Drive, Bach Investments, applicant.

Sarah Carroll presented the plan
Councilman McOmber is ok with the plan.
Councilman Poduska asked if drainage had been resolved, staff responded that yes it had.
Councilwoman Call with it being just a phasing change she is fine with the added phase.
Councilwoman Baertsch wanted to clarify that Alhambra drive already in use would not be closed off.
Sarah Carroll responded that phase 2 was already recorded and Alhambra drive was included in that.

Councilwoman Baertsch would like to see this type of phrasing change being turned over to staff so it wouldn't have to go through council. Council was supportive of idea.
Councilman Willden thinks it looks great.

Motion by Councilman Willden to approve Revised Phasing Plan for River Heights development, located at approximately 250 East Alhambra Drive, subject to the findings and conditions listed staff report. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

8. Revised Phasing Plan for Stillwater located at approximately 2700 South Stillwater Drive, Land Solutions Partners, applicant.

Sarah Carroll presented the phasing plan with staff recommendations.

All Council members were good with the Revised Phasing plan.

Motion by Councilwoman Baertsch to approve Revised Phasing Plan for Stillwater located at approximately 2700 South Stillwater Drive. Land Solutions Partners, applicant. Including all staff findings and conditions. Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

9. Amendments to the City of Saratoga Springs City Code, Chapter 8.02 (Public Utilities and Services) establishing additional regulations of septic systems in the City of Saratoga Springs, Utah.

a. Ordinance 14-16 (6-17-14): An ordinance adopting amendments to the Chapter 8.02 of the City of Saratoga Springs Code establishing additional regulations of septic systems in the City of Saratoga Springs, Utah.

Kimber Gabryszak presented and said several applicants have come forward requesting septic systems instead of connection to the sewer system. Currently city code requires new development to connect to the sewer system. This allows for certain types of developments to use septic tanks instead of connect to sewer. She reviewed key points in the amendments.

Kevin Thurman informed Council that depending on how many changes to this section are used, you will end up with some unbuildable lots, so one of the specific notes in the code will let applicants know that up front.

Kimber Gabryszak said they have worked with the County Health Dept. They are quite thorough and issue some conceptual approvals and they would have to do a percolation test on each lot.

Kevin Thurman also noted the section to connect when available within 300'of the property line mirrors state law.

Kimber Gabryszak said that would only be when the City gives official notice.

Councilman McOmber asked is there a way to protect future homeowner by using language that gives them a little more protection because 300 feet to get to the sewer line is not cheap. He is uncomfortable with this, unless maybe there is wording to help soften it. He wanted to get some verbiage we all agree on now so it could be done.

Councilman Willden requests that we add the R1 zone.

Councilwoman Baertsch agreed and the switch over should only be mandated with a health reason.

Councilman Poduska agrees that 300 feet is a long distance and if the septic tank is working properly that could be too much of a burden.

Councilwoman Call wants to add R1 and was uncomfortable with the language but they are changing that now. Utah lake commission contacted her with concerns on the septic tanks but thinks the 100' restrictions around the lake cover that. She was concerned with staff report that the city is not required to allow further development.

Kimber Gabryszak said the note in the staff report was about the current situation. With the new changes anything a developer would get approved would be fine unless they let their approval expire.

Kevin Thurman wanted to clarify that if they put a sewer line within 300' of an existing septic than they can require them to connect.

Motion by Councilwoman Call that we approve Amendments to the City of Saratoga Springs City Code, Chapter 8.02 (Public Utilities and Services) establishing additional regulations of septic systems in the City of Saratoga Springs, Utah. Ordinance 14-16 (6-17-14): An ordinance adopting

amendments to the Chapter 8.02 of the City of Saratoga Springs Code establishing additional regulations of septic systems in the City of Saratoga Springs, Utah. Appending to the line - 300' of any portion of the property line, - and the city has determined that the public safety and or general welfare of the citizens would be compromised by remaining on septic. And adding the R1 zone. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

10. Resolution R14-32 (6-17-14): A resolution amending the consolidated fee schedule to include fees for reviewing grading permits pursuant to Chapter 18.05 of the City Code.

There was no discussion from Council.

Motion by Councilwoman Baertsch to approve Resolution R14-32 dated today (6-17-14): A resolution amending the consolidated fee schedule to include fees for reviewing grading permits pursuant to Chapter 18.05 of the City Code including all findings. Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

11. Amendments to the City of Saratoga Springs Standard Technical Specifications and Drawings.

a. Ordinance 14-17 (6-17-14): An ordinance adopting amendments to the City of Saratoga Springs Standard Technical Specifications and drawings.

Eric Lundell presented the revisions to the standards.

Councilwoman Baertsch asked street light lock box mechanisms were included.

Mark Christensen answered that we do require them to purchase it from us but we don't have the public specs in the book.

Councilman Willden is good with the amendments.

Councilman Poduska is good with the amendments.

Councilwoman Call thanked staff for work put into it and felt it was moving along.

Councilman McOmber thanked staff.

Motion by Councilwoman Baertsch to approve Amendments to the City of Saratoga Springs Standard Technical Specifications and Drawings. Ordinance 14-17 dated today (6-17-14): An ordinance adopting amendments to the City of Saratoga Springs Standard Technical Specifications and drawings. Second by Councilman Willden. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

12. Amendments to the City of Saratoga Springs City Code, Chapter 20, Administrative Code Enforcement.

a. Ordinance 14-18 (6-17-14): An ordinance of the City of Saratoga Springs adopting amendments to Chapter 20, Administrative Code Enforcement.

Kevin Thurman reviewed the amendments that fixed some problems. It helps clarify and helps to enforce.

Councilman Poduska did not have any problems with it.

Councilman Willden was good with it.

Councilwoman Baertsch thanked Kevin for his time and thought it was good to see some fines decreased and fees more appropriate to the violation.

Councilman McOmber appreciated the effort put into it. He likes the reduction in fines and leniency for judge to reduce it if necessary. We don't want to tie hands of the judge. He asked if the judge been made aware of these changes.

Kevin Thurman responded that no but that would be done. He noted that this ACE judge was different than the Justice Court where we can't dictate how that court is run.

Councilwoman Call appreciated anytime we could decrease fees while still covering the cost to the city. She appreciated time and effort put in.

Motion by Councilman Willden to approve Ordinance 14-18 dated today (6-17-14): An ordinance of the City of Saratoga Springs adopting amendments to Chapter 20, Administrative Code Enforcement Seconded by Councilwoman Call. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

13. Approval of Reports of Action.
Kimber Gabryszak reviewed the reports of action
There was no discussion by Council.

Motion by Councilman McOmber that we approve the Report of Action. Seconded by Councilwoman Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed unanimously.

14. There were no items for a closed session.

Policy Meeting Adjourned at 9:27p.m by Mayor Miller.

July 1, 2014
Date of Approval

Mayor, Jim Miller

Lori Yates, City Recorder

CITY OF SARATOGA SPRINGS

Planning Commission

Staff Report

Concept Plan, General Plan Amendment, and Rezone
Riverbend Medical
October 23, 2014
Public Hearings and Concept Review

Report Date:	Thursday, October 9, 2014
Applicant:	Blaine Hales
Owner (if different):	Saratoga Springs Professional Building, LLC
Location:	Riverbend Commercial, 41 E. 1140 N.
Major Street Access:	Redwood
Parcel Number(s) and size:	51:508:0004, 1.63 Acres
General Plan Designation:	Mixed Use
Zone:	Mixed Use
Adjacent Zoning:	Agriculture, R-14, R-18
Current Use:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	Riverbend MDA Extension approved June, 2014 Riverbend Commercial Plat approved March 11, 2008
Land Use Authority:	City Council
Future Routing:	PC and CC
Planner:	Kimber Gabryszak

A. Executive Summary:

The applicant, Blaine Hales on behalf of the property owner, is requesting a General Plan (GP) amendment and Rezone to the Neighborhood Commercial (NC) designation and zone, and input on a concept plan for a ~9500 sq.ft. medical office building on a 1.6 acre parcel adjacent to Redwood Road in the Riverbend development.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing and take public comment on the Rezone and GP Amendment applications, give the applicant feedback on the concept plan, and consider making a recommendation on the Rezone and GP applications to the City Council. Options for the Rezone and GP amendments include a positive recommendation, negative recommendation, or continuance, and are outlined in Section H of this report.

B. BACKGROUND: The Riverbend commercial lots were approved in March of 2008 under the Riverbend Master Development Agreement (MDA). The property was zoned Mixed Use in

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anticipation of potential mixed commercial, office, and residential development on the property, however the applicants wish to pursue only commercial.

Exhibit B-1 of the MDA requires the "southernmost mixed use building" to be constructed prior to any structures in Phase 4. The MDA was amended in July 2014 to extend the term and modify the remaining residential units from a townhome format to a two-family and three-family format; as part of that amendment, the mixed-use timeframe limitations were removed. Regardless, this building has been submitted for approval prior to or concurrently with the residential units in phase 4.

C. SPECIFIC REQUEST:

The concept plan outlines an approximately 9500 sq.ft. medical office building with three separate units. "Office, Medical" is a conditional use in the Mixed Use zone, however the MU zone also requires residential and commercial components within the site. As the proposal is for a single category of use, and "Office, Medical" is a conditional use in the Neighborhood Commercial zone, the applicants are requesting a rezone to Neighborhood Commercial and a General Plan Amendment to change the future land use district to Neighborhood Commercial.

D. PROCESS

General Plan Amendment and Rezone

Section 19.17.03 of the City Code outlines the requirements for a rezone and General Plan amendment requiring all rezoning application to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. An application for a rezone request shall follow the approved City format. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

The development review process for rezone approval involves a formal review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council will then hold a public hearing and formally approve or deny the rezone request.

Concept Plan

Section 19.17.02 of the Code also states *"Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."*

The applicants have submitted a Concept Plan application for the previously referenced medical office building. Per Section 19.13 of the Code, the process for a Concept Plan includes informal review of the plan by both the Planning Commission and the City Council. No public hearing is held, and a recommendation is not required.

E. COMMUNITY REVIEW:

The rezone and GP portions of this application have 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. As of the date of this report, no public input has been received.

The Concept Plan does not require a public hearing.

F. GENERAL PLAN:

The site is designated as Mixed Use on the adopted Future Land Use Map. The applicants are requesting an amendment to Neighborhood Commercial, which states:

> **Neighborhood Commercial.** The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.
>
> Tenant spaces in these areas shall be limited to 10,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 5 acres in size.
>
> Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered and essential part of developments in the Neighborhood Commercial areas.
>
> Developments in these areas shall contain landscaping and recreational features as per the City's Parks and Trails Element of the General Plan.

The applicant is requesting conceptual input on a medical office development that would comply with the smaller building size and small-scale use as contemplated by the Neighborhood Commercial land use designation. Trail connectivity is proposed. If the GP amendment is approved, the proposal would be consistent with this designation.

G. CODE CRITERIA:

Rezones and General Plan amendments are legislative decisions; therefore the Council has significant discretion when making a decision on such requests.

The Code criteria below are provided as guidelines, however are not binding requirements.

Rezone and General Plan Amendments

Section 19.17.04 outlines the requirements for both a rezone and a General Plan amendment, and states:

> 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;
> ***Consistent.*** *The application conforms to the Neighborhood Commercial category identified in 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;

Consistent. *The proposal provides small scale commercial development, and with appropriate conditions and management, no negative impacts will occur.*

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
   Consistent. *The application does not negatively impact development of the site; the proposed use is possible in both the existing Mixed Use zone and designation, with the only change the removal of an integrated residential component.*

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.
   Consistent. *While community interests will not likely be better served, there will also be no harm to the community as the change will not result in more intense uses, higher density, or increased traffic over the existing zone and designation.*

<u>Concept Plan - Code</u>

- 19.04, Land Use Zones (reviewed according to NC zone, not MU zone) **– Complies**
  - Use – medical office, Conditional Use in the zone.
  - Setbacks – 25' front/side/rear. Complies.
    - The applicants have applied for a Code amendment to permit consideration of a fifteen-foot setback reduction for the property line closest to Redwood Road. Both the compliant concept plan, and a concept plan showing the reduced setback are attached.
  - Lot width, depth, size, coverage – 100' width/frontage, 50% coverage, 15,000 max size, complies.
  - Dwelling/Building size – maximum 15,000 sq.ft. per building. Complies at 9596 sq.ft.
  - Height – 35' maximum
  - Open Space / Landscaping – 25% required, 0.62 acres = ~44%
  - Sensitive Lands – n/a
  - Trash – provided

- 19.06, Landscaping and Fencing – **Complies with comments**
  - General Provisions
    - Automatic irrigation required
    - Sight triangles must be protected
    - All refuse areas (including dumpsters) must be screened
    - Tree replacement required if mature trees removed
  - Landscaping Plan – TBD through site plan process
  - Planting Standards & Design – to be provided at a later date
  - Amount – TBD through site plan process
  - Fencing & Screening – TBD through site plan process

- 19.09, Off Street Parking **– Minor Issues**
  - Parking Requirements / Design – TBD through site plan
    - Lighting - TBD
  - Dimensions - complies (9' x 18')
  - Accessible – complies

        - Provided
    - Landscaping - **issues**
        - Islands provided
        - **10' buffer / berm not met at roundabout**
        - 8' boundary strip provided along rest of parking area
    - Pedestrian Walkways & Accesses **– issues**
        - Sites >75,000 s.f. need raised pedestrian walkways, 10' wide and through center of parking area, with landscaped islands
    - Minimum Requirements – **complies**
        - Medical office requirement: 5 spaces per 1000 s.f.
        - 9596 s.f. = 48 stalls required
        - 58 stalls provided

- Section 19.13, Process
    - General Considerations: General Plan, Natural Features, Community & Public Facilities
        - Use is contemplated by GP
        - No natural features are impacted
    - Notice / Land Use Authority
        - Concept to PC and CC
        - Rezone / GP requires public hearings with PC and CC, and notice to 300'.
        - CUP and Site Plan will require public hearings with PC and CC, and notice to 300'.

- 19.14, Site Plans.
    - Will be reviewed at time of Site Plan submittal.
    - Initial concept comments:
        - Screening between commercial and residential areas will be required.

- 19.15, Conditional Use Permit.
    - Will be reviewed at time of CUP submittal.

- 19.18, Signs. Not yet submitted. Will be reviewed along with site plan.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission give the applicant informal feedback and direction on the Concept Plan.

Staff also recommends that the Commission conduct a public hearing on the rezone, take public comment, discuss the rezone, and then choose from the rezone outlined below:

Option 1, Positive Recommendations

(Staff supports this option)

"I move to forward positive recommendation to the City Council for the General Plan Amendment and Rezone of the ~1.63 parcel 51:508:0004 from Mixed Use to Neighborhood Commercial, as identified in Exhibit 1, with the Findings and Conditions below:"

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and

welfare as outlined in Section G of this report, which section is hereby incorporated by reference, as the proposed office use is permitted in both the existing and proposed land use designation.

2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference. . Specifically:

- **a.** The rezone will conform to the amended Land Use Element and other provisions of the General Plan as it meets the Neighborhood Commercial category identified in the General Plan.
- **b.** the proposed zone change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public as it permits the same medical office use as the existing zone, and with appropriate conditions and management, no negative impacts will occur.
- **c.** the proposed zone change will not negatively impact the general purposes and intent of this Title and any other ordinance of the City.
- **d.** community interests will remain unaffected by the proposed change.

Conditions:

1. All requirements of the City Engineer shall be met.
2. Any conditions added by the Commission. _____
3. _____

Option 2, Continuance

"I move to **continue** the rezone and General Plan amendment to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____
3. _____

Option 3, Negative Recommendation

"I move to forward a negative recommendation to the City Council for the General Plan Amendment and Rezone of the ~1.63 parcel 51:508:0004 from Mixed Use to Neighborhood Commercial, as identified in Exhibit 1, with the Findings below:

1. _____
2. _____
3. _____

I. Exhibits:

1. Location & Zone Map (page 7)
2. Aerial (page 8)
3. Proposed Concept Plan – meeting setbacks (page 9)
4. Proposed Concept Plan – showing reduced side setback (page 10)
5. Conceptual Elevations (pages 11-13)
6. Conceptual Floor Plans (page 14)
7. City Engineer's Report (page 15-16)

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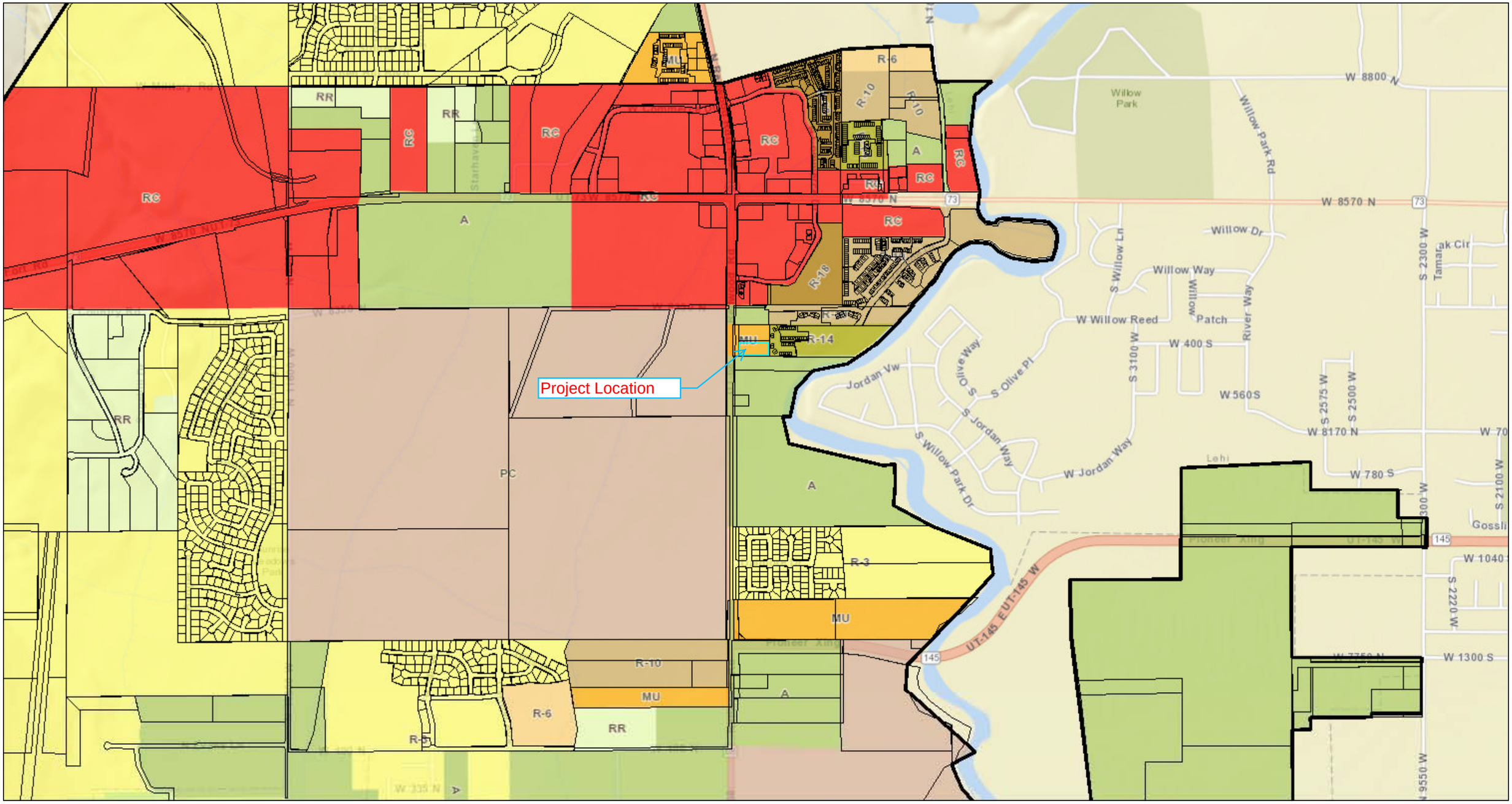
Zoning & Planning

Exhibit 1



October 15, 2014

1:18,056

0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

City Parcels

City Boundary

A - Agricultural

RA-5

RR - Rural Residential

R-2 - Low Density Residential

R-3 - Low Density Residential

R-6 - Medium Density Residential

R-10 - Medium Density Residentia

R-14 - High Density Residential

R-18 - High Density Residential

NC - Neighborhood Commercial

MU - Mixed USe

PC - Planned Community

RC - Regional Commercial

OW - Office Warehouse

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

SaratogaSprings

Zoning & Planning

Exhibit 2

October 15, 2014

City Parcels

1:2,257

0 0.0275 0.055 0.11 mi

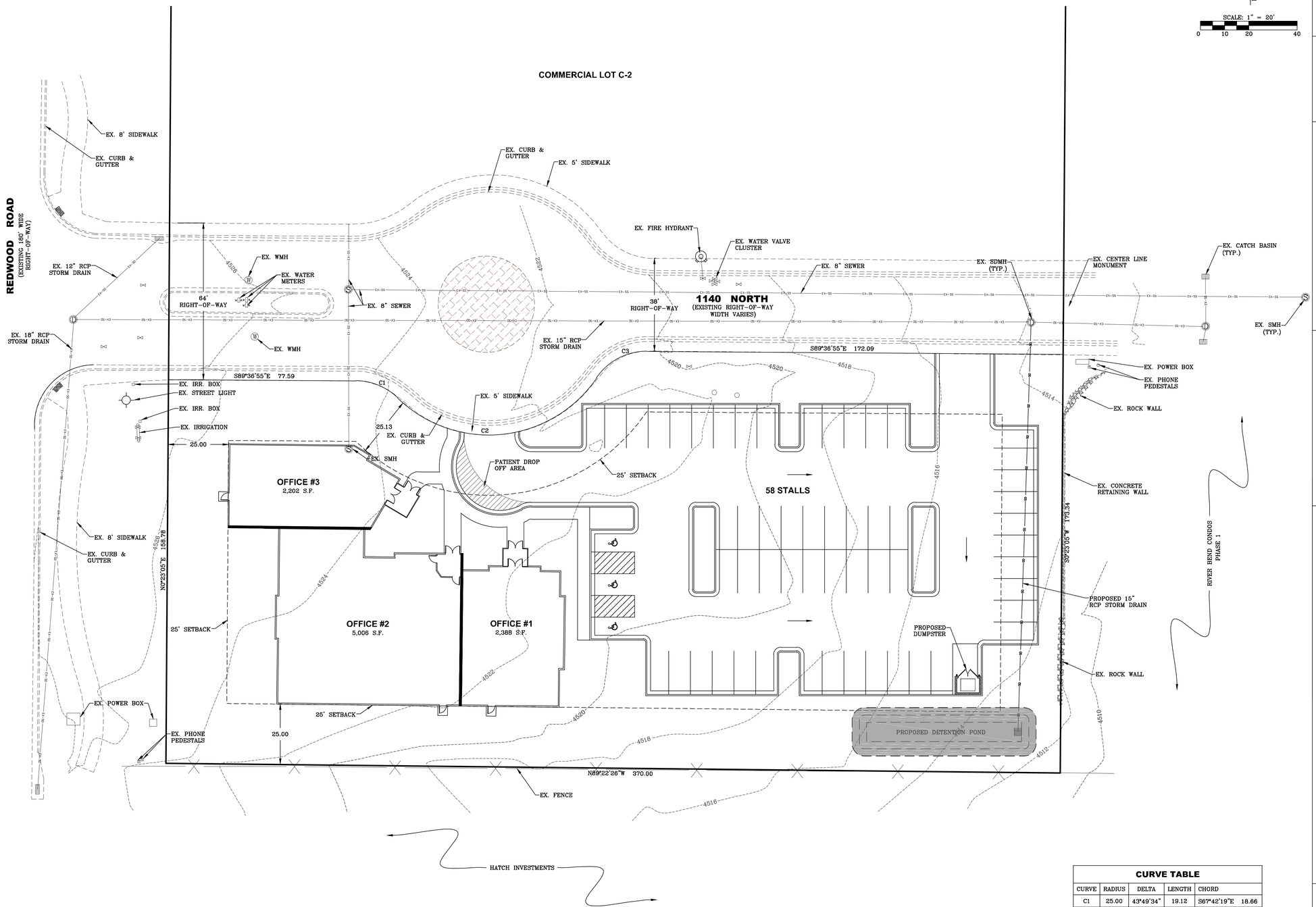
0 0.0425 0.085 0.17 km

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SaratogaSprings

Exhibit 3
Concept Plan Meeting Setbacks

SARATOGA SPRINGS PROFESSIONAL BUILDING



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	43°49'34"	19.12	S67°42'19"E 18.66
C2	54.00	99°58'44"	94.23	N84°13'03"E 82.72
C3	25.00	56°08'47"	24.50	N62°18'27"E 23.53

VICINITY MAP

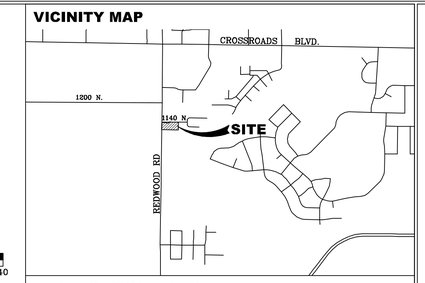


TABLE OF CONTENTS

SHEET 1 CONCEPT PLAN

TABULATIONS

OVERALL AREA	1.38 ACRES
PERVIOUS AREA (OPEN SPACE)	0.62 ACRES
IMPERVIOUS AREA	0.76 ACRES
BUILDING AREA	0.21 ACRES
BUILDING SQ. FT.	9,596 SQ. FT
PARKING REQ'D (5 PER 1000 SQ. FT.)	47 STALLS
PARKING PROVIDED	58 STALLS
REGULAR STALLS	55 STALLS
HANDICAP STALLS	3 STALLS
SENSITIVE LANDS	0.03 ACRES

NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST VERSION OF SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES SHOWN.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, ALL SUBCONTRACTORS, AND THE PROPERTY OWNER.

LEGEND

EXISTING

- WATER METER
- WATER — EX-W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX-SS —
- SEWER MANHOLE
- STORM DRAIN — EX-SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX-PI —
- PI VALVE
- FENCE

PROPOSED

- WATER — W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- SHED CURB & GUTTER
- SENSITIVE LANDS AREA
- FLOW ARROW

DEVELOPER / OWNER

BLAINE HALES
350 E CENTER ST. STE. 200
PROVO, UT. 84606
(801)377-7785

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SARATOGA SPRINGS
PROFESSIONAL BUILDING LLC.

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

NOT FOR CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH
CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

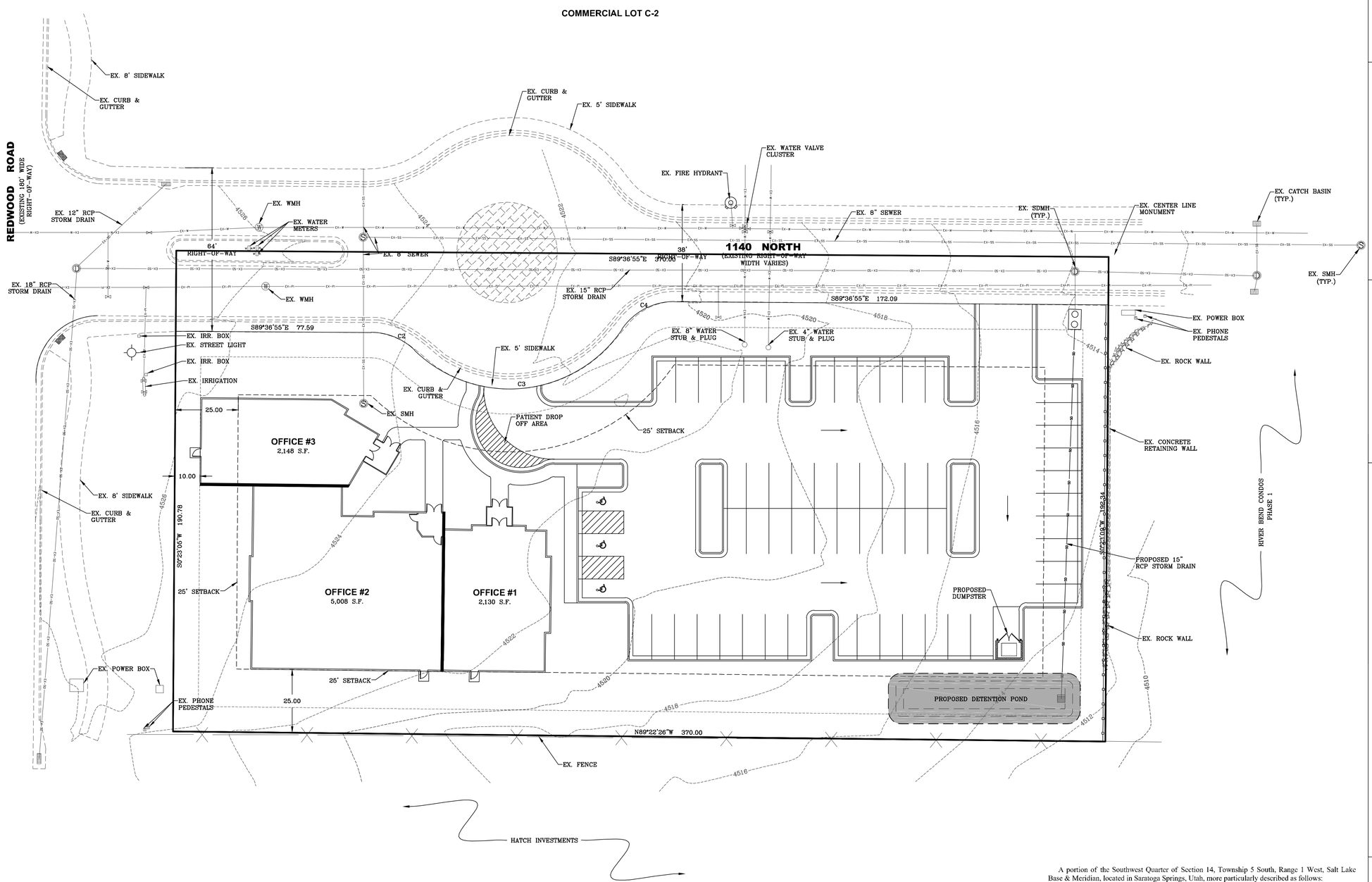
LEI PROJECT #: 2014-1489
DRAWN BY: BAP
CHECKED BY: NKW
SCALE: 1" = 20'
DATE: 08/21/2014
SHEET 1

U:\LAND DESKTOP PROJECTS\2014\14-1489 BLAINE HALES SITE PLAN\DWG\14-1489 BLAINE HALES SITE PLAN 2.DWG 9/2/2014 1:34 PM

SARATOGA SPRINGS PROFESSIONAL BUILDING

(LOT C-1 RIVERBEND COMMERCIAL PLAT)

Exhibit 4
Concept Plan
w/Reduced Setbacks



NORTH

SCALE: 1" = 20'
0 10 20 40

A portion of the Southwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located N0°37'34"E along the Quarter Section Line 876.11 feet and East 107.25 feet from the Center of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N0°23'05"E 190.78 feet; thence S89°36'55"E 370.00 feet thence S0°23'05"W 192.34 feet; thence N89°22'26"W 370.00 fee to the point of beginning.

Contains: ±1.36 Acres

VICINITY MAP

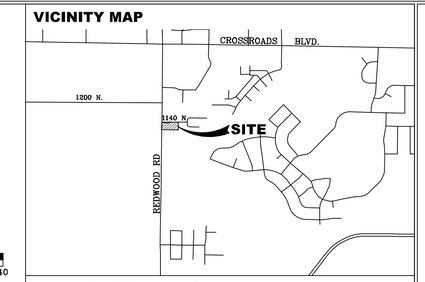


TABLE OF CONTENTS

SHEET 1	COVER
SHEET 2	DEMOLITION PLAN
SHEET 3	UTILITY PLAN
SHEET 4	DETAILS

TABULATIONS

OVERALL AREA	1.38 ACRES
PERVIOUS AREA (OPEN SPACE)	0.57 ACRES
IMPERVIOUS AREA	0.60 ACRES
BUILDING AREA	0.21 ACRES
BUILDING SQ. FT.	9,286 SQ. FT
PARKING REQ'D (5 PER 1000 SQ. FT.)	47 STALLS
PARKING PROVIDED	60 STALLS
REGULAR STALLS	57 STALLS
HANDICAP STALLS	3 STALLS
SENSITIVE LANDS	0.03 ACRES

NOTES

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LEGEND

EXISTING

WATER METER	
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	

PROPOSED

WATER	W
WATER VALVE	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
SHED CURB & GUTTER	
SENSITIVE LANDS AREA	
FLOW ARROW	

DEVELOPER / OWNER

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ENGINEER

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www.lei-eng.com

NOT FOR CONSTRUCTION

SARATOGA SPRINGS PROFESSIONAL BUILDING
SARATOGA SPRINGS, UTAH

CONCEPT 3

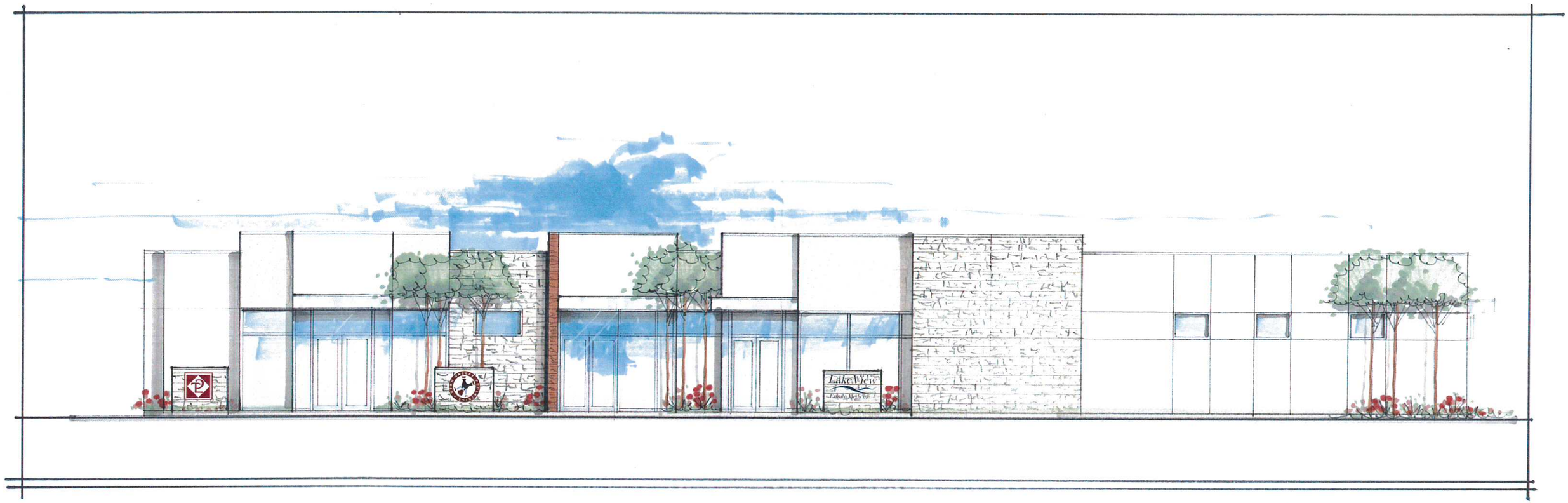
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1489
DRAWN BY: BAP
CHECKED BY: NKW
SCALE: 1" = 20'
DATE: 08/21/2014
SHEET 1

U:\LAND DESKTOP PROJECTS\2014\14-1489 BLAINE HALES SITE PLAN\DWG\14-1489 BLAINE HALES SITE PLAN 2 ADJUSTMENT.DWG 10/6/2014 4:08 PM

Exhibit 5
Elevations

RECEIVED SEP 02 2014



RIVERBEND OFFICES

HARRIS ARCHITECTURE

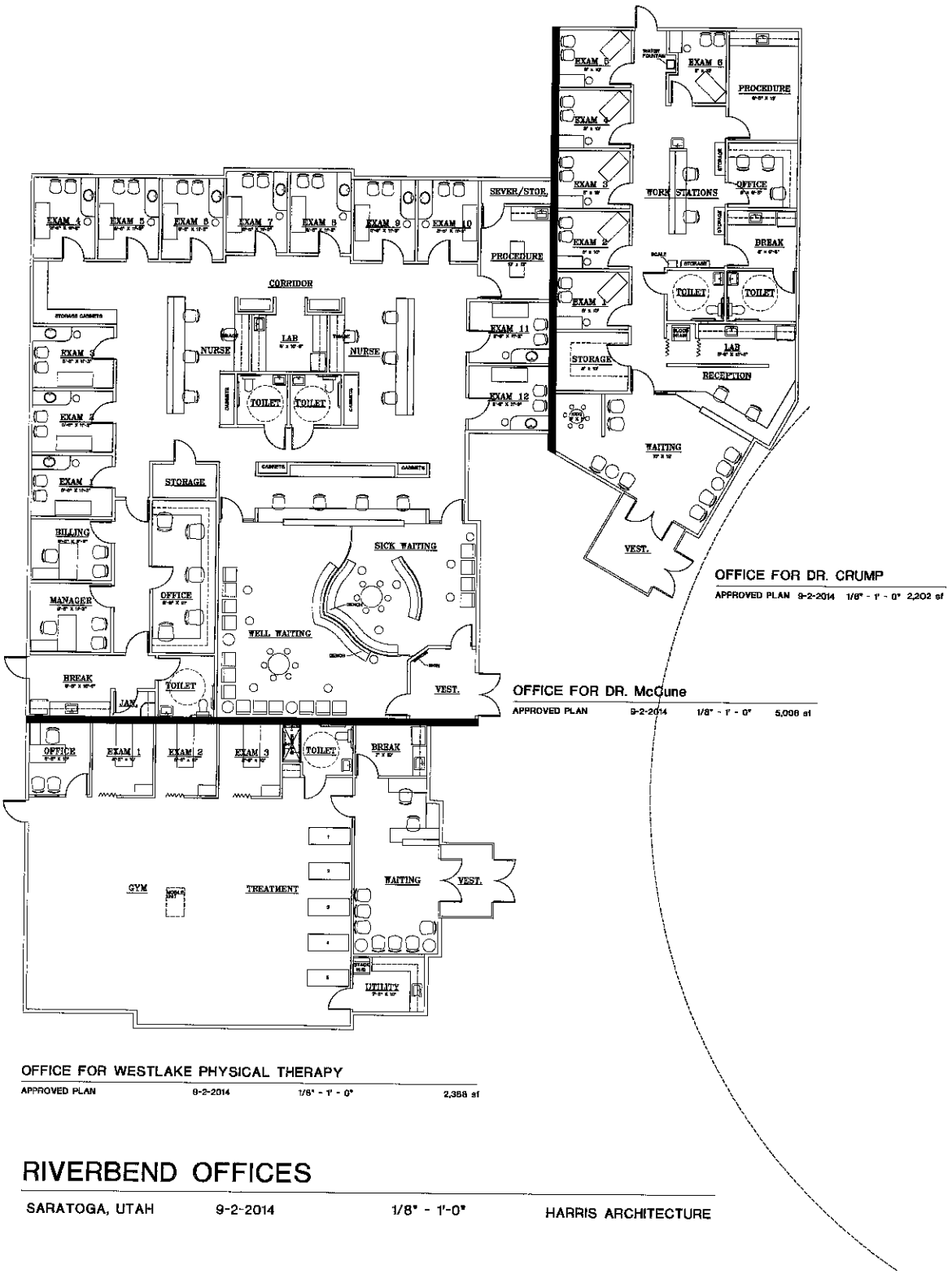
RIVERBEND OFFICES

HARRIS ARCHITECTURE

RIVERBEND OFFICES

HARRIS ARCHITECTURE

Exhibit 6
Floor Plans



RIVERBEND OFFICES

SARATOGA, UTAH 9-2-2014 1/8" - 1'-0" HARRIS ARCHITECTURE

Exhibit 7
Engineer's
Report

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Riverbend Medical
Date: October 23, 2014
Type of Item: Concept Plan Review

CITY OF
SARATOGA SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Blaine Hales*
Request:	*Concept Plan*
Location:	*Riverbend Commercial, 41 E. 1140 N.*
Acreage:	*1.626 acres - 1 lot*

C. Recommendation: Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Proposed Items for Consideration:

A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.

B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.

C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.

D. Incorporate a grading and drainage design that protects homes from upland flows.

E. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements. All storm water will need to be cleaned to remove 80% of the TSS 110 microns and larger.

F. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.

G. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

H. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.

I. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.

J. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.

K. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.

L. Developer shall ensure that the boundary description of the lot matches the River Bend Commercial recorded plat.

M. Developer shall work with the other commercial and residential property owners in the Riverbend development to develop and execute an access and maintenance agreement for the shared entrance road and for the shared landscaping and trail at the entrance of the project.

N. Developer shall ensure that project has a both a culinary and secondary water metered connection.

O. Developer shall complete the landscaping and streetscape improvements to the round-about on the entrance road

P. Developer shall comply with all county and state requirements and permitting processes for the removal and abandonment of any wells and septic tanks onsite.

Kimber Gabryszak, AICP
Planning Director

Planning Commission
Staff Report

Code Amendment
19.04 – Neighborhood Commercial Setback Exception
October 23, 2014
Public Hearing

Report Date:	Thursday, October 9, 2014
Applicant:	Blaine Hales on behalf of Riverbend Medical Office Building
Property Owner:	Saratoga Springs Professional Building, LLC
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Blaine Hales on behalf of the property owner, is requesting amendments to Section 19.04.20. "Neighborhood Commercial" to add a City Council granted setback exception option similar to the exception available in other commercial zones, with an increased exception of fifteen feet.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and choose from the options in Section H of this report. Options include a positive recommendation with or without modifications, a negative recommendation, or continuance.

B. Background: The applicant submitted an application for Concept Plan review of a commercial office building, along with a request to amend both the General Plan Land Use Map and Zone Map to Neighborhood Commercial (NC). Though the review process, it came to light that the property line for the subject property was further from Redwood Road than similar properties, and the required 25' setback would cause the building and signage to be less visible.

Other commercial zones permit the Council to grant up to one ten-foot setback exception, however the Neighborhood Commercial zone does not. To enable the building to be placed fifteen feet closer to Redwood Road, the applicant is requesting to add similar exception language to the NC zone, increasing the exception from ten to fifteen feet.

C. Specific Request:

Section 19.04.20 outlines the requirements for the NC zone. Specifically, the setback requirements are 25 feet from any property line.

The Regional Commercial, Office Warehouse, Industrial, Business Park, and Institutional/Civic zones contain an exception clause that allows the Council to "reduce no more than one setback by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property. The City Council may consider the quality of the proposed materials, landscaping improvements, or other buffers to determine if an aesthetically pleasing public view of the site will be created." This exception is not currently available in the NC, Mixed Use, or Mixed Lakeshore zones.

The proposed amendments to the NC zone are below:

19.04.20.5. Setbacks and Yard Requirements

a. All structures in this zone are required to maintain minimum setbacks as follows:
   i. Front: twenty-five feet.
   ii. Sides: twenty-five feet.
   iii. Rear: twenty-five feet.
   iv. Exceptions: the City Council may reduce no more than one setback requirement by up to fifteen feet if in its judgment the reduction provides a more attractive and efficient use of the property.

D. **Process:** Section 19.17.03 of the Code outlines the process for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
   Complies. *The application was submitted on September 25, 2014, and the hearing is within the 30 days.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
   Complies. *Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
   Complies. *Please see Section E of this report. After the Planning Commission recommendation, a public hearing will be scheduled with the City Council.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.
   Complies. *Please see Section E of this report.*

E. **Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; while the request is by one property owner, these amendments

are City-wide and no mailed notice was required. As of the date of this report, no public input has been received.

A public hearing with the City Council has been scheduled and will be noticed for November 18, 2014.

F. General Plan:

Land Use Element
The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs, and implementation of ordinances and guidelines to assure quality of development.

Staff conclusion: consistent
The proposed change provides additional flexibility in the exercise of property rights, while not being an automatic increase. The City Council gains flexibility while still having the ability to require quality development, protect aesthetics, and maintain the community identity.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

G. Code Criteria:

Code amendments are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council in making a decision, and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment

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;
   Consistent*. See Section F of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendment will permit the consideration of a setback exception, but is not automatic. The City Council will be able to ensure that the general welfare is not adversely affected when making exception decisions.*

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

   Consistent. *The stated purposes of the Code are found in section 19.01.04:*

   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   The amendment will permit the potential for additional use of private property, which may increase property values, while ensuring that appropriate standards are in place that will be effective and supportive of the General Plan.

   The request is for a fifteen foot exception, which brings the minimum setback for any yard down to ten feet. The current ten-foot exception in the RC, OW, I, and IC zones permits reduced setbacks of ten to twenty feet, which is a larger range. For consistency, Staff recommends that the Commission and Council consider modifying the request to state a ten-foot exception for consistency and orderly growth.

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.

   Consistent. *With Council consideration rather than an automatic reduction, the potential increased use of property will be limited and only implemented where it does not negatively impact the interests of the public and community.*

H. Recommendation / Options:

Staff recommends that the Planning Commission conduct a public hearing, discuss any public input received, and choose from the options below.

Option A – Positive Recommendation

Staff recommends that the Planning Commission choose to forward a **positive recommendation** on the amendment, as proposed or with modifications:

Motion: "Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendment to Section 19.04.20, with the Findings and Conditions below:

Findings:

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference, by supporting the goals and policies of the General Plan.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference, and will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions:

1. The setback exception shall be **ten/fifteen** feet.
2. The amendments shall be edited as directed by the Commission: _____
   a. _____
   b. _____
   c. _____

Alternative Option B – Continuance

Vote to **continue** the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: "I move to continue the amendments to Section 19.04.20 of the Code to the November 13th meeting, with the following changes to the draft:

_____

_____

_____

Alternative Option C – Negative Recommendation

Vote to forward a **negative** recommendation to the City Council for the proposed Code amendments.

Motion: "Based upon the evidence and explanations received today, I move to forward a **negative** recommendation to the City Council for the proposed amendments to Section 19.04.20 of the Code with the Findings below:

Findings

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Commission:_____

2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Commission: _____
3. _____
4. _____
5. _____

I. Exhibits:

1. Section 19.05.02.10, proposed amendments (page 7)
2. Applicant request packet & explanations (pages 8-11)

EXHIBIT 1

19.04.20.5. Setbacks and Yard Requirements

a. All structures in this zone are required to maintain minimum setbacks as follows:

i. Front: twenty-five feet.

ii. Sides: twenty-five feet.

iii. Rear: twenty-five feet.

iv. Exceptions: the City Council may reduce no more than one setback requirement by up to fifteen feet if in its judgment the reduction provides a more attractive and efficient use of the property.

REQUEST FOR CODE / ZONING AMENDMENT

Item: Request for amendment to the City code of Saratoga Springs City
Address: 41 East 1140 North, Saratoga Springs, UT
Date: September 24, 2014
Before: Planning Commission and City Council
Prepared by: Blaine Hales, Manager of Saratoga Springs Professional Building, LLC

Overview:

Mr. Blaine Hales and partners, owners of a parcel of land located at 41 East 1140 North requests an amendment to the Saratoga City Code. More specifically, Mr. Hales proposes to add an exception to the setback requirements in the Neighborhood Commercial Zone. This exception would allow the City Council to reduce one setback requirement by up to fifteen feet if in its judgment the reduction provides a more attractive and efficient use of the property.

Proposal:

The current city code relating to building setbacks in the Neighborhood Commercial zone (19.04.20) is as follows:

5. **Setbacks and Yard Requirements.**
    a. All structures in this zone are required to maintain minimum setbacks as follows:
        i. Front: twenty-five feet
        ii. Sides: twenty-five feet
        iii. Rear: twenty-five feet

I propose to add an exception that would allow the city council to reduce one setback by up to 10 feet under certain conditions. The following shows my proposal highlighted in red:

5. **Setbacks and Yard Requirements.**
    a. All structures in this zone are required to maintain minimum setbacks as follows:
        i. Front: twenty-five feet
        ii. Sides: twenty-five feet
        iii. Rear: twenty-five feet
        iv. Exceptions: The City Council may reduce no more than one setback requirement by up to fifteen feet if in its judgment the reduction provides a more attractive and efficient use of the property.

Purpose and Reasoning:

The purpose of this proposal is to allow for more flexibility in the design and layout of commercial buildings in the Neighborhood Commercial Zone. This same type of exception is already included in Saratoga City's Regional Commercial zone. The Regional Commercial zone allows a reduction up to 10 feet (in one setback) which could reduce the smallest setback of 20 feet down to 10 feet. My proposal allows a reduction up to 15 feet which could also reduce a single Neighborhood Commercial setback from 25 feet to 10 feet (equal to the Regional Commercial Zone).

Zoning codes often incorporate a one-size-fits-all policy to set standards for the development of properties within the city boundaries. For the most part, these standards are good for the community and the development of real estate. Commercial building sites however are often unique and can present difficult challenges in meeting all of the applicable physical and legal restrictions. Codes and/or restrictions that make sense in most cases might not be smart or reasonable in other situations. In these special circumstances it would be beneficial if the City had the option to make an exception. This amendment does not automatically change the setback standard for the Neighborhood Commercial Zone; it only allows the City Council to make a modification to a single setback if it makes common sense to do so in a special situation.

Application to our Development:

Our property fronts on Redwood road. Before we purchased the property, the previous owners developed a condominium project on the adjoining property to the rear (to the east). In 2007, as part of the site approval process, the original owners were required to dedicate a certain amount of land to the city for the road right of way and for a 30 foot wide landscape strip. Later, UDOT finalized the design for Redwood road and Saratoga Springs City transferred the street right of way to UDOT. The UDOT ownership includes the road and it also extends about 13 feet into the existing landscape strip. That left Saratoga Springs with the ownership of a strip of land approximately 43 feet wide. Instead of having a 30 foot landscape strip between our property and Redwood road, the city actually has a 43 foot wide strip of land. The city's 43 foot wide landscape strip coupled with UDOTS 13 feet of landscaping adds up to a 56 foot wide landscape strip between our property and the road. This puts our parcel of land 56 feet behind the physical roadway. The zoning for the Neighborhood Commercial Zone has standard setbacks of 25 feet on all sides. After applying the setback, our building will be placed approximately 81 feet east of redwood road. This is much deeper than typical.

If the landscape strip in front of our property was the standard 30 feet wide and we applied a setback of 25 feet, our building would only be located 55 feet from the road. This is 26 feet closer than the setback that is required in our special situation. If our proposal to amend the city code is accepted, the City Council would have the option to consider our unusual circumstances and reduce the required setback on Redwood road. This exception, if allowed, would permit us to place our building about 66 feet from the road instead of 81 feet.

Allowing this exception would be beneficial to the design of our site. It would allow us to have better visibility and exposure to traffic on Redwood road. It would save precious city water because the total strip of lawn area between the road and the building would be reduced by a width of 15 feet (or approximately 2,400 SF). Our site already has a very large amount of landscaping – far more than required by code. Moving the building 15 feet forward would also allow the construction of a few more parking places to the rear which greatly benefits the patients at a medical office building. Allowing this exception would not harm the city or our neighbors in any way. In fact, granting exceptions in cases like ours will allow for more consistency in the setbacks of commercial buildings in the city.

Summary:

We respectfully request the approval of our proposal to amend the city code. Granting this request will give the City Council the option to reduce a single set back on properties located in the Neighborhood Commercial zone, with the condition that the reduction proves to be more attractive or efficient in the development of a commercial building site.

Street and Landscape Map
Measurments for landscape area
Legend
41 E 1140 N, Saratoga Springs, UT 84045, USA
APN: 515080001
Citys portion of landscape strip 43 feet
Total landscape depth of 56 feet
Total landscape depth of 56 feet
41 E 1140 N, Saratoga Springs, UT 84045, USA
Citys portion of landscape strip 43 feet
Google earth
N