Planning Commission Meeting

Thursday, June 25, 2015
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

One or more members of the Commission may participate electronically in this meeting.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE PLANNING COMMISSION CHAIR.

Regular Session commencing at 6:30 P.M.

1. Pledge of Allegiance.

2. Roll Call.

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

4. Public Hearing and Possible Action: Preliminary Plat for Fox Hollow Neighborhood 6 Phase 2, 4A, 4B, 5 and 7 located at 3200 South Village Parkway, Wayne Reaves, applicant. Presented by Sarah Carroll.

5. Public Hearing and Possible Action: Minor Amended Site Plan for Utah Central Water Chlorination Facility located at 62 North 800 West, Cort Lambson, applicant. Presented by Scott Langford,

6. Public Hearing and Possible Action: Code Amendments for Title 19 (Sections 19.02, Definitions; 19.05, Supplemental Regulations; 19.06, Landscaping and Fencing; 19.12, Subdivisions; 19.13, Process; 19.15, Conditional Uses). Presented by Kimber Gabryszak.

7. Work Session: Discussion of Code Amendments.

8. Work Session: Discussion of Urban Design Committee.

9. Approval of Minutes:

   1. June 11, 2015.

10. Reports of Action.

11. Commission Comments.

12. Director's Report:
    - Council Actions
    - Applications and Approval
    - Upcoming Agendas
    - Other

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

14. 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.

Planning Commission
Staff Report

Preliminary Plat
The Villages at Saratoga Springs (Fox Hollow), Neighborhood 6
Phases 2, 4A, 4B, 5, and 7
June 25, 2015
Public Hearing

Report Date:	Thursday April 18, 2015
Applicant:	Wayne Reaves with JF Capital
Owners:	SCP Fox Hollow, Cardinal Land Holdings, Richmond American Homes
Location:	~ 3200 South Village Parkway
Major Street Access:	Village Parkway
Parcel Number(s) & Size:	59:012:0115, 59:012:0124, 59:012:0124, 59:013:0037, 59:012:0118, 59:012:0117, 59:013:0059, ~ 40.78 acres
Land Use Map Designation:	Low Density Residential
Parcel Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Adjacent Zoning:	R-3 PUD, Low Density Residential Planned Unit Development
Current Use of Parcel:	Undeveloped, roads and utility lines have been installed
Adjacent Uses:	Single-family lots
Previous Meetings:	MDA reviewed by PC and CC in 2013
Previous Approvals:	MDA approved by City Council 4-16-13
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of the Preliminary Plats for The Village of Fox Hollow Neighborhood 6 Phases 2, 4A, 4B, 5, and 7.

- Plat 6-2 is 6.27 acres and contains 27 lots ranging in size from 7,000-10,543 square feet
- Plat 6-4A is 6.03 acres and is an open space dedication plat that contains a water tank, an irrigation pond, and public open space. Of the 6.03 acres the applicant will improve and receive open space credit for 2.39 acres.
- Plat 6-4B is 12.76 acres and contains 44 lots ranging in size from 7,000-18,007 square feet
- Plat 6-5 is 12.49 acres and contains 37 lots ranging in size from 7,955-14,652 square feet
- Plat 6-7 is 3.23 acres and contains 12 lots ranging in size from 7,504-10,968 square feet

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 "H"

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of this report. Options include recommendation to the City Council for approval with conditions, continuation, or a recommendation for denial based on non-compliance with findings of specific criterion.

B. **Background:** Most of the roads and utility lines were constructed in 2006-2007, based on old approvals that were in place at that time. The applicant is proposing the same layout and lot sizes that were in place back then and is proposing to use the existing infrastructure. The subject property is subject to the "Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement" (the MDA), which is 250 pages in length and may be found on the City's website. The infrastructure and open space obligations are spelled out in the MDA and are reviewed later in this report.

C. **Specific Request:** The applicant is requesting approval of the Preliminary Plats for Neighborhood 6 Phases 2, 4A, 4B, 5, and 7. The proposed subdivision layout is very similar to the conceptual layouts shown on the exhibits in the Master Development Agreement and the expired approvals.

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. As of the date of this report no public input has been received regarding this application.

F. **General Plan: consistent.** 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 chart below indicates 144 lots within 45.38 acres, resulting in 3.17 units per acre; thus the proposed density is consistent with the General Plan.

Phase	Number of Lots	Size (acres)	Units per acre
Plat 6-1 (approved 10/15/13)	24	8.68	2.76
Plat 6-2	27	6.27	4.3
Plat 6-3 (not included in current MDA)			
Plat 6-4A	Open space	6.03	0
Plat 6-4B	44	12.76	3.45
Plat 6-5	37	12.49	2.96
Plat 6-7	12	3.23	3.72
Village Pkwy (subtract acreage)	Right of Way	(4.08)	0
Totals	**144***	**45.38**	**3.17**

*Note: 144 lots is 6 more than the maximum number of units allowed by the MDA (138), see the density discussion on page 3 of this report for further background and information. The density of 3.17 is below the 3.5 units per acre allowed by the MDA.

G. **Code Criteria:** The requirements for this property are governed by the Land Development Code and The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement. The property is zoned R-3 PUD, Low Density Residential Planned Unit Development; Section 19.04.11 regulates the R-3 zone. This project also falls within a Planned Unit Development (PUD) and is regulated by Chapter 19.07. Pertinent sections and Chapters along with the requirements of the MDA are reviewed below.

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Master Development Agreement

Density: can comply. The MDA allows up to 138 units and a maximum density of 3.5 units per acre within Neighborhood 6. The proposed plats include 144 units (6 extra lots), and a density of 3.17 units per acre; however, the 138 limit appears to be an oversight in the new MDA. A review of the history is outlined below.

- The old MDA allowed up to 162 lots within Neighborhood 6 (Plat 6-3 contains 24 lots and was recorded in 2008 under the old MDA reducing the density to 138 lots for the current MDA); but the 2006 final plat approval allowed for 6 extra lots due to changes in the Foothill Boulevard alignment.
- In 2006, approximately 10 acres was added to Neighborhood 6 due to changes in the Foothill Boulevard alignment which allowed for six more lots.
- The 2006 final plat staff report states "This 66.97 acre neighborhood is comprised of 172* single-family lots, a future church site and approximately 6 acres of open space which will facilitate a water tank and detention pond. The number of units in this neighborhood is slightly higher than what was approved with the Master Development due to the alignment of Foothill Boulevard. Several lots were lost with the most recent changes in the alignment of Foothill Boulevard and will be made up with this and other Neighborhoods throughout the project."
  *this indicates 10 extra lots, but the walkways were given lot numbers at that time; there are actually 6 extra lots and 4 walkways.
- After the 2006 approvals the applicant constructed the infrastructure, including the roads and utility lines and utility stubs to each lot, in accordance with the plans that were approved at that time. Removing six lots will result in many road cuts to remove existing utility stubs.
- Plat 6-3 was recorded in 2008 and contains 24 lots within 6.97 acres. If this plat is considered, the density for all of Neighborhood 6 is 2.97 units per acre (168 lots/56.43 acres).

Based on the history outlined above, and because the utility lines and stubs and the roads are in place, staff recommends that the applicant submit a Master Development Plan Amendment application in order to request an increase from 138 to 144 lots. In the meantime, six lots need to be removed from the current request. The applicant would like to pursue this option and they are proposing to leave off two lots in Plat 6-4B and four lots in Plat 6-5 (these lots are highlighted in the attachments).

Infrastructure Requirements: can comply. According to the MDA, the developer will be required to complete the following items, as described in Exhibit L of the MDA, and outlined below.

- R-1, Swainson Boulevard: Swainson Blvd has been constructed and the road dedication plat has been approved by the City Council. The applicant still needs to pay water fees, bond, and record. This plat shall be recorded prior to or simultaneous with the recordation of any Neighborhood 6 plats.

- R-2, Wildlife Boulevard: The Plans have been approved by Engineering and the Plat approved by City Council. The applicant will need to pay review and inspection fees prior to commencing construction on the project and will need to post a bond and pay water fees to record the plat. The Development and Reimbursement Agreement between the City and SCP Fox Hollow dated 11/13/2012 allows Neighborhood 6 to move forward prior to the completion of Wildlife Boulevard.

- R-3, Village Parkway: The construction drawings for Village Parkway are included with the N-6 construction drawings that were previously approved and mostly constructed. Each phase of N-6 will need to complete any remaining work or punch list items within the plat boundary. Plats that require access onto Village Parkway like 6-5, 6-6, and 6-7 will require that all portions of Village Parkway below those points of access are completed including any outstanding punch list items for Village Parkway.

- SD-11, N-4 North Detention Basin: Plans for this detention basin have not yet been approved; this basin will need to be completed with N-4 or with any other neighborhood that requires the basin for adequate detention volume. Completion of this basin will not be required with N-6 if the existing system has sufficient capacity for the neighborhood. This basin is anticipated to be completed with Neighborhood 2, 4, or 5 whichever requires it first.

- W-5, Zone 3 Booster Station: The culinary portion of this booster station has been completed; the secondary portion of this booster station is still not operational. The Development and Reimbursement Agreement between the City and SCP Fox Hollow dated 11/13/2012 allows Neighborhood 6 to move forward prior to the completion of the secondary system.

- W-6, Zone 3 Secondary Irrigation Pond: Plans for the zone 3 irrigation plan have been approved and substantial work on the project has been completed but it is not yet operational. The offsite waterlines and drainage facilities for the irrigation pond still need to get approved plans and be constructed and the booster station also needs to be completed to make this facility operational. The Development and Reimbursement Agreement between the City and SCP Fox Hollow dated 11/13/2012 allows Neighborhood 6 to move forward prior to the completion of the secondary system.

- W-7, Zone 3 18" Secondary Irrigation Main: Plans have not yet been approved; the waterline was installed by the previous developer but is not yet operational. The Development and Reimbursement Agreement between the City and SCP Fox Hollow dated 11/13/2012 allows Neighborhood 6 to move forward prior to the completion of the secondary system.

MDA Open Space Requirements: can comply. The MDA outlines the open space requirements in Exhibit I and allows the applicant to improve master planned open space areas or complete punchlist items listed in Exhibit N. The applicant would like to use "banked" open space improvements that are nearing completion for some of their open space obligation and would like to complete punchlist items to meet the remaining requirement. The Master HOA is anxious for the completion of the punchlist items in existing parks.

<u>Open Space Areas to be improved:</u>
Open Space Dedication Plat 6-4A includes Open Space 1B as identified in the MDA. The MDA allows Open Space 1B to be improved to meet the open space obligations. Landscape plans were approved for 2.39 acres of improved area within this plat in 2013 with the approval of Plat 6-1. Of the 2.39 acres, 1.45 acres was proposed and approved for the open space obligations for Plat 6-1, leaving **0.94** acres that may be used towards the open space requirements for future phases. The applicant is requesting to use the 0.94 acres to satisfy some of the open space obligations for Plats 6-2, 6-4B, 6-5, and 6-7.

Plat 1-7A was also approved in 2013 and included Open Space 1A as identified in the MDA. The MDA allows Open Space 1A to be improved to meet the open space obligations. Landscape plans were approved for this area (2.07 acres) in 2013 with the approval of Plat 1-7A. Of the 2.07 acres, 0.86 acres was proposed and approved to meet the open space obligations for Plat 1-7A, leaving **1.21** acres that may be used towards the open space requirements for future phases. The applicant is requesting to use the 1.21 acres to satisfy some of the open space obligations for Plats 6-2, 6-4B, 6-5, and 6-7.

The applicant shall improve 4.747 acres of open space or improve punchlist items. They would like to use the "banked" open space from above first and then complete punchlist items, in the amount detailed below. The total "banked" open space is **2.15 acres**.

<u>Punchlist items, amount:</u>
After applying the 2.15 acres from above, the applicant is choosing to complete punchlist items from Exhibit N. The total project area for Plats 6-2, 6-4B, 6-5, and 6-7, after subtracting the Villages Parkway

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right of way, is **26.59;** this total has been used for the determinations below. The formula from Exhibit I results in the following expenditure requirement that shall be used towards the punchlist items:

a.	Open Space Area to be improved:	4.747 acres
b.	"Banked" improved Open Space:	2.15 acres
c.	Remaining acreage to improved:	2.597 (N/A when improving punchlist items)
d.	Open Space Classification (6) Cost:	$64,976.00
e.	**Punchlist Open Space Budget (c*d):**	**$168,749.85**

The applicant shall coordinate with the HOA regarding the priority of completion for the punchlist items listed in Exhibit N and shall submit receipts to the City to indicate fulfillment of this requirement.

Escrow obligation for Regional Park:
The formula from Exhibit I results in the following escrow obligation that shall be paid towards the Regional Park: $745.14 x 26.59 acres = **$19,813.27**

Section 19.04.11, Low Density Residential (R-3)

Permitted or Conditional Use: complies. "Single Family Dwellings" are a permitted use in the R-3 zone. The proposed preliminary plats indicate 144 single-family lots for single family dwellings; the proposed use is a permitted use in the R-3 zone.

Minimum Lot Size: variation requested. The minimum lot size for any use in this zone is 10,000 square feet. However, lot sizes may be reduced through the PUD process and the applicant is requesting lots ranging in size from 7,000 to 18,007 square feet in size. See "variations" later in this report.

Setbacks/Yard Requirements: variation requested. The R-3 zone requires front setbacks of 25 feet, side setbacks of 8 feet and 12 feet, and rear setbacks of 25 feet. For corner lots the minimum setback is 25 feet in the front and 20 feet on the side.

However, setbacks may be reduced through the PUD process and the applicant is requesting a 20' rear setback.

Minimum Lot Width: complies. Every lot in this zone shall be 70 feet in width at the front building setback. The proposed lots comply with this requirement.

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.

Maximum Height of Structures, Maximum Lot Coverage, Minimum Dwelling Size: can comply. 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.

Fencing: can comply. Section 19.06.09 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."
Fencing is required around the open spaces and along the Village Parkway trail corridor; this has been included as a condition of approval. Fences around the open space shall be 6' tall semi-private tan vinyl fencing. Fencing along Village Parkway shall match existing fencing that is adjacent to this corridor.

19.07 Planned Unit Development (PUD)

Process: Section 19.07.10 states "PUD is reviewed in a three-step process: 1) concept plan review, 2) preliminary plat review, 3) final plat review.

1. Concept Plan Review:
   This section requires Conceptual plan review prior to preliminary plat review.

   Staff finding: complies. *The proposed layout is similar to the conceptual layouts shown within the MDA and the expired approvals that were granted in 2006.*
2. Preliminary PUD Plat Review:
   This section requires the preliminary PUD plans to comply with the project densities, density bonuses, clustering, preservation of open space, etc. and requires the architectural plans to be reviewed. The architectural elevations are required to be reviewed by the Urban Design Committee prior to review by the Planning Commission, and should demonstrate continuity and uniform architectural themes, features, and styles for all structures within the project, including types of materials. The Planning Commission shall hold a public hearing and "either recommend approval, approval with conditions, or denial of the application to the City Council." Following the Planning Commission's action, the application shall be forwarded to the City Council for action.

   Staff finding: can comply. *The applicant intends to sell the lots to Richmond American Homes and to Fieldstone Homes. The architectural elevations were reviewed by the Urban Design Committee prior to review by the Planning Commission (see "Urban Design Committee" below). The Planning Commission will hold a public hearing and make a recommendation to the City Council.*

   Urban Design Committee:
   The Urban Design Committee reviewed the attached renderings on June 17, 2015. They did not have any comments and recommended approval of the proposed elevations (attached). Both home builders have built in Fox Hollow previously.

3. Final PUD Plat Review:
   This section requires final plats to be prepared in compliance "with the action of the City Council on any preliminary plat application" and shall also comply with any conditions of the preliminary plat approval. The City Council shall review the final plat plans for compliance with the conditions of the preliminary plat plans at a later date.

   Staff finding: can comply. *The current application is for the preliminary plat. Final plat applications will be reviewed simultaneously when the applications are presented to the City Council.*

Variations Requested:
The applicant is requesting a minimum lot size of 7,000 square feet (a 70% reduction) and a minimum rear setback of 20' (an 80% reduction).

<u>Conditions for Variations</u>:
Section 19.07.07 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."

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Overall Staff finding: complies. *The requested variations do not include variations related to uses allowed within the zone. Granting a variation to the minimum rear setbacks and minimum lot size will not adversely affect the rights of adjacent landowners or residents because lots of similar sizes and widths are found within the PUD. The variations will not adversely affect the public health, safety, or general welfare because allowing smaller lots and a reduced rear setback within Fox Hollow allows for larger open spaces. 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 because the PUD section allows for variations to be considered and neighboring phases have received similar variations. The MDA requires 30% open space along with a regional park that will be dedicated to the City. The open space throughout the development will offset the variations being requested and thus the variations will not adversely affect neighboring property.*

Criteria for Variations:
Section 19.07.06(3) outlines the criteria for approval of variations as reviewed below.

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.

    Staff finding: can comply. *The requested variations are for the minimum rear setback and the minimum lot size and are not use variations. The City Council is the approval authority for the requested variations.*

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.

    Staff finding: complies with MDA. *The applicant is requesting a minimum lot size of 7,000 square feet (a 70% reduction) and a minimum rear setback of 20′ (an 80% reduction). Although these variations are greater than 25%, this limit was added to the Code in July 2013 and the MDA prohibits changes to the code that prevent the uses allowed by the MDA. The MDA was signed and recorded on June 20, 2013 and outlines specific densities for each phase of development. Page 3, Section 3 of the MDA states:*

    > *Land uses in these zoning designations shall be governed by Title 19 of the City Code in effect at the time of preliminary plat application, except to the extent that this Agreement is more restrictive. Except as otherwise provided herein, the City shall not change the zoning designation (PUD R-3, Commercial, or BP (if requested by Neighborhood 7 Developer)) on the Property until this Agreement is no long in effect, nor shall the City amend its Land Development Code to prohibit any of the land uses as identified in the Master Development Plan. In an event of a conflict between the R-3 zone and PUD overlay zone requirements of Title 19, the PUD Overlay zone requirements shall take precedence.*

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

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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.

Staff finding: complies. *The PUD Overly requires additional open space in exchange for density. This was negotiated and approved with the MDA.*

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.

Staff finding: complies. *These plats do not include any homes that are closer than 20′ to the boundary of the PUD.*

H. 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 Preliminary Plats Fox Hollow Neighborhood 6, Phases 2, 4A, 4B, 5, and 7, located at approximately 3200 South Village Parkway, 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 "F" 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 "G" 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. Six lots shall be removed from the proposed plats and the applicant may pursue an MDA amendment to request an increase in the maximum number of units allowed in Neighborhood 6.
4. The following variations are approved:
    i. The minimum lot size shall be 7,000 square feet
    ii. The minimum rear setback shall be 20 feet
5. Fences shall be installed around the open space and shall be 6′ tall semi-private tan vinyl fencing.
6. Fencing shall be installed along Village Parkway and shall be compatible with adjacent fencing along Village Parkway. Colors and materials shall be approved by the HOA.
7. The pedestrian connection on Plat 6-4A shall be dedicated to the HOA. The remaining open space within this plat shall be dedicated to the City.
8. The applicant shall meet the open space and regional park escrow obligations as detailed on pgs 4-5 of this report.
9. Prior to issuance of a building permit, architectural elevations are subject to approval by the HOA.

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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 to whether the application meets the requirements of City ordinances, 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 recommendation for denial to the City Council deny the proposed preliminary plats for Fox Hollow Neighborhood 6 Phases 2, 4A, 4B, 5, and 7, located at approximately 3200 South Village Parkway. I find that the application does not meet the requirements of the City ordinances as more specifically stated below."

List findings for denial:

_____
_____
_____
_____

I. Exhibits:

A. Engineering Staff Report
B. Location Map
C. Proposed Preliminary Plats
D. Proposed Plat 6-4B and 6-7, removing 6 lots
E. Proposed Elevations – Richmond American
F. Proposed Elevations – Fieldstone Homes

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City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Villages at Fox Hollow Neighborhood 6
Phases 2, 4A, 4B, 5, and 7
Date: June 17, 2015
Type of Item: Preliminary and Final Plat Approval

Description:

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

B. Background:

Applicant:	*Wayne Reaves*
Request:	*Preliminary Plat and Final Plat Approval*
Location:	*3200 S. Village Parkway*
Acreage:	*40.78 acres – 120 lots*

C. Recommendation: Staff recommends the approval of preliminary plat and 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 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. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements.

G. Developer shall install cut-off channel drainage swales where required to keep upland lots from discharging onto lower lots or to protect lots from upland flows.

H. All work is 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 test 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 drawing in AutoCAD format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period. The submittal must have all required changes and match the City's standard plat format.

L. Developer shall stabilize and reseed all disturbed areas.

M. Developer shall improve open space OS-1B as per the MDA and the approved landscaping plans including trail, enhancement of native landscaping, and removal of invasive species.

N. Developer shall also place into escrow the proportional share for the regional park as specified by the MDA.

O. Developer shall place $3,750 into escrow with each recorded lot in water zone 3 as specified by the Zone 3 Water Agreement.

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

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

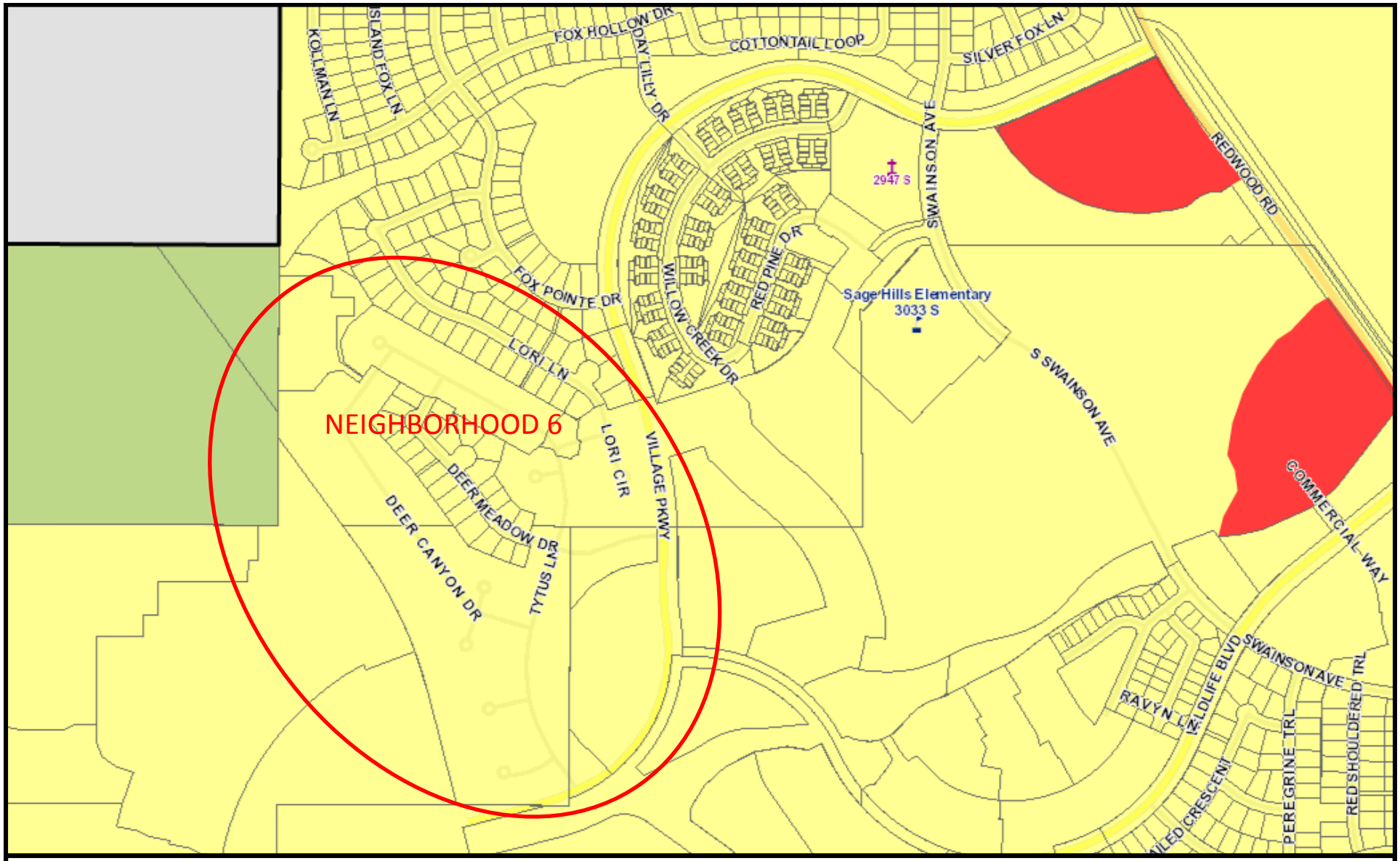
C. Developer shall provide plans for and complete all improvements within pedestrian corridors.

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

E. Final plats and plans shall include an Erosion Control Plan that complies with all City, 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.

F. Overhead power lines and guy wires shall not be permitted within residential lots

G. Unused Utility mains and laterals shall be removed back to the main and capped.

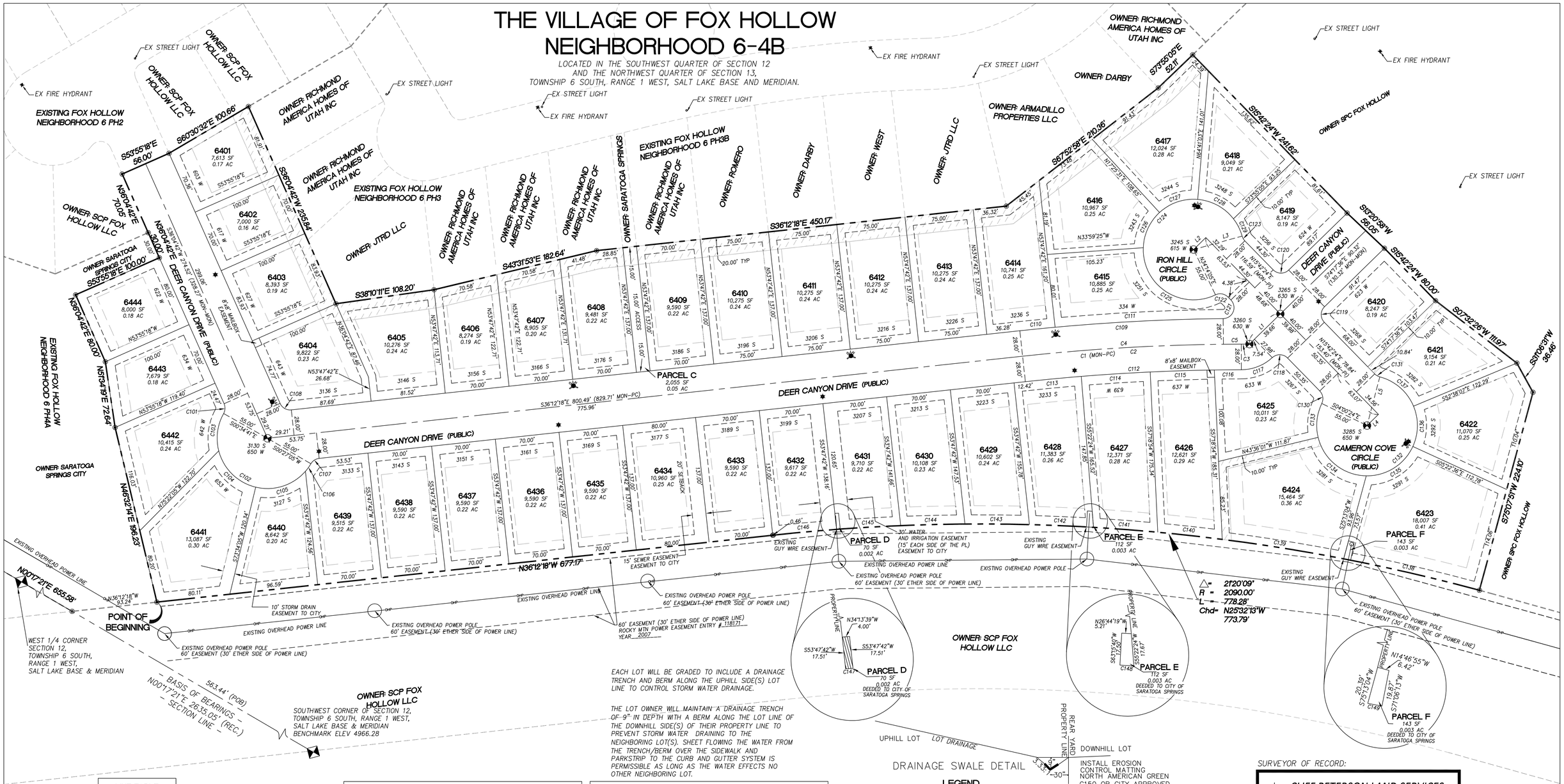


ZONING / LOCATION MAP

EXHIBIT C: PROPOSED PRELIMINARY PLAT

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4B

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



EACH LOT WILL BE GRADED TO INCLUDE A DRAINAGE TRENCH AND BERM ALONG THE UPHILL SIDE(S) LOT LINE TO CONTROL STORM WATER DRAINAGE.

THE LOT OWNER WILL MAINTAIN A DRAINAGE TRENCH OF 9" IN DEPTH WITH A BERM ALONG THE LOT LINE OF THE DOWNHILL SIDE(S) OF THEIR PROPERTY LINE TO PREVENT STORM WATER DRAINING TO THE NEIGHBORING LOT(S). SHEET FLOWING THE WATER FROM THE TRENCH/BERM OVER THE SIDEWALK AND PARKSTRIP TO THE CURB AND GUTTER SYSTEM IS PERMISSIBLE AS LONG AS THE WATER EFFECTS NO OTHER NEIGHBORING LOT.

LINE TABLE

LINE	BEARING	DIST
L1	S74°17'36"E	47.20'
L2	S74°17'36"E	18.71'
L3	N45°29'20"W	55.00'
L4	S74°17'36"E	17.40'
L5	S74°39'24"W	55.00'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	248.29'	2255.00'	6°18'31"	124.27'	N33°03'02"W	248.16'
C2	239.38'	2255.00'	6°04'56"	119.80'	N33°09'50"W	239.27'
C3	8.91'	2255.00'	0°13'35"	4.45'	N30°00'34"W	8.91'
C4	219.88'	2255.00'	5°35'12"	110.02'	N33°24'42"W	219.79'
C5	28.41'	2255.00'	0°43'19"	14.21'	N30°15'26"W	28.41'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C101	11.17'	12.00'	53°20'37"	6.03'	N62°45'01"E	10.77'
C102	171.80'	55.00'	178°58'14"	6121.32'	S00°03'48"E	110.00'
C103	42.19'	55.00'	43°56'58"	22.19'	S67°26'50"W	41.16'
C104	59.42'	55.00'	61°54'16"	32.99'	S14°31'13"W	56.58'
C105	59.94'	55.00'	62°26'31"	33.33'	S47°39'11"E	57.02'
C106	10.25'	55.00'	10°40'28"	5.14'	S84°12'40"E	10.23'
C107	11.17'	12.00'	53°20'37"	6.03'	N62°52'36"W	10.77'
C108	15.14'	12.00'	72°17'00"	8.76'	S00°03'48"E	14.15'
C109	222.61'	2283.00'	5°35'12"	111.39'	N33°24'42"W	222.52'
C110	38.72'	2283.00'	0°58'18"	19.36'	N35°43'09"W	38.72'
C111	183.89'	2283.00'	4°36'54"	91.99'	N32°55'33"W	183.84'
C112	236.41'	2227.00'	6°04'56"	118.31'	N33°09'50"W	236.30'
C113	61.34'	2227.00'	1°34'41"	30.67'	N35°24'57"W	61.34'
C114	75.47'	2227.00'	1°56'30"	37.74'	N33°39'21"W	75.47'
C115	70.01'	2227.00'	1°48'04"	35.01'	N31°47'04"W	70.01'
C116	29.58'	2227.00'	0°45'40"	14.79'	N30°30'11"W	29.58'
C117	37.14'	50.00'	42°32'56"	19.47'	S51°23'50"E	36.28'
C118	18.51'	12.00'	88°22'42"	11.67'	N28°28'57"W	16.73'
C119	18.85'	12.00'	90°00'00"	12.00'	S60°42'24"W	16.97'
C120	18.85'	12.00'	90°00'00"	12.00'	S29°17'36"E	16.97'
C121	28.00'	12.00'	133°40'30"	28.05'	N82°32'39"E	22.07'
C122	14.97'	12.00'	71°28'19"	8.63'	N20°01'45"W	14.02'
C123	6.03'	12.00'	28°48'16"	3.08'	S30°06'35"W	5.97'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C124	269.05'	55.00'	280°16'39"	45.92'	S84°22'25"W	70.50'
C125	113.14'	55.00'	117°51'28"	91.28'	S03°09'50"W	94.22'
C126	43.52'	55.00'	45°19'52"	22.97'	S84°45'32"W	42.39'
C127	45.37'	55.00'	47°15'30"	24.06'	N48°56'43"W	44.09'
C128	45.76'	55.00'	47°39'55"	24.30'	N01°29'00"W	44.45'
C129	21.27'	55.00'	22°09'47"	10.77'	N33°25'51"E	21.14'
C130	14.72'	12.00'	70°17'05"	8.45'	N50°50'57"E	13.81'
C131	6.50'	12.00'	31°03'13"	3.33'	S00°10'48"W	6.42'
C132	270.07'	55.00'	281°20'18"	45.07'	S54°40'40"E	69.32'
C133	38.01'	55.00'	39°35'31"	19.80'	S66°11'44"W	37.25'
C134	72.44'	55.00'	75°27'55"	42.56'	S08°40'01"W	67.31'
C135	63.65'	55.00'	66°18'39"	35.93'	S62°13'16"E	60.15'
C136	45.37'	55.00'	47°15'32"	24.06'	N60°59'39"E	44.09'
C137	50.60'	55.00'	52°42'42"	27.25'	N11°00'32"E	48.83'
C138	152.28'	2090.00'	4°10'28"	76.17'	N16°57'23"W	152.24'
C139	134.36'	2090.00'	3°41'00"	67.20'	N20°53'07"W	134.34'
C140	70.87'	2090.00'	1°56'35"	35.44'	N23°41'54"W	70.87'
C141	70.39'	2090.00'	1°55'46"	35.20'	N25°38'05"W	70.38'
C142	62.70'	2090.00'	1°55'09"	35.00'	N27°33'33"W	70.00'
C143	70.49'	2090.00'	1°55'57"	35.25'	N29°29'05"W	70.48'
C144	70.25'	2090.00'	1°55'33"	35.13'	N31°24'50"W	70.25'
C145	70.09'	2090.00'	1°55'17"	35.05'	N33°20'15"W	70.09'
C146	69.55'	2090.00'	1°54'24"	34.78'	N35°15'06"W	69.55'
C147	4.00'	2090.00'	0°06'35"	2.00'	N34°14'36"W	4.00'
C148	7.64'	2090.00'	0°12'34"	3.82'	N26°42'15"W	7.64'
C149	7.87'	2090.00'	0°12'56"	3.93'	N18°56'09"W	7.87'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

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
- DRAINAGE EASEMENT TO CITY. WIDTHS SHOWN ON PLAT. DRAINAGE SWALE REQUIRED PRIOR TO OCCUPANCY. SEE DETAIL THIS SHEET.
- 30%-40% SLOPES
- 40%-50% SLOPES
- C156 CURVE (SEE CURVE TABLE)
- 3165 S 490 W MONUMENT

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

SEE SHEET 1 FOR LINE AND CURVE TABLES

SEE SHEET 2 FOR OVERALL MAP

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

SHEET NO 2/2

PROJECT ENGINEER:

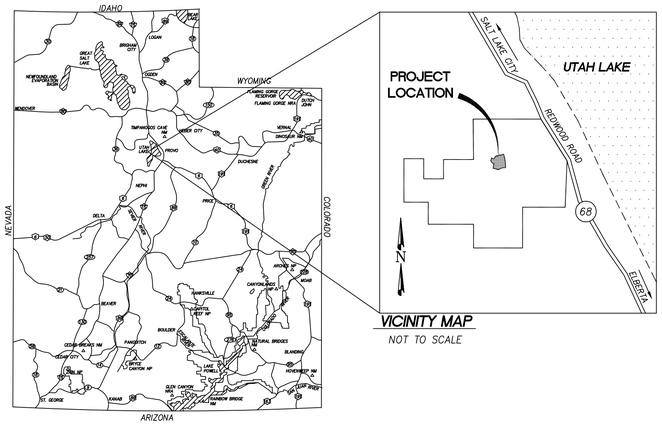
GATEWAY CONSULTING, L.L.C.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-4B

EXHIBIT C: PROPOSED PRELIMINARY PLAT

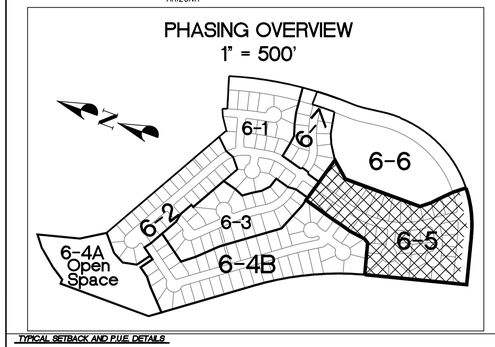
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

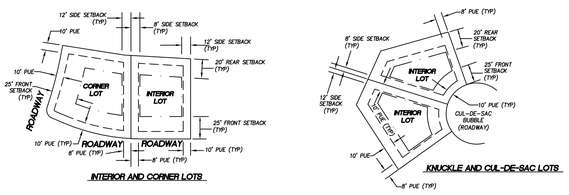


VICINITY MAP

NOT TO SCALE



TYPICAL SETBACK AND PUE DETAILS



NOTES:
1) 10 FEET PUE FRONT, REAR AND STREETS. 8' PUE SIDES.
2) REAR YARD SETBACK=25 FEET
3) SIDE YARD SETBACK=8 AND 12 FEET (TOTAL=20 FEET)
4) STREET SETBACK=25 FEET

NOT TO SCALE

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	**CENTURY LINK**
APPROVED THIS _____ DAY OF _____, A.D. 20____.	APPROVED THIS _____ DAY OF _____, A.D. 20____.
COMCAST CABLE TELEVISION	CENTURY LINK

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

PLAT NOTES

1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the ____17th____day of _____March_____, 20_15___.
2) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
3) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
4) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds are posted by the current owner of the project pursuant to city code.
6) 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.
7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are 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.
8) All open space and trail improvements located herein are to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.
9) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
10) There are no private streets in this development phase.
11) Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.
12)) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.
13) All UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

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

SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, Ut 84104

ACKNOWLEDGMENT (CORPORATE)

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

ACKNOWLEDGMENT (CORPORATE)

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

ACKNOWLEDGMENT (CORPORATE)

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

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. __167172____, 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 Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 753.85 feet, S 00°11'07" W along the section line and 793.92 feet, S 89°48'53" E from the Southwest Quarter corner of said Section 12, said point being on the "The Village of Fox Hollow Neighborhood 6-ph4B" boundary line and running thence along said boundary the following 6 calls; 1) N 75°07'51" E, 224.10 feet; 2) thence N 31°06'31" E, 36.46 feet; 3) thence N 07°32'26" E, 111.97 feet; 4) thence N 15°42'24" E, 80.00 feet; 5) thence N 13°20'58" E, 56.06 feet; 6) thence N 15°42'24" E, 241.62 feet to the boundary line of "The Village of Fox Hollow Neighborhood 6-ph1" running thence S 73°55'05" E, 156.00 feet; thence S 74°17'36" E, 188.08 feet; thence S 40°53'07" W, 151.00 feet; thence S 00°13'43" W, 554.54 feet; thence S 38°14'05" E, 81.93 feet; thence S 46°43'14" E, 80.00 feet; thence S 44°39'53" E, 89.61 feet; thence S 38°33'21" E, 96.50 feet to a 803.50-foot radius curve to the right; thence along arc of said curve 338.01 feet through a delta of 24°06'15" (chord bears S 63°29'47" W 335.54 feet), thence S 75°32'54" W 344.08 feet, thence N 14°27'06" W, 700.40 feet to the point of curvature with a 2090.00-foot radius curve to the left; thence along arc of said curve 15.23 feet through a delta of 00°25'03" (chord bears N 14°39'37" W, 15.23 feet) to the point of beginning.

Contains 12.49 acres, more or less and 37 lots.

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 NEIGHBORHOOD 6-5

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_____

SCP FOX HOLLOW LLC | PRONOVA HOLDINGS 4 LLC

CARDINAL LAND HOLDINGS IV LLC

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 at

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 PUBLIC PURPOSES FOR 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 NEIGHBORHOOD 6-5 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

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

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

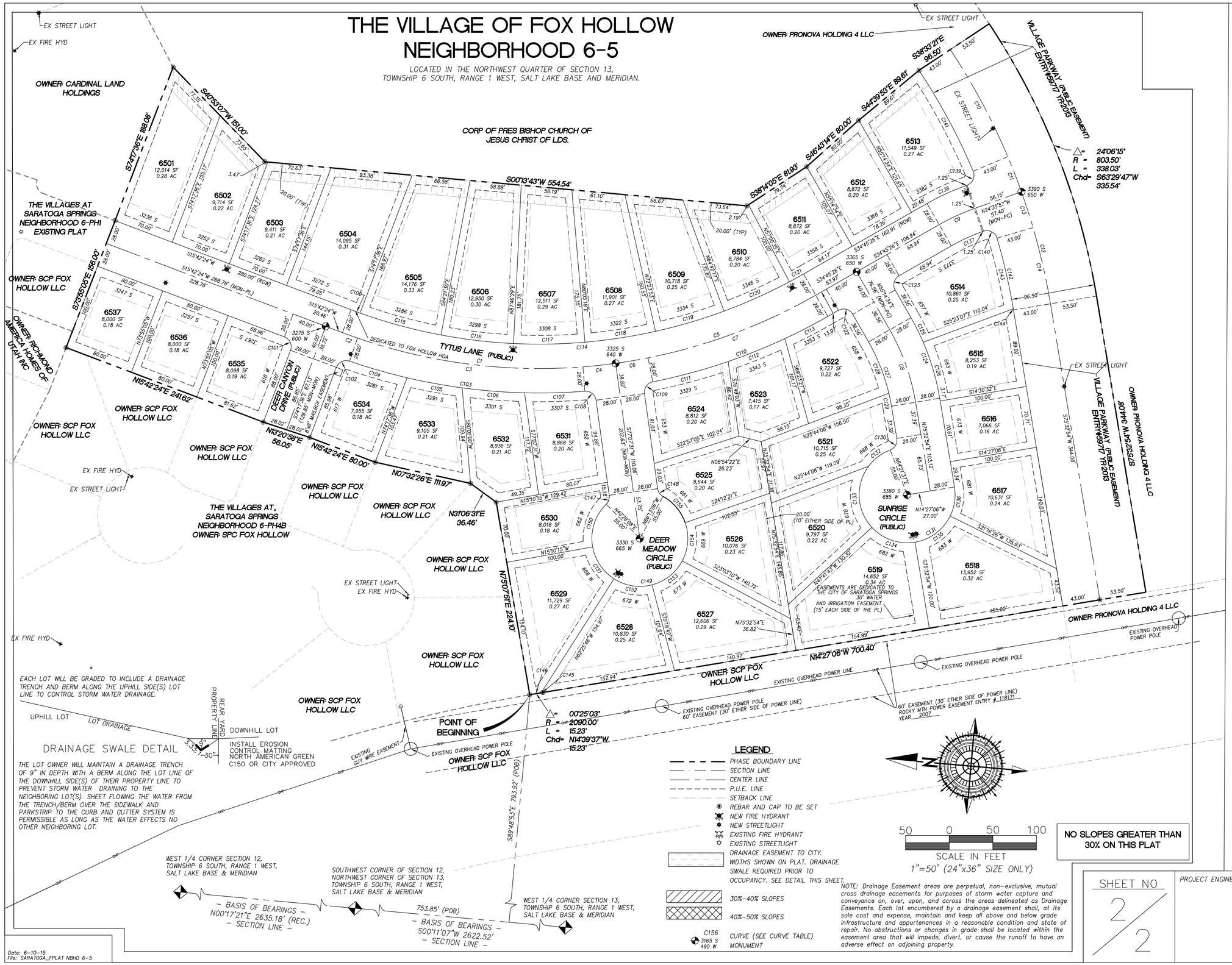
SP-1

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-5

EXHIBIT C: PROPOSED PRELIMINARY PLAT

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C100	10.95'	610.00'	1°01'42"	5.47'	N15°11'33"E	10.95'
C101	18.85'	12.00'	90°00'00"	12.00'	N60°42'24"E	16.97'
C102	18.50'	12.00'	88°20'54"	11.66'	N30°07'09"W	16.72'
C103	273.71'	666.00'	23°32'51"	138.82'	S02°16'53"W	271.79'
C104	68.60'	666.00'	5°54'05"	34.33'	S11°06'15"W	68.57'
C105	64.24'	666.00'	5°31'36"	32.14'	S05°23'25"W	64.22'
C106	71.71'	666.00'	6°10'09"	35.89'	S00°27'28"E	71.68'
C107	69.16'	666.00'	5°57'01"	34.61'	S06°31'03"E	69.13'
C108	18.14'	12.00'	86°37'04"	11.31'	N33°48'59"E	16.46'
C109	18.14'	12.00'	86°37'04"	11.31'	N59°33'57"W	16.46'
C110	215.05'	666.00'	18°30'01"	108.47'	S25°30'26"E	214.11'
C111	89.49'	666.00'	7°41'55"	44.81'	S20°06'22"E	89.42'
C112	70.03'	666.00'	6°01'29"	35.05'	S26°58'04"E	70.00'
C113	55.53'	666.00'	4°46'37"	27.78'	S32°22'08"E	55.51'
C114	526.32'	610.00'	49°26'08"	280.80'	S10°02'22"E	510.14'
C115	96.21'	610.00'	9°02'13"	48.21'	S10°09'36"W	96.11'
C116	83.76'	610.00'	7°52'01"	41.94'	S01°42'29"W	83.69'
C117	81.83'	610.00'	7°41'11"	40.98'	S06°04'07"E	81.77'
C118	81.88'	610.00'	7°41'26"	41.00'	S13°45'25"E	81.81'
C119	81.91'	610.00'	7°41'36"	41.01'	S21°26'55"E	81.84'
C120	82.22'	610.00'	7°43'23"	41.17'	S29°09'24"E	82.16'
C121	18.51'	610.00'	1°44'20"	9.26'	S33°53'16"E	18.51'
C122	18.85'	12.00'	90°00'00"	12.00'	N10°14'34"E	16.97'
C123	18.85'	12.00'	90°00'00"	12.00'	N79°45'26"W	16.97'
C124	98.52'	278.00'	20°18'20"	49.78'	N65°23'44"E	98.01'
C125	31.51'	278.00'	6°29'36"	15.77'	N58°29'22"E	31.49'
C126	67.02'	278.00'	13°48'44"	33.67'	N68°38'32"E	66.85'
C127	78.68'	222.00'	20°18'20"	39.76'	N65°23'44"E	78.27'
C128	63.52'	222.00'	16°23'33"	31.98'	N63°26'21"E	63.30'
C129	15.16'	222.00'	3°54'47"	7.58'	N73°35'31"E	15.16'
C130	16.51'	12.00'	78°48'43"	9.86'	S63°02'44"E	15.24'
C131	248.44'	55.00'	258°48'43"	66.94'	S24°57'16"W	84.99'
C132	31.49'	55.00'	32°48'04"	16.19'	N42°02'25"W	31.06'
C133	76.08'	55.00'	79°15'16"	45.54'	S81°55'55"W	70.16'
C134	54.48'	55.00'	56°45'23"	29.71'	S13°55'36"W	52.28'
C135	52.10'	55.00'	54°16'28"	28.19'	S41°35'20"E	50.17'
C136	34.29'	55.00'	35°43'32"	17.73'	S86°35'20"E	33.74'
C137	39.36'	222.00'	10°09'29"	19.73'	N29°40'42"W	39.31'
C138	49.29'	278.00'	10°09'29"	24.71'	N29°40'42"W	49.22'
C139	19.54'	12.00'	93°17'58"	12.71'	S71°14'56"E	17.45'
C140	19.54'	12.00'	93°17'58"	12.71'	N22°03'02"E	17.45'
C141	131.50'	707.00'	10°39'26"	65.94'	N56°46'22"E	131.32'
C142	84.50'	707.00'	6°50'53"	42.30'	N72°07'27"E	84.45'
C143	83.23'	707.00'	6°44'41"	41.66'	N72°04'21"E	83.18'
C144	1.28'	707.00'	0°06'13"	0.64'	N75°29'48"E	1.28'
C145	1.92'	2090.00'	0°03'09"	0.96'	N14°28'41"W	1.92'
C146	13.31'	2090.00'	0°21'53"	6.65'	N14°41'12"W	13.31'
C147	11.17'	12.00'	53°20'37"	6.03'	S76°12'10"E	10.77'
C148	11.17'	12.00'	53°20'37"	6.03'	S50°27'13"W	10.77'
C149	275.20'	55.00'	286°41'14"	40.93'	S12°52'29"E	65.67'
C150	53.41'	55.00'	55°38'23"	29.02'	N77°21'03"W	51.34'
C151	45.37'	55.00'	47°15'32"	24.06'	S51°11'59"W	44.09'
C152	45.37'	55.00'	47°15'32"	24.06'	S03°56'28"W	44.09'
C153	45.37'	55.00'	47°15'32"	24.06'	S43°19'04"E	44.09'
C154	45.37'	55.00'	47°15'32"	24.06'	N89°25'25"E	44.09'
C155	40.33'	55.00'	42°00'45"	21.12'	N44°47'17"E	39.43'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

CENTER LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	318.26'	638.00'	28°34'53"	163.51'	N12°58'E	314.97'
C2	18.39'	638.00'	1°39'06"	9.20'	N14°52'51"E	18.39'
C3	262.21	638.00'	23°30'51"	132.98'	S21°6'53"W	260.36'
C4	34.66'	638.00'	3°22'56"	18.84'	S11°11'01"E	37.66'
C5	243.67'	638.00'	21°52'57"	123.34'	S23°48'57"E	242.19'
C6	37.66'	638.00'	3°22'56"	18.84'	S14°33'57"E	37.66'
C7	206.00'	638.00'	18°30'01"	103.91'	S25°30'26"E	205.11'
C8	88.60'	250.00'	20°18'20"	44.77	S65°23'44"W	88.14'
C9	44.32'	250.00'	10°09'29"	22.22'	N29°40'42"W	44.26'
C10	182.69'	750.00	13°57'24"	91.80'	N58°25'21"E	182.2'
C11	43.19'	750.00'	3°17'58"	21.60'	N63°45'04"E	43.18'
C12	132.83'	750.00	10°08'51"	66.59'	N70°28'28"E	132.66'
C13	43.19'	750.00'	3°17'58"	21.60'	N67°03'02"E	43.18'
C14	89.64'	750.00'	6°50'53"	44.87'	N72°07'27"E	89.59'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

SHEET NO 2/2

PROJECT ENGINEER:

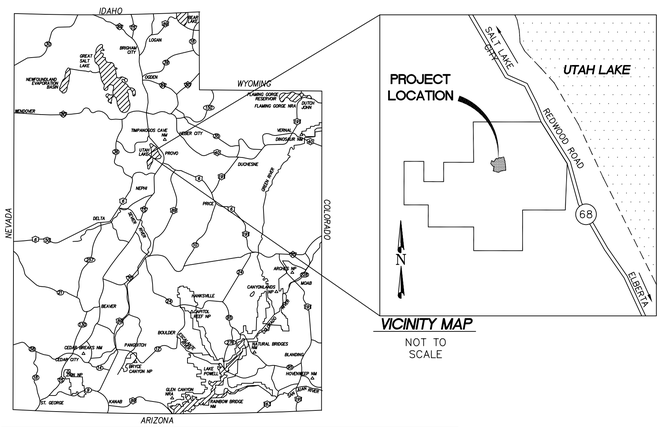
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-5

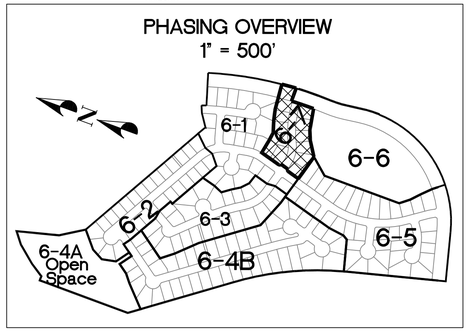
EXHIBIT C: PROPOSED PRELIMINARY PLAT

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-7

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, AND
THE SOUTHWEST OF SECTION 12, OF
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

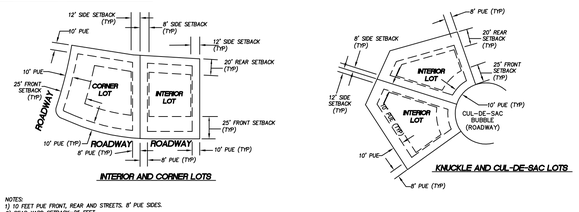


VICINITY MAP
NOT TO SCALE



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)

TYPICAL SETBACK AND PUE DETAILS



NOTES:
1) 10 FEET PUE FRONT, REAR AND STREETS. 8' PUE SIDES.
2) REAR YARD SETBACK=25 FEET.
3) SIDE YARD SETBACK=8 AND 12 FEET (TOTAL=20 FEET)
4) STREET SETBACK=25 FEET

NOT TO SCALE

PLAT NOTES

1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the ____17th____day of _____March_____, 20_15__.

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

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

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

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

6) 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.

7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are 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.

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

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

10) There are no private streets in this development phase.

11) Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.

12)) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.

13) All UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. ___167172___, 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 and the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 66.54 feet, N 00°17'21" E along the section line and East 1,375.15 feet from the Southwest Quarter corner of said Section 12, said point being on the boundary line of "The Village of Fox Hollow Neighborhood 6-1", and running thence along said boundary the following 6 calls; 1) thence S 79°09'31" E 103.81 feet; 2) thence S 81°51'43" E 57.01 feet; 3) thence N 72°02'54" E 80.56 feet, 4) thence N 77°24'33" E 80.71 feet; 5) thence N 84°40'37" E 87.52 feet, 6) thence N 84°40'37" E 96.50 feet to a 2553.50-foot radius curve to the right; thence along said curve 105.99 feet through a delta of 02°22'42" (chord bears S 04°08'02" E 105.98 feet); thence N 89°46'43" W 96.65 feet; to a 2,457.00-foot radius curve to the right; thence along said curve 162.52 feet through a delta of 03°47'23" (chord bears S 01°10'28" E 162.49 feet);thence S 79°48'34" W 153.52 feet; thence S 67°05'19" W 72.34 feet; thence S 57°16'51" W 114.73 feet to the boundary line of "The Village of Fox Hollow Neighborhood 6-5", and running thence along said boundary the following 1 call; 1) thence N 74°17'36" W 188.08 feet to the "The Village of Fox Hollow Neighborhood 6-1" boundary, and running thence along said boundary the following 8 calls; 1) thence N 15°42'24" E 87.92 feet to a 12.00-foot radius curve to the right; 2) thence along said curve 18.93 feet through a delta of 90°22'31" (chord bears N 60°53'40" E 17.03 feet), 3) thence N 16°04'55" E 28.00 feet, 4) thence N 73°55'05" W 0.52 feet, 5) thence N 16°04'55" E 28.00 feet to a 12.00-foot radius curve to the right; 6) thence along said curve 18.76 feet through a delta of 89°37'29" (chord bears N 29°06'20" W 16.91 feet); 7) thence N 15°42'24" E 122.25 feet to a 278.00-foot radius curve to the left; 8) thence along said curve 23.61 feet through a delta of 04°51'55" (chord bears N 13°16'27" E 23.60 feet) the point of beginning.

Contains 3.23 acres, more or less and 12 lots.

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 NEIGHBORHOOD 6-7

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_____

SCP FOX HOLLOW LLC

CARDINAL LAND HOLDINGS IV LLC

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 at

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACKNOWLEDGMENT (CORPORATE)

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.
MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGMENT (CORPORATE)

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.
MY COMMISSION EXPIRES: NOTARY PUBLIC

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 PUBLIC PURPOSES FOR 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	**CENTURY LINK**
APPROVED THIS _____ DAY OF _____,A.D. 20____.	APPROVED THIS _____ DAY OF _____,A.D. 20____.
COMCAST CABLE TELEVISION	CENTURY LINK

PREPARED FOR
SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, Ut 84104

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

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

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.

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-7 SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR OF RECORD:
CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

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

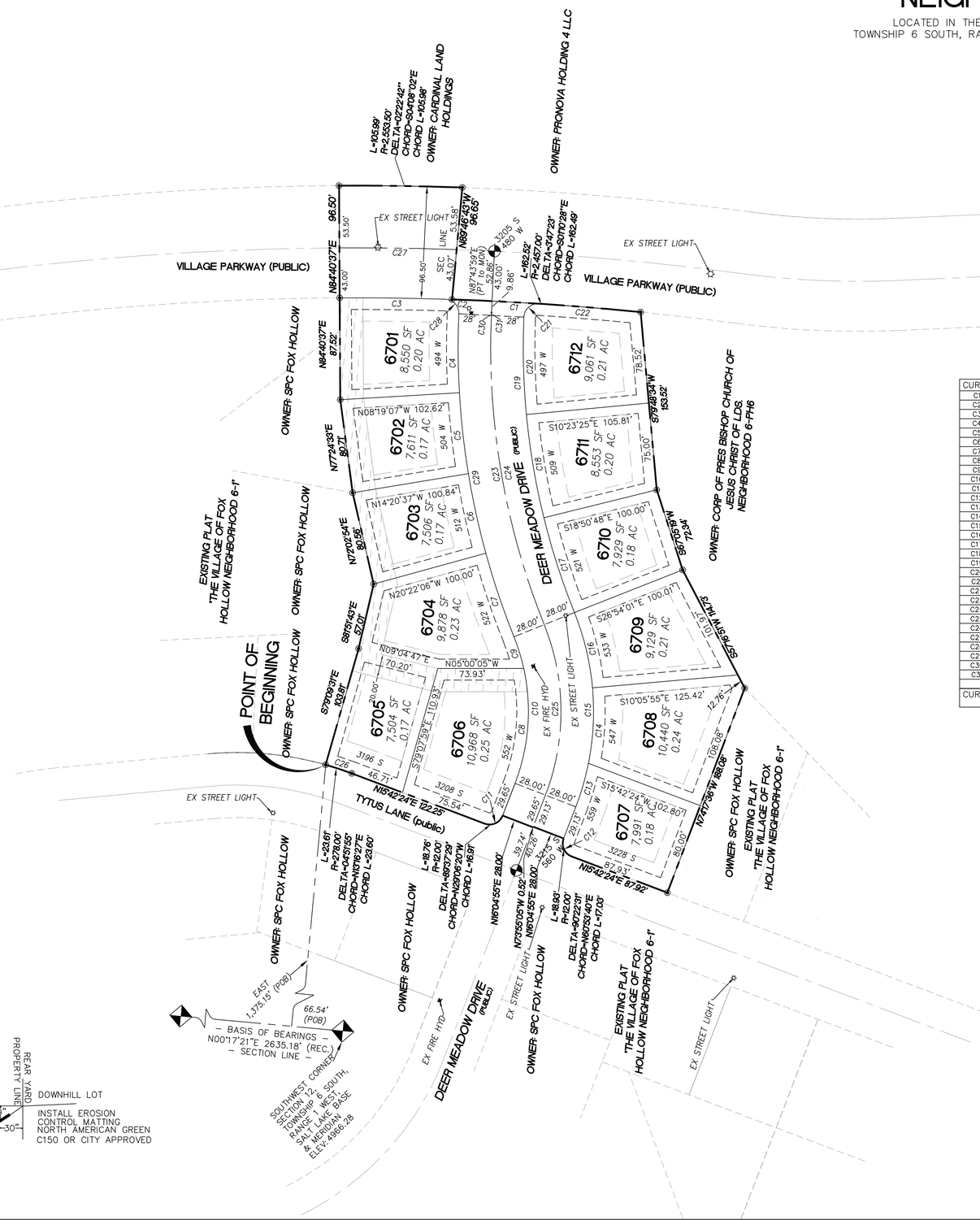
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

Date: 6-10-15
File: SARATOGA PLAT NBHD 6-7

EXHIBIT C: PROPOSED PRELIMINARY PLAT

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-7

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	40.20'	2457.00'	0°56'15"	20.10'	N01°47'53"W	40.20'
C2	34.42'	2457.00'	00°48'09"	17.21'	N02°40'05"W	34.42'
C3	90.87'	2457.00'	2°07'08"	45.44'	N04°15'49"W	90.86'
C4	67.92'	666.00'	5°50'36"	33.99'	S84°36'11"W	67.89'
C5	70.03'	666.00'	6°01'29"	35.05'	S78°40'08"W	70.00'
C6	70.03'	666.00'	6°01'29"	35.05'	S72°38'39"W	70.00'
C7	75.93'	666.00'	6°31'55"	38.00'	S66°21'56"W	75.89'
C8	100.55'	172.00'	33°29'37"	51.76'	N89°20'06"E	99.12'
C9	28.48'	172.00'	9°29'19"	14.27'	N67°50'38"E	28.45'
C10	129.03'	172.00'	42°58'56"	67.72'	N84°35'27"E	126.03'
C11	18.77'	12.00'	89°37'29"	11.92'	S29°06'20"E	16.91'
C12	18.93'	12.00'	90°22'31"	12.08'	S60°53'40"W	17.03'
C13	38.96'	228.00'	9°47'25"	19.53'	S78°48'48"E	38.91'
C14	65.22'	228.00'	16°23'25"	32.84'	N88°05'47"E	65.00'
C15	171.04'	228.00'	42°58'56"	89.77'	N84°35'27"E	167.06'
C16	66.86'	228.00'	16°48'06"	33.67'	N71°30'02"E	66.62'
C17	85.74'	610.00'	8°03'13"	42.94'	S67°07'35"W	85.67'
C18	90.03'	610.00'	8°27'23"	45.10'	S75°22'53"W	89.95'
C19	259.74'	610.00'	24°23'49"	131.87'	S75°17'53"W	257.78'
C20	83.97'	610.00'	7°53'13"	42.05'	S83°33'11"W	83.90'
C21	19.10'	12.00'	91°10'27"	12.25'	N46°54'59"W	17.14'
C22	87.90'	2457.00'	2°02'59"	43.95'	N00°18'16"W	87.89'
C23	271.87'	638.00'	24°24'56"	138.03'	S75°18'27"W	269.82'
C24	271.66'	638.00'	24°23'49"	137.92'	S75°17'53"W	269.62'
C25	150.04'	200.00'	42°58'56"	78.75'	N84°35'27"E	146.54'
C26	23.61'	278.00'	4°51'55"	11.81'	N13°16'27"E	23.60'
C27	100.80'	2,500.00'	2°18'36"	50.40'	N04°10'05"W	100.79'
C28	19.00'	12.00'	90°43'43"	12.15'	N42°09'37"E	17.08'
C29	283.91'	666.00'	24°25'29"	144.15'	S75°18'44"W	281.77'
C30	2.42'	638.00'	0°13'04"	2.42'	N87°37'27"E	2.42'
C31	2.63'	638.00'	01°14'12"	1.32'	N87°36'54"E	2.63'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

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

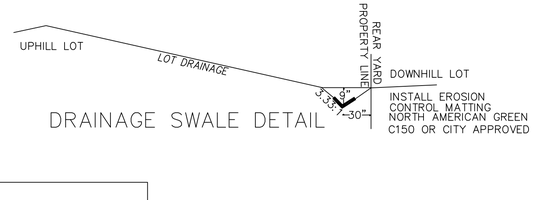
LEGEND

- 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
- DRAINAGE EASEMENT TO CITY. WIDTHS SHOWN ON PLAT. DRAINAGE SWALE REQUIRED PRIOR TO OCCUPANCY. SEE DETAIL THIS SHEET.
- 30%–40% SLOPES
- 40%–50% SLOPES
- C156 CURVE (SEE CURVE TABLE)
- 3165 S 490 W MONUMENT

NO SLOPES GREATER THAN 30% ON THIS PLAT

EACH LOT WILL BE GRADED TO INCLUDE A DRAINAGE TRENCH AND BERM ALONG THE UPHILL SIDE(S) LOT LINE TO CONTROL STORM WATER DRAINAGE.

THE LOT OWNER WILL MAINTAIN A DRAINAGE TRENCH OF 9" IN DEPTH WITH A BERM ALONG THE LOT LINE OF THE DOWNHILL SIDE(S) OF THEIR PROPERTY LINE TO PREVENT STORM WATER DRAINING TO THE NEIGHBORING LOT(S). SHEET FLOWING THE WATER FROM THE TRENCH/BERM OVER THE SIDEWALK AND PARKSTRIP TO THE CURB AND GUTTER SYSTEM IS PERMISSIBLE AS LONG AS THE WATER EFFECTS NO OTHER NEIGHBORING LOT.



DRAINAGE SWALE DETAIL

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

SHEET NO 2/2

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

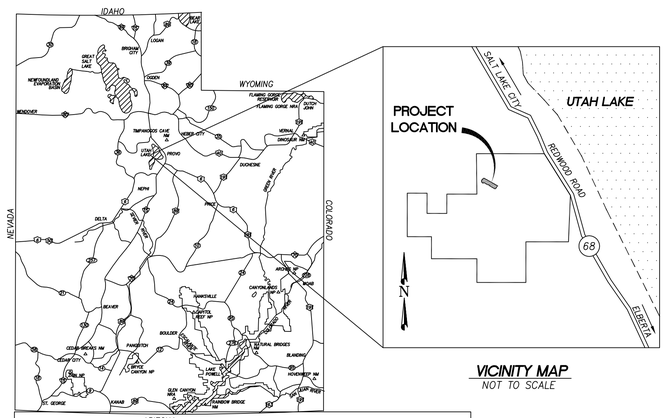
Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-7

EXHIBIT C: PROPOSED PRELIMINARY PLAT

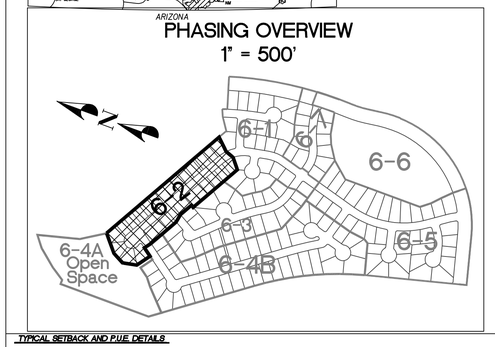
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-2

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

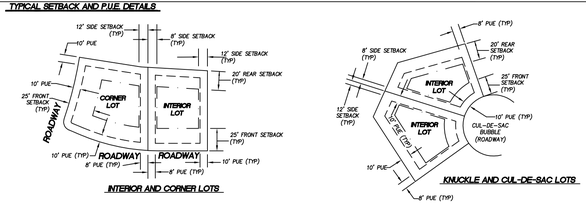
The recordation of this plat vacates the underlying portion of Road Dedication plat Entry #_____



VICINITY MAP
NOT TO SCALE



TYPICAL SETBACK AND P.U.E DETAILS



INTERIOR AND CORNER LOTS

NOTES:
1) 10 FEET PUE FRONT, REAR AND STREETS. 8' PUE SIDES.
2) REAR YARD SETBACK=25 FEET
3) SIDE YARD SETBACK=8 AND 12 FEET (TOTAL=20 FEET)
4) STREET SETBACK=25 FEET

NOT TO SCALE

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
APPROVED THIS
_____ DAY OF _____, A.D. 20____.
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
COMCAST CABLE TELEVISION

CENTURY LINK
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
CENTURY LINK

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

PLAT NOTES

1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the 17th day of March, 20 15.
2) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
3) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
4) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds are posted by the current owner of the project pursuant to city code.
6) 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.
7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are 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.
8) All open space and trail improvements located herein are to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.
9) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
10) There are no private streets in this development phase.
11) Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.
12)) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.
13) All UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.

PREPARED FOR
RICHMOND AMERICA HOMES OF UTAH INC
4350 S MONACO ST
DENVER, CO 80237

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167172, 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 864.15 feet, North 00°17'21" East along the section line and 288.69 feet, South 89°42'39" East from the Southwest Quarter corner of said Section 12, said point being on the boundary line of "The Village of Fox Hollow Neighborhood 6-4A", and running thence along said boundary the following 2 calls; 1) thence North 27°56'05" East, 89.28 feet; 2) thence North 49°49'10" East, 150.27 feet to the boundary of "The Village of Fox Hollow Plat Neighborhood 3-B"; thence along said boundary the following 2 calls, 1) thence South 60°30'32" East, 793.39 feet; 2) thence South 60°28'56" East, 240.88 feet to the boundary of "The Village of Fox Hollow Neighborhood 6-1", and running thence along said boundary the following 4 calls; 1) thence South 43°58'22" West, 112.29 feet; 2) thence South 20°07'56" West, 62.82 feet; 3) thence South 50°32'24" West, 91.28 feet; 4) thence North 60°30'32" West, 126.51 feet to the boundary of "The Village of Fox Hollow Neighborhood 6-3"; thence along said boundary the following 5 calls, 1) thence North 60°30'32" West, 280.00 feet, 2) thence North 29°29'28" East, 20.00 feet; 3) thence North 60°30'32" West, 100.00 feet; 4) thence North 80°09'46" West, 59.46 feet; 5) thence North 60°30'32" West, 230.74 feet; thence North 53°55'18" West, 56.00 feet; thence South 36°04'42" West, 70.05 feet to the boundary line of "The Village of Fox Hollow Neighborhood 6-4A", and running thence along said boundary the following 2 calls; 1) thence North 53°55'18" West, 111.06 feet; 2) thence North 11°26'55" West, 100.96 feet to the point of beginning.

Contains 6.27 acres, more or less and 27 lots.

_____ 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 NEIGHBORHOOD 6-2

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_____

RICHMOND AMERICA HOMES OF UTAH INC _____ _____

ACKNOWLEDGMENT (CORPORATE)

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 _____

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 at

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

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.

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____ DAY OF_____ A.D. 20____ .

_____ _____
_____ _____
_____ _____
_____ ATTEST _____
CITY MAYOR 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 NEIGHBORHOOD 6-2 SUBDIVISION PLAT

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

SURVEYOR OF RECORD:
CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS
_____ DAY OF _____,A.D. 20____.
CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS
_____ DAY OF _____,A.D. 20____.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS
_____ DAY OF _____,A.D. 20____.
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS
_____ DAY OF _____,A.D. 20____
SARATOGA SPRINGS ATTORNEY

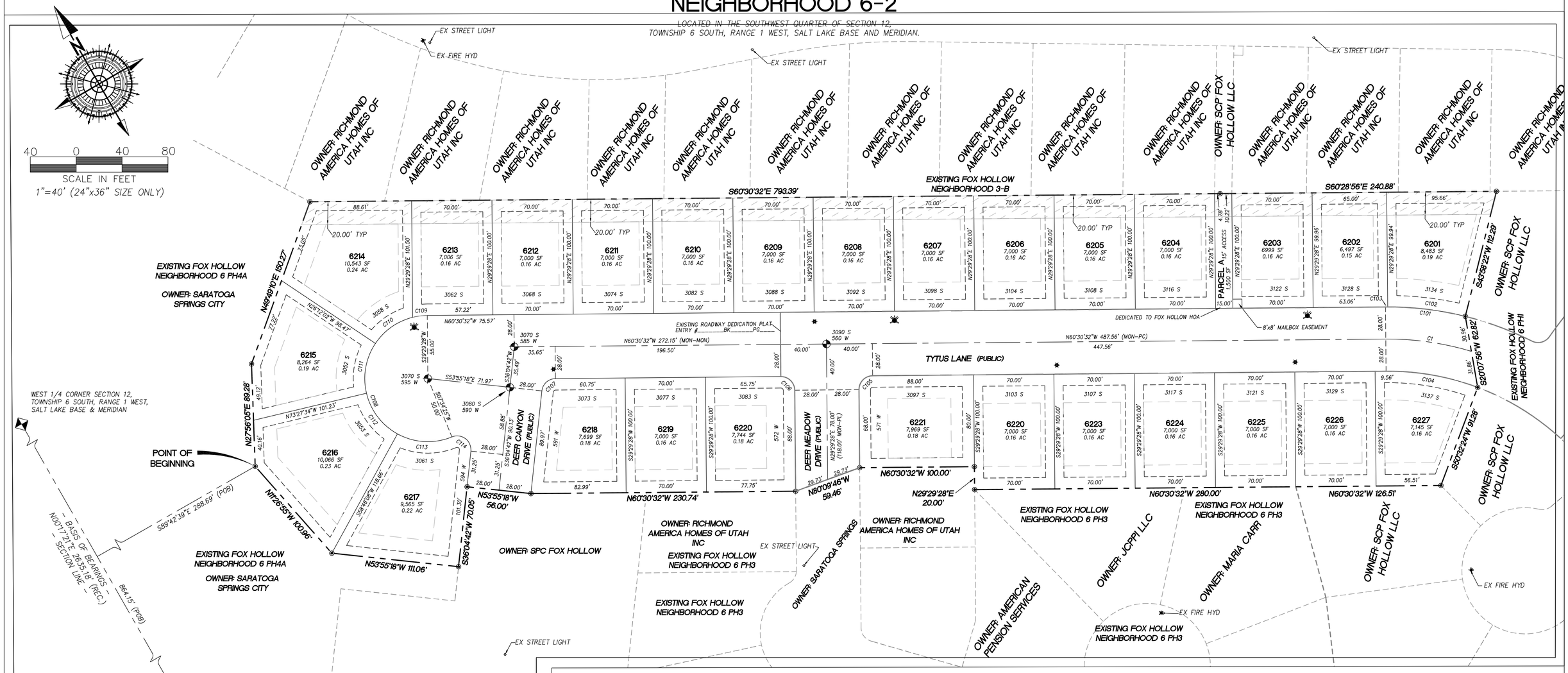
LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS
_____ DAY OF _____, A.D. 20____.
LEHI CITY POST OFFICE

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

Date: 6-10-15
File: SARATOGA PLAT NBHD 6-2

THE VILLAGE OF FOX HOLLOW
NEIGHBORHOOD 6-2

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



EACH LOT WILL BE GRADED TO INCLUDE A DRAINAGE TRENCH AND BERM ALONG THE UPHILL SIDE(S) LOT LINE TO CONTROL STORM WATER DRAINAGE.

THE LOT OWNER WILL MAINTAIN A DRAINAGE TRENCH OF 9" IN DEPTH WITH A BERM ALONG THE LOT LINE OF THE DOWNHILL SIDE(S) OF THEIR PROPERTY LINE TO PREVENT STORM WATER DRAINING TO THE NEIGHBORING LOT(S). SHEET FLOWING THE WATER FROM THE TRENCH/BERM OVER THE SIDEWALK AND PARKSTRIP TO THE CURB AND GUTTER SYSTEM IS PERMISSIBLE AS LONG AS THE WATER EFFECTS NO OTHER NEIGHBORING LOT.

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
- DRAINAGE EASEMENT TO CITY, WIDTHS SHOWN ON PLAT
- DRAINAGE SWALE REQUIRED PRIOR TO OCCUPANCY. SEE DETAIL THIS SHEET.
- 30%–40% SLOPES
- 40%–50% SLOPES
- C156 CURVE (SEE CURVE TABLE)
- 3165 S 490 W MONUMENT

NO SLOPES GREATER THAN 30% ON THIS PLAT

LOT LINE CURVE TABLE

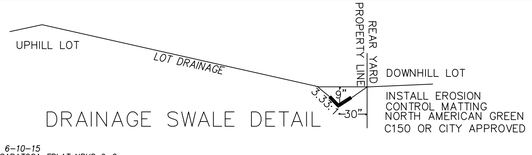
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C101	70.26'	278.00'	14°28'54"	35.32'	N53°16'05"W	70.08'
C102	68.33'	278.00'	14°04'57"	34.34'	N53°04'07"W	68.16'
C103	1.94'	278.00'	0°23'57"	0.97'	N60°18'34"W	1.94'
C104	81.56'	222.00'	21°02'56"	41.24'	N49°59'04"W	81.10'
C105	18.85'	12.00'	90°00'00"	12.00'	S74°29'28"W	16.97'
C106	18.85'	12.00'	90°00'00"	12.00'	N15°30'32"W	16.97'
C107	17.47'	12.00'	83°24'46"	10.69'	S77°47'05"W	15.97'
C108	193.83'	55.00'	201°55'03"	284.04'	S18°31'56"W	107.99'
C109	12.90'	55.00'	13°26'02"	6.48'	N67°13'33"W	12.87'
C110	40.56'	55.00'	42°15'28"	21.25'	S84°55'42"W	39.65'
C111	45.37'	55.00'	47°15'32"	24.06'	S40°10'12"W	44.09'
C112	45.83'	55.00'	47°44'19"	24.34'	S07°19'43"E	44.51'
C113	49.18'	55.00'	51°13'43"	26.37'	S56°48'44"E	47.55'
C114	24.82'	12.00'	118°30'17"	20.17'	N23°10'27"W	20.63'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	75.70'	250.00'	17°21'01"	38.14'	N51°50'02"W	75.42'

SURVEYOR OR RECORD;:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172



DRAINAGE SWALE DETAIL

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-2

DRAINAGE NOTE:
Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property

PROJECT ENGINEER

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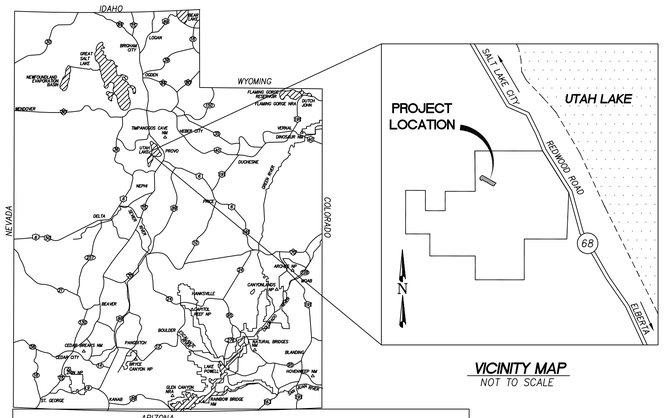
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

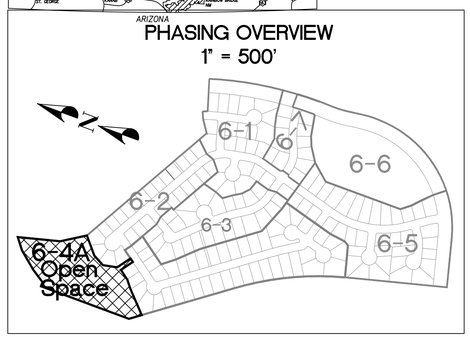
EXHIBIT C: PROPOSED PRELIMINARY PLAT

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4A

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



VICINITY MAP
NOT TO SCALE



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
APPROVED THIS
_____ DAY OF _____, A.D. 20____.
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
COMCAST CABLE TELEVISION

CENTURY LINK
APPROVED THIS
_____ DAY OF _____,A.D. 20____.
CENTURY LINK

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

PLAT NOTES

1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the ____17th____day of _____March_____, 20_15__.
2) The installation of improvements shall conform to all city rules, ordinances, requirements, standards, and policies regarding the development of this property.
3) Prior to building permits being issued, soil studies may be required on each lot as determined by the city building official.
4) Plat may be subject to a master development agreement, development agreement, subdivision agreement, or site plan agreement. See City Recorder for more information.
5) Building permits will not be issued until all improvements have been installed and accepted by the city in writing; all improvements currently meet city standards, and bonds are posted by the current owner of the project pursuant to city code.
6) 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.
7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are 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.
8) All open space and trail improvements located herein are to be installed by owner and maintained by Home Owners Association (HOA) unless specifies otherwise on each improvement.
9) Any reference herein to owners, developers, or contractors shall apply to successors, agents, and assigns.
10) There are no private streets in this development phase.
11) Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.
12)) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.

DRAINAGE NOTE:
Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property

PREPARED FOR
SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, Ut 84104

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. ___167172____, 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 and the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on westerly section line of said Section 12, said point being 563.44 feet, North 00°17'21" East along the section line from the Southwest corner of said Section 12, and running thence along the westerly line of said Section 12 North 00°17'21" East, 655.58 feet; thence South 89°36'37" East, 30.93 feet; thence North 33°05'52" East, 105.44 feet; thence North 39°46'52" East, 156.80 feet; thence North 51°57'35" East, 99.68 feet; thence South 14°30'13" East, 299.11 feet; thence South 32°11'06" East, 190.17 feet; thence South 49°49'10" West, 150.27 feet; thence South 27°56'05" West, 89.28 feet; thence South 11°26'55" East, 100.96 feet; thence South 53°55'18" East, 111.06 feet; thence South 36°04'42" West, 30.00 feet; thence North 53°55'18 West 100.00 feet; thence South 36°04'42" West 80.00 feet; thence South 51°34'19" West 72.64 feet; thence South 46°32'14" West 196.23 feet, thence North 36°12'18" West 93.24 feet to the point of beginning. Contains 6.03 acres or 1 open space parcel

_____ 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 NEIGHBORHOOD 6-4A

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_____

SCP FOX HOLLOW LLC

ACKNOWLEDGMENT (CORPORATE)

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

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 at

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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.

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 PUBLIC PURPOSES FOR 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 NEIGHBORHOOD 6-4A SUBDIVISION PLAT

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

SURVEYOR OF RECORD:
CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS
_____ DAY OF _____,A.D. 20____,
CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS
_____ DAY OF _____,A.D. 20____,
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS
_____ DAY OF _____,A.D. 20____,
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS
_____ DAY OF _____,A.D. 20____
SARATOGA SPRINGS ATTORNEY

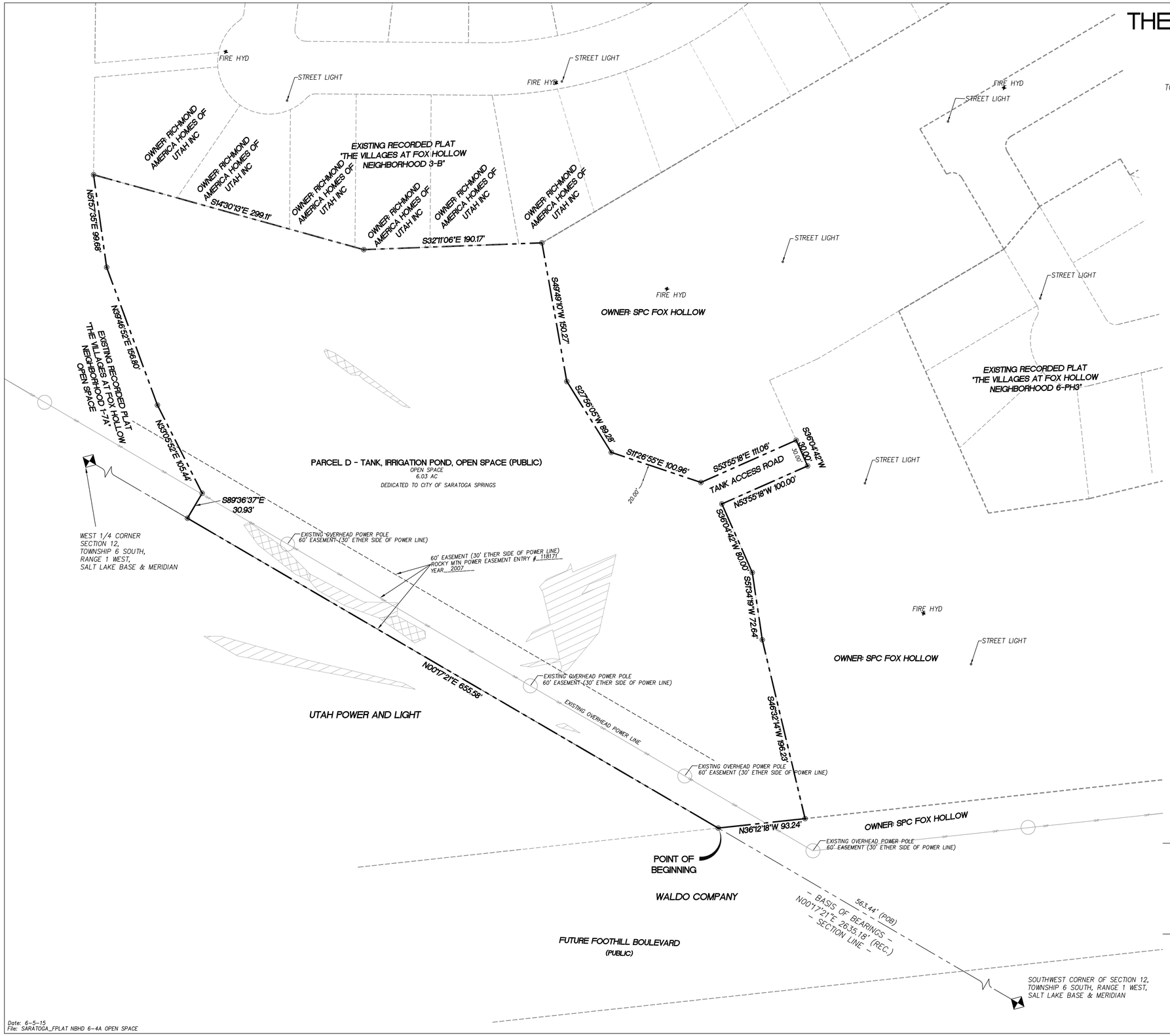
LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS
_____ DAY OF _____, A.D. 20____.
LEHI CITY POST OFFICE

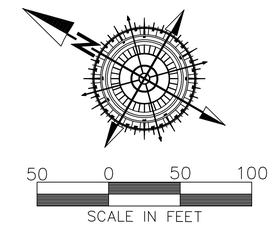
SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-4A

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
SARATOGA SPRINGS, UTAH COUNTY, UTAH





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%-40% SLOPES
- 40%-50% SLOPES
- CURVE (SEE CURVE TABLE)
- MONUMENT

C156
3165 S
490 W

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

SEE SHEET 1 FOR OVERALL MAP

SURVEYOR OF RECORD:
CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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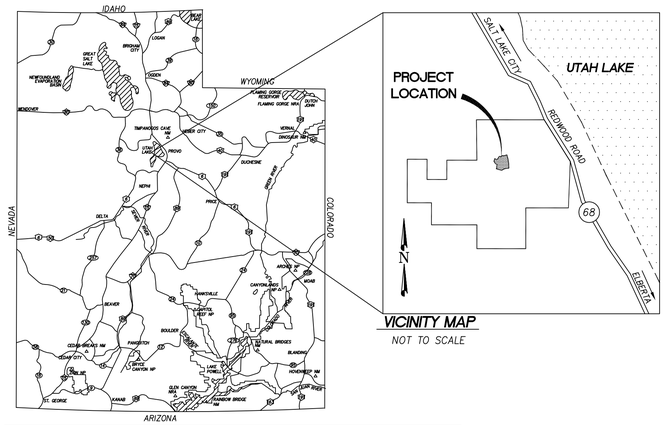
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

Date: 6-5-15
File: SARATOGA_FPLAT NBHD 6-4A OPEN SPACE

EXHIBIT C: PROPOSED PRELIMINARY PLAT

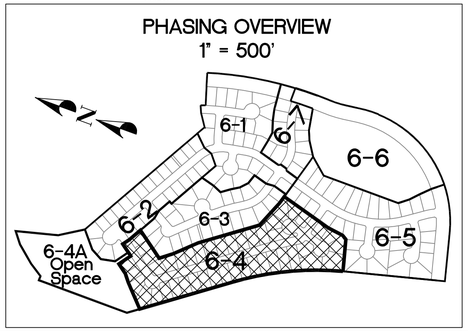
THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

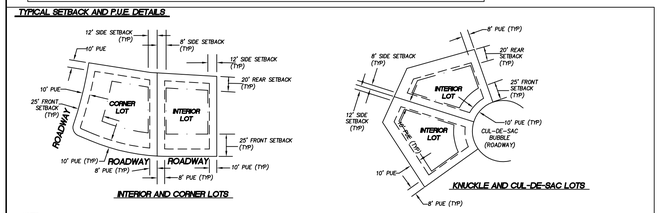


VICINITY MAP

NOT TO SCALE



TYPICAL SETBACK AND PUE DETAILS



NOTES:
1) 10 FEET PUE FRONT, REAR AND STREETS. 8' PUE SIDES.
2) REAR YARD SETBACK=25 FEET
3) SIDE YARD SETBACK=8 AND 12 FEET (TOTAL=20 FEET)
4) STREET SETBACK=25 FEET

NOT TO SCALE

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	**CENTURY LINK**
APPROVED THIS _____ DAY OF _____,A.D. 20____.	APPROVED THIS _____ DAY OF _____,A.D. 20____.
COMCAST CABLE TELEVISION	CENTURY LINK

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

PLAT NOTES

1) Plat must be recorded within 24 months of final plat approval by City Council. Final plat approval was granted on the ____17th____day of _____March_____, 20__15__.

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

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

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

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

6) 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.

7) The owner of this subdivision and any successors and assigns are responsible for ensuring that impact and connection fees are paid and water rights are 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.

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

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

10) There are no private streets in this development phase.

11) Lots area subject to Home Owners Association Bylaws, Articles of Incorporation and CC&R's.

12)) All pedestrian corridors and medians are to be installed by the developer and maintained by the HOA.

13) I UPHILL property owners are required to route their roof drains to the frontage ROW and can not have any downspouts on the rear of their house.

PREPARED FOR

SCP FOX HOLLOW LLC
1148 W LEGACY CROSSING BLVD
Centerville, Ut 84104

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. __167172____, 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 and the Northwest Quarter of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on westerly section line of said Section 12, said point being 563.44 feet, North 00°17'21" East along the section line from the Southwest corner of said Section 12 and South 36°12'18" East 93.24 feet to the point of beginning, said point being in the boundary line of "The Village of Fox Hollow Neighborhood 6-4A"; running thence along said boundary the following 5 calls: 1) North 46°32'14" East, 196.23 feet; 2) thence North 51°34'19" East, 72.64 feet; 3) thence North 36°04'42" East, 80.00 feet; 4) thence South 53°55'18" East, 100.00 feet; 5) thence North 36°04'42" East, 30.00 feet to the boundary line of "The Village of Fox Hollow Neighborhood 6-2", thence along said boundary line the following 3 calls; 1) thence North 36°04'42" East, 70.05 feet; 2) thence South 53°55'18" East, 56.00 feet; 3) thence South 60°30'32" East, 100.66 feet to the boundary line of Fox Hollow Neighborhood 3B, thence along said boundary the following 6 calls; 1) thence South 36°04'42" West, 235.84 feet; 2) thence South 38°10'11" East, 108.20 feet; 3) thence South 43°31'53" East, 182.64 feet; 4) thence South 36°12'18" East, 450.17 feet; 5) thence South 67°52'58" East, 210.36 feet; 6) thence South 73°55'05" East, 52.11 feet; thence South 15°42'24" West, 241.62 feet; thence South 13°20'58" West, 56.05 feet; thence South 15°42'24" West, 80.00 feet; thence South 07°32'26" West, 111.97 feet; thence South 31°06'31" West, 36.46 feet; thence South 75°07'51" West, 224.10 feet to a 2090.00-foot radius curve to the left (center bears South 75°07'51" West); thence northwesterly along the arc of said curve 778.28 feet through a central angle of 21°20'09" (chord bears North 25°32'13" West, 773.79 feet); thence North 36°12'18" West, 677.17 feet to the point of beginning.

Contains 12.76 acres, more or less and 44 lots.

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 NEIGHBORHOOD 6-4B

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_____

SCP FOX HOLLOW LLC

ACKNOWLEDGMENT (CORPORATE)

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

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 at

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

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.

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 PUBLIC PURPOSES FOR 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 NEIGHBORHOOD 6-4B SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

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

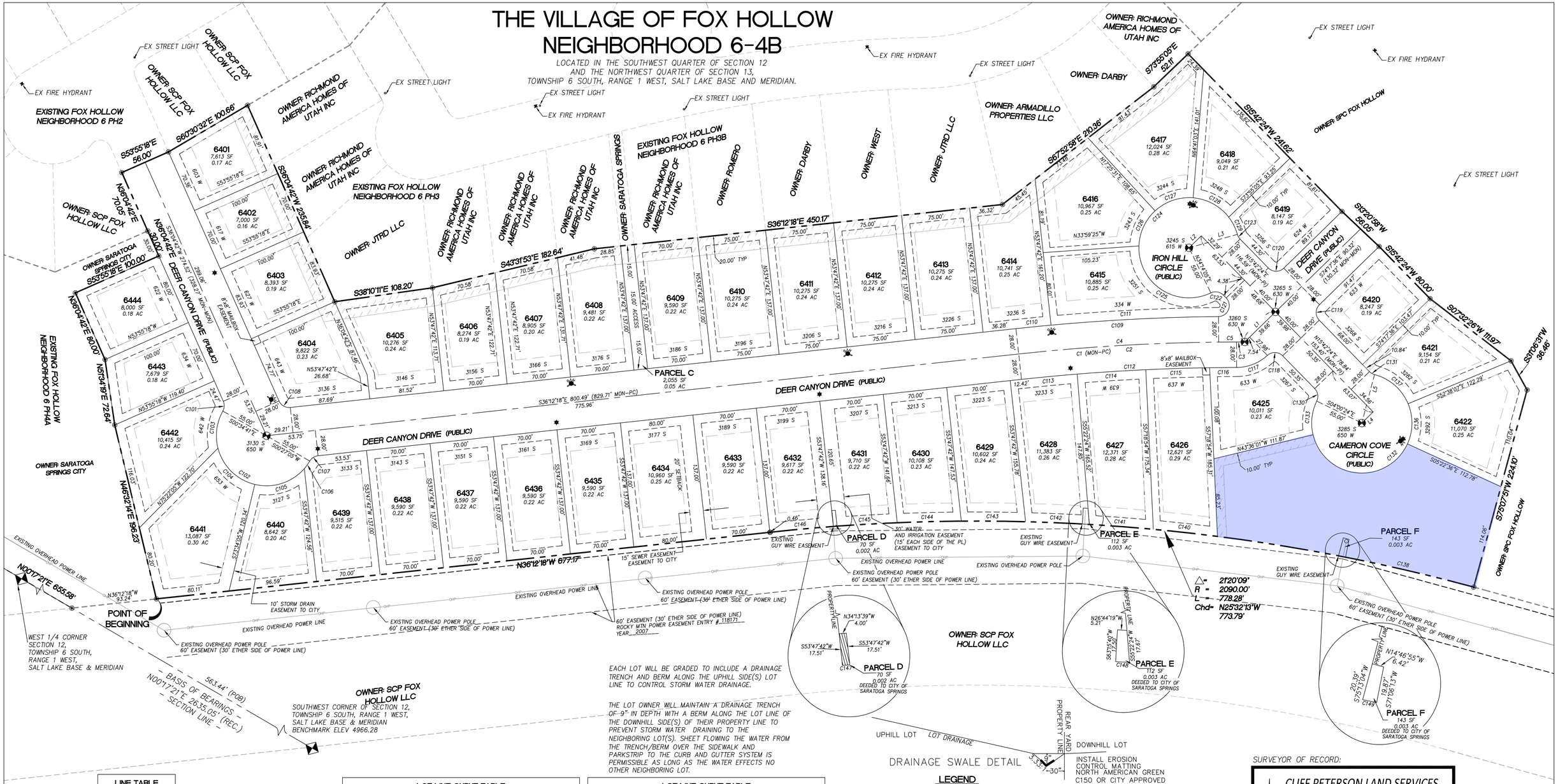
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-4B

EXHIBIT D: REMOVING 6 LOTS

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4B

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



EACH LOT WILL BE GRADED TO INCLUDE A DRAINAGE TRENCH AND BERM ALONG THE UPHILL SIDE(S) LOT LINE TO CONTROL STORM WATER DRAINAGE.

THE LOT OWNER WILL MAINTAIN A DRAINAGE TRENCH OF 9" IN DEPTH WITH A BERM ALONG THE LOT LINE OF THE DOWNHILL SIDE(S) OF THEIR PROPERTY LINE TO PREVENT STORM WATER DRAINING TO THE NEIGHBORING LOT(S). SHEET FLOWING THE WATER FROM THE TRENCH/BERM OVER THE SIDEWALK AND PARKSTRIP TO THE CURB AND GUTTER SYSTEM IS PERMISSIBLE AS LONG AS THE WATER EFFECTS NO OTHER NEIGHBORING LOT.

LINE TABLE

LINE	BEARING	DIST
L1	S74°17'36"E	47.20'
L2	S74°17'36"E	18.71'
L3	N45°29'20"W	55.00'
L4	S74°17'36"E	17.40'
L5	S74°39'24"W	55.00'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	248.29'	2255.00'	6°18'31"	124.27'	N33°03'02"W	248.16'
C2	239.38'	2255.00'	6°04'56"	119.80'	N33°09'50"W	239.27'
C3	8.91'	2255.00'	0°13'35"	4.45'	N30°00'34"W	8.91'
C4	219.88'	2255.00'	5°35'12"	110.02'	N33°24'42"W	219.79'
C5	28.41'	2255.00'	0°43'19"	14.21'	N30°15'26"W	28.41'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

NOTE: Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C101	11.17'	12.00'	53°20'37"	6.03'	N62°45'01"E	10.77'
C102	171.80'	55.00'	178°58'14"	6121.32'	S00°03'48"E	110.00'
C103	42.19'	55.00'	43°56'58"	22.19'	S67°26'50"W	41.16'
C104	59.42'	55.00'	61°54'16"	32.99'	S14°31'13"W	56.58'
C105	59.94'	55.00'	62°26'31"	33.33'	S47°39'11"E	57.02'
C106	10.25'	55.00'	10°40'28"	5.14'	S84°12'40"E	10.23'
C107	11.17'	12.00'	53°20'37"	6.03'	N62°52'36"W	10.77'
C108	15.14'	12.00'	72°17'00"	8.76'	S00°03'48"E	14.15'
C109	222.61'	2283.00'	5°35'12"	111.39'	N33°24'42"W	222.52'
C110	38.72'	2283.00'	0°58'18"	19.36'	N35°43'09"W	38.72'
C111	183.89'	2283.00'	4°36'54"	91.99'	N32°55'33"W	183.84'
C112	236.41'	2227.00'	6°04'56"	118.31'	N33°09'50"W	236.30'
C113	61.34'	2227.00'	1°34'41"	30.67'	N35°24'57"W	61.34'
C114	75.47'	2227.00'	1°56'30"	37.74'	N33°39'21"W	75.47'
C115	70.01'	2227.00'	1°48'04"	35.01'	N31°47'04"W	70.01'
C116	29.58'	2227.00'	0°45'40"	14.79'	N30°30'11"W	29.58'
C117	37.14'	50.00'	42°32'56"	19.47'	S51°23'50"E	36.28'
C118	18.51'	12.00'	88°22'42"	11.67'	N28°28'57"W	16.73'
C119	18.85'	12.00'	90°00'00"	12.00'	S60°42'24"W	16.97'
C120	18.85'	12.00'	90°00'00"	12.00'	S29°17'36"E	16.97'
C121	28.00'	12.00'	133°40'30"	28.05'	N82°32'39"E	22.07'
C122	14.97'	12.00'	71°28'19"	8.63'	N20°01'45"W	14.02'
C123	6.03'	12.00'	28°48'16"	3.08'	S30°06'35"W	5.97'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C124	269.05'	55.00'	280°16'39"	45.92'	S84°22'25"W	70.50'
C125	113.14'	55.00'	117°51'28"	91.28'	S03°09'50"W	94.22'
C126	43.52'	55.00'	45°19'57"	22.97'	S84°45'32"W	42.39'
C127	45.37'	55.00'	47°15'30"	24.06'	N48°56'43"W	44.09'
C128	45.76'	55.00'	47°39'55"	24.30'	N01°29'00"W	44.45'
C129	21.27'	55.00'	22°09'42"	10.77'	N33°25'51"E	21.14'
C130	14.22'	12.00'	70°17'05"	8.45'	N50°50'57"E	13.81'
C131	6.50'	12.00'	31°03'13"	3.33'	S00°10'48"W	6.42'
C132	270.07'	55.00'	281°20'18"	45.07'	S54°40'40"E	69.32'
C133	38.01'	55.00'	39°35'31"	19.80'	S66°11'44"W	37.25'
C134	72.44'	55.00'	75°27'55"	42.56'	S08°40'01"W	67.31'
C135	63.65'	55.00'	66°18'39"	35.93'	S62°13'16"E	60.15'
C136	45.37'	55.00'	47°15'32"	24.06'	N60°59'39"E	44.09'
C137	50.60'	55.00'	52°42'42"	27.25'	N11°00'32"E	48.83'
C138	152.28'	2090.00'	4°10'28"	76.17'	N16°57'23"W	152.24'
C139	134.36'	2090.00'	3°41'00"	67.20'	N20°53'07"W	134.34'
C140	70.87'	2090.00'	1°56'35"	35.44'	N23°41'54"W	70.87'
C141	70.39'	2090.00'	1°55'46"	35.20'	N25°38'05"W	70.38'
C142	62.70'	2090.00'	1°55'09"	35.00'	N27°33'33"W	70.00'
C143	70.49'	2090.00'	1°55'57"	35.25'	N29°29'05"W	70.48'
C144	70.25'	2090.00'	1°55'33"	35.13'	N31°24'50"W	70.25'
C145	70.09'	2090.00'	1°55'17"	35.05'	N33°20'15"W	70.09'
C146	69.55'	2090.00'	1°54'24"	34.78'	N35°15'06"W	69.55'
C147	4.00'	2090.00'	0°06'35"	2.00'	N34°14'36"W	4.00'
C148	7.64'	2090.00'	0°12'34"	3.82'	N26°42'15"W	7.64'
C149	7.87'	2090.00'	0°12'56"	3.93'	N18°56'09"W	7.87'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

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
- DRAINAGE EASEMENT TO CITY. WIDTHS SHOWN ON PLAT. DRAINAGE SWALE REQUIRED PRIOR TO OCCUPANCY. SEE DETAIL THIS SHEET.
- 30%-40% SLOPES
- 40%-50% SLOPES
- C156 CURVE (SEE CURVE TABLE)
- 3165 S 490 W MONUMENT

SEE SHEET 1 FOR LINE AND CURVE TABLES

SEE SHEET 2 FOR OVERALL MAP

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SHEET NO 2/2

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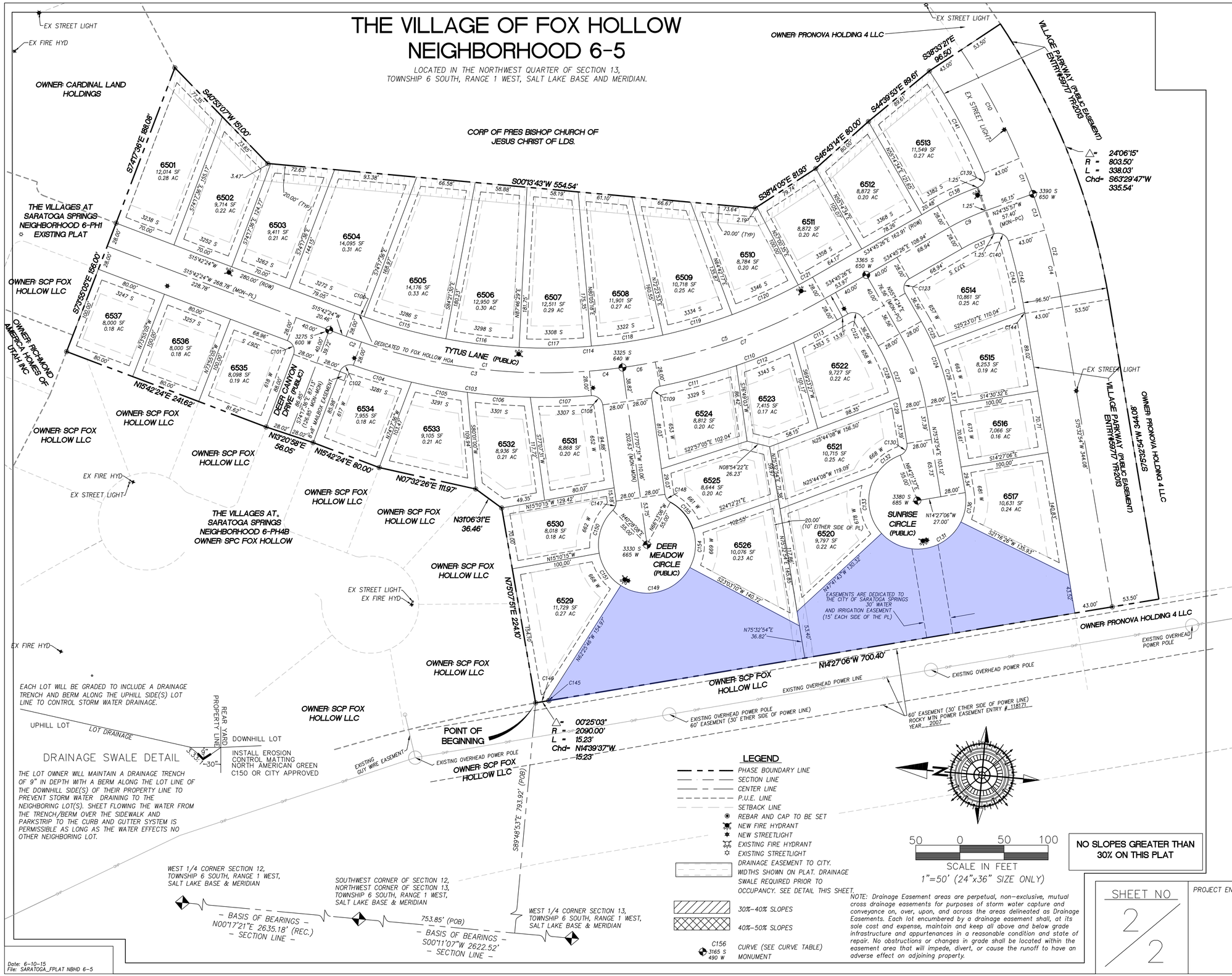
CONSTRUCTION MANAGEMENT

Date: 6-10-15
File: SARATOGA_FPLAT NBHD 6-4B

EXHIBIT D: REMOVING 6 LOTS

THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



NO SLOPES GREATER THAN 30% ON THIS PLAT

NOTE: Drainage Easement areas are perpetual, non–exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement area that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

LOT LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C100	10.95'	610.00'	1°01'42"	5.47'	N15°11'33"E	10.95'
C101	18.85'	12.00'	90°00'00"	12.00'	N60°42'24"E	16.97'
C102	18.50'	12.00'	88°20'54"	11.66'	N30°07'09"W	16.72'
C103	273.71'	666.00'	23°32'51"	138.82'	S02°16'53"W	271.79'
C104	68.60'	666.00'	5°54'05"	34.33'	S11°06'15"W	68.57'
C105	64.24'	666.00'	5°31'36"	32.14'	S05°23'25"W	64.22'
C106	71.71'	666.00'	6°10'09"	35.89'	S00°27'28"E	71.68'
C107	69.16'	666.00'	5°57'01"	34.61'	S06°31'03"E	69.13'
C108	18.14'	12.00'	86°37'04"	11.31'	N33°48'59"E	16.46'
C109	18.14'	12.00'	86°37'04"	11.31'	N59°33'57"W	16.46'
C110	215.05'	666.00'	18°30'01"	108.47'	S25°30'26"E	214.11'
C111	89.49'	666.00'	7°41'55"	44.81'	S20°06'22"E	89.42'
C112	70.03'	666.00'	6°01'29"	35.05'	S26°58'04"E	70.00'
C113	55.53'	666.00'	4°46'32"	27.78'	S32°22'08"E	55.51'
C114	526.32'	610.00'	49°26'08"	280.80'	S10°02'22"E	510.14'
C115	96.21'	610.00'	9°02'13"	48.21'	S10°09'36"W	96.11'
C116	83.76'	610.00'	7°52'01"	41.94'	S01°42'29"W	83.69'
C117	81.83'	610.00'	7°41'11"	40.98'	S06°04'07"E	81.77'
C118	81.88'	610.00'	7°41'25"	41.00'	S13°45'25"E	81.81'
C119	81.91'	610.00'	7°41'36"	41.01'	S21°26'55"E	81.84'
C120	82.22'	610.00'	7°43'23"	41.17'	S29°09'24"E	82.16'
C121	18.51'	610.00'	1°44'20"	9.26'	S33°53'16"E	18.51'
C122	18.85'	12.00'	90°00'00"	12.00'	N10°14'34"E	16.97'
C123	18.85'	12.00'	90°00'00"	12.00'	N79°45'26"W	16.97'
C124	98.52'	278.00'	20°18'20"	49.78'	N65°23'44"E	98.01'
C125	31.51'	278.00'	6°29'36"	15.77'	N58°29'22"E	31.49'
C126	67.02'	278.00'	13°48'44"	33.67'	N68°38'32"E	66.85'
C127	78.68'	222.00'	20°18'20"	39.76'	N65°23'44"E	78.27'
C128	63.52'	222.00'	16°23'33"	31.98'	N63°26'21"E	63.30'
C129	15.16'	222.00'	3°54'47"	7.58'	N73°35'31"E	15.16'
C130	16.51'	12.00'	78°48'43"	9.86'	S65°02'44"E	15.24'
C131	248.44'	55.00'	258°48'43"	66.94'	S24°57'16"W	84.99'
C132	31.49'	55.00'	32°48'04"	16.19'	N42°02'25"W	31.06'
C133	76.08'	55.00'	79°15'16"	45.54'	S81°55'55"W	70.16'
C134	54.48'	55.00'	56°45'23"	29.71'	S13°55'36"W	52.28'
C135	52.10'	55.00'	54°16'28"	28.19'	S41°35'20"E	50.17'
C136	34.29'	55.00'	35°43'32"	17.73'	S86°35'20"E	33.74'
C137	39.36'	222.00'	10°09'29"	19.73'	N29°40'42"W	39.31'
C138	49.29'	278.00'	10°09'29"	24.71'	N29°40'42"W	49.22'
C139	19.54'	12.00'	93°17'58"	12.71'	S71°14'56"E	17.45'
C140	19.54'	12.00'	93°17'58"	12.71'	N22°03'02"E	17.45'
C141	131.50'	707.00'	10°39'26"	65.94'	N56°46'22"E	131.32'
C142	84.50'	707.00'	6°50'53"	42.30'	N72°07'27"E	84.45'
C143	83.23'	707.00'	6°44'41"	41.66'	N72°04'21"E	83.18'
C144	1.28'	707.00'	0°06'13"	0.64'	N75°29'48"E	1.28'
C145	1.92'	2090.00'	0°03'09"	0.96'	N14°28'41"W	1.92'
C146	13.31'	2090.00'	0°21'53"	6.65'	N14°41'12"W	13.31'
C147	11.17'	12.00'	53°20'37"	6.03'	S76°12'10"E	10.77'
C148	11.17'	12.00'	53°20'37"	6.03'	S50°27'13"W	10.77'
C149	275.20'	55.00'	286°41'14"	40.93'	S12°52'29"E	65.67'
C150	53.41'	55.00'	55°38'23"	29.02'	N77°21'03"W	51.34'
C151	45.37'	55.00'	47°15'32"	24.06'	S51°11'59"W	44.09'
C152	45.37'	55.00'	47°15'32"	24.06'	S03°56'28"W	44.09'
C153	45.37'	55.00'	47°15'32"	24.06'	S43°19'04"E	44.09'
C154	45.37'	55.00'	47°15'32"	24.06'	N89°25'25"E	44.09'
C155	40.33'	55.00'	42°00'45"	21.12'	N44°47'17"E	39.43'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

CENTER LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	318.26'	638.00'	28°34'53"	163.51'	N12°41'58"E	314.97'
C2	18.39'	638.00'	1°39'06"	9.20'	N14°52'51"E	18.39'
C3	262.21	638.00'	23°30'51"	132.98'	S21°16'53"W	260.36'
C4	34.66'	638.00'	3°22'56"	18.84'	S11°11'01"E	37.66'
C5	243.67'	638.00'	21°52'57"	123.34'	S23°48'57"E	242.19'
C6	37.66'	638.00'	3°22'56"	18.84'	S14°33'57"E	37.66'
C7	206.00'	638.00'	18°30'01"	103.91'	S25°30'26"E	205.11'
C8	88.60'	250.00'	20°18'20"	44.77	S65°23'44"W	88.14'
C9	44.32'	250.00'	10°09'29"	22.22'	N29°40'42"W	44.26'
C10	182.69'	750.00	13°57'24"	91.80'	N58°25'21"E	182.2'
C11	43.19'	750.00'	3°17'58"	21.60'	N63°45'04"E	43.18'
C12	132.83'	750.00	10°08'51"	66.59'	N70°28'28"E	132.66'
C13	43.19'	750.00'	3°17'58"	21.60'	N67°03'02"E	43.18'
C14	89.64'	750.00'	6°50'53"	44.87'	N72°07'27"E	89.59'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD

SURVEYOR OF RECORD:

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SHEET NO 2/2

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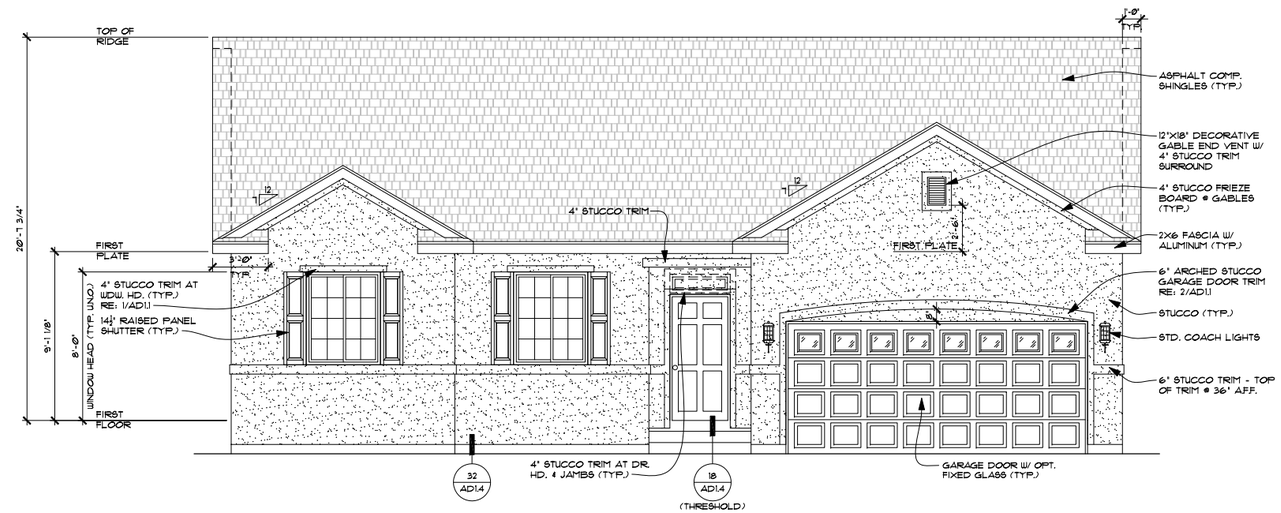
CONSTRUCTION MANAGEMENT

Date: 6–10–15
File: SARATOGA_FPLAT NBHD 6–5

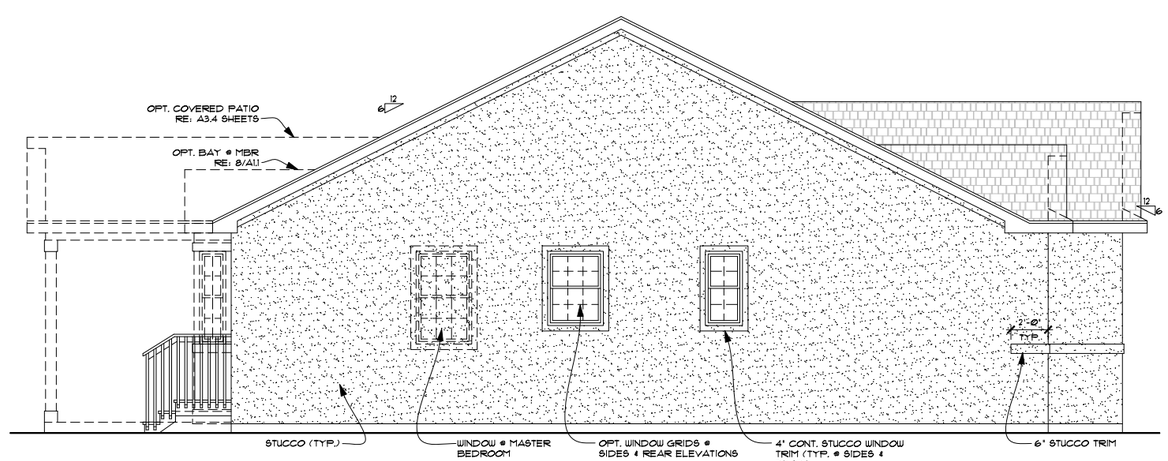
RICHMOND AMERICAN ELEVATIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

RICHMOND AMERICAN HOMES

UTAH
849 West LeVoy Drive – Suite 100
Taylorsville, UT 84123 (801) 743-7440

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Date: 08/25/09

Revisions:
-

UTAH
MASTER PLAN

Plan Number:
U168

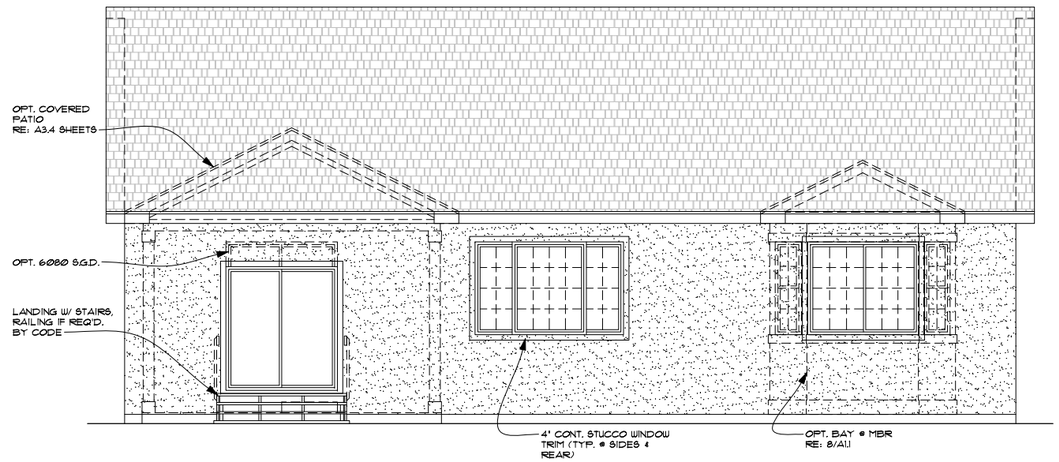
Plan Name:
BRYCE

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

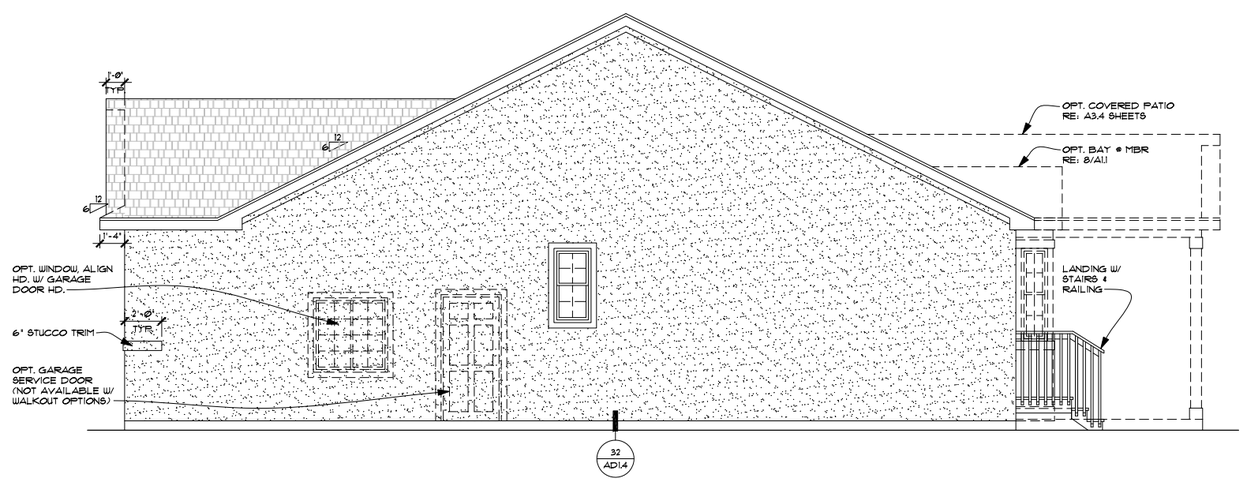
Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:06:23 PM, DWF6.ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION A

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A

SCALE: 1/4"=1'-0"

RICHMOND AMERICAN HOMES

UTAH
849 West LeVoy Drive – Suite 100
Taylorsville, UT 84123 (801) 743-7440

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Date: 08/25/09

Revisions:
-

UTAH MASTER PLAN

Plan Number:
U168

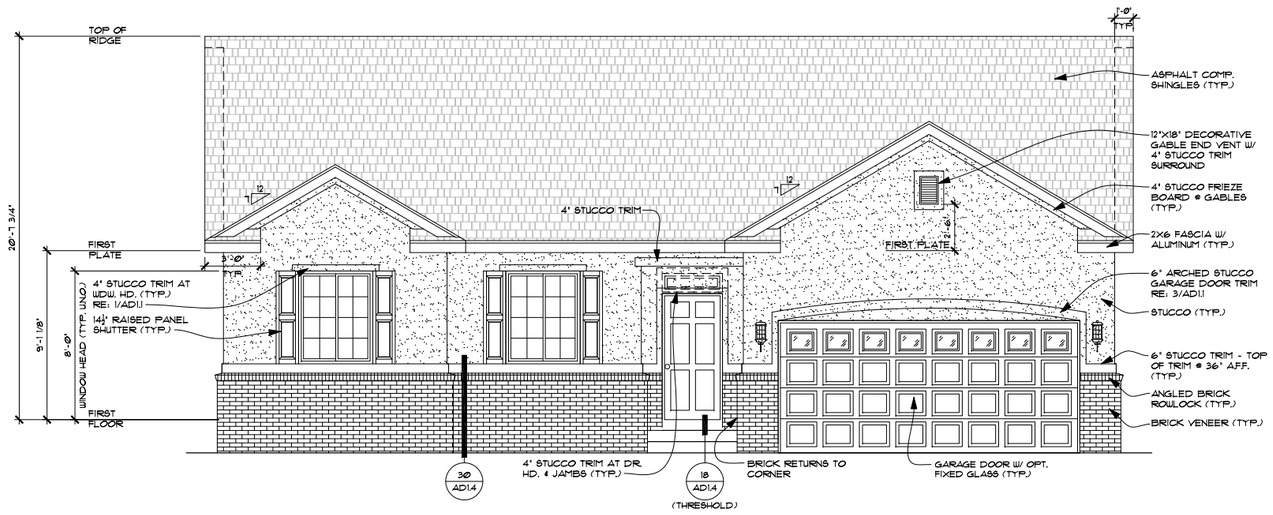
Plan Name:
BRYCE

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
b

Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:06:30 PM, DWF6 ePlot.pc3

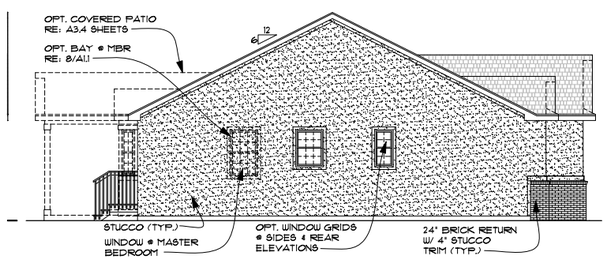
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



5 OPT. ADDITIONAL MASONRY @ FRONT ELEV. A

SCALE: 1/4"=1'-0"

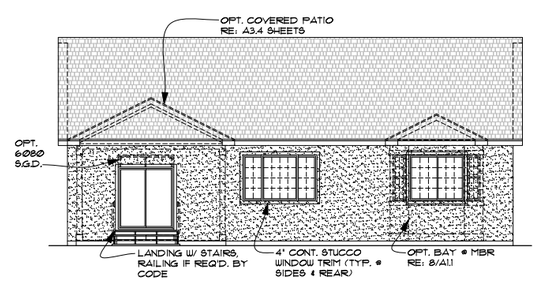
RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. ADDITIONAL MASONRY @ LEFT ELEV. A

SCALE: 1/8"=1'-0"

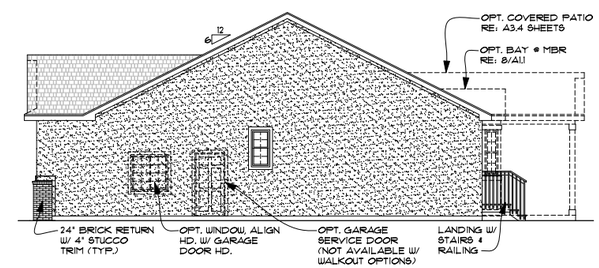
RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEV. A

SCALE: 1/8"=1'-0"

RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEV. A

SCALE: 1/8"=1'-0"

RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 08/25/09

Revisions:
U168-002 3/25/10

UTAH MASTER PLAN

Plan Number:
U168

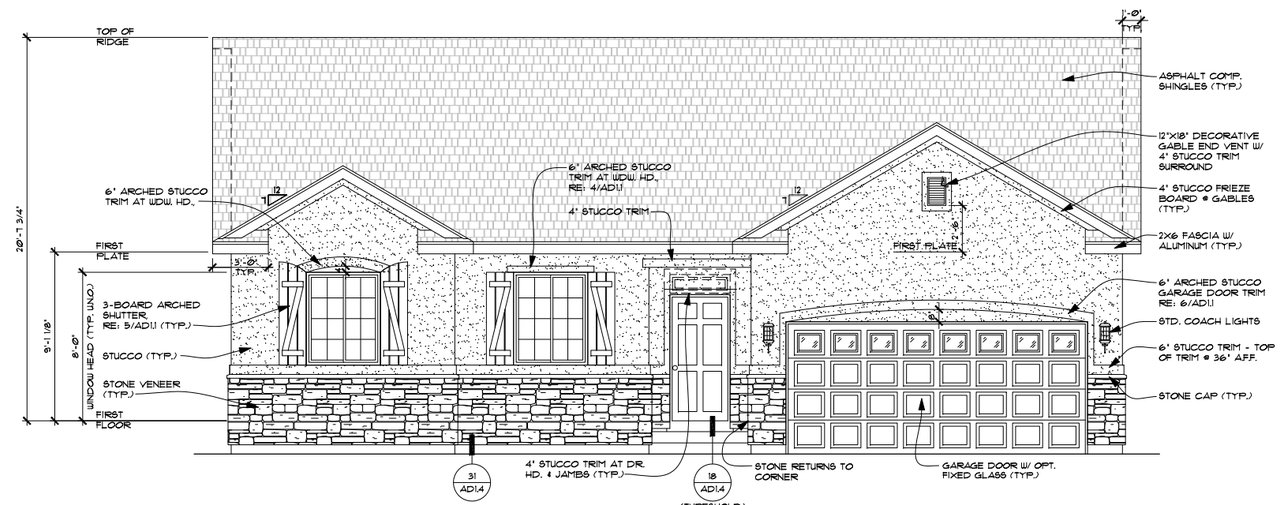
Plan Name:
BRYCE

Sheet Title:
OPT. ADDITIONAL MASONRY @ ELEVATION A

Sheet Number:
A2.1
c

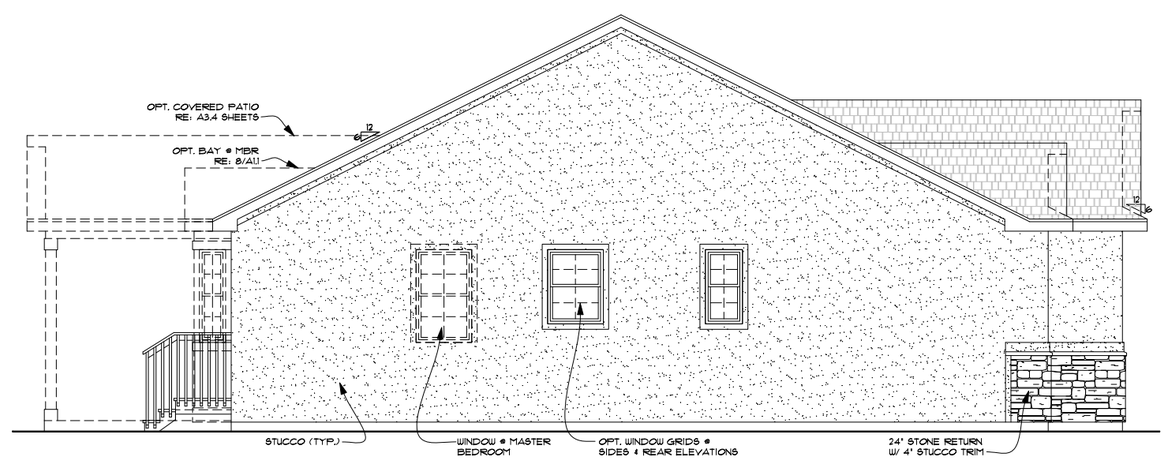
Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:06:39 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION B

SCALE: ¼"=1'-0"



2 LEFT ELEVATION B

SCALE: ¼"=1'-0"

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-

UTAH MASTER PLAN

Plan Number:
U168

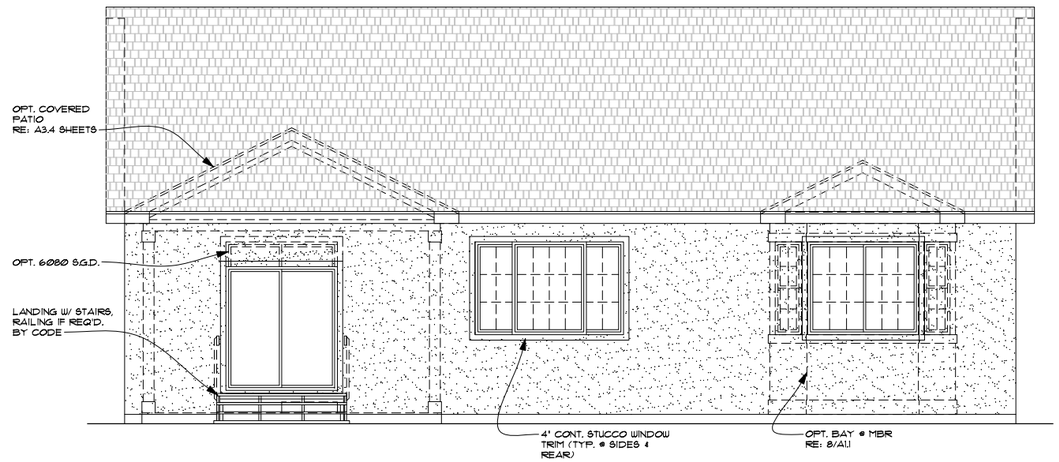
Plan Name:
BRYCE

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

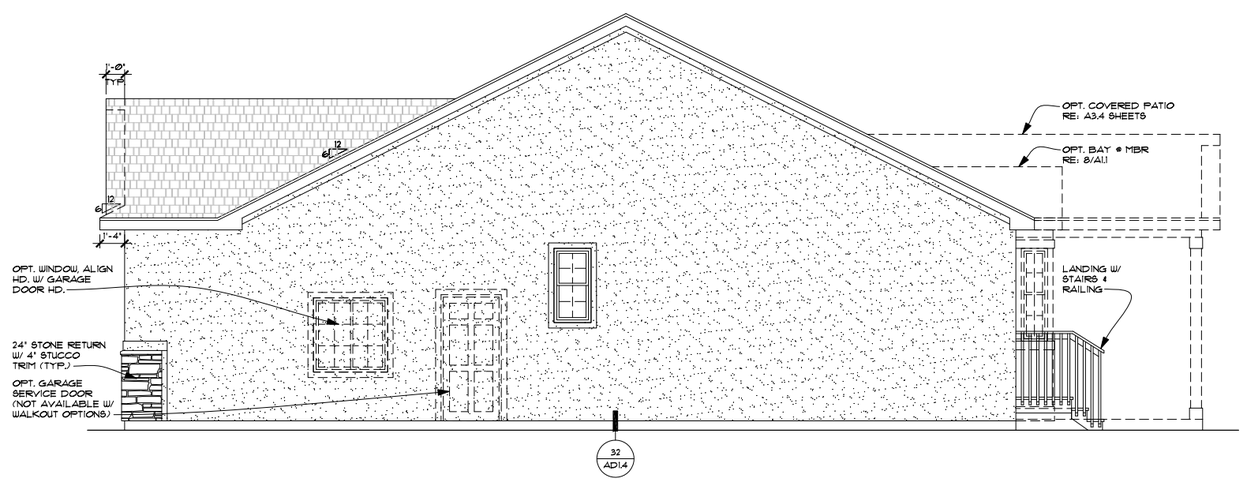
Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:06:46 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION B

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION B

SCALE: ¼"=1'-0"

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UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
b

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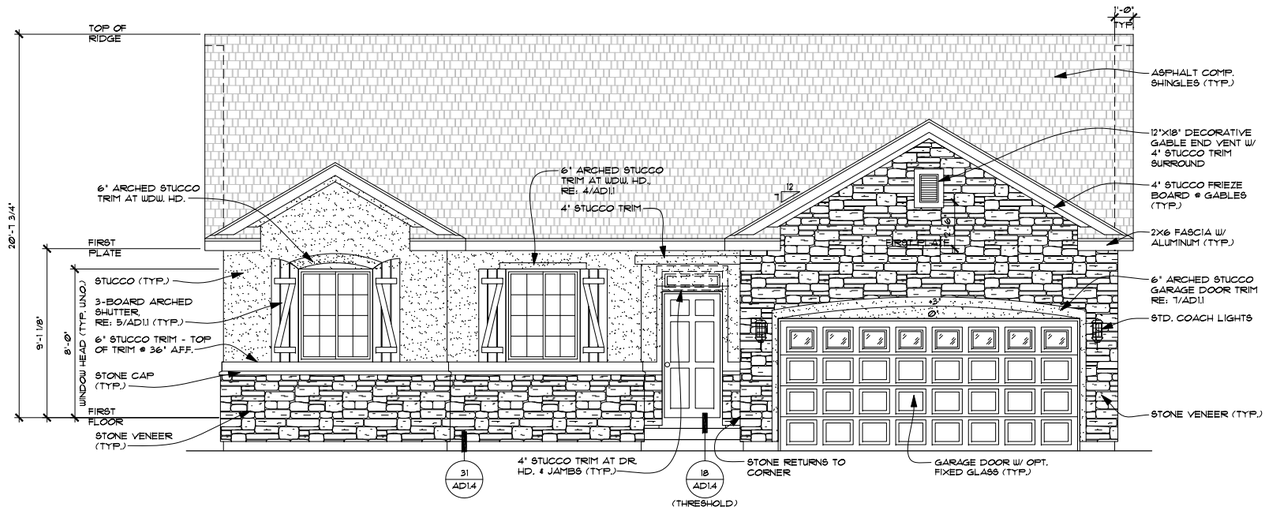
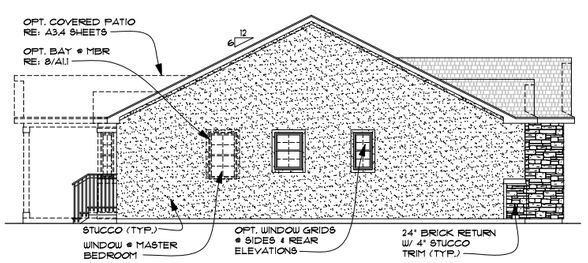
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION B

SCALE: ¼"=1'-0"

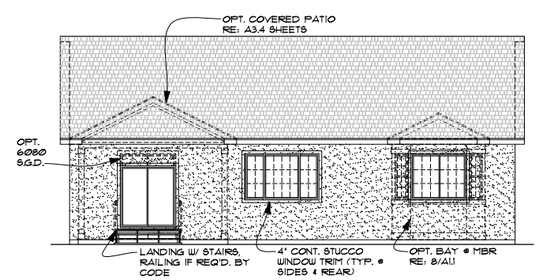
RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. ADDITIONAL MASONRY @ LEFT ELEV. B

SCALE: 1/8"=1'-0"

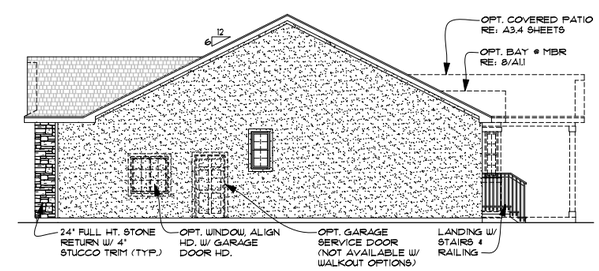
RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEV. B

SCALE: 1/8"=1'-0"

RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEV. B

SCALE: 1/8"=1'-0"

RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:
U168-002 3/25/10

UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
OPT. ADDITIONAL MASONRY @ ELEVATION B

Sheet Number:
A2.2
c

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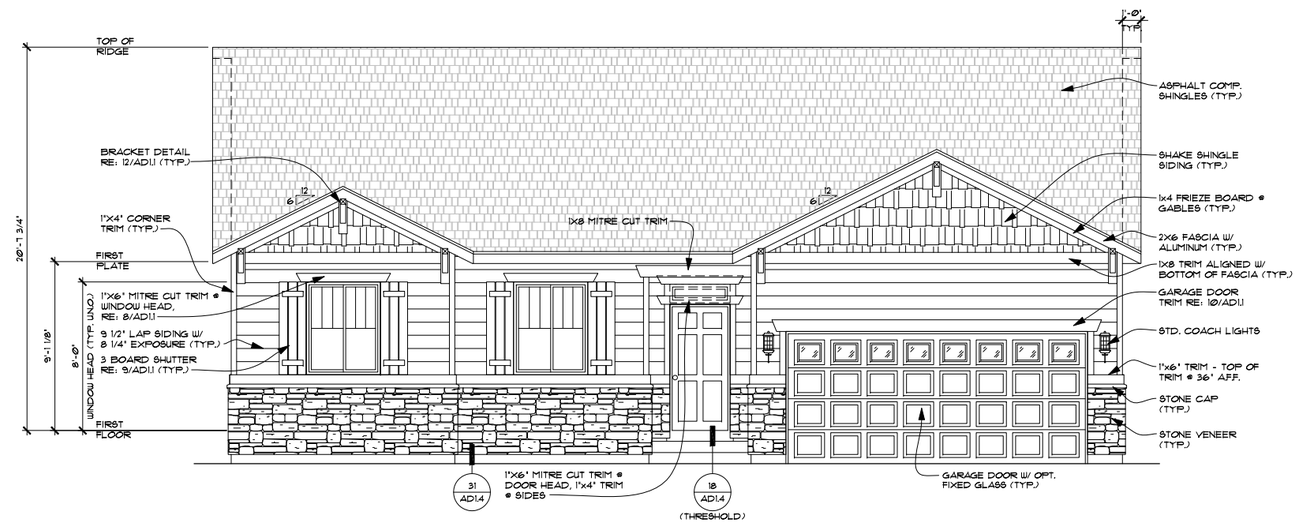
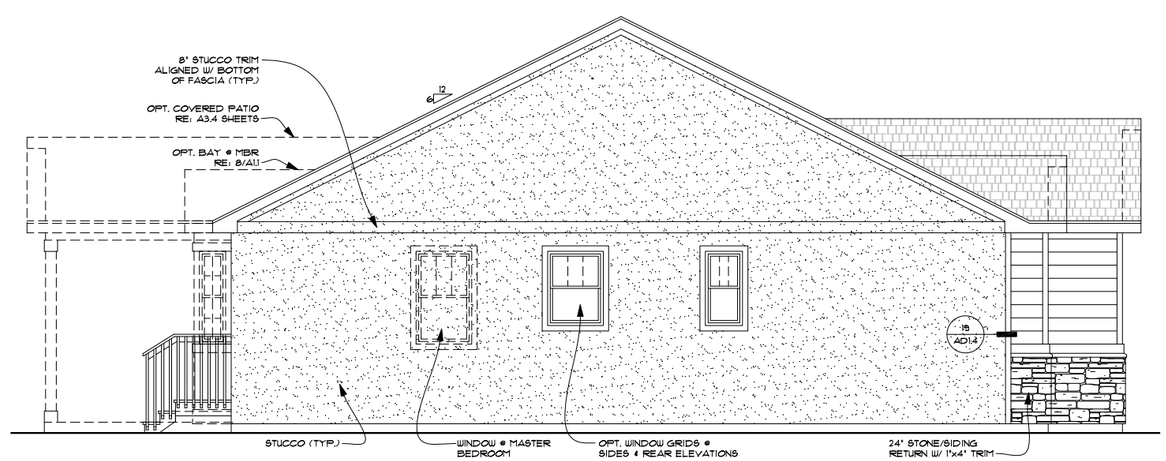
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION C

SCALE: 1/4"=1'-0"

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GEN-009 4/4/14

UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

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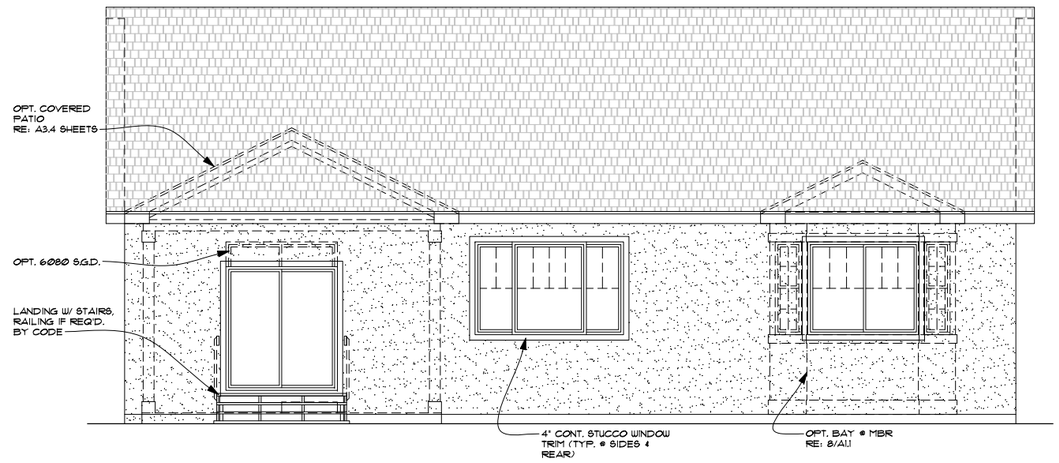
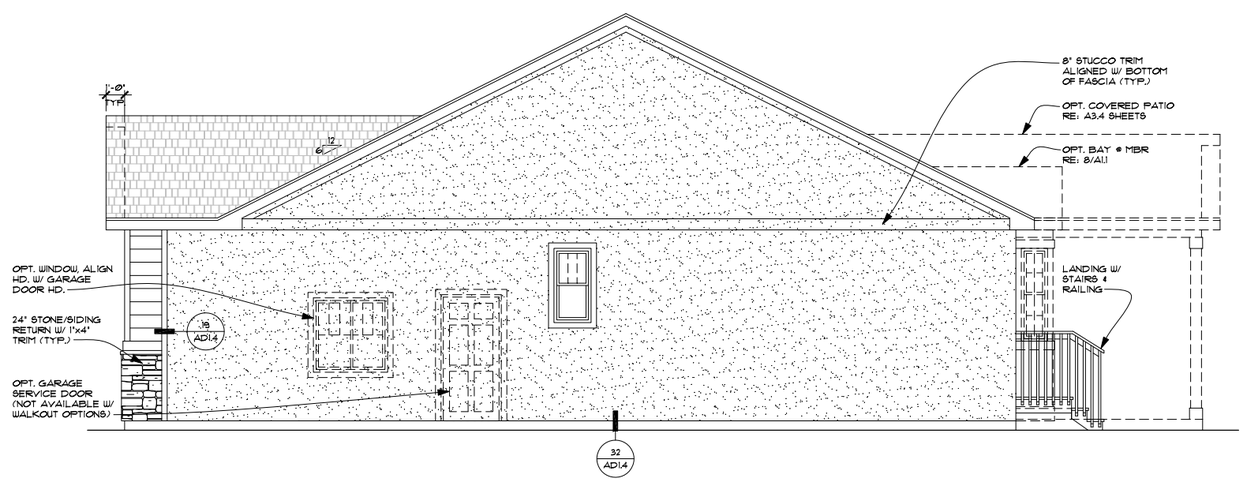
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION C

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C

SCALE: 1/4"=1'-0"

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Revisions:
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UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
b

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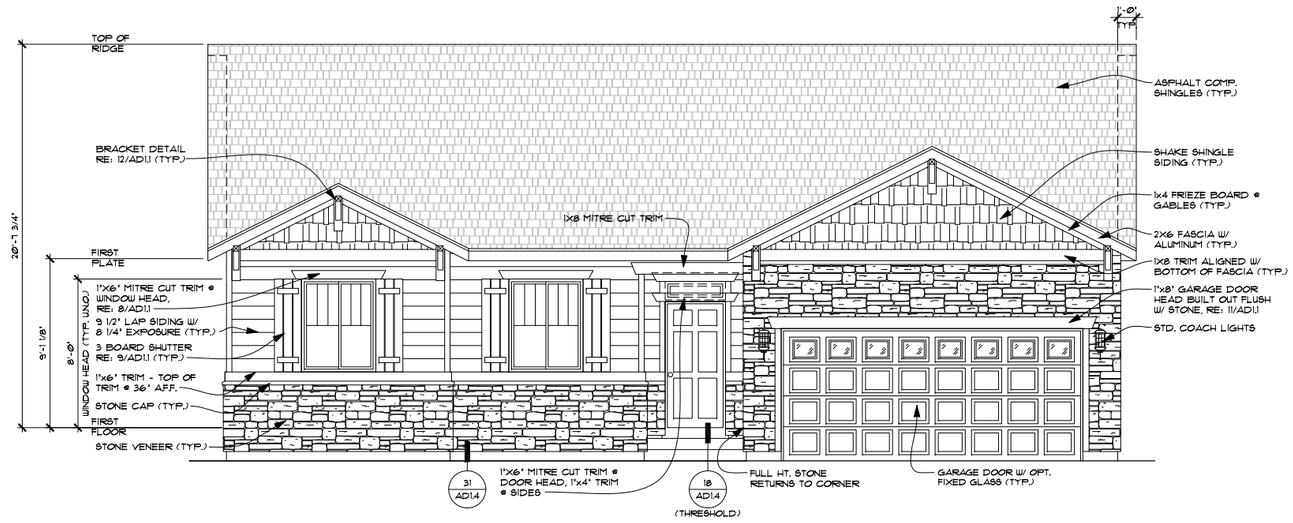
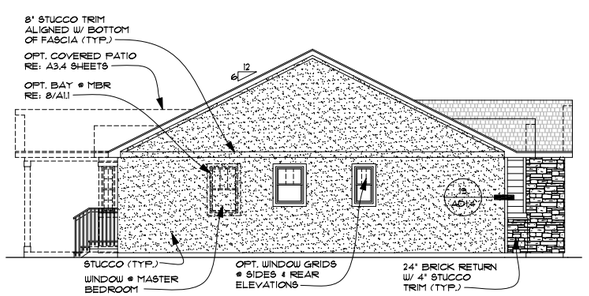
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION C

SCALE: 1/4"=1'-0"

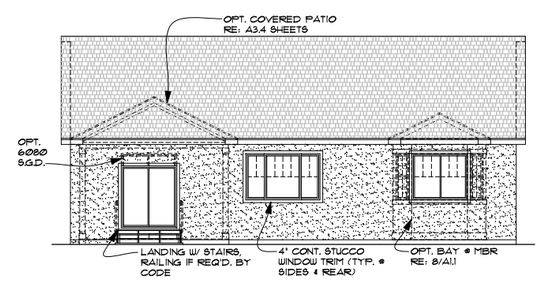
RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. ADDITIONAL MASONRY @ LEFT ELEV. C

SCALE: 1/8"=1'-0"

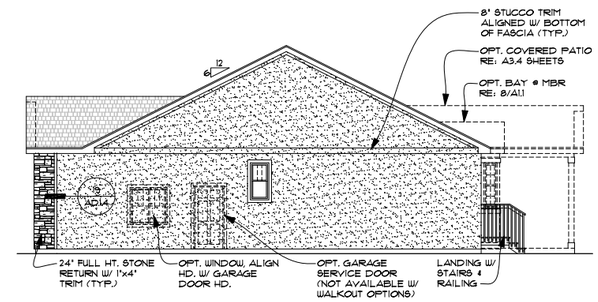
RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEV. C

SCALE: 1/8"=1'-0"

RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEV. C

SCALE: 1/8"=1'-0"

RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

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U168-002 3/25/10
GEN-008 4/4/14

UTAH MASTER PLAN

Plan Number:

U168

Plan Name:

BRYCE

Sheet Title:

OPT. ADDITIONAL MASONRY @ ELEVATION C

Sheet Number:

A2.3

C

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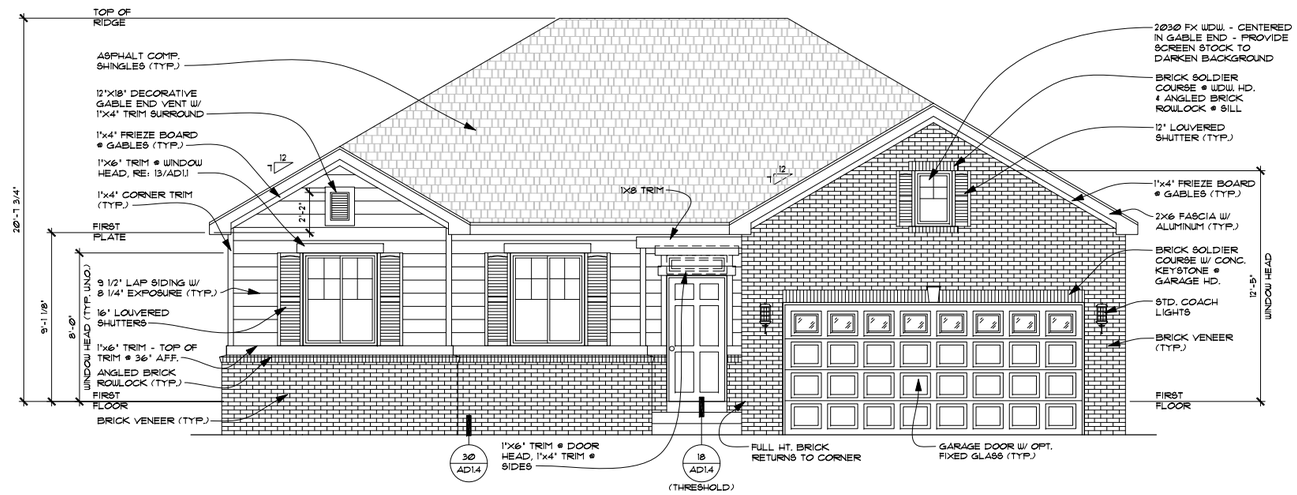
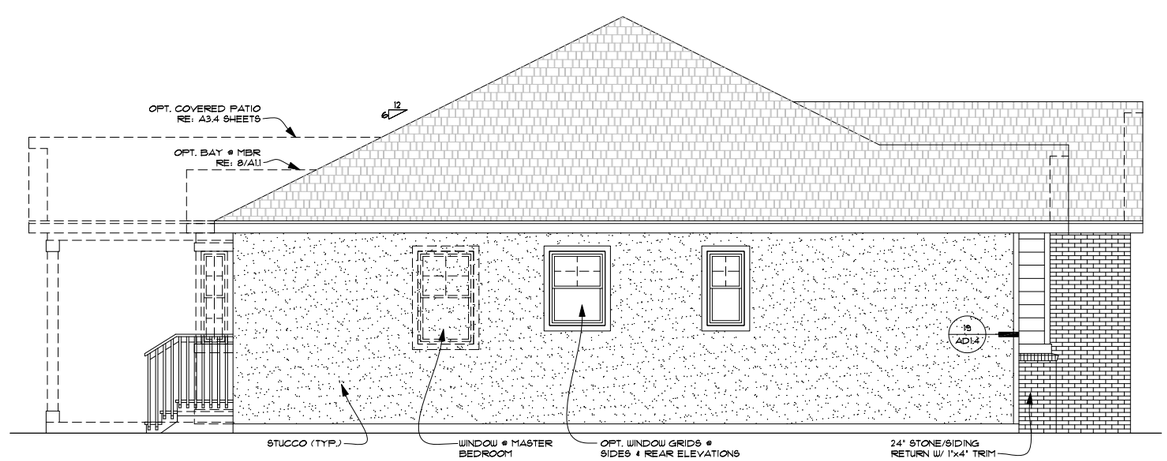
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



1 FRONT ELEVATION D

SCALE: 1/4"=1'-0"

(MEETS ADDITIONAL MASONRY REQUIREMENTS)



2 LEFT ELEVATION D

SCALE: 1/4"=1'-0"

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GEN-009 4/4/14

UTAH MASTER PLAN

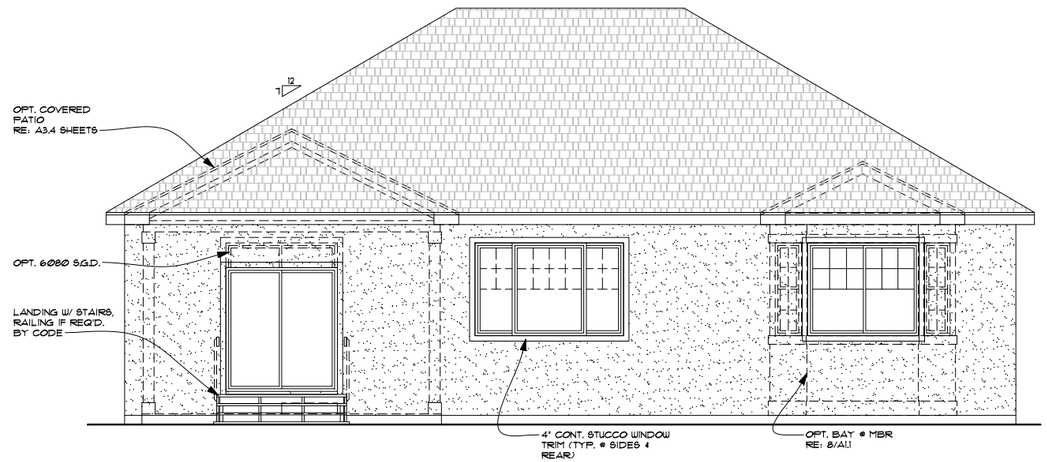
Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION D

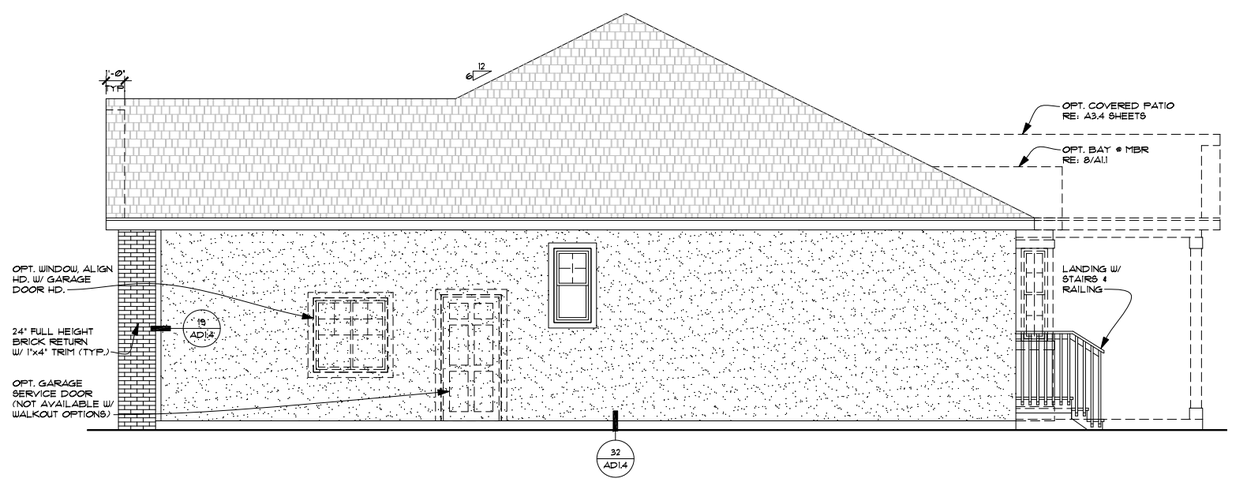
Sheet Number:
A2.4
a

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION D

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION D

SCALE: 1/4"=1'-0"

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UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b

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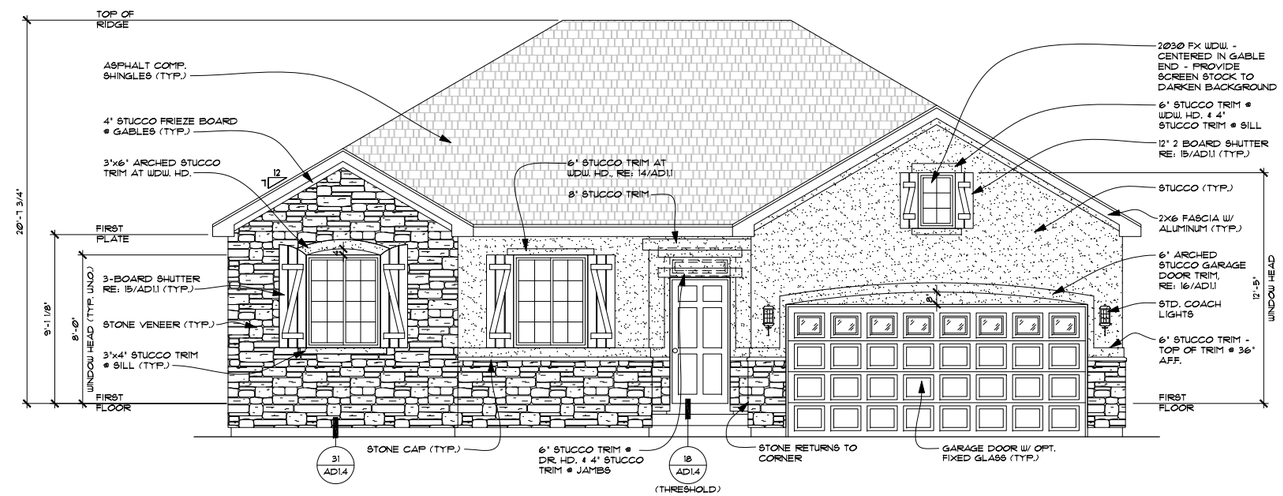
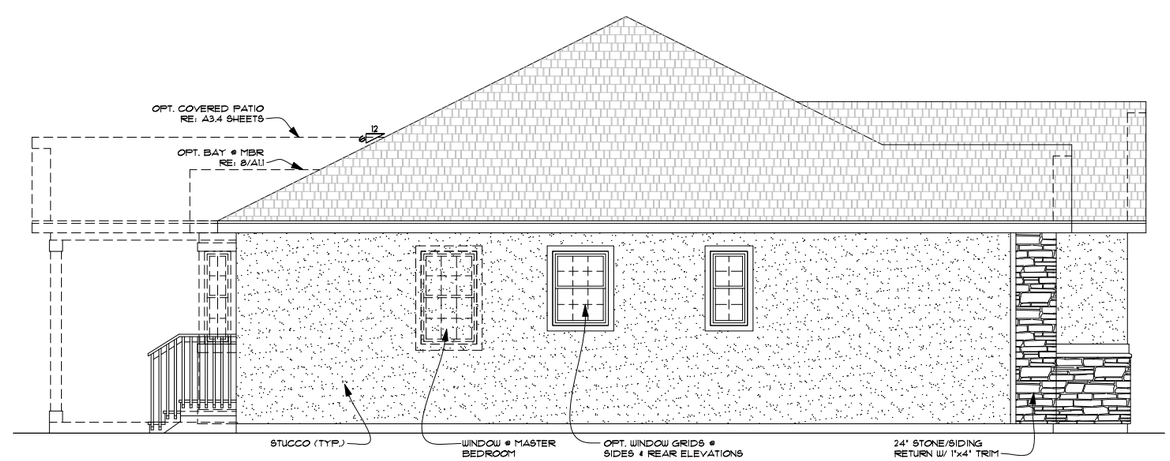
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION E

SCALE: 1/4"=1'-0"



3 LEFT ELEVATION E

SCALE: 1/4"=1'-0"

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UTAH
MASTER PLAN

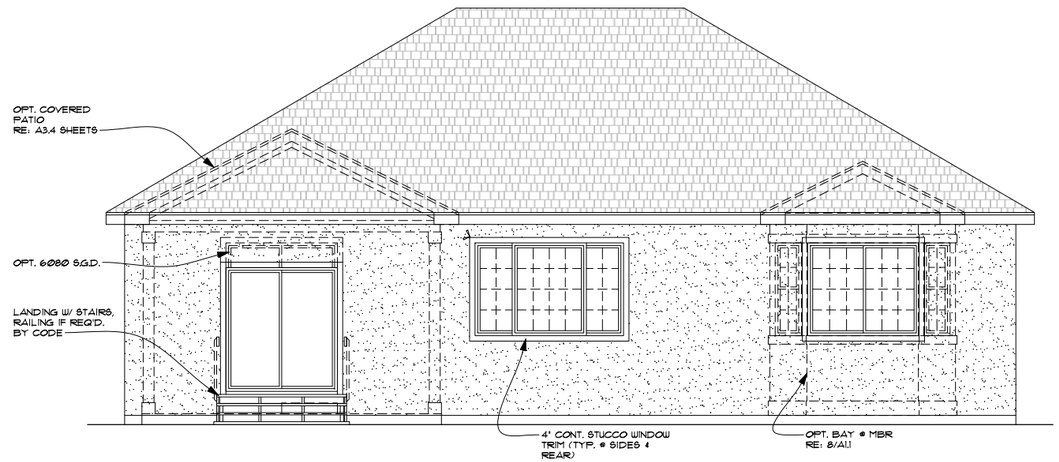
Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION E

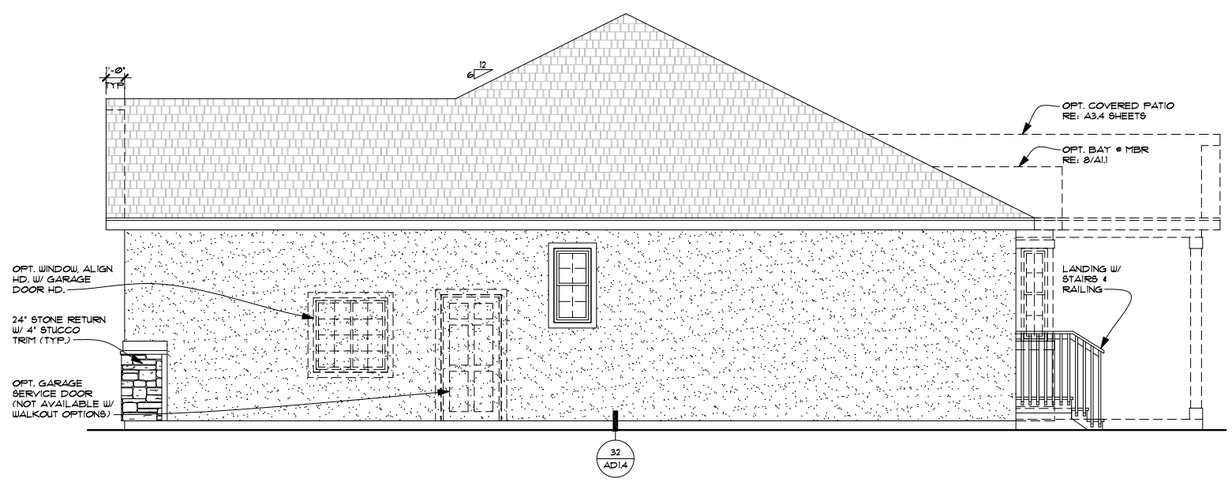
Sheet Number:
A2.5
a

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION E

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION E

SCALE: 1/4"=1'-0"

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UTAH
MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
b

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NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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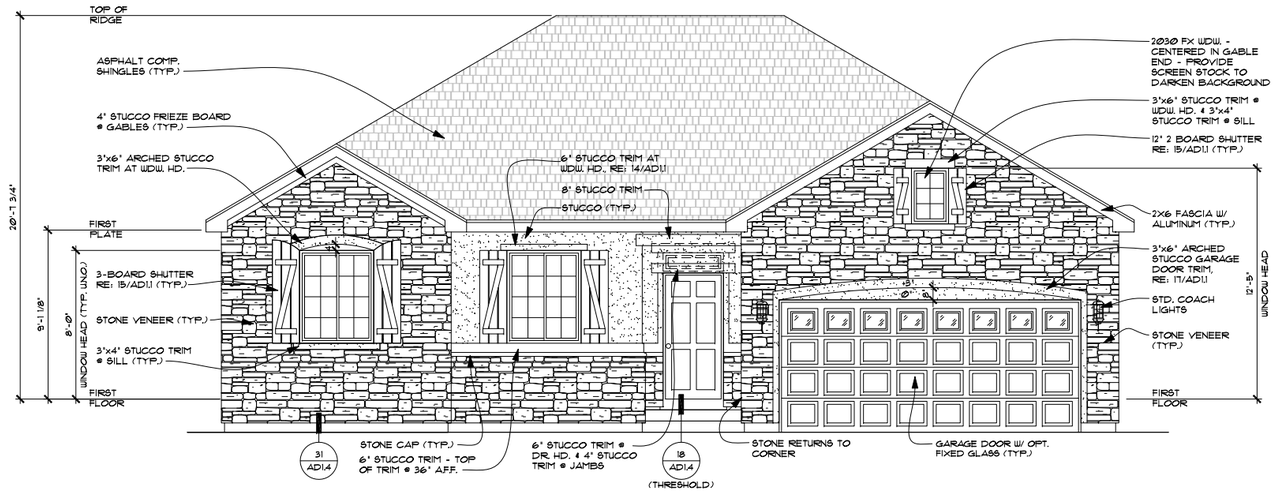
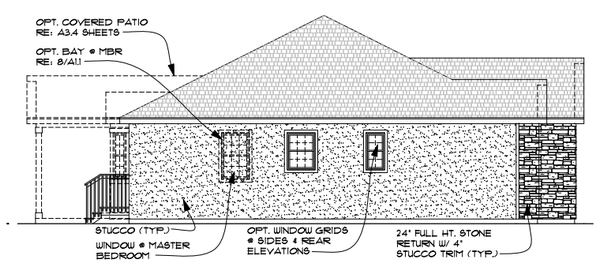


5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION E

SCALE: 1/4"=1'-0"

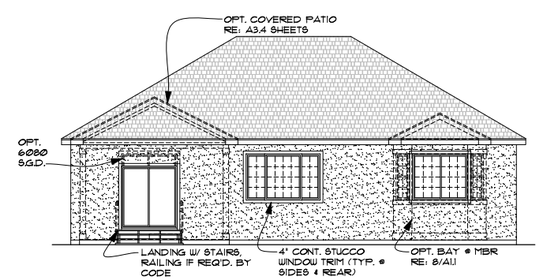
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. ADDITIONAL MASONRY @ LEFT ELEV. E

SCALE: 1/8"=1'-0"

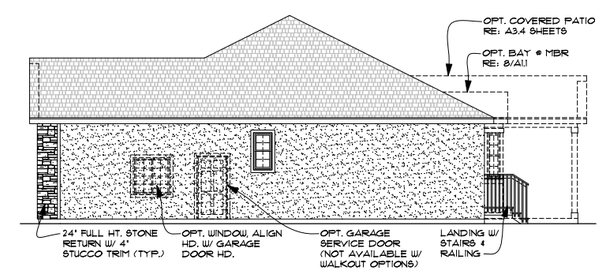
RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEV. E

SCALE: 1/8"=1'-0"

RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEV. E

SCALE: 1/8"=1'-0"

RE: SHEETS A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

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U168-002 3/25/10

UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
OPT. ADDITIONAL MASONRY @ ELEVATION E

Sheet Number:
A2.5
c

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NOTE:
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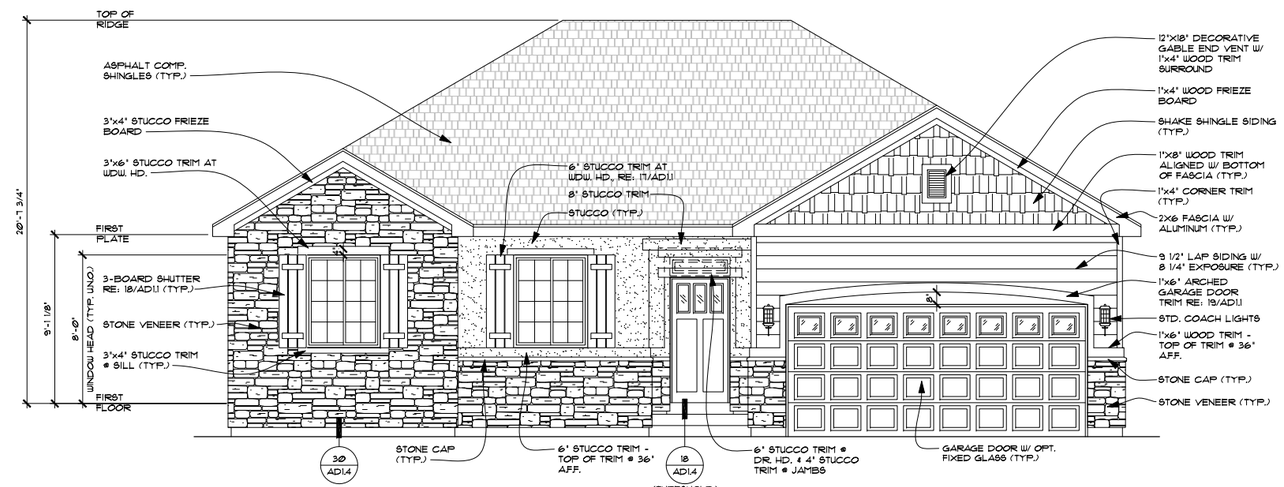
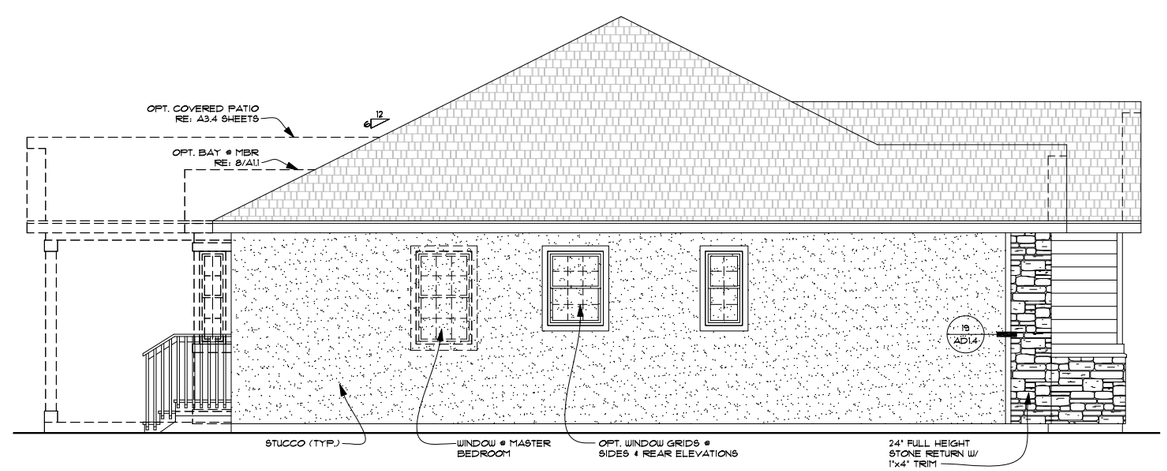
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION F

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION F

SCALE: 1/4"=1'-0"

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Date: 08/25/09

Revisions:
GEN-009 4/4/14

UTAH
MASTER PLAN

Plan Number:
U168

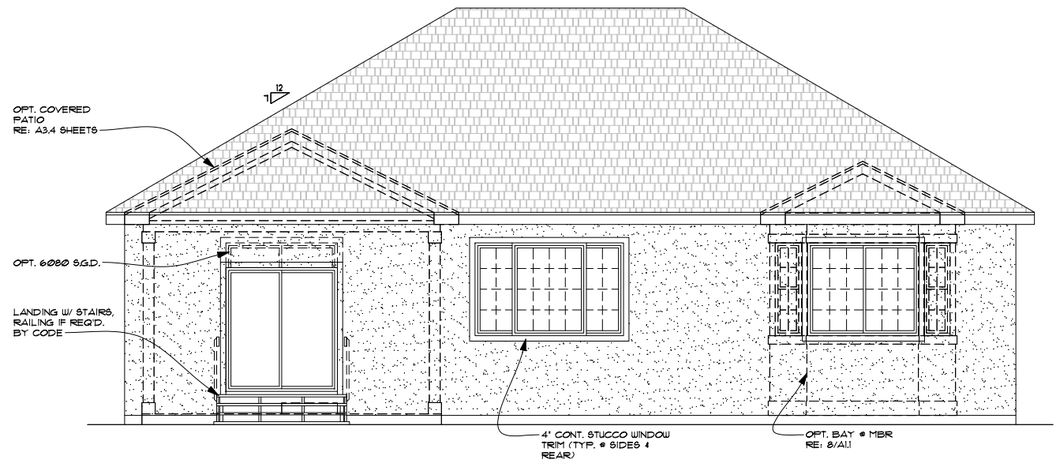
Plan Name:
BRYCE

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a

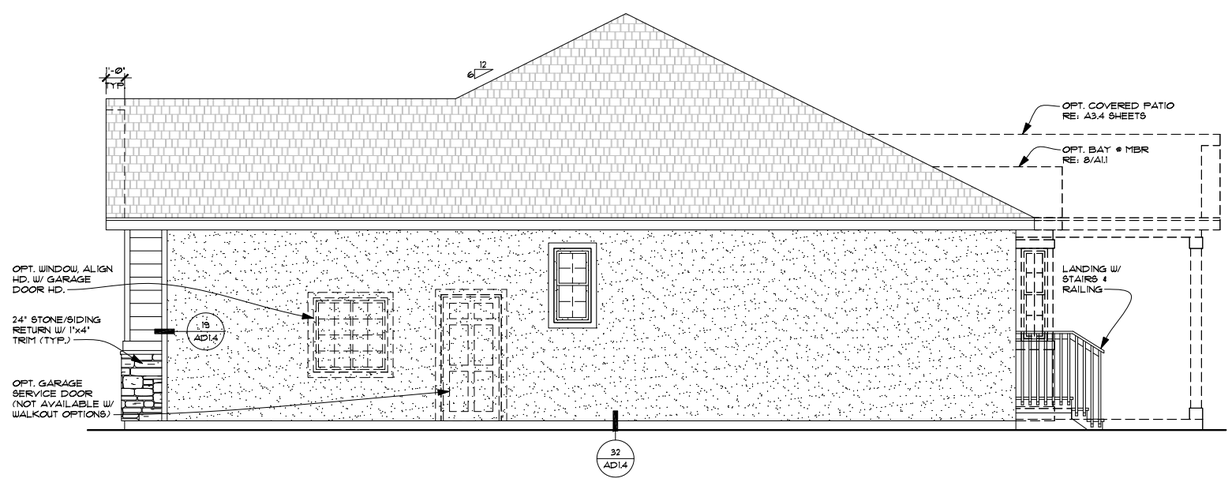
Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:08:07 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION F

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION F

SCALE: 1/4"=1'-0"

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Date: 08/25/09

Revisions:

GEN-009 4/4/14

UTAH MASTER PLAN

Plan Number:

U168

Plan Name:

BRYCE

Sheet Title:

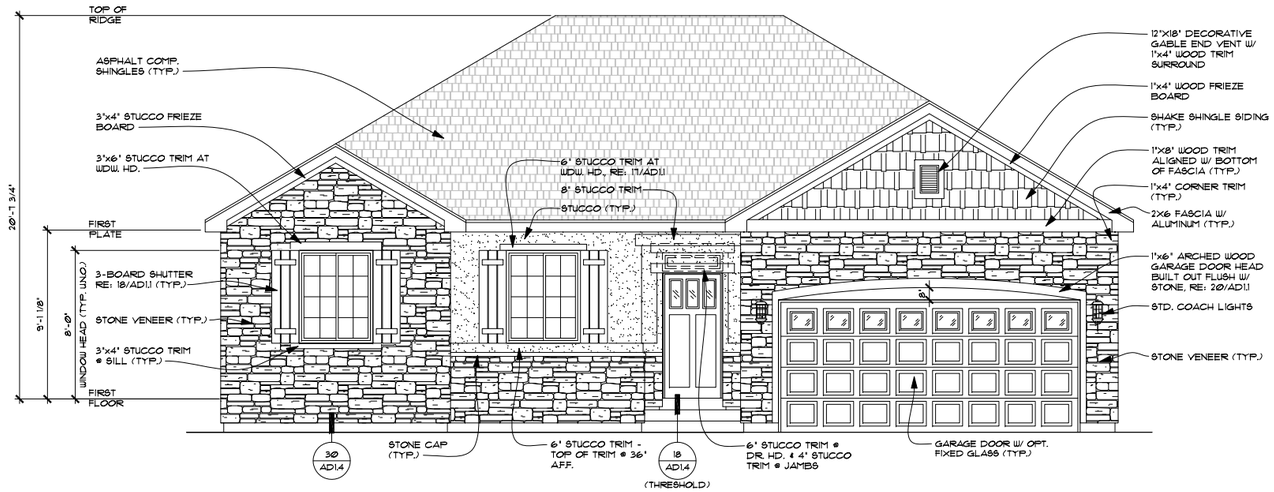
ELEVATION F

Sheet Number:

A2.6 b

Z:\architecture_Utah\Master Plan Drawings\U168 - Bryce (McNeil)\U168 Bryce-Elevs.dwg, 4/2/2014 4:08:14 PM, DWF6 ePlot.pc3

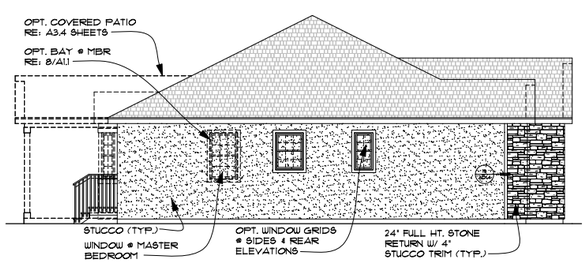
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION F

SCALE: ¼"=1'-0"

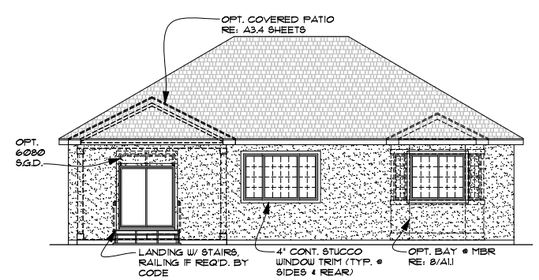
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. ADDITIONAL MASONRY @ LEFT ELEV. F

SCALE: 1/8"=1'-0"

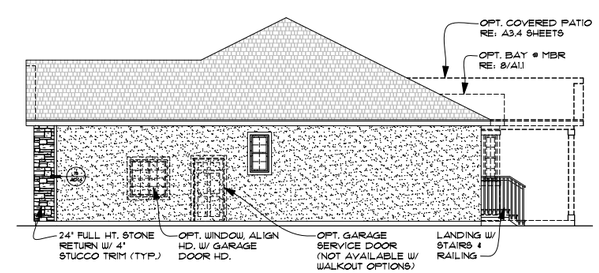
RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEV. F

SCALE: 1/8"=1'-0"

RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEV. F

SCALE: 1/8"=1'-0"

RE: SHEETS A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 08/25/09

Revisions:
GEN-009 4/4/14

UTAH MASTER PLAN

Plan Number:
U168

Plan Name:
BRYCE

Sheet Title:
OPT. ADDITIONAL MASONRY @ ELEVATION F

Sheet Number:
A2.6
C

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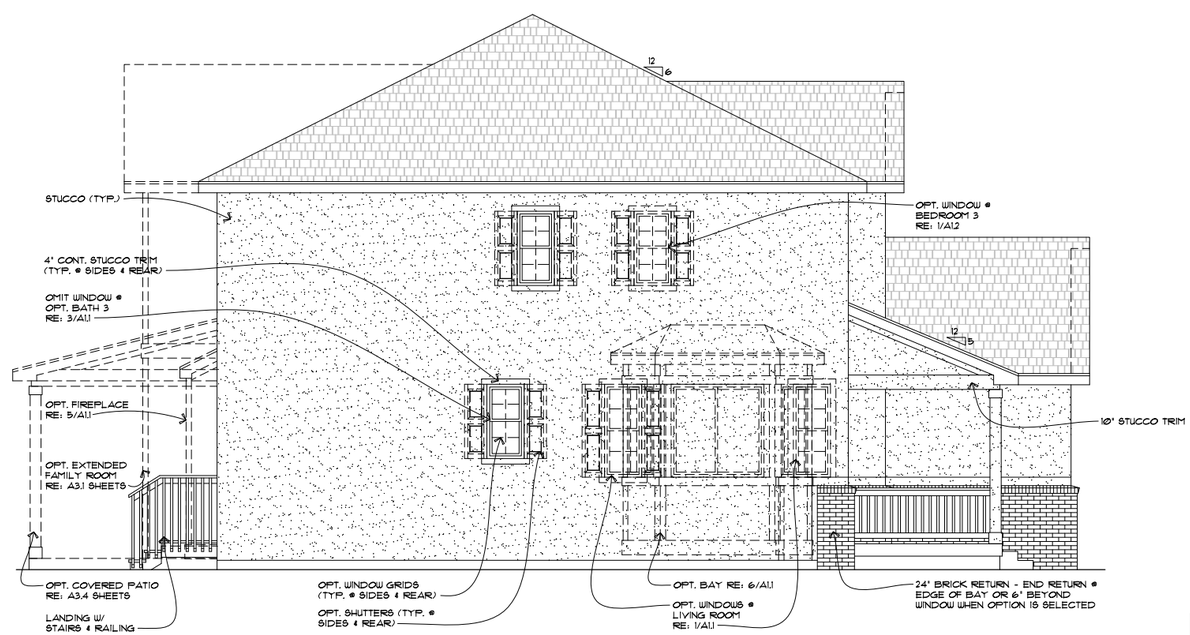
3059

1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 06/11/2010

Revisions:
U278-001 01/10/11

UTAH MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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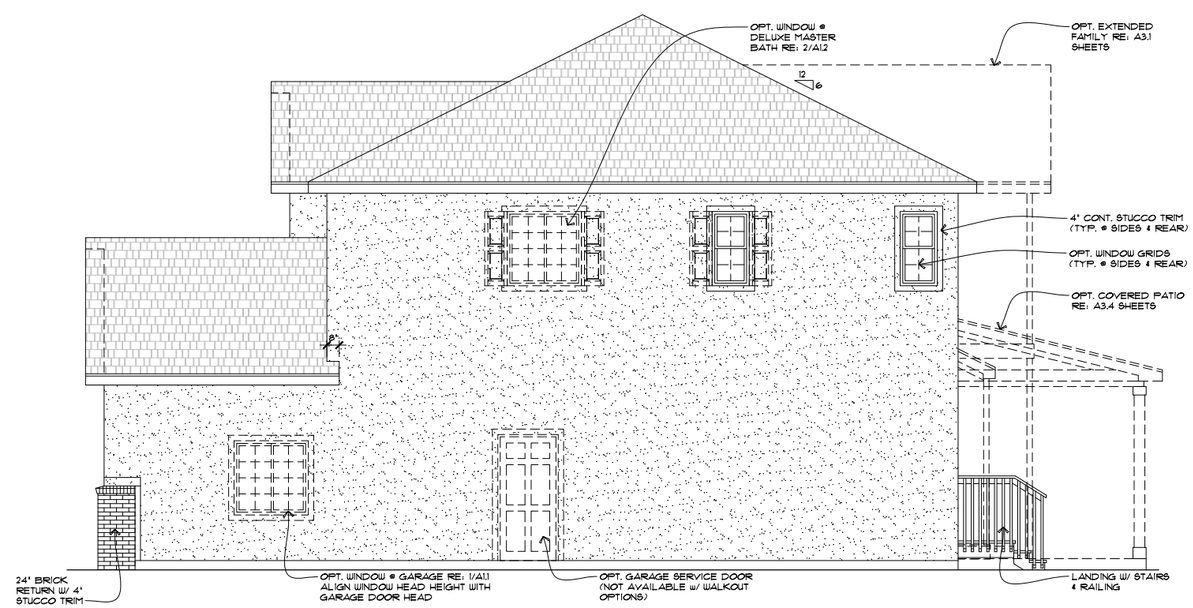
3 REAR ELEVATION A

SCALE: ¼"=1'-0"

RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION A

SCALE: ¼"=1'-0"

RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:
U278-002 04/07/11

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
b

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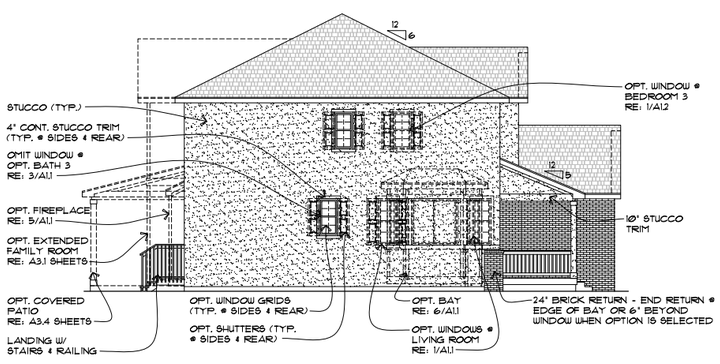
5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION A

SCALE: ¼"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

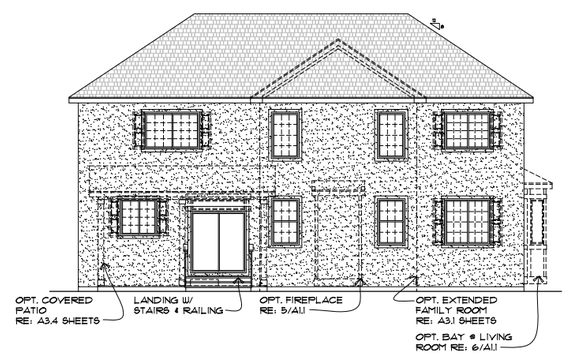
MEETS 2x PERIMETER REQUIREMENTS.



6 OPT. ADDITIONAL MASONRY @ LEFT ELEVATION A

SCALE: 1/8"=1'-0"

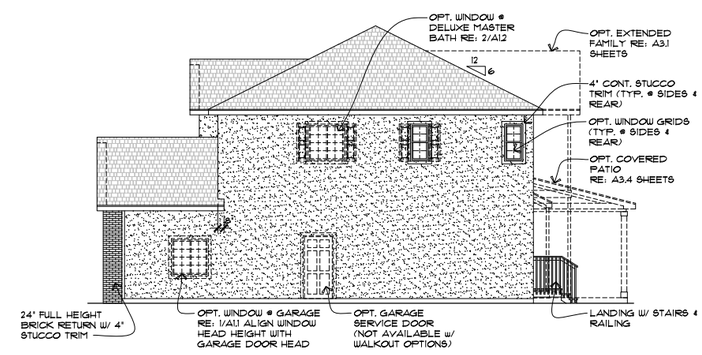
RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



7 OPT. ADDITIONAL MASONRY @ REAR ELEVATION A

SCALE: 1/8"=1'-0"

RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION A

SCALE: 1/8"=1'-0"

RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 06/11/2010

Revisions:

U278-002 04/07/11

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION A

Sheet Number: A2.1 c

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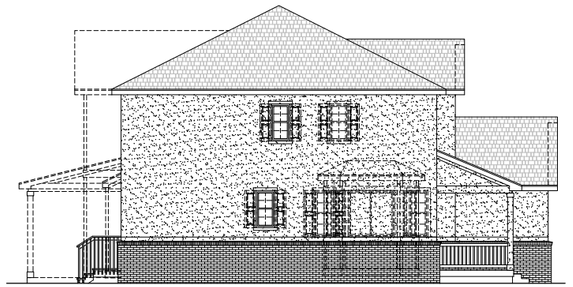


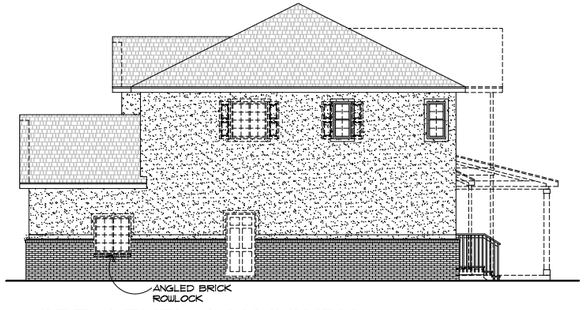
OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION A

9 SCALE: 1/8"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 3x PERIMETER REQUIREMENTS.

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION A

10 SCALE: 1/8"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION A

11 SCALE: 1/8"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:
U278-002 04/07/11

UTAH MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

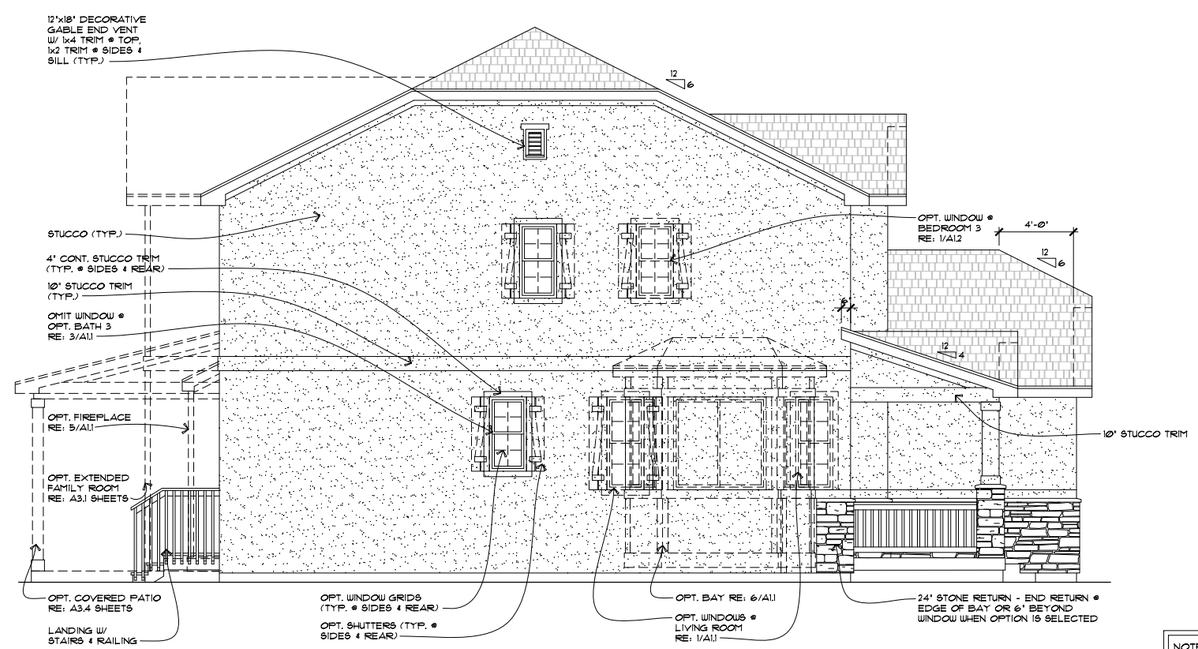
Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION A

Sheet Number:
A2.1
d

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:40:11 PM, DWF6 ePlot.pc3

1 FRONT ELEVATION B

SCALE: ¼"=1'-0"



2 LEFT ELEVATION B

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:

- -

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

a

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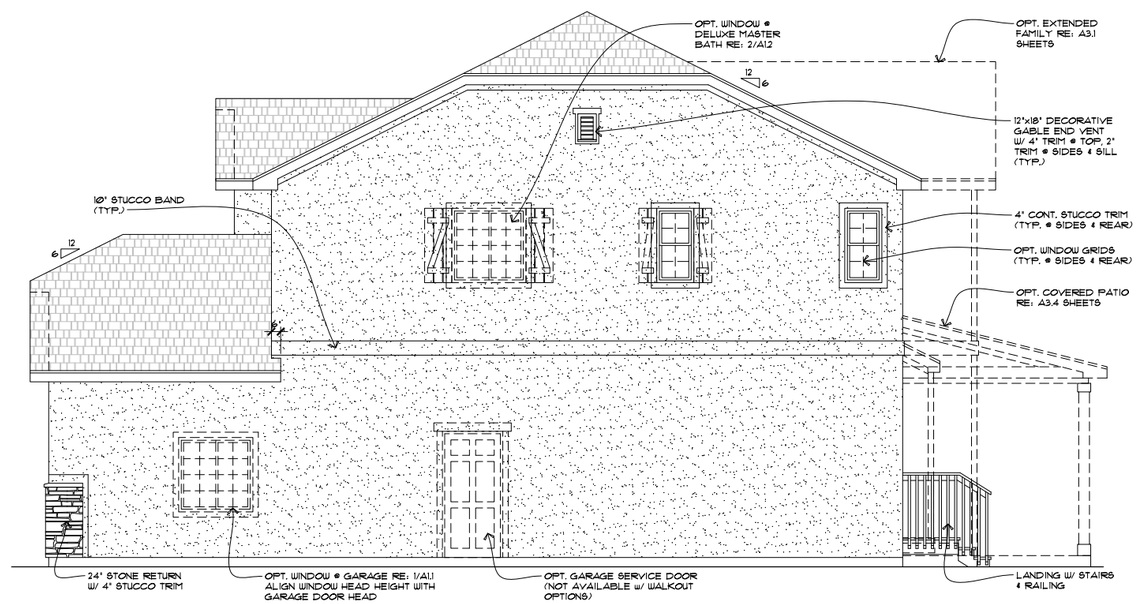
3 REAR ELEVATION B

SCALE: 1/4"=1'-0"

RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION B

SCALE: 1/4"=1'-0"

RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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U278-002 04/07/11

UTAH
MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b

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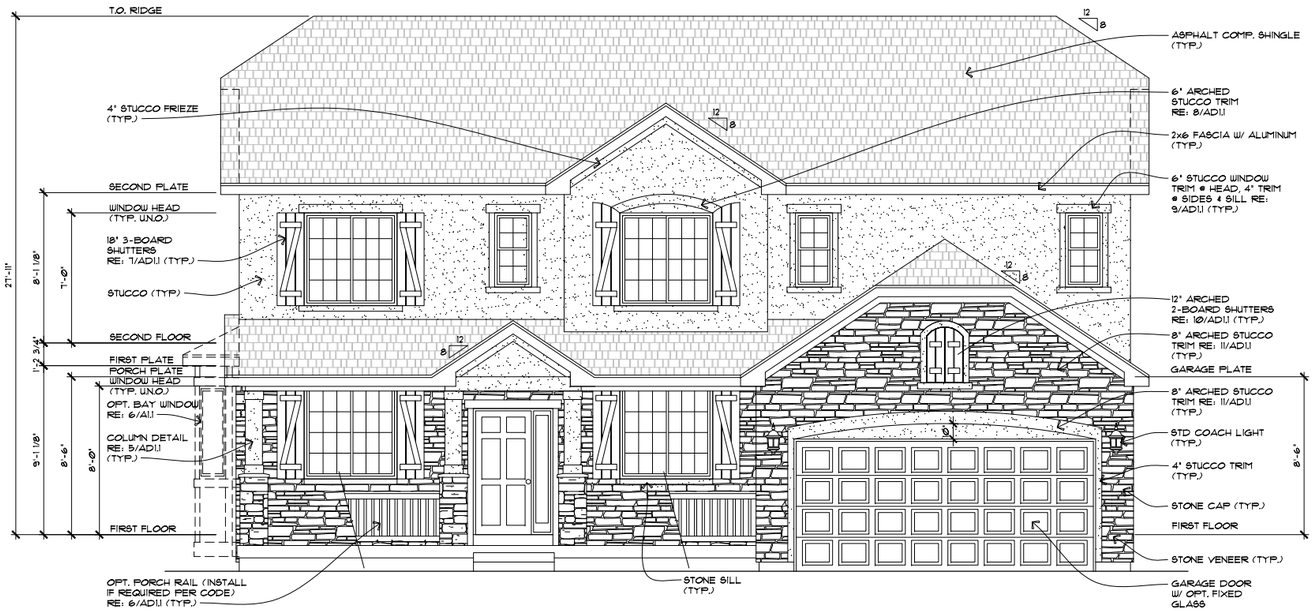
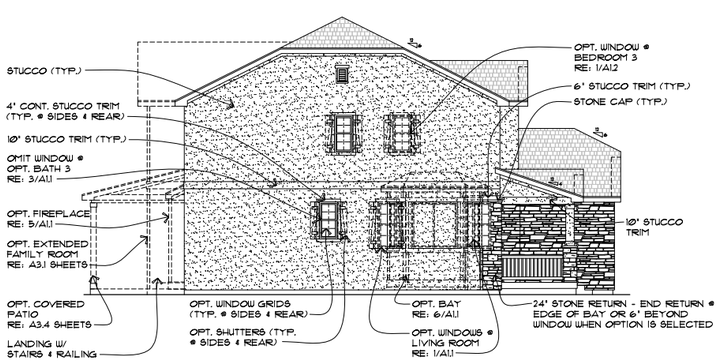


5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION B

SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 2x PERIMETER REQUIREMENTS.



6 OPT. ADDITIONAL MASONRY @ LEFT ELEVATION B

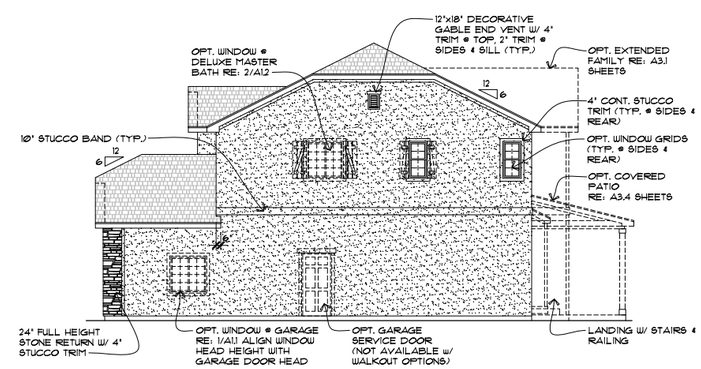
SCALE: 1/8"=1'-0"

RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

7 OPT. ADDITIONAL MASONRY @ REAR ELEVATION B

SCALE: 1/8"=1'-0"

RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION B

SCALE: 1/8"=1'-0"

RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:
U278-002 04/07/11

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION B

Sheet Number: A2.2 C

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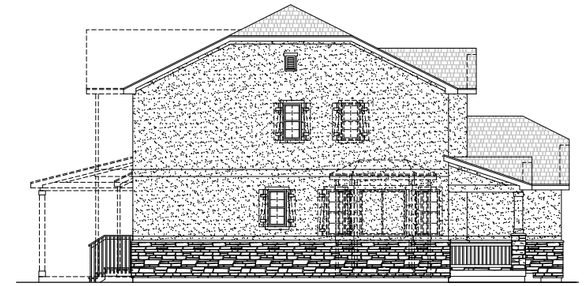
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

MEETS 3x PERIMETER REQUIREMENTS.



OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION B

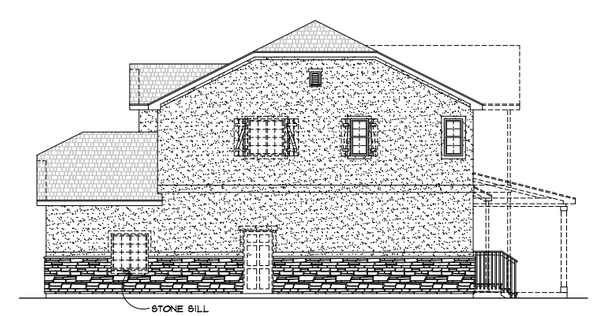
9 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION B

10 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION B

11 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 06/11/2010

Revisions:
U278-002 04/07/11

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION B

Sheet Number:
A2.2
d

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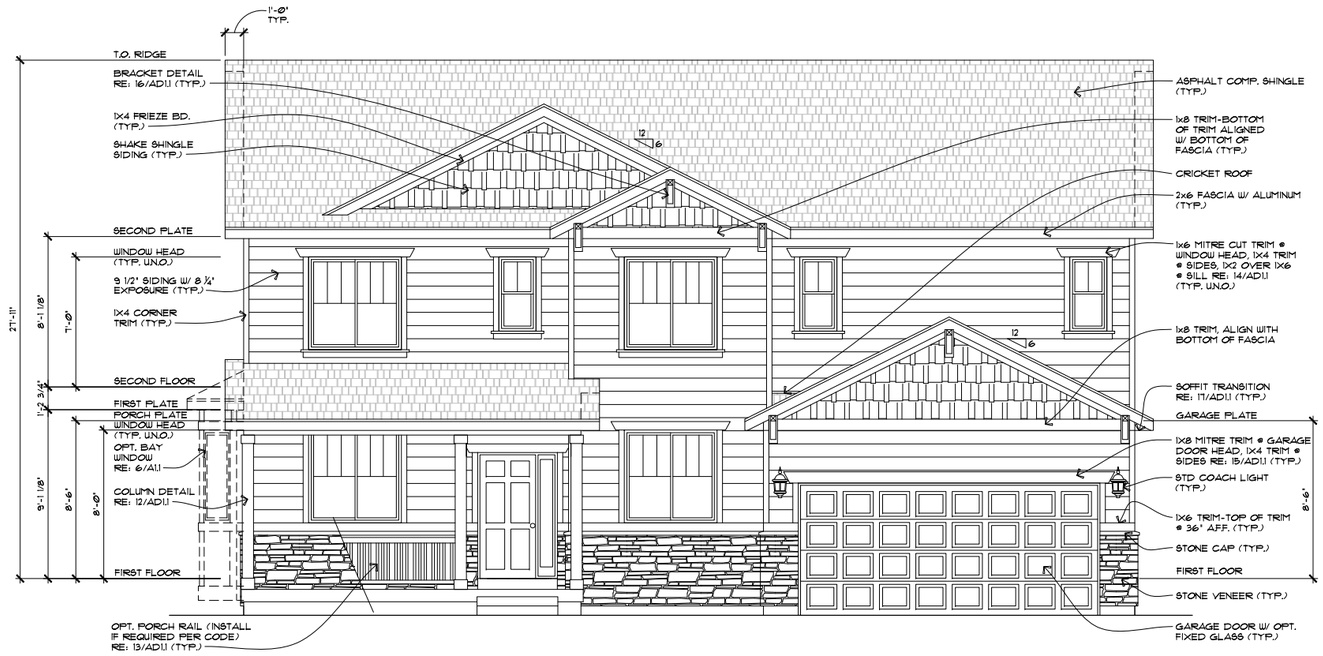
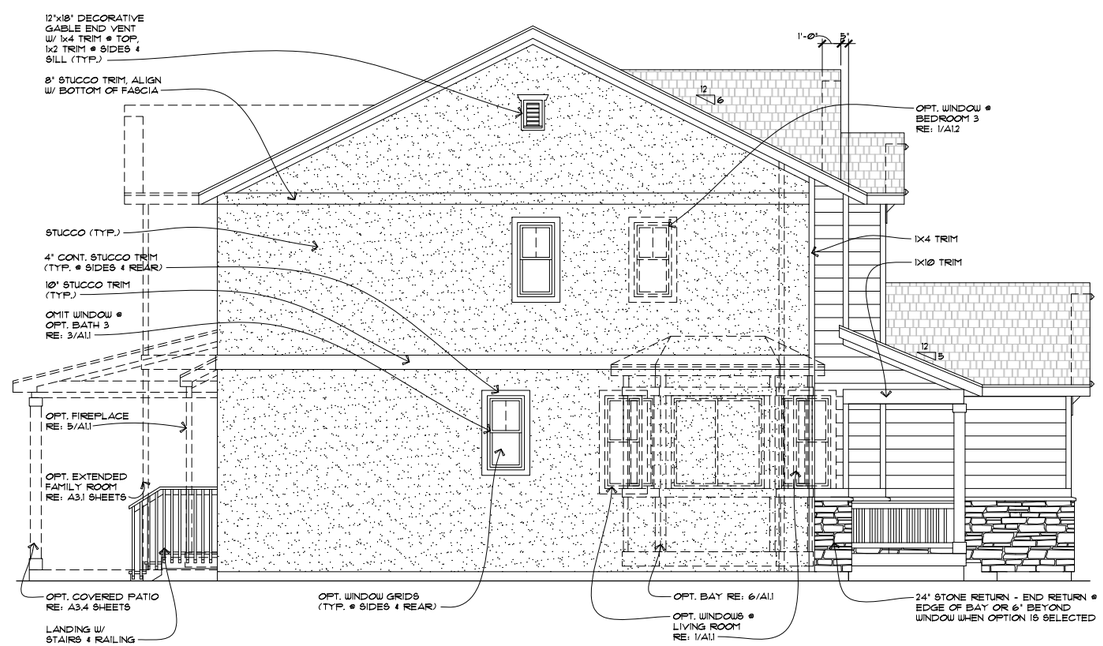


1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION C

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 06/11/2010

Revisions:
TF-001 3/31/14

UTAH MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:41:24 PM, DWF6 ePlot.pc3

3 REAR ELEVATION C

SCALE: ¼"=1'-0"

RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

4 RIGHT ELEVATION C

SCALE: ¼"=1'-0"

RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:

U278-002 04/07/11
TF-001 3/31/14

UTAH
MASTER PLAN

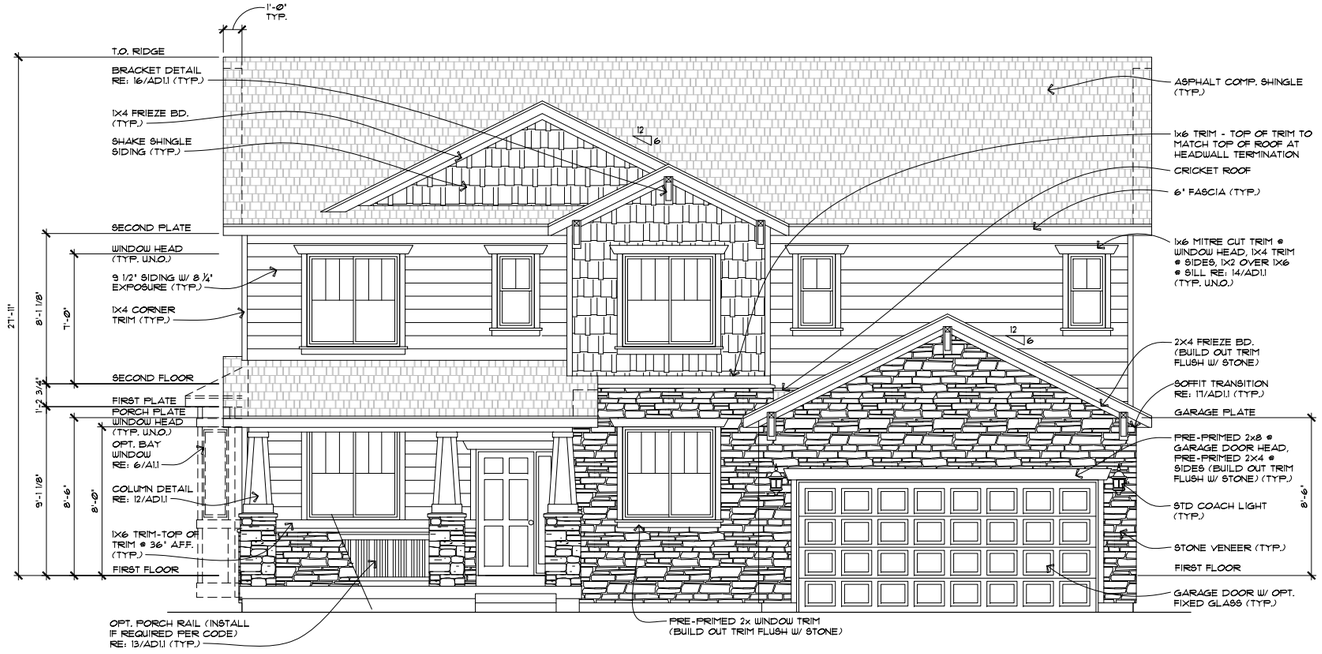
Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
b

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:41:39 PM, DWF6 ePlot.pc3

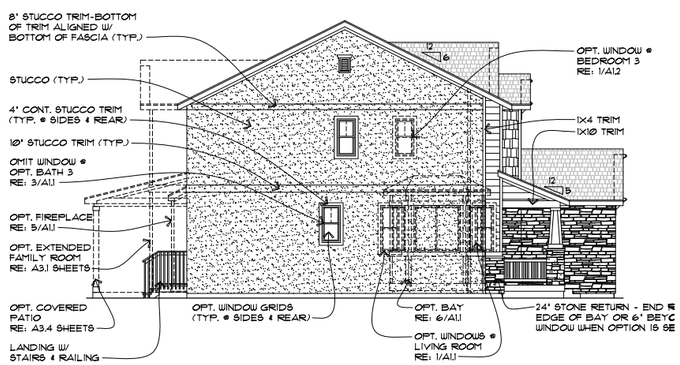


5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION C

SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 2x PERIMETER REQUIREMENTS.



6 OPT. ADDITIONAL MASONRY @ LEFT ELEVATION C

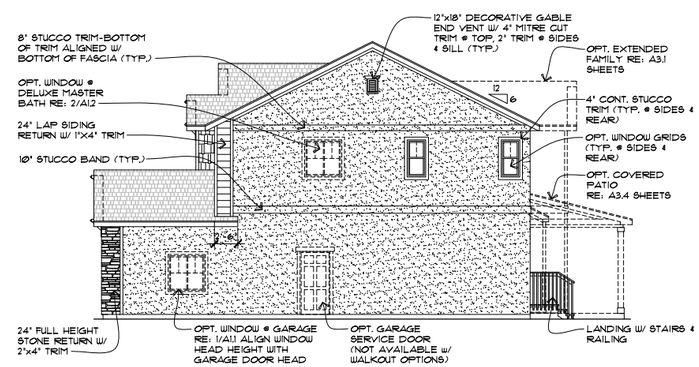
SCALE: 1/8"=1'-0"

RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

7 OPT. ADDITIONAL MASONRY @ REAR ELEVATION C

SCALE: 1/8"=1'-0"

RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION C

SCALE: 1/8"=1'-0"

RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 06/11/2010

Revisions:
U278-002 04/07/11
TF-001 3/31/14

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION C

Sheet Number: A2.3 c

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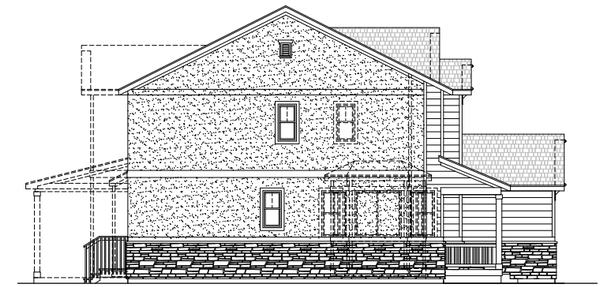
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

MEETS 3x PERIMETER REQUIREMENTS.



OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION C

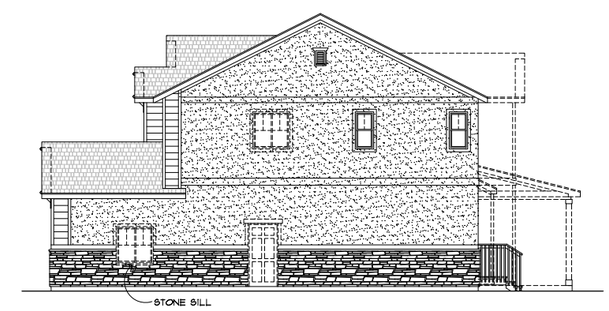
9 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION C

10 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION C

11 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:
U278-002 04/07/11

UTAH MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION C

Sheet Number:
A2.3
d

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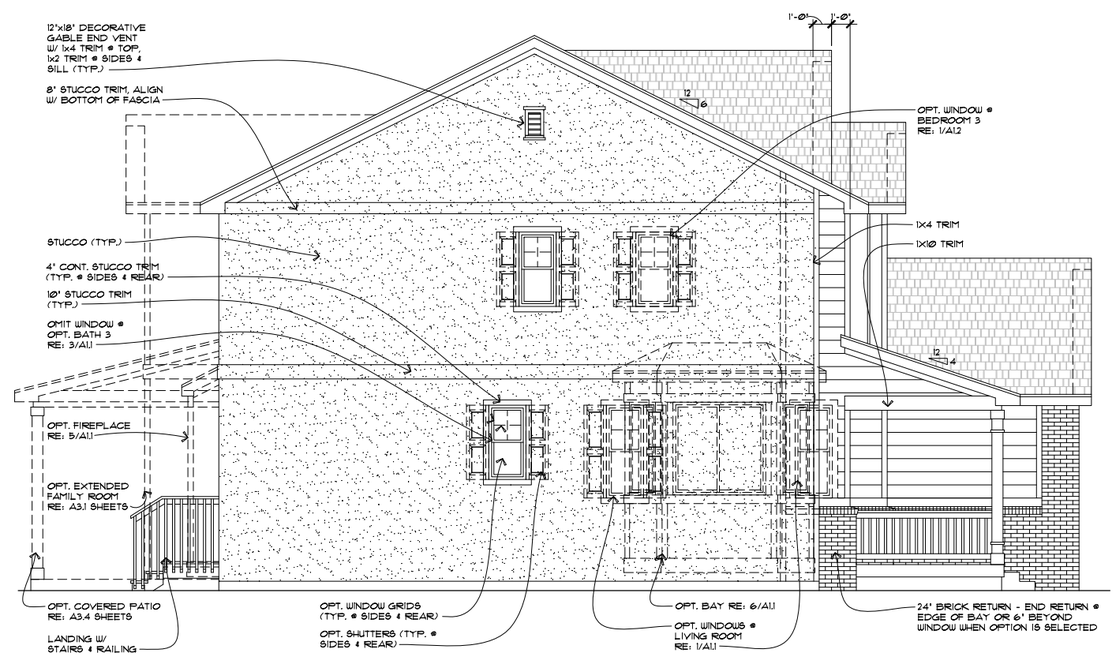
1 FRONT ELEVATION D

SCALE: ¼"=1'-0"



2 LEFT ELEVATION D

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:

TF-001 3/31/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION D

Sheet Number:

A2.4

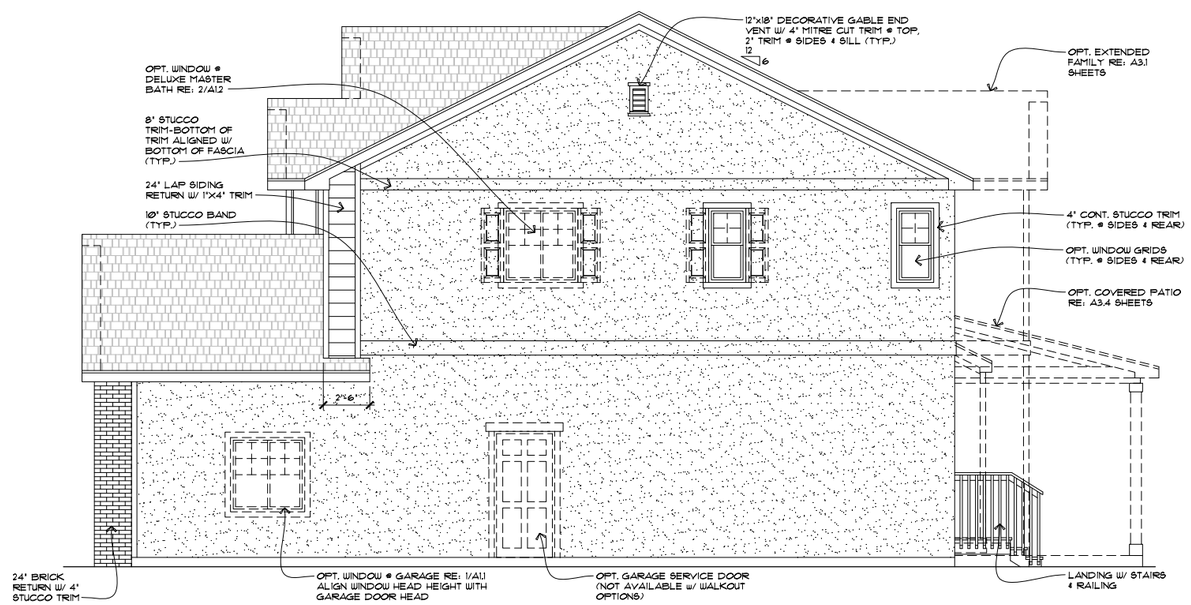
a

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:42:19 PM, DWF6 ePlot.pc3

3 REAR ELEVATION D

SCALE: ¼"=1'-0"

RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION D

SCALE: ¼"=1'-0"

RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Date: 06/11/2010

Revisions:

U278-002 04/07/11
TF-001 3/31/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION D

Sheet Number:

A2.4

b

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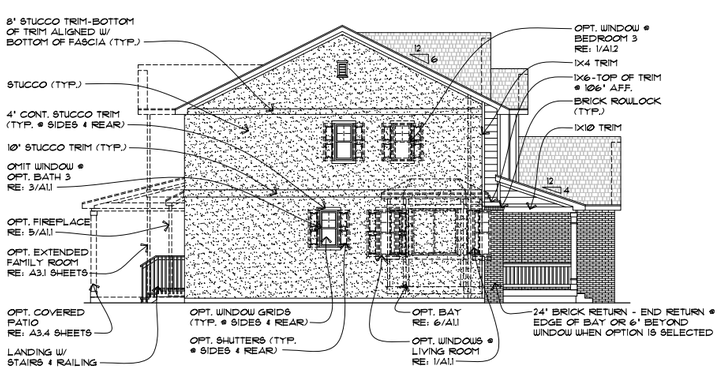
5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION D

SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 2x PERIMETER REQUIREMENTS.



6 OPT. ADDITIONAL MASONRY @ LEFT ELEVATION D

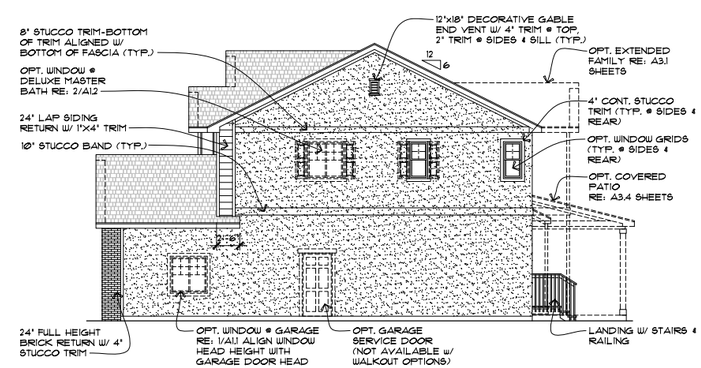
SCALE: 1/4"=1'-0"

RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

7 OPT. ADDITIONAL MASONRY @ REAR ELEVATION D

SCALE: 1/4"=1'-0"

RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION D

SCALE: 1/4"=1'-0"

RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:

U278-002	04/07/11
TF-001	3/31/14

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION D

Sheet Number: A2.4 c

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NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

MEETS 3x PERIMETER REQUIREMENTS.

OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION D

9 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION D

10 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION D

11 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.4 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:
U278-002 04/07/11

UTAH MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

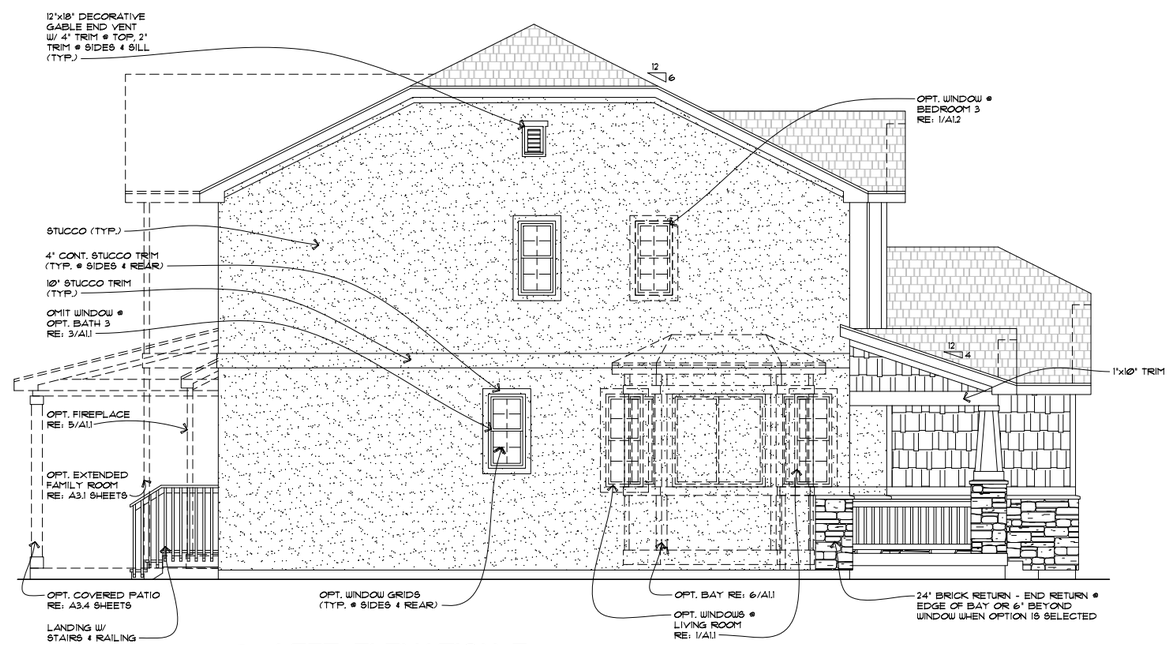
Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION D

Sheet Number:
A2.4
d

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:43:01 PM, DWF6 ePlot.pc3

1 FRONT ELEVATION E

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION E

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:

TF-001 3/31/14

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: ELEVATION E

Sheet Number: A2.5 a

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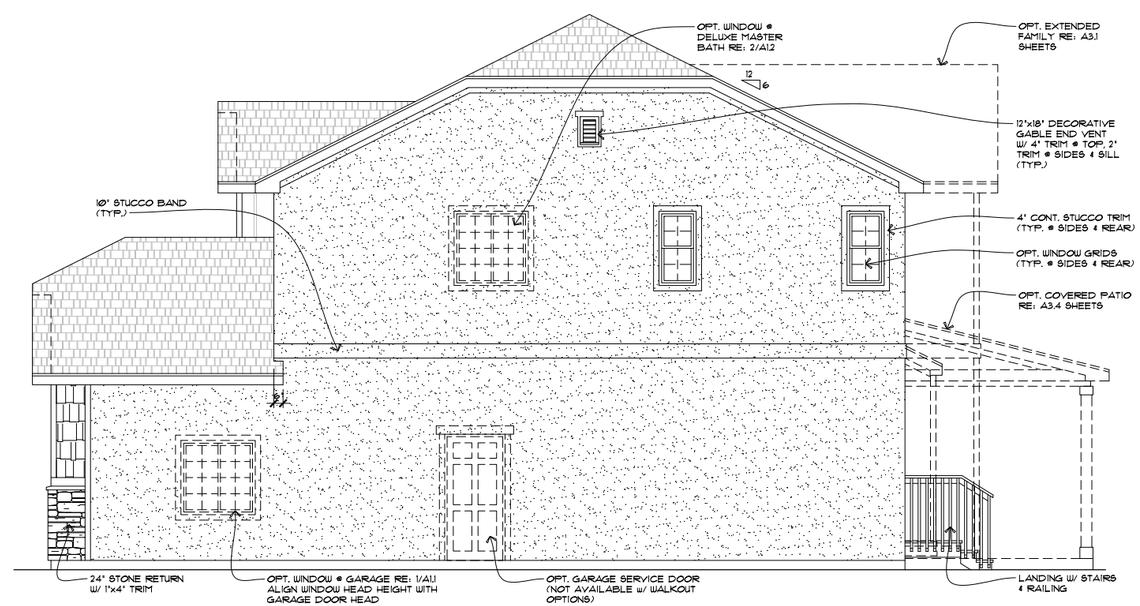
3 REAR ELEVATION E

SCALE: ¼"=1'-0"

RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION E

SCALE: ¼"=1'-0"

RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:

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UTAH
MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION E

Sheet Number:

A2.5

b

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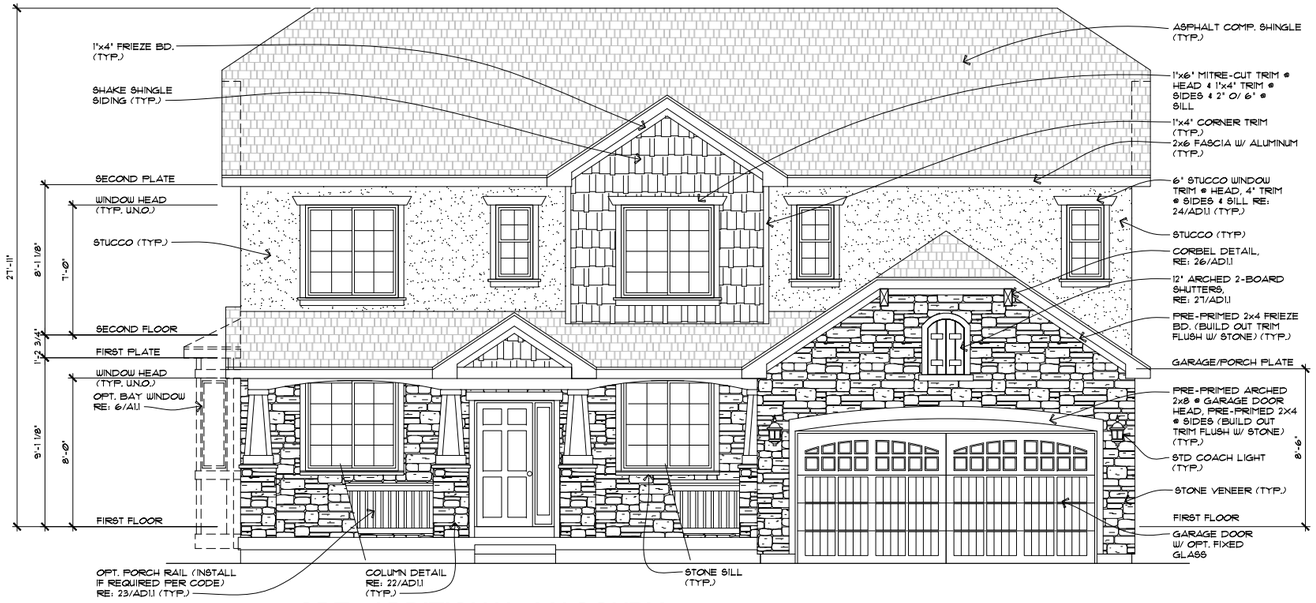


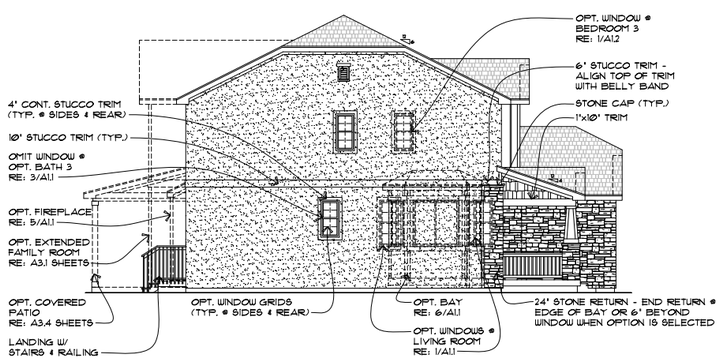
OPT. ADDITIONAL MASONRY @ FRONT ELEVATION E

5

SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 2x PERIMETER REQUIREMENTS.



OPT. ADDITIONAL MASONRY @ LEFT ELEVATION E

6

SCALE: 1/8"=1'-0"

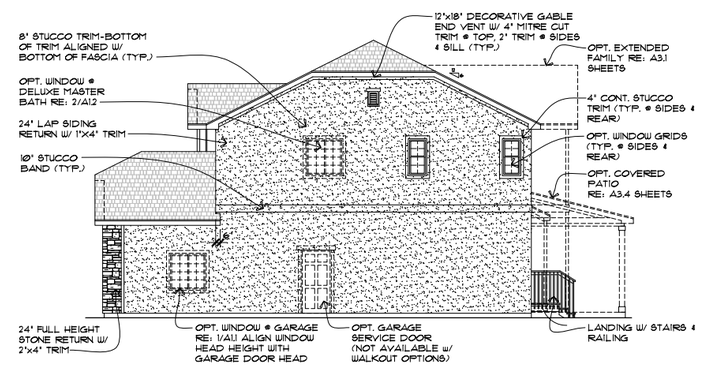
RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. ADDITIONAL MASONRY @ REAR ELEVATION E

7

SCALE: 1/8"=1'-0"

RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION E

8

SCALE: 1/8"=1'-0"

RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:
TF-001 3/31/14

UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

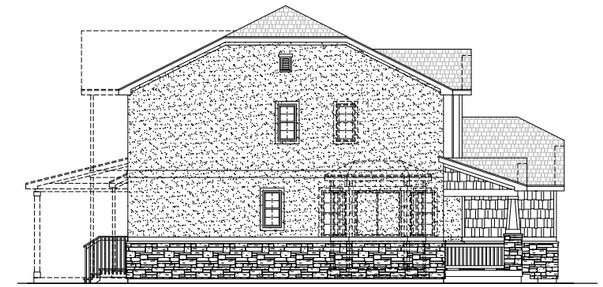
Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION E

Sheet Number: A2.5 C

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:43:43 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

MEETS 3x PERIMETER REQUIREMENTS.



OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION E

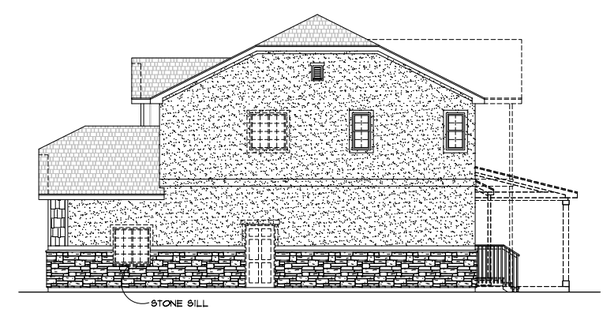
9 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION E

10 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS



OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION E

11 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.5 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:
TF-001 3/31/14

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

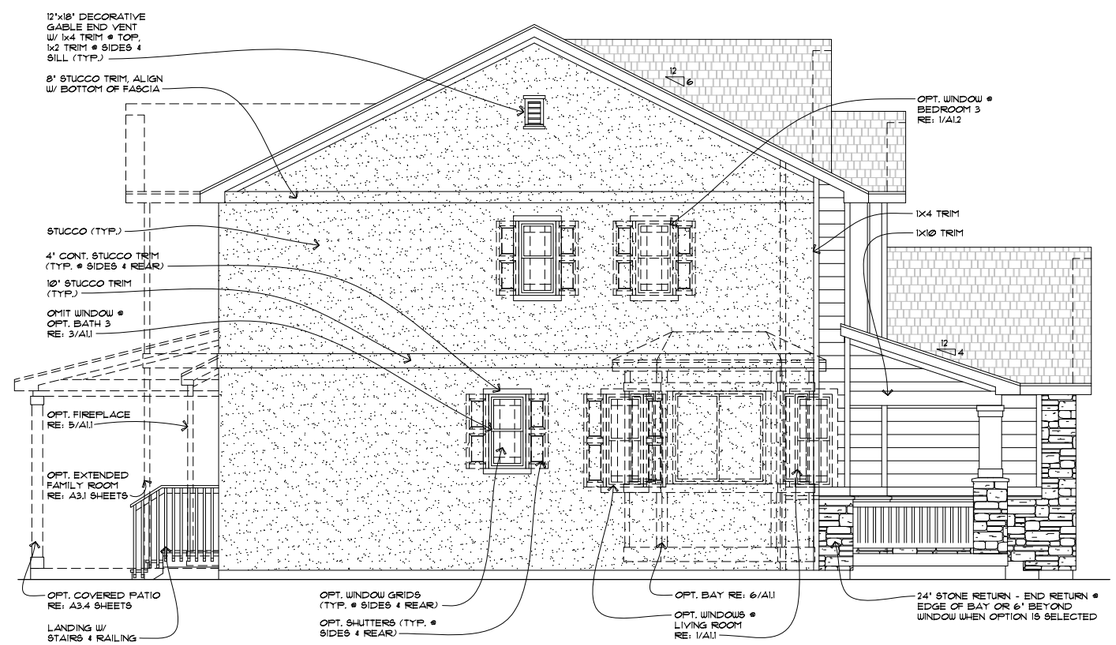
Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION E

Sheet Number:
A2.5
d

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:43:56 PM, DWF6 ePlot.pc3

1 FRONT ELEVATION F

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION F

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:

TF-001 3/31/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION F

Sheet Number:

A2.6

a

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3 REAR ELEVATION F

SCALE: ¼"=1'-0"

RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

4 RIGHT ELEVATION F

SCALE: ¼"=1'-0"

RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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UTAH
MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION F

Sheet Number:

A2.6

b

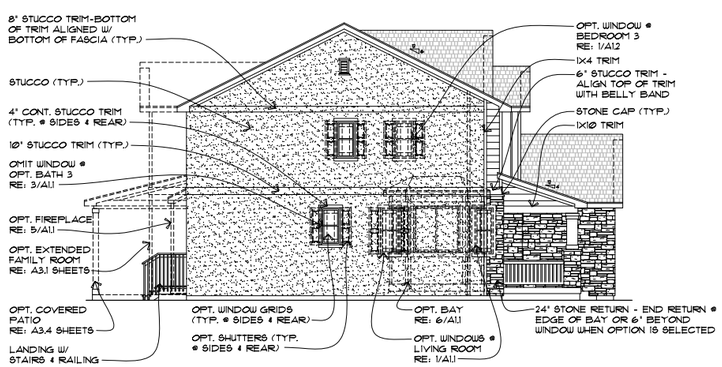
Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:44:25 PM, DWF6 ePlot.pc3

5 OPT. ADDITIONAL MASONRY @ FRONT ELEVATION F

SCALE: 1/4"=1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

MEETS 2x PERIMETER REQUIREMENTS.



6 OPT. ADDITIONAL MASONRY @ LEFT ELEVATION F

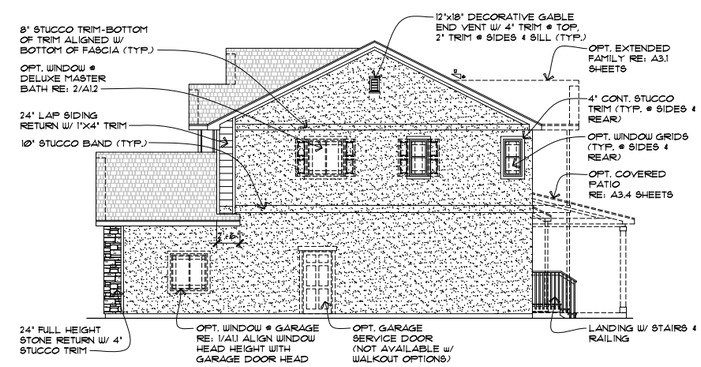
SCALE: 1/8"=1'-0"

RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

7 OPT. ADDITIONAL MASONRY @ REAR ELEVATION F

SCALE: 1/8"=1'-0"

RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS



8 OPT. ADDITIONAL MASONRY @ RIGHT ELEVATION F

SCALE: 1/8"=1'-0"

RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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UTAH MASTER PLAN

Plan Number: U278

Plan Name: DANIELA

Sheet Title: OPT. ADDITIONAL MASONRY ELEVATION F

Sheet Number: A2.6 c

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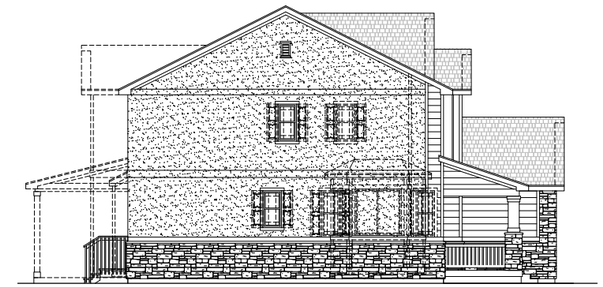
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

MEETS 3x PERIMETER REQUIREMENTS.



OPT. LEVEL 1 MASONRY WRAP LEFT ELEVATION F

9 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP REAR ELEVATION F

10 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

OPT. LEVEL 1 MASONRY WRAP RIGHT ELEVATION F

11 SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: 1/A2.6 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 06/11/2010

Revisions:
TF-001 3/31/14

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

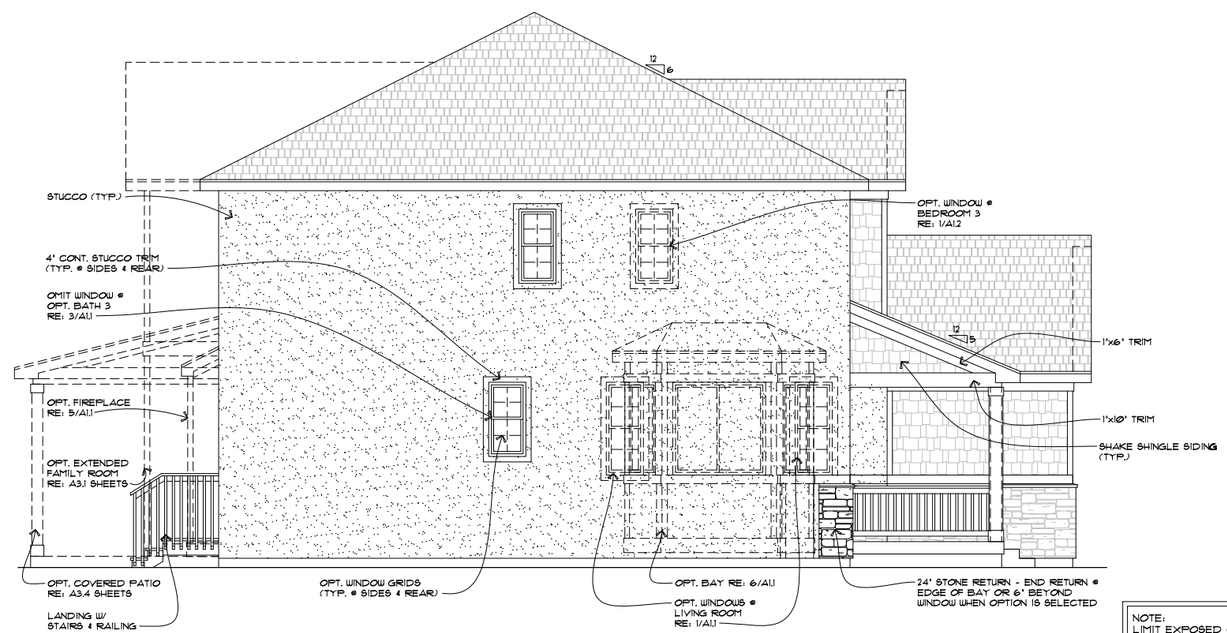
Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION F

Sheet Number:
A2.6
d

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:44:57 PM, DWF6 ePlot.pc3

1 FRONT ELEVATION G

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION G

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Date: 06/11/2010

Revisions:

GEN-010 7/11/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION G

Sheet Number:

A2.7

a

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:45:09 PM, DWF6 ePlot.pc3

3 REAR ELEVATION G

SCALE: ¼"=1'-0"

RE: 1/A2.7 FOR ADDITIONAL NOTES AND DIMENSIONS

4 RIGHT ELEVATION G

SCALE: ¼"=1'-0"

RE: 1/A2.7 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:
GEN-010 7/11/14

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION G

Sheet Number:
A2.7
b

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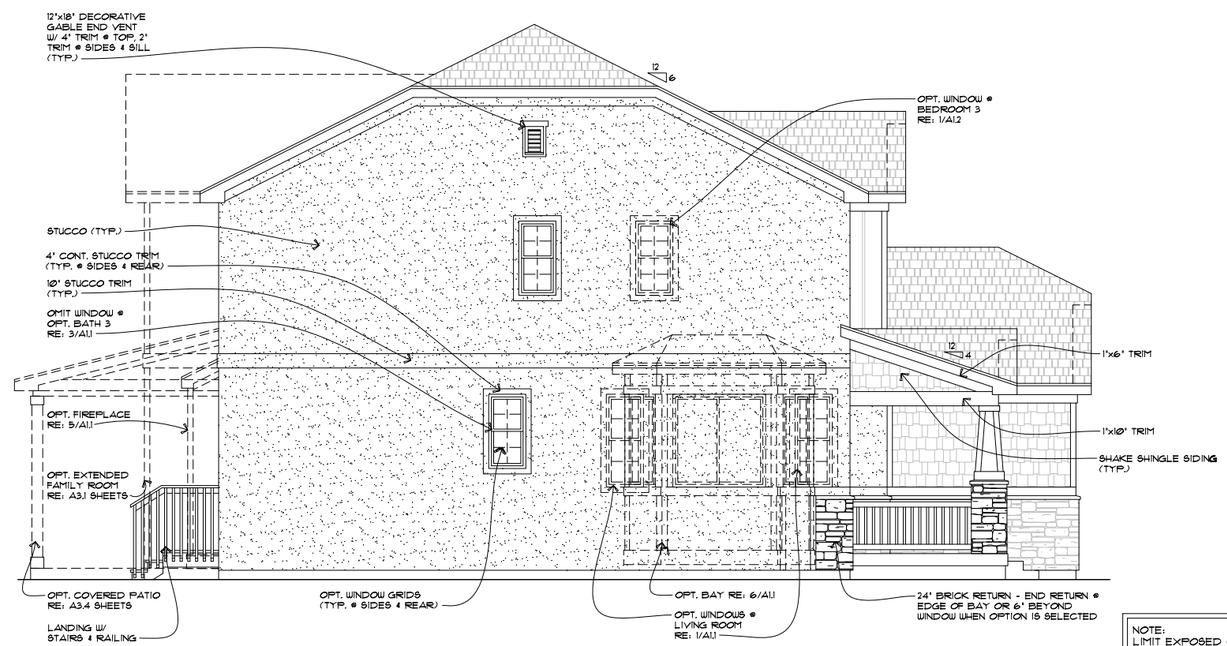
1 FRONT ELEVATION H

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION H

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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GEN-010 7/11/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION H

Sheet Number:

A2.8

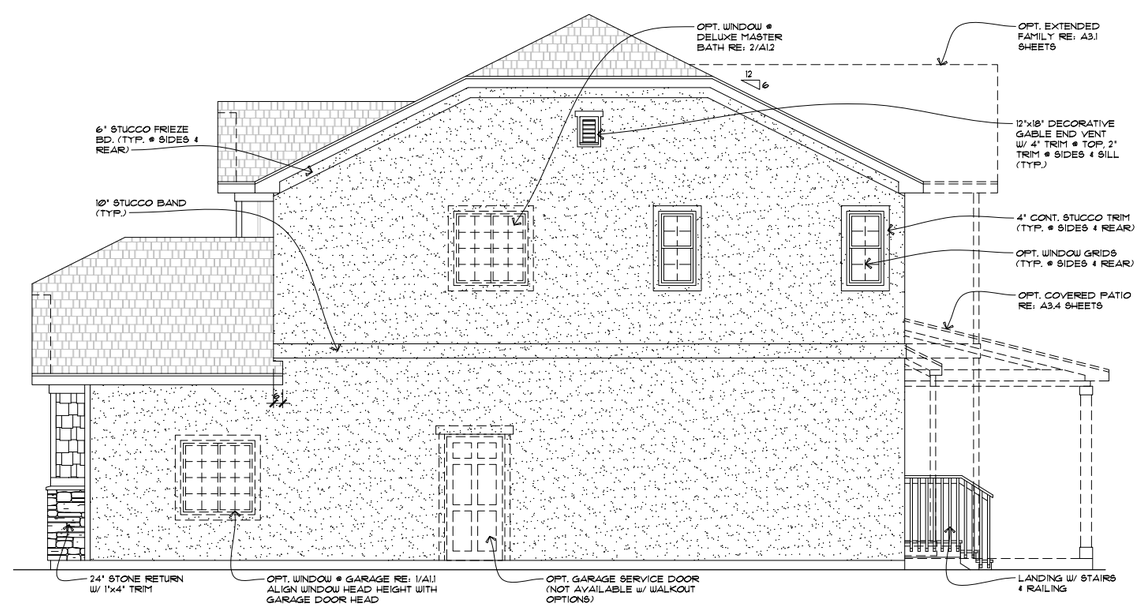
a

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:45:39 PM, DWF6 ePlot.pc3

3 REAR ELEVATION H

SCALE: ¼"=1'-0"

RE: 1/A2.8 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION H

SCALE: ¼"=1'-0"

RE: 1/A2.8 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Revisions:

GEN-010 7/11/14

UTAH
MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION H

Sheet Number:

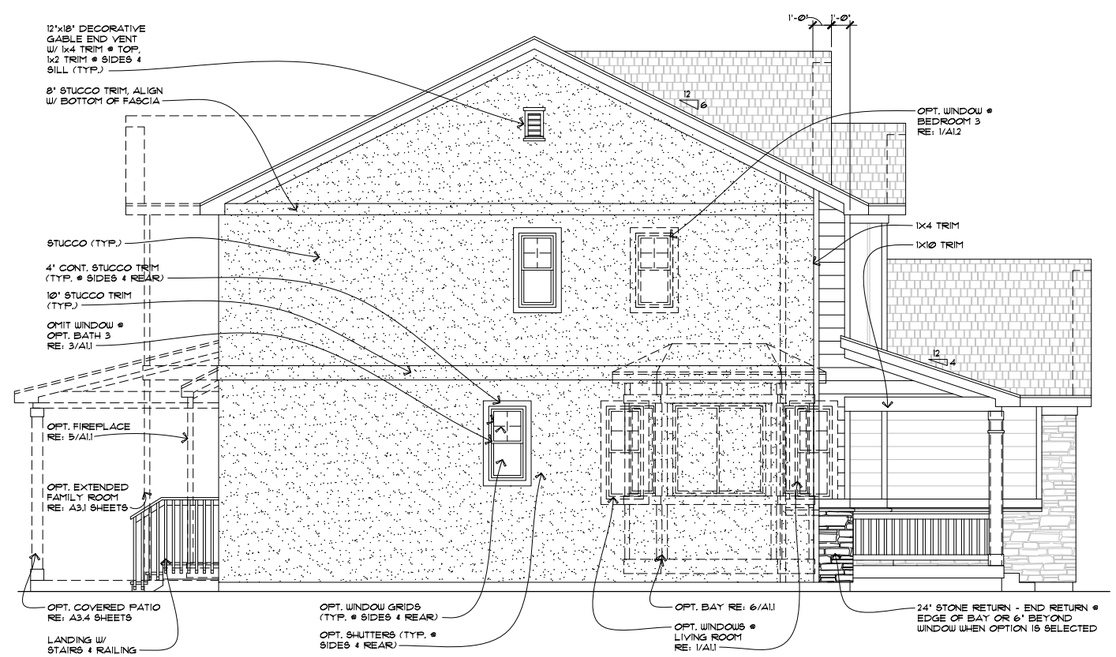
A2.8

b

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:45:49 PM, DWF6 ePlot.pc3

1 FRONT ELEVATION J

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION J

SCALE: 1/4"=1'-0"

NOTE:
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Revisions:

GEN-010 7/11/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION J

Sheet Number:

A2.9

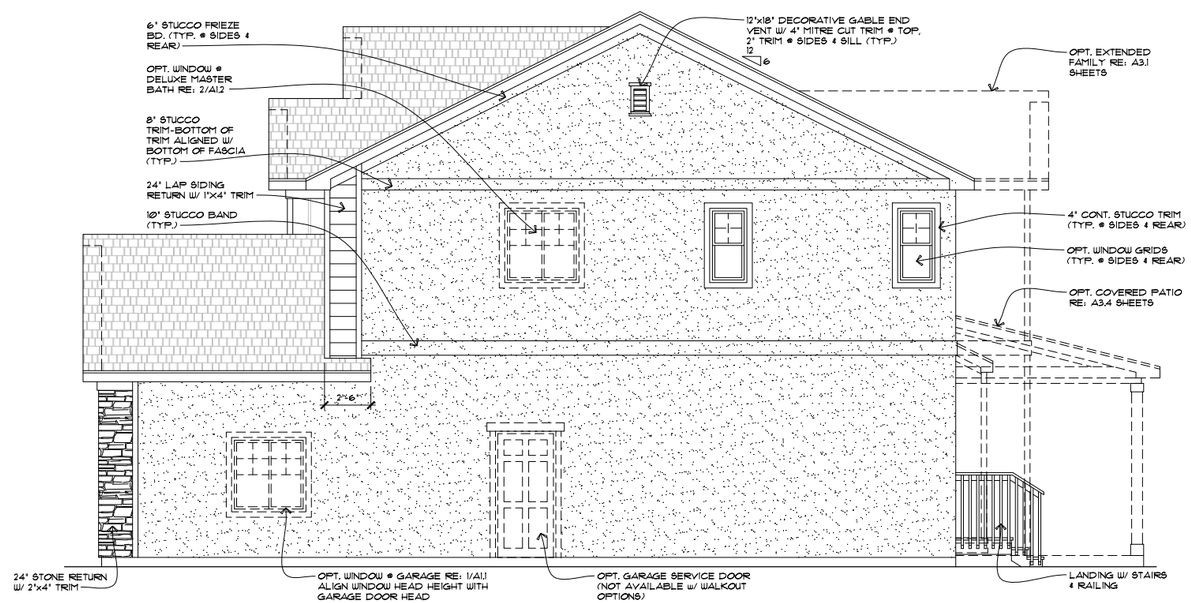
a

Z:\architecture_Utah\Master Plan Drawings\U278 - Daniela\U278 Elevations.dwg, 9/2/2014 3:45:59 PM, DWF6 ePlot.pc3

3 REAR ELEVATION J

SCALE: ¼"=1'-0"

RE: 1/A2.9 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION J

SCALE: ¼"=1'-0"

RE: 1/A2.9 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:
GEN-010 7/11/14

UTAH
MASTER PLAN

Plan Number:
U278

Plan Name:
DANIELA

Sheet Title:
ELEVATION J

Sheet Number:
A2.9
b

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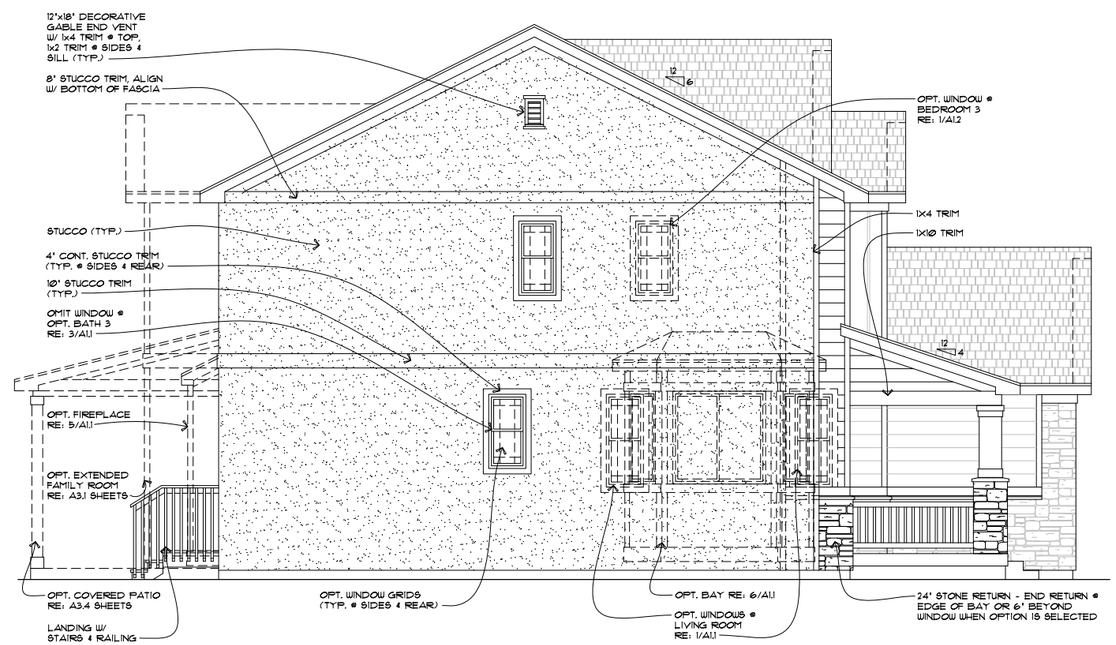
1 FRONT ELEVATION K

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION K

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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GEN-010 7/11/14

UTAH MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION K

Sheet Number:

A2.10

a

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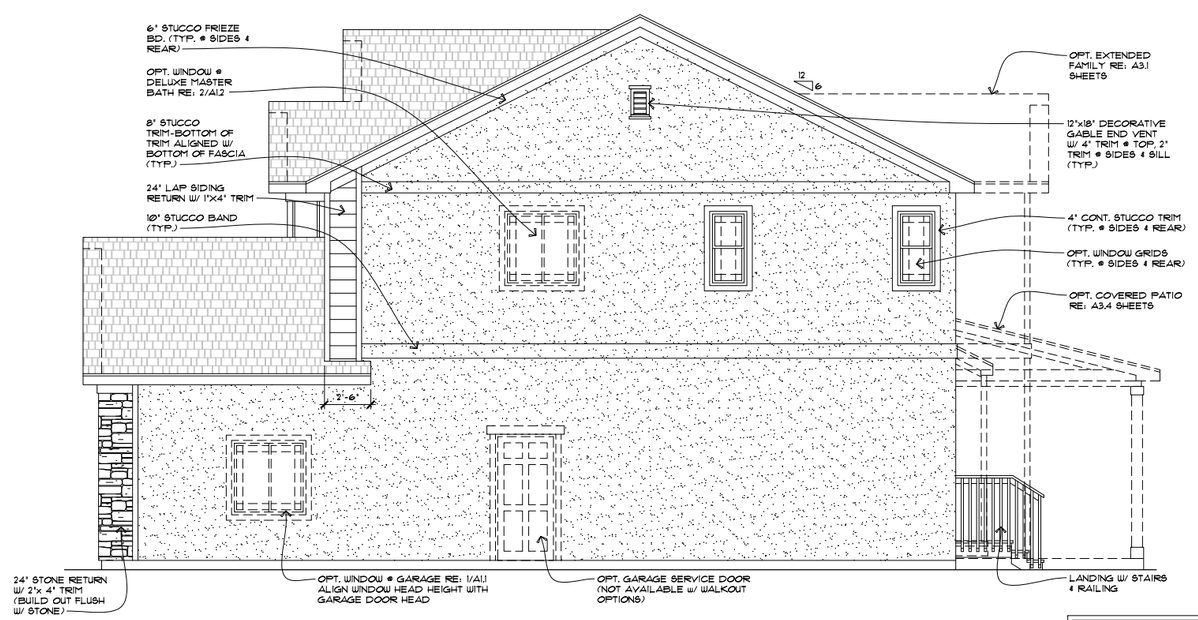
3 REAR ELEVATION K

SCALE: ¼"=1'-0"

RE: 1/A2.10 FOR ADDITIONAL NOTES AND DIMENSIONS



4 RIGHT ELEVATION K

SCALE: ¼"=1'-0"

RE: 1/A2.10 FOR ADDITIONAL NOTES AND DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:

GEN-010 7/11/14

UTAH
MASTER PLAN

Plan Number:

U278

Plan Name:

DANIELA

Sheet Title:

ELEVATION K

Sheet Number:

A2.10

b

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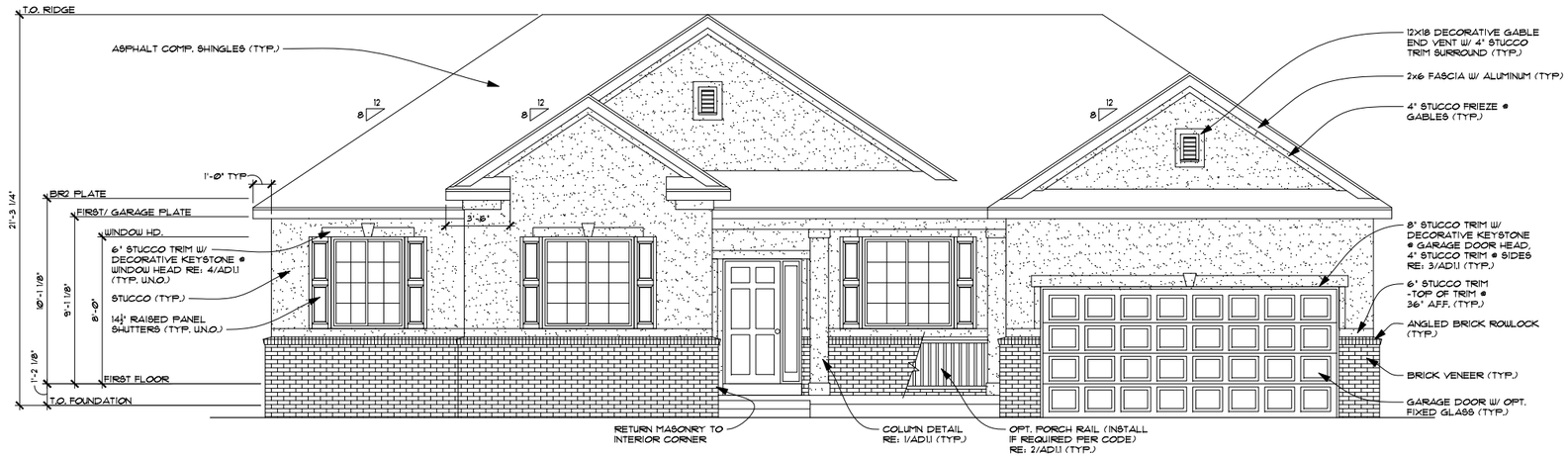
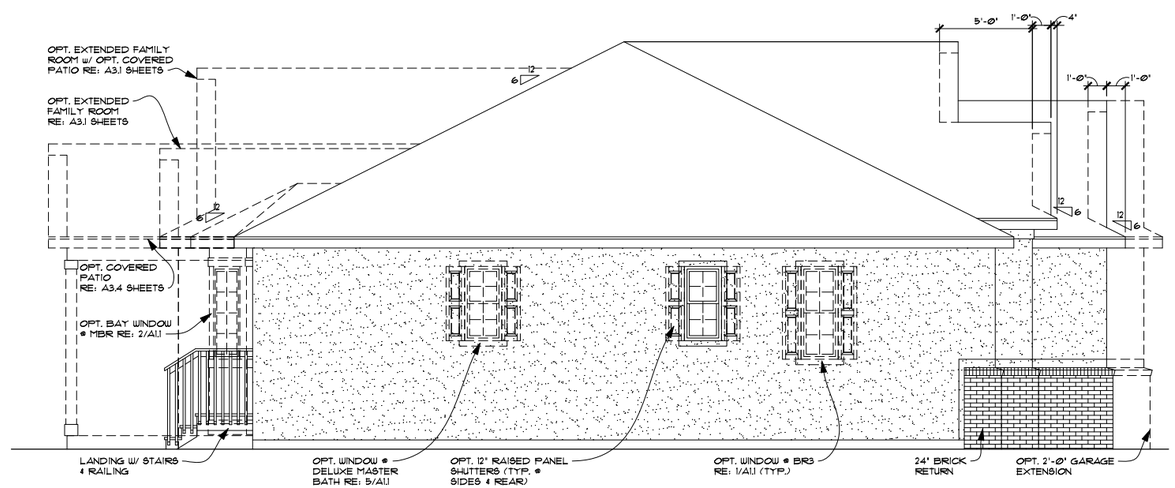
3041

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

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Date: 04/13/11

Revisions:
GEN-007 2/14/12

UTAH

Plan Number:
U197

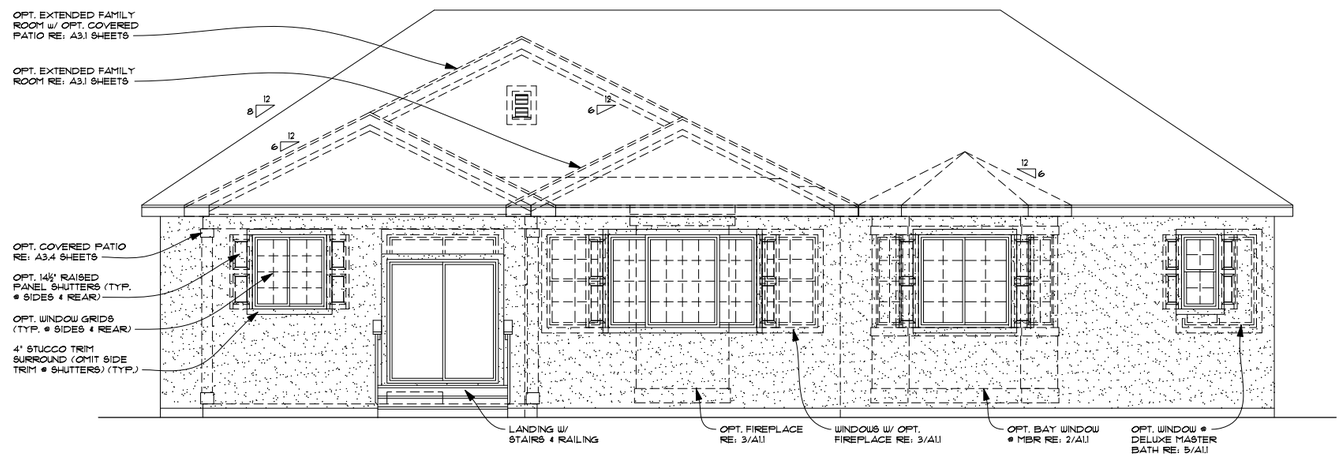
Plan Name:
HALEY

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

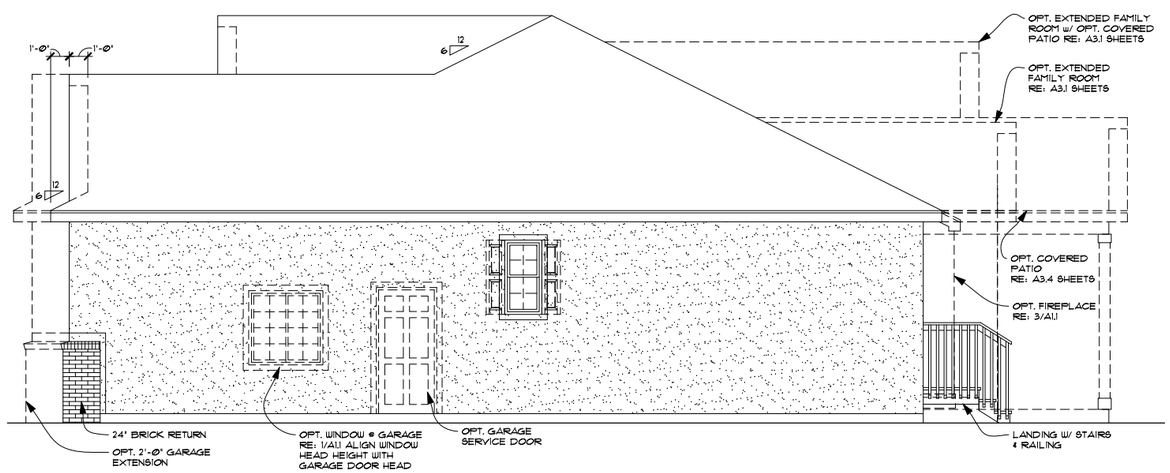
Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:03:44 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION A

SCALE: ¼"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION A

SCALE: ¼"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

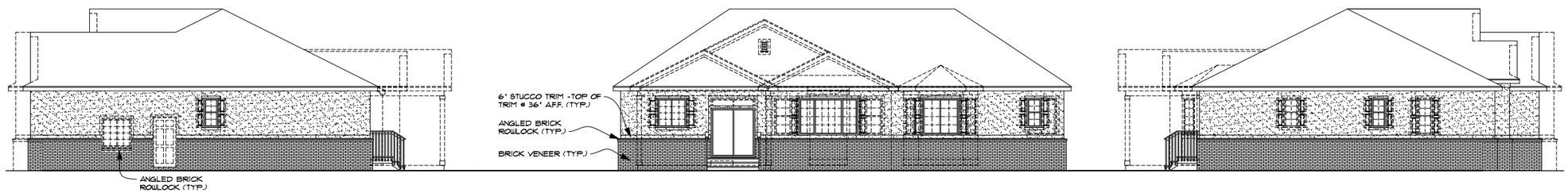
Plan Name:
HALEY

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
b

Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:03:51 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



5 OPT. LEVEL 1 MASONRY WRAP - ELEVATION A

SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

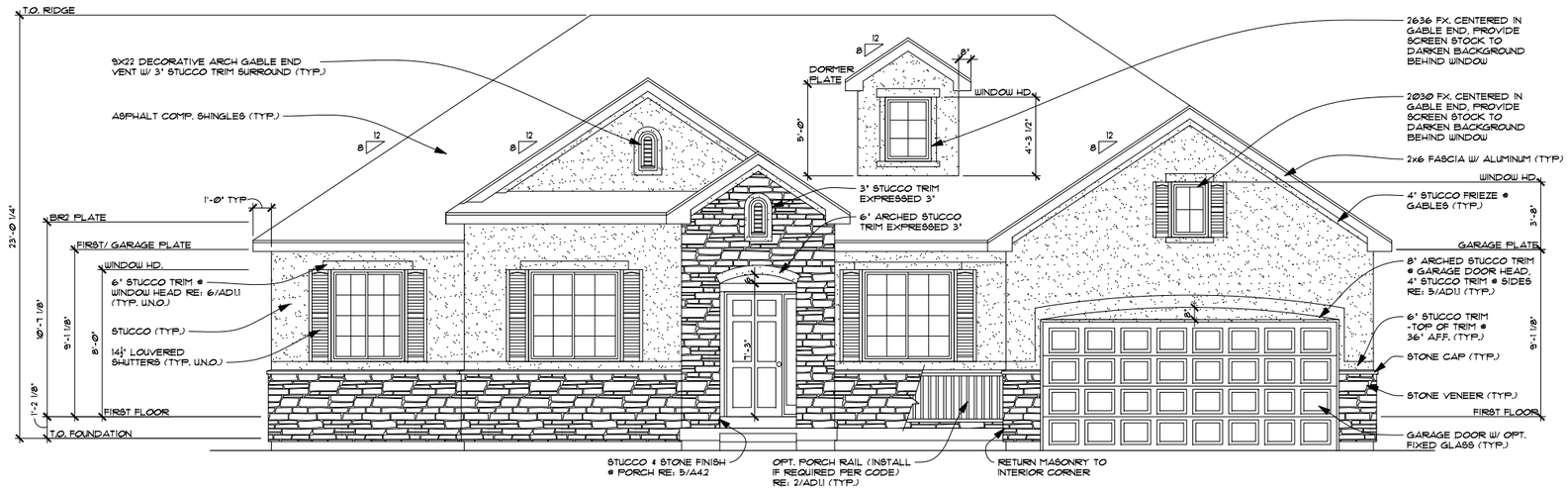
Plan Name:
HALEY

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION A

Sheet Number:
A2.1
C

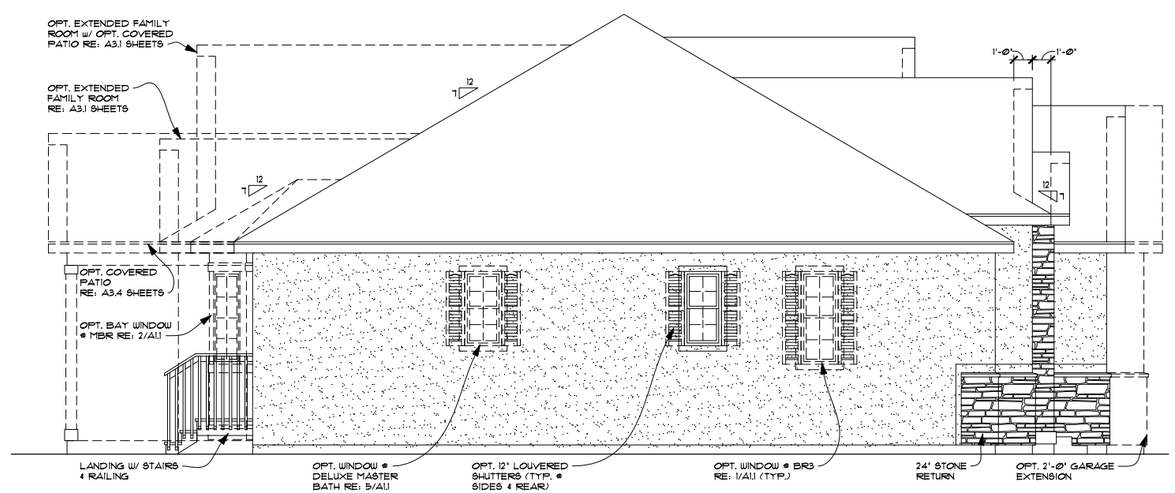
Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:03:56 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION B

SCALE: ¼"=1'-0"



2 LEFT ELEVATION B

SCALE: ¼"=1'-0"

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Date: 04/13/11

Revisions:
GEN-007 2/14/12

UTAH

Plan Number:
U197

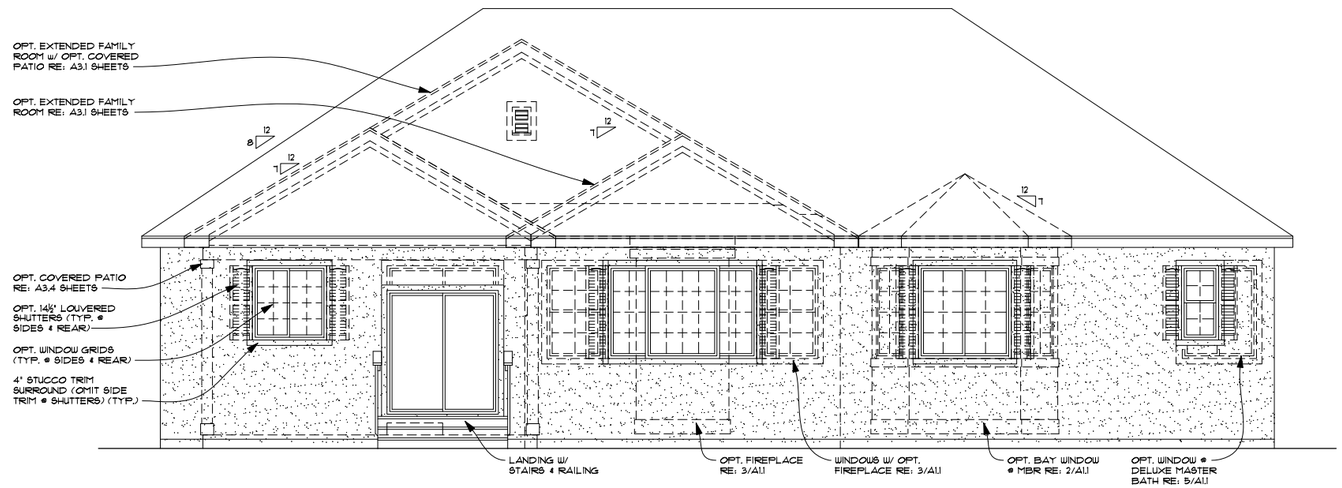
Plan Name:
HALEY

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

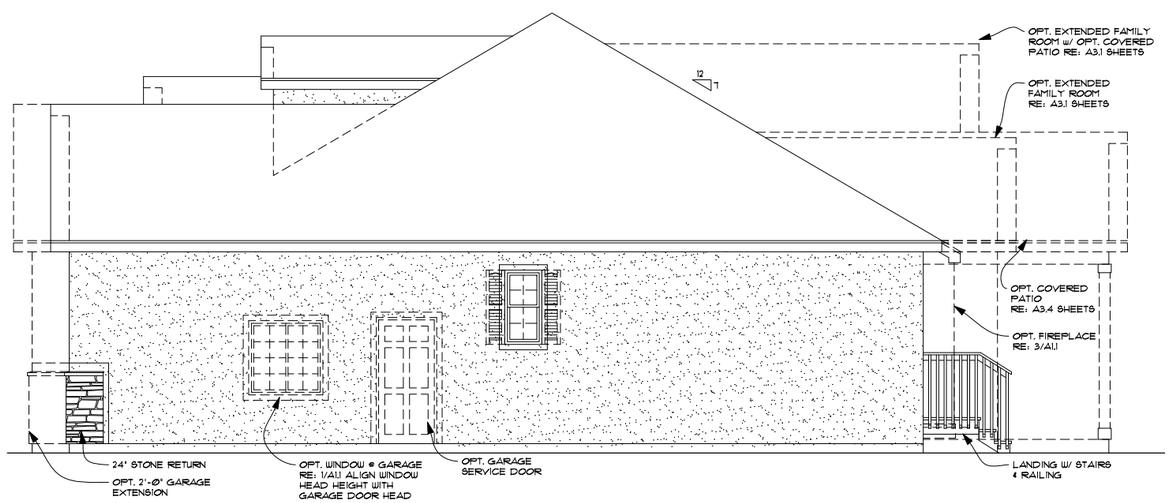
Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:01 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION B

SCALE: ¼"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B

SCALE: ¼"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
b

Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:06 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

5 OPT. LEVEL 1 MASONRY WRAP - ELEVATION B

SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

UTAH

Plan Number:
U197

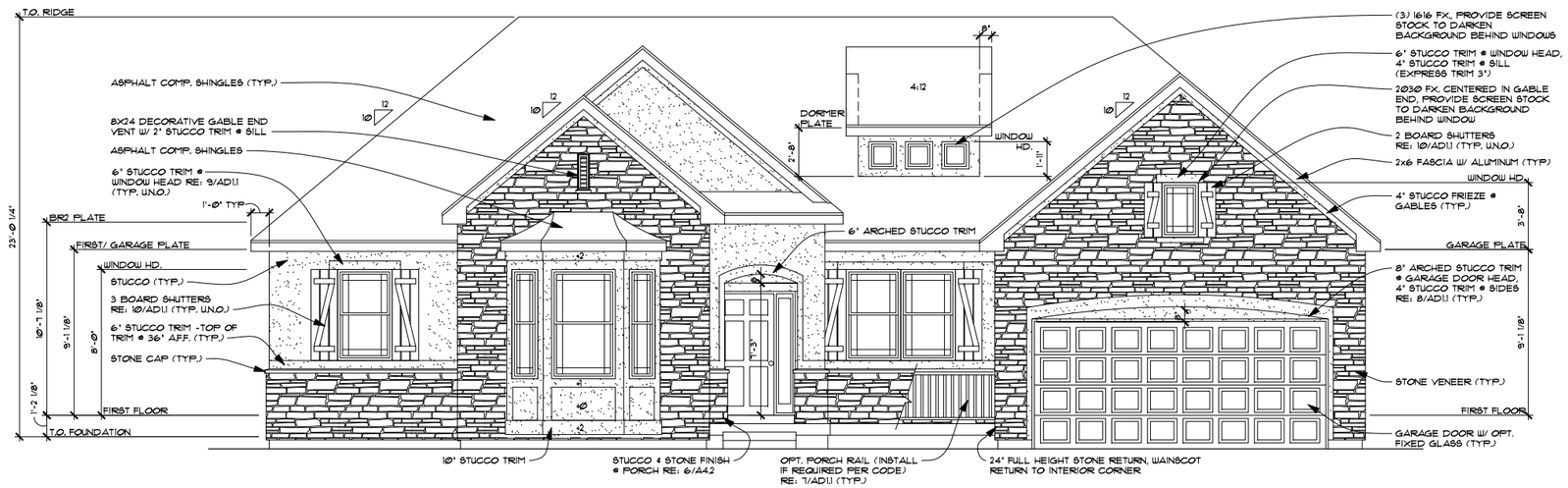
Plan Name:
HALEY

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION B

Sheet Number:
A2.2
C

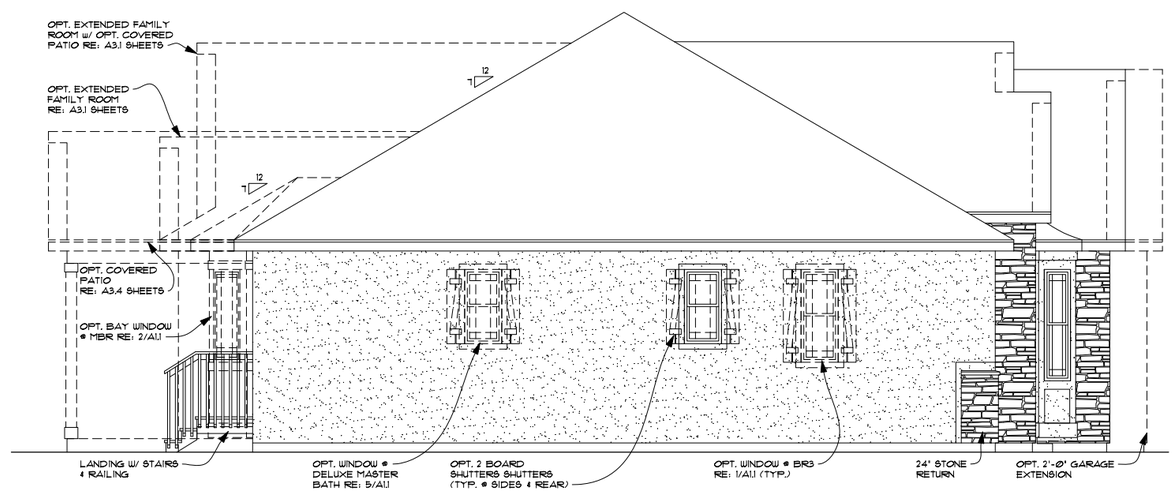
Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:11 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION C

SCALE: 1/4"=1'-0"

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Date: 04/13/11

Revisions:

GEN-007	2/14/12
U197-002	6/16/12

UTAH

Plan Number:

U197

Plan Name:

HALEY

Sheet Title:

ELEVATION C

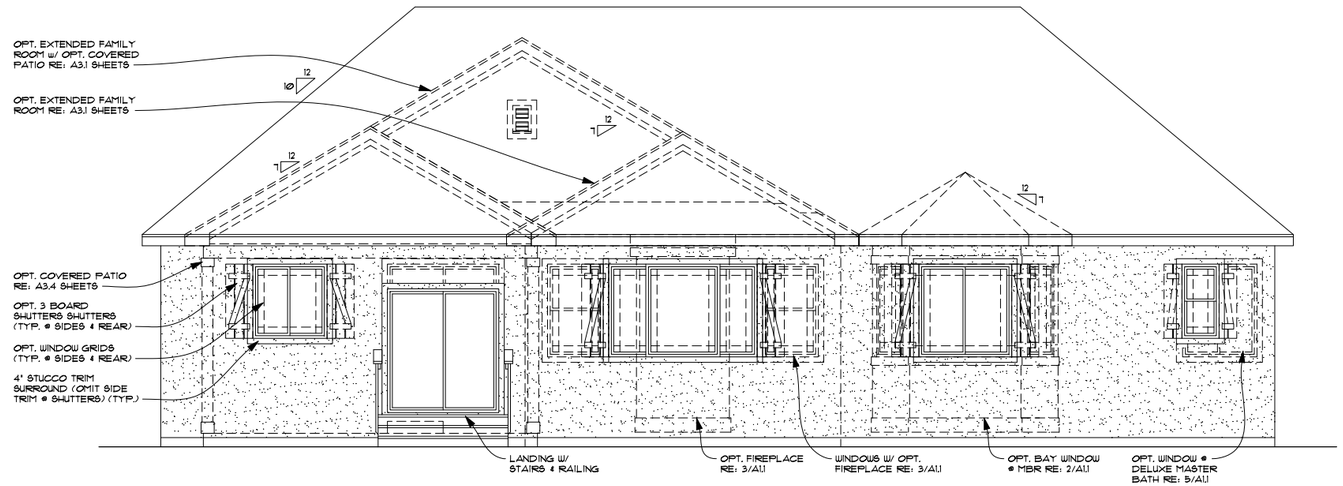
Sheet Number:

A2.3

a

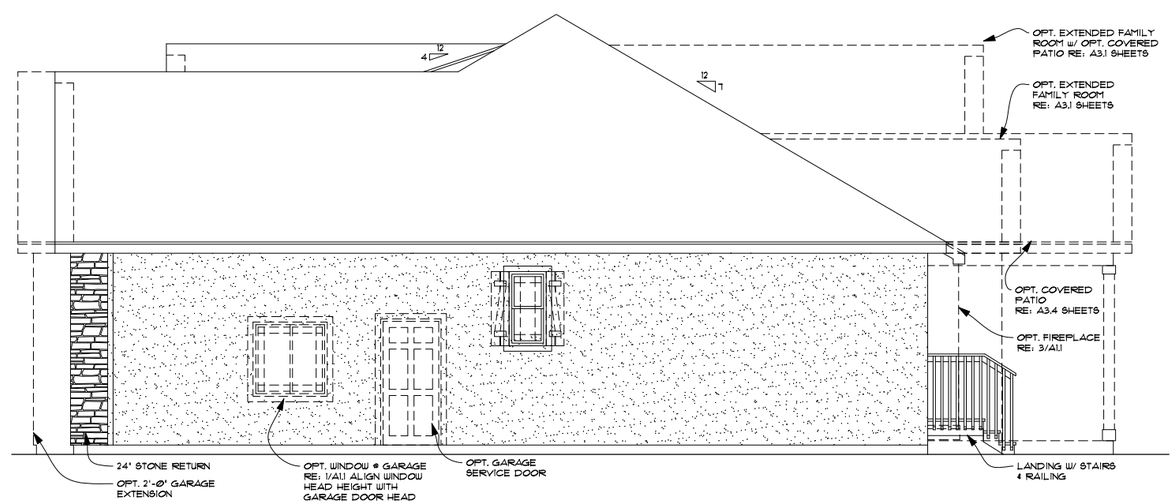
Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:16 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION C

SCALE: ¼"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C

SCALE: ¼"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

RICHMOND AMERICAN HOMES

UTAH
849 West LeVoy Drive – Suite 100
Taylorsville, UT 84123 (801) 743-7440

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
b

Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:21 PM, DWF6 ePlot.pc3

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

5 OPT. LEVEL 1 MASONRY WRAP - ELEVATION C

SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION C

Sheet Number:
A2.3
C

Z:\architecture_Utah\Master Plan Drawings\U197 - Haley\U197 Elevations.dwg, 9/5/2014 4:04:26 PM, DWF6 ePlot.pc3

NOTE:
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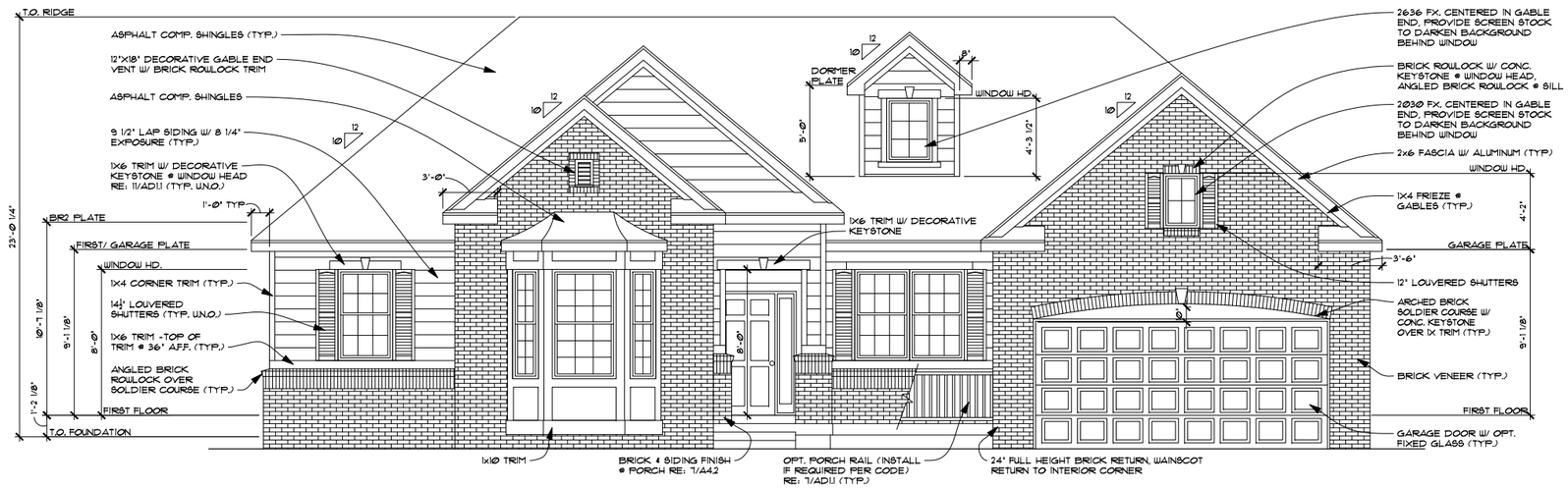
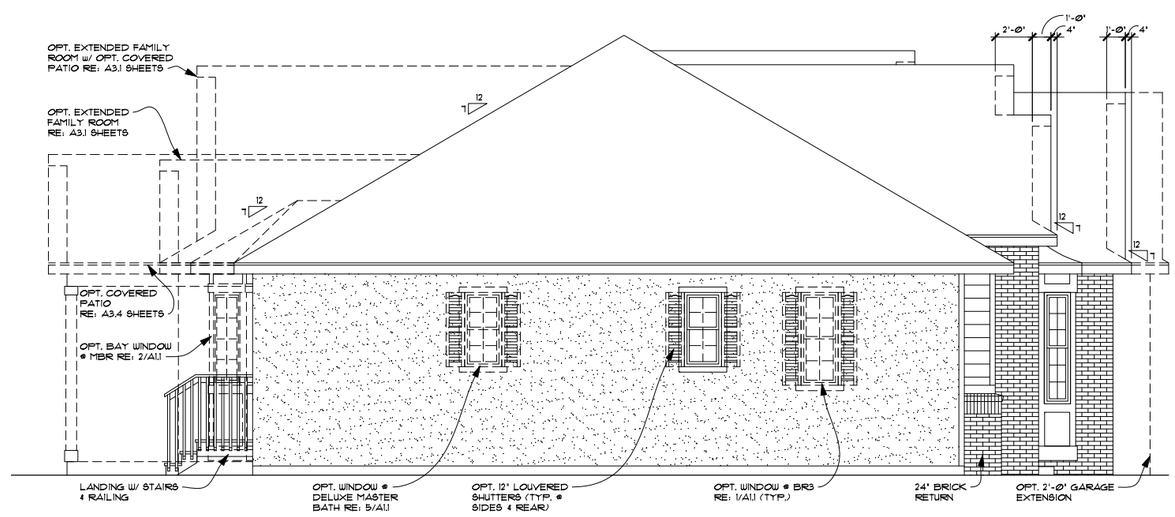


1 FRONT ELEVATION D

SCALE: ¼"=1'-0"



2 LEFT ELEVATION D

SCALE: ¼"=1'-0"

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Date: 04/13/11

Revisions:
GEN-007 2/14/12
U197-002 6/16/12

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

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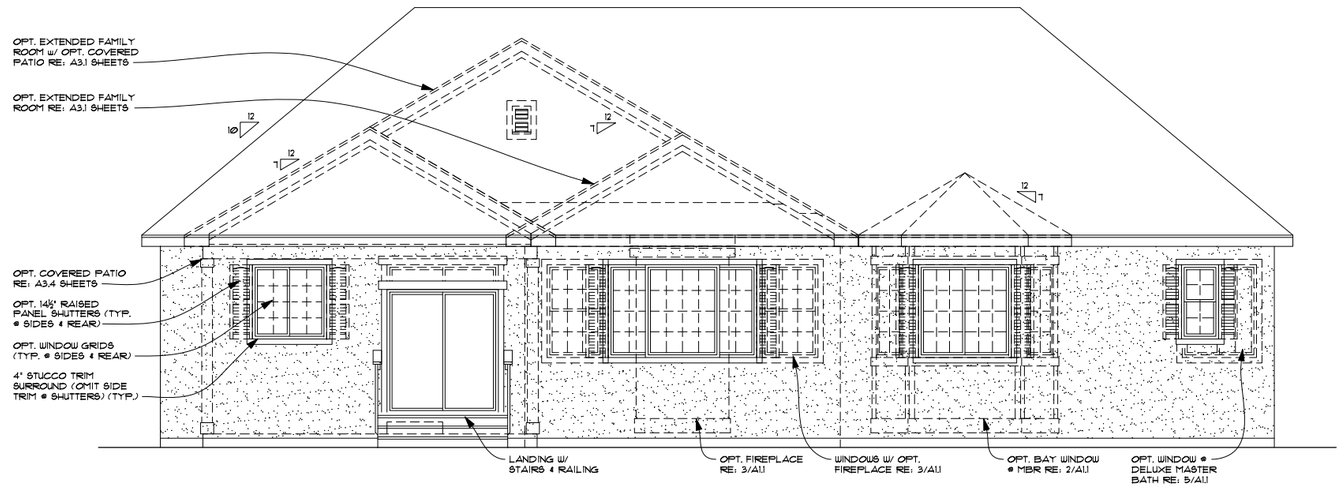
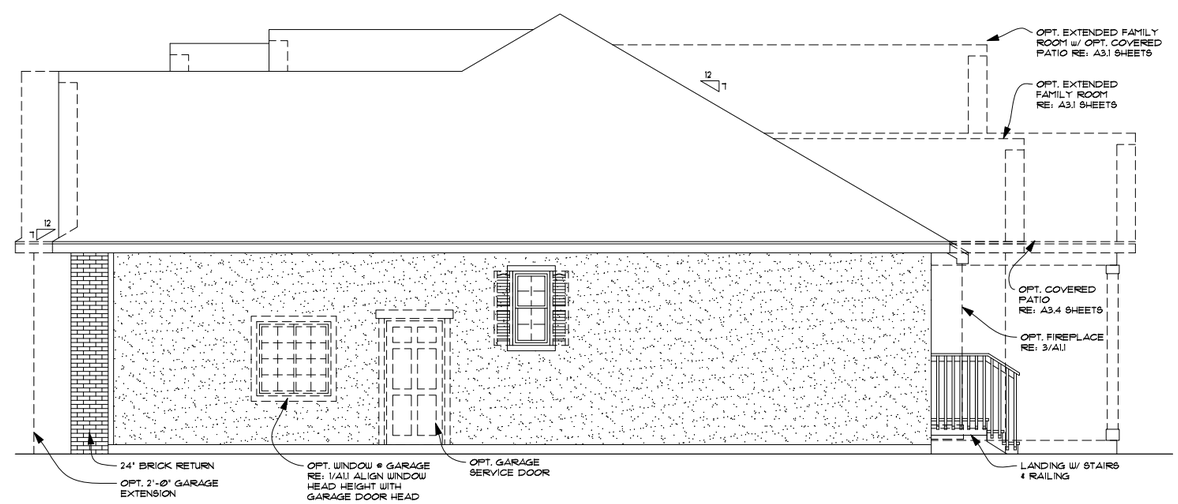
NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)



3 REAR ELEVATION D

SCALE: ¼"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION D

SCALE: ¼"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b

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NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

5 OPT. LEVEL 1 MASONRY WRAP - ELEVATION D

SCALE: 1/8"=1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 04/13/11

Revisions:

UTAH

Plan Number:
U197

Plan Name:
HALEY

Sheet Title:
OPT. LEVEL 1 MASONRY WRAP ELEVATION D

Sheet Number:
A2.4
C

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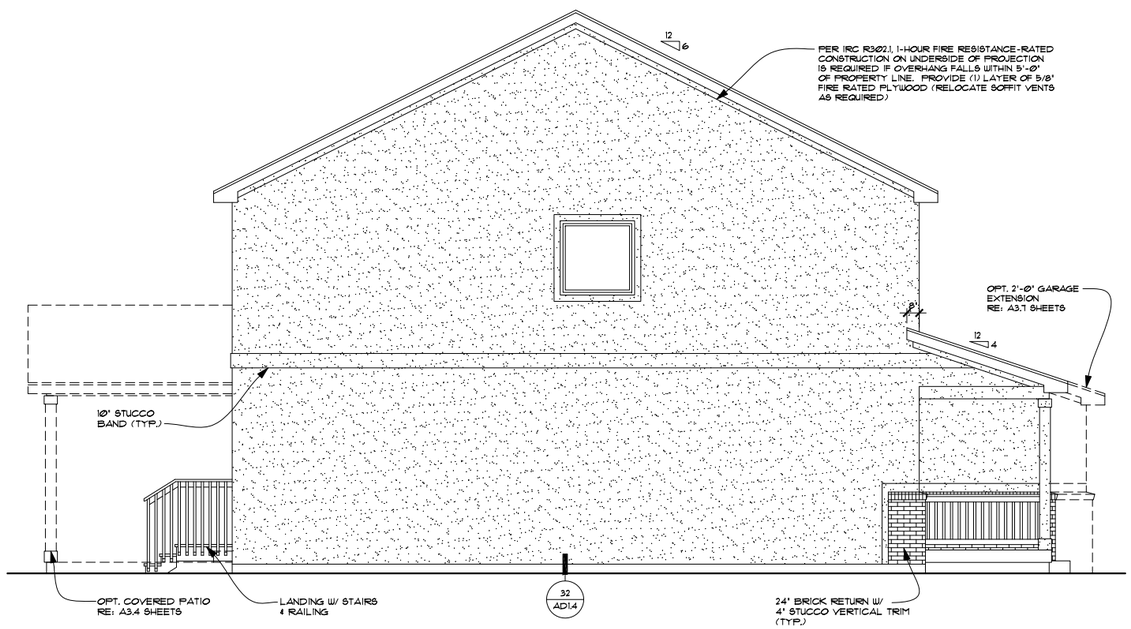
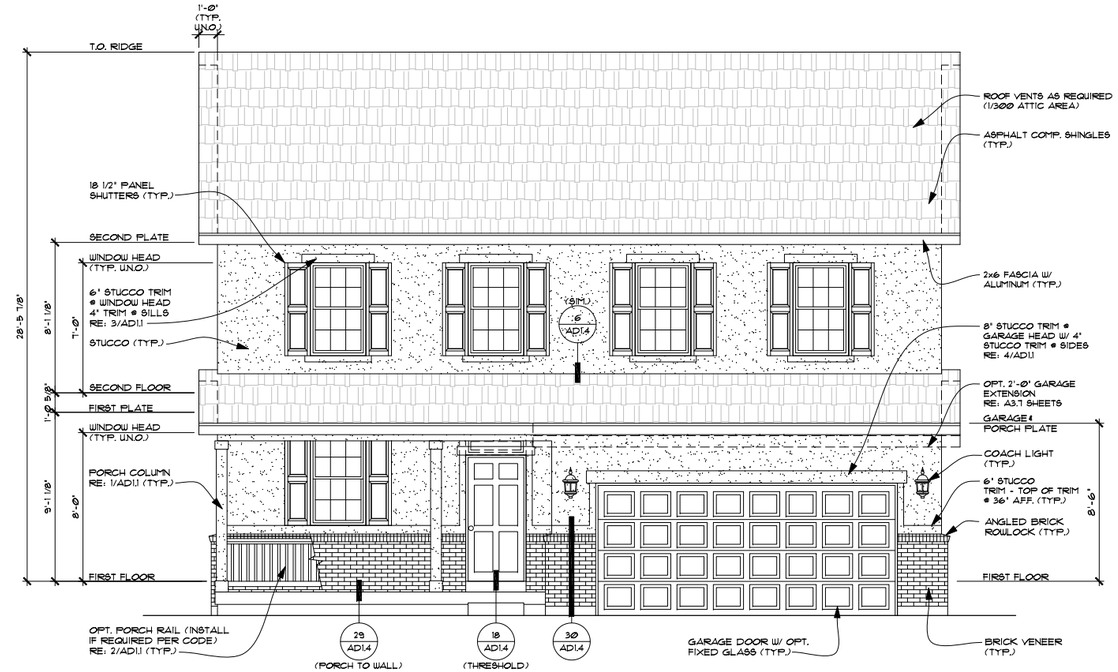


3 LEFT ELEVATION A

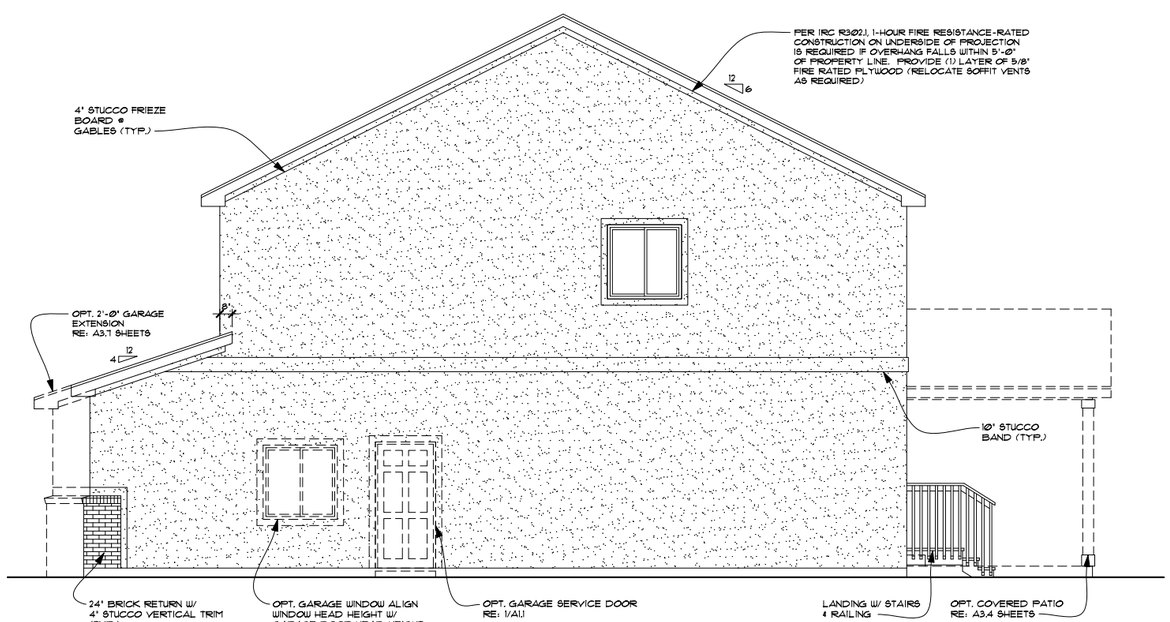
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION A

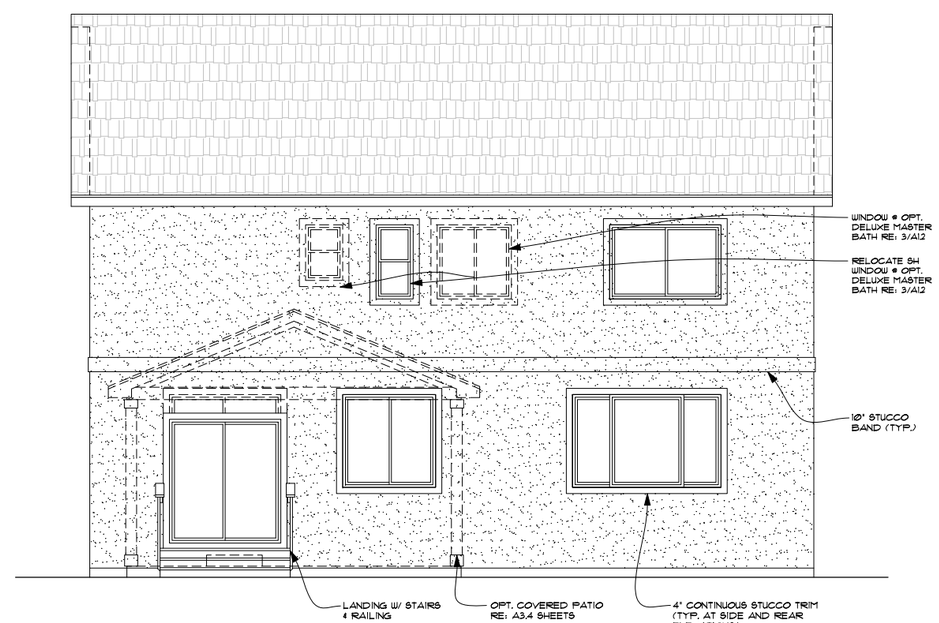
SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION A

SCALE: 1/4"=1'-0"



2 REAR ELEVATION A

SCALE: 1/4"=1'-0"

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Date: 1/20/12

Revisions:
-

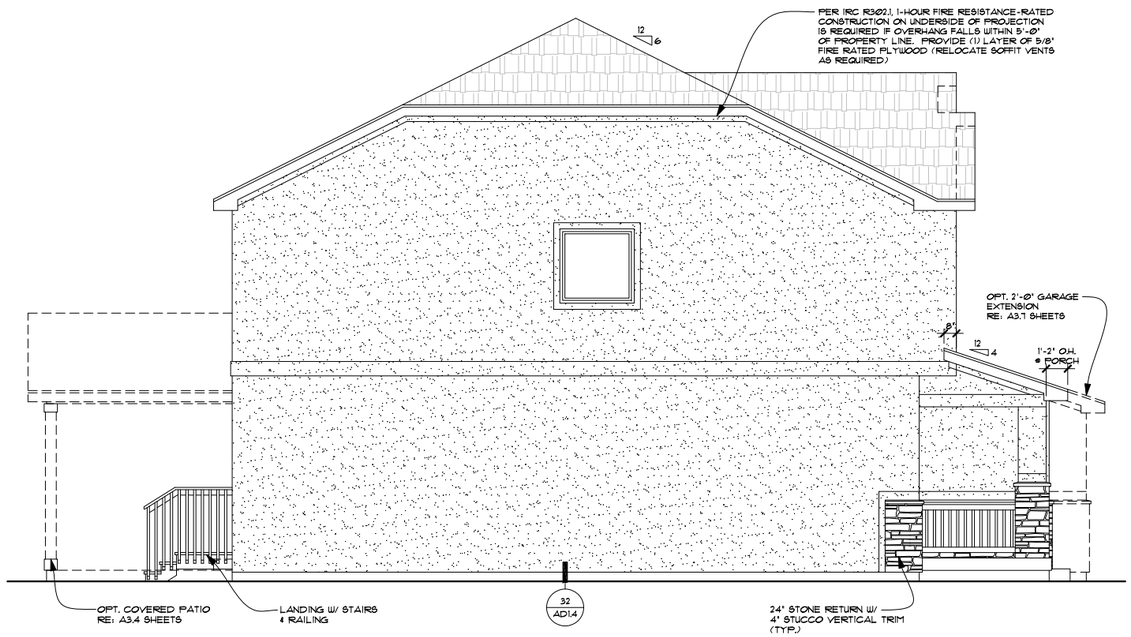
UTAH MASTER PLAN

Plan Number:
U250

Plan Name:
HEMINGWAY

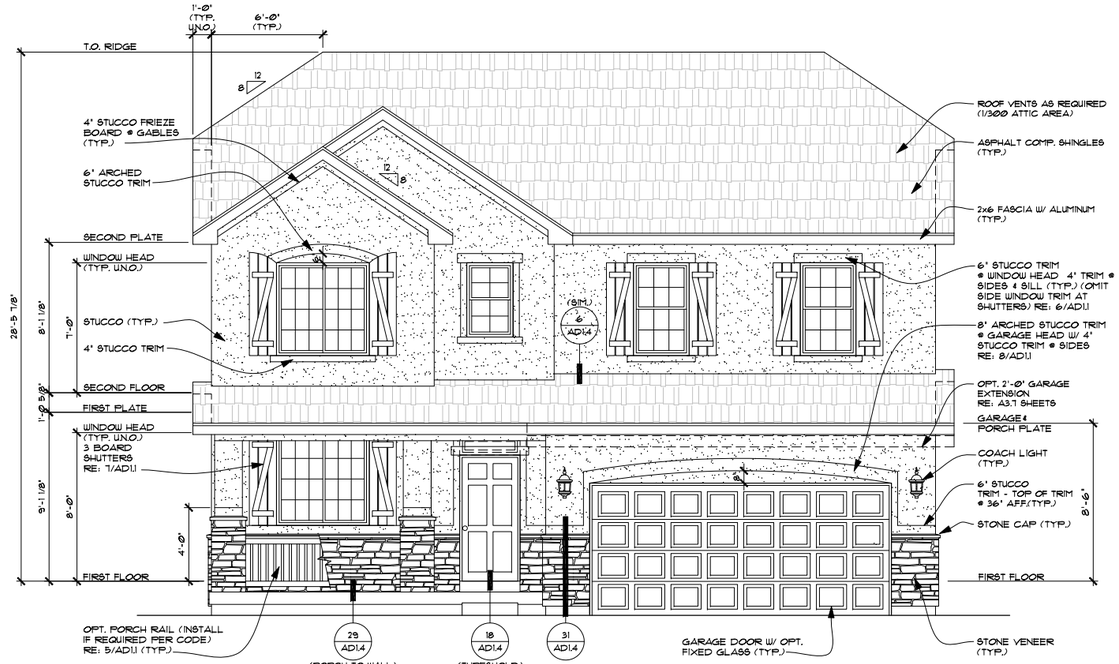
Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a



3 LEFT ELEVATION B

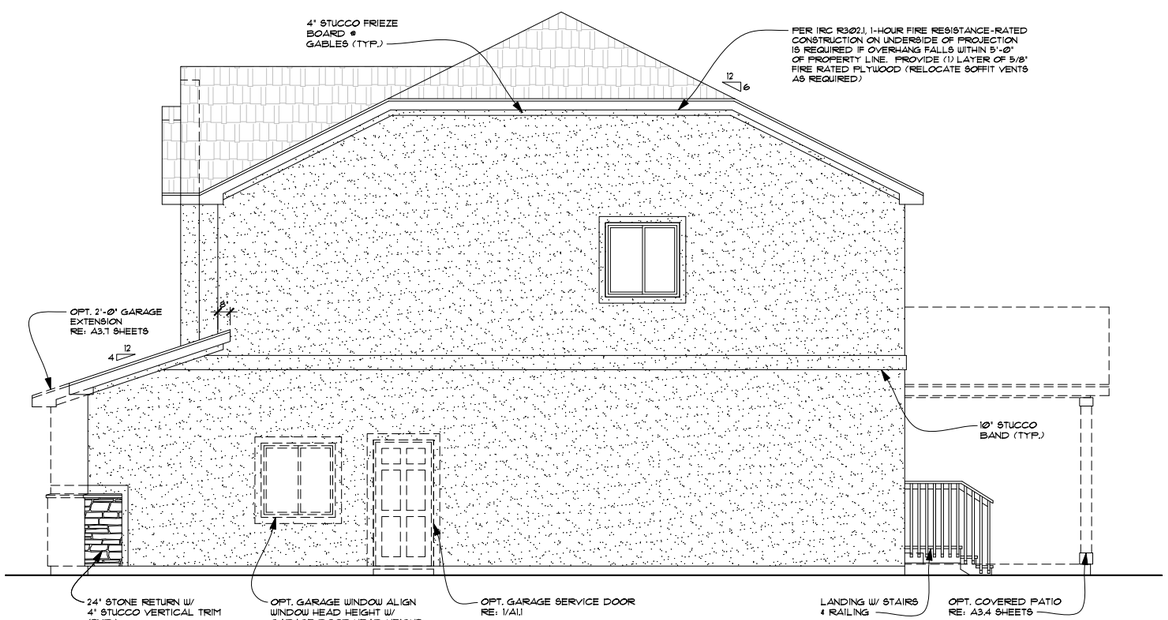
SCALE: ¼"=1'-0"



1 FRONT ELEVATION B

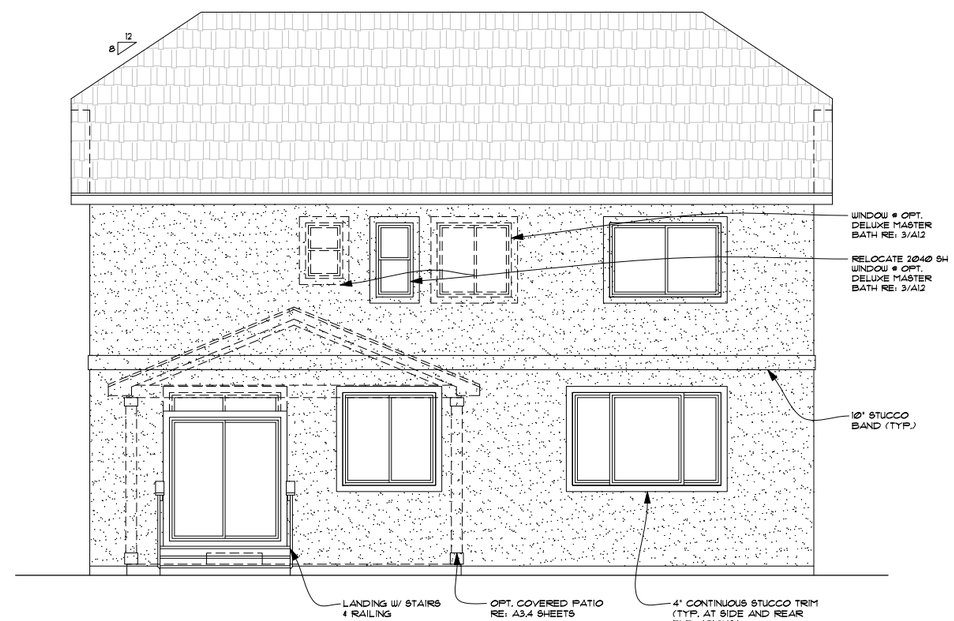
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION B

SCALE: ¼"=1'-0"



2 REAR ELEVATION B

SCALE: ¼"=1'-0"

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Date: 1/20/12

Revisions:
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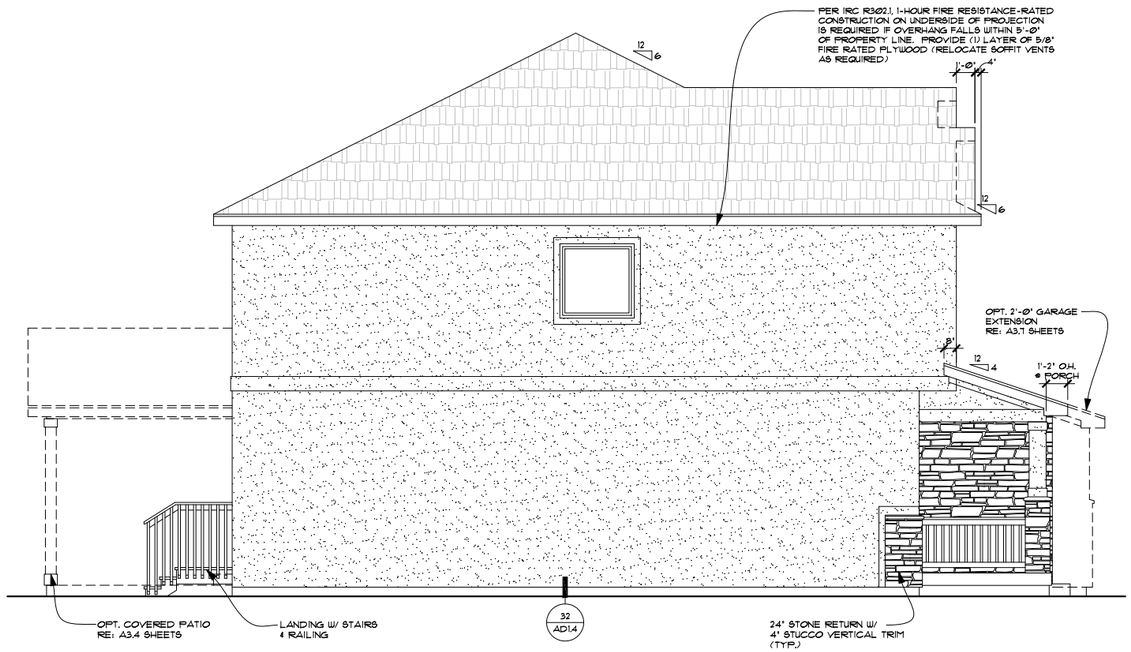
UTAH MASTER PLAN

Plan Number:
U250

Plan Name:
HEMINGWAY

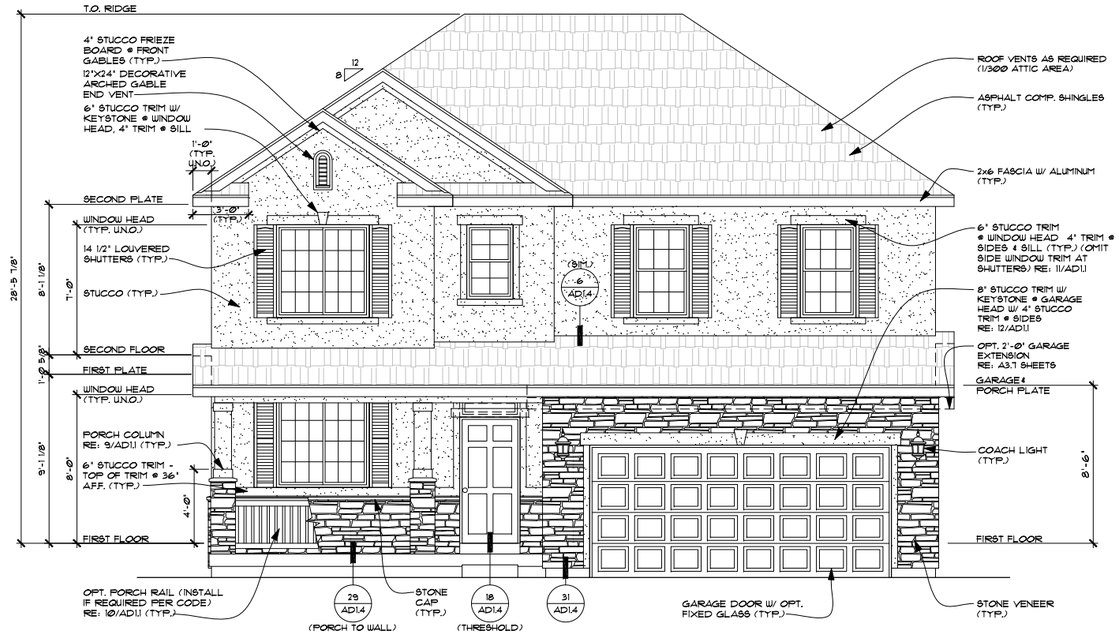
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a



3 LEFT ELEVATION C

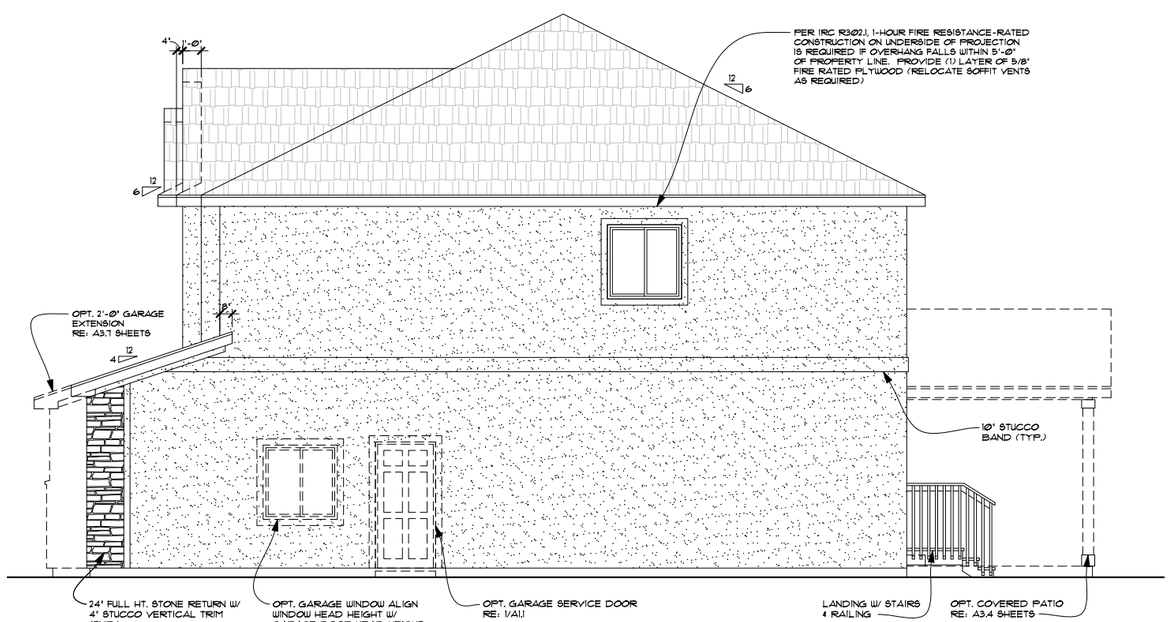
SCALE: ¼"=1'-0"



1 FRONT ELEVATION C

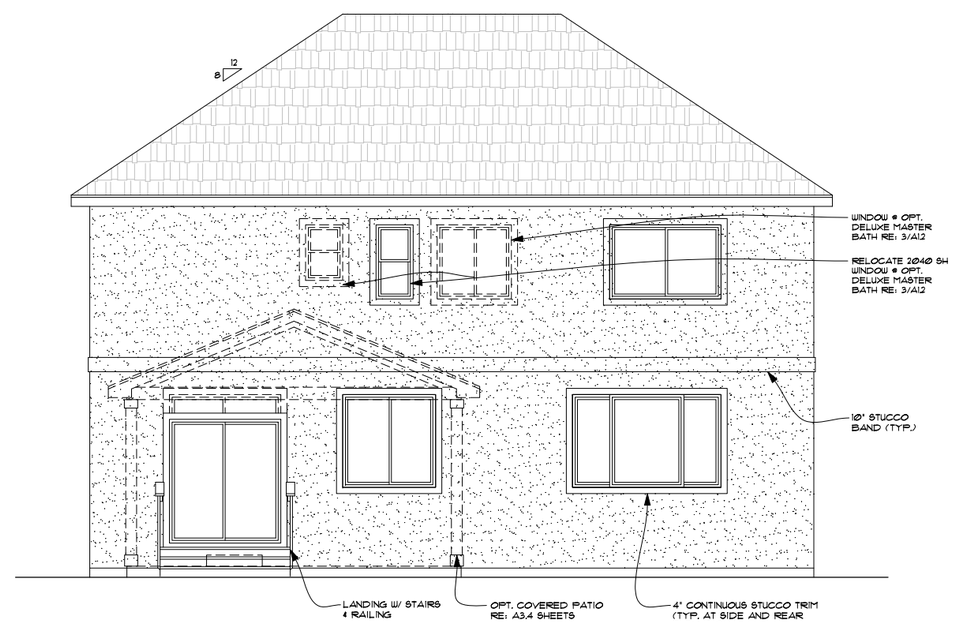
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION C

SCALE: ¼"=1'-0"



2 REAR ELEVATION C

SCALE: ¼"=1'-0"

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Date: 1/20/12

Revisions:
-

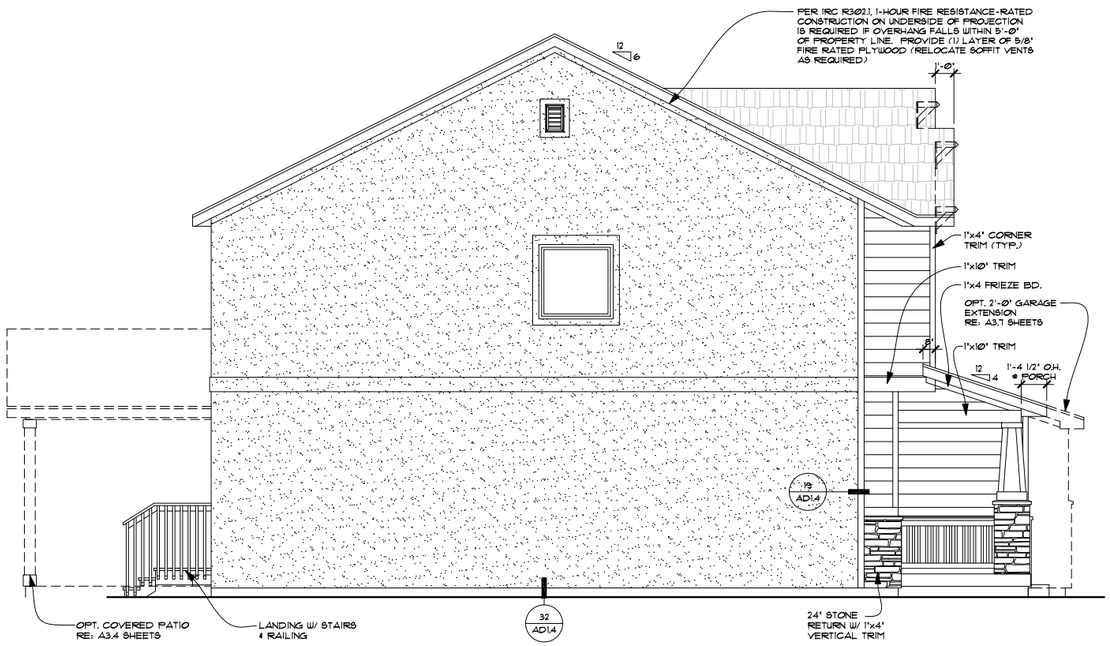
UTAH MASTER PLAN

Plan Number:
U250

Plan Name:
HEMINGWAY

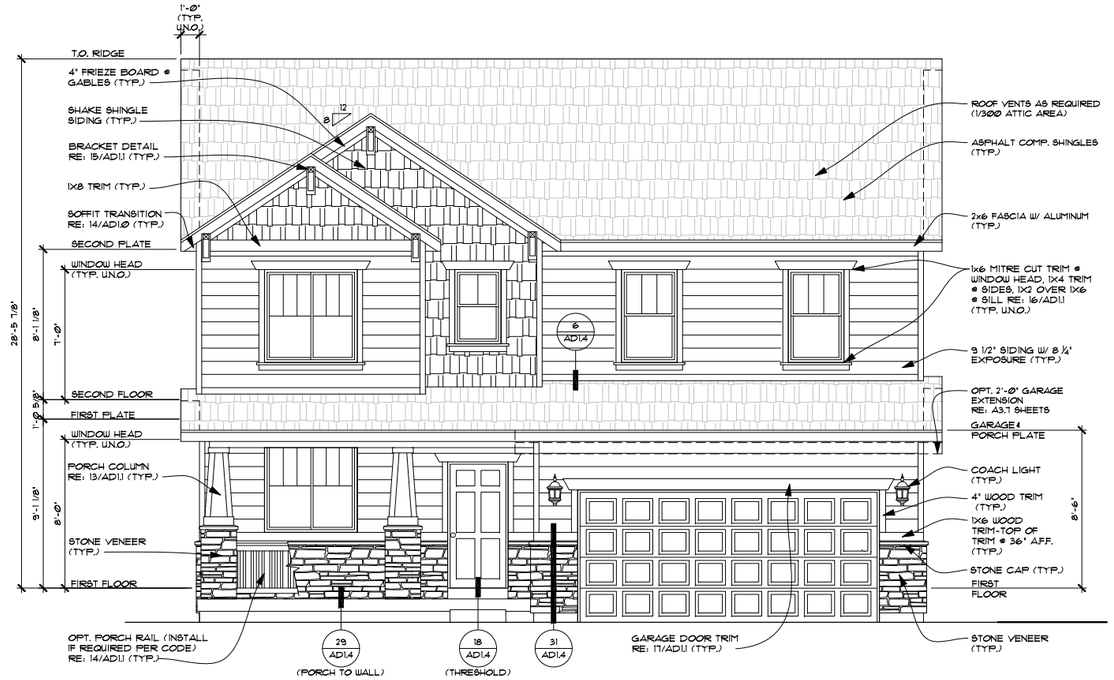
Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



3 LEFT ELEVATION D

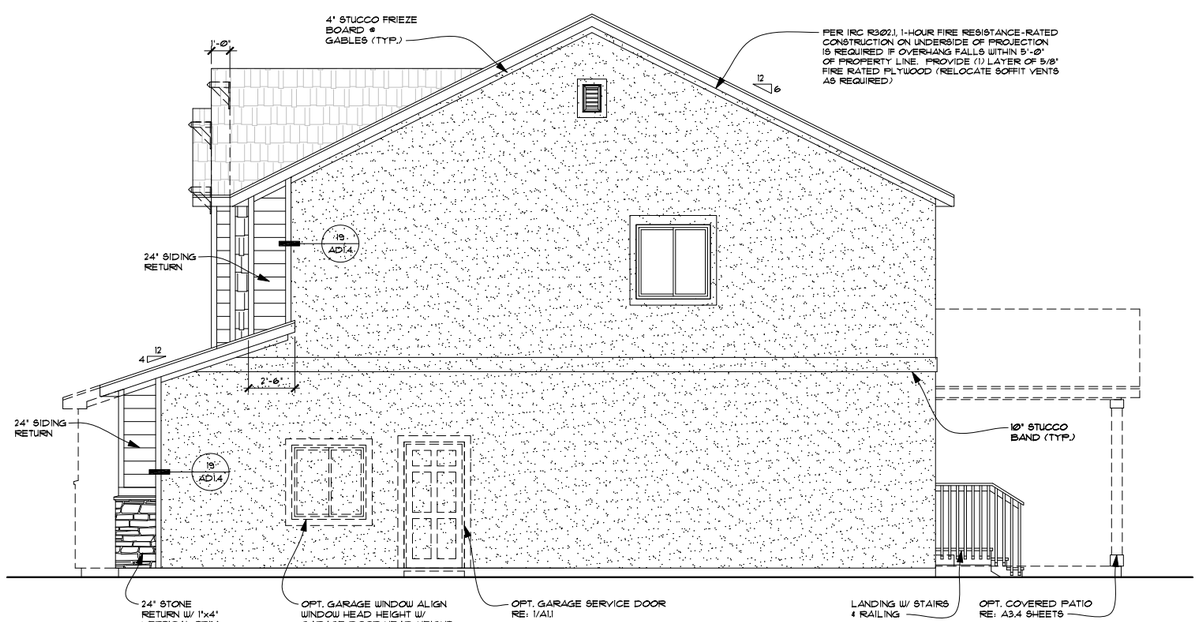
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION D

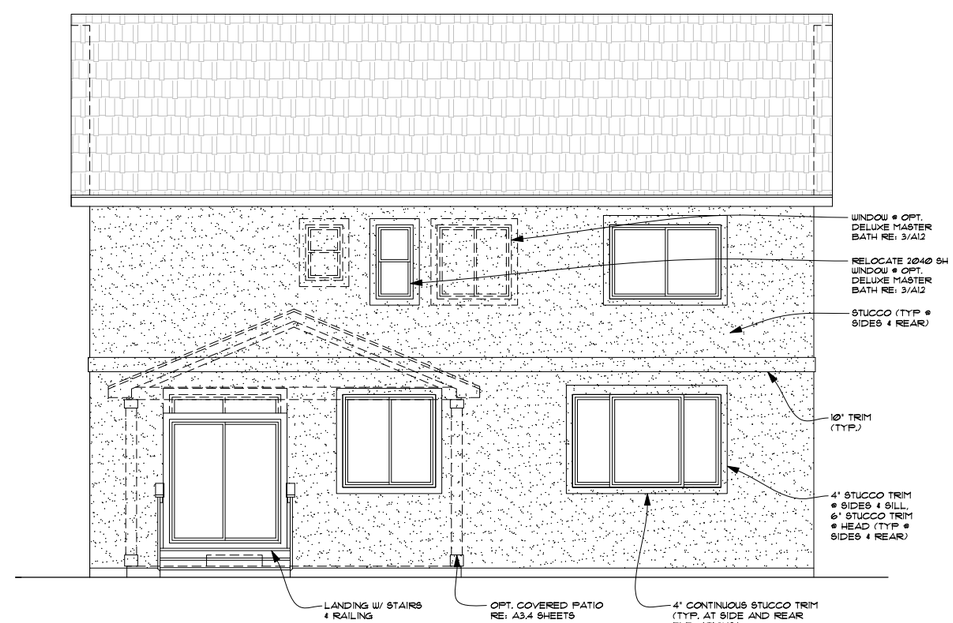
SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION D

SCALE: 1/4"=1'-0"



2 REAR ELEVATION D

SCALE: 1/4"=1'-0"

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Date: 1/20/12

Revisions:

GEN-008 9/11/13

UTAH MASTER PLAN

Plan Number:

U250

Plan Name:

HEMINGWAY

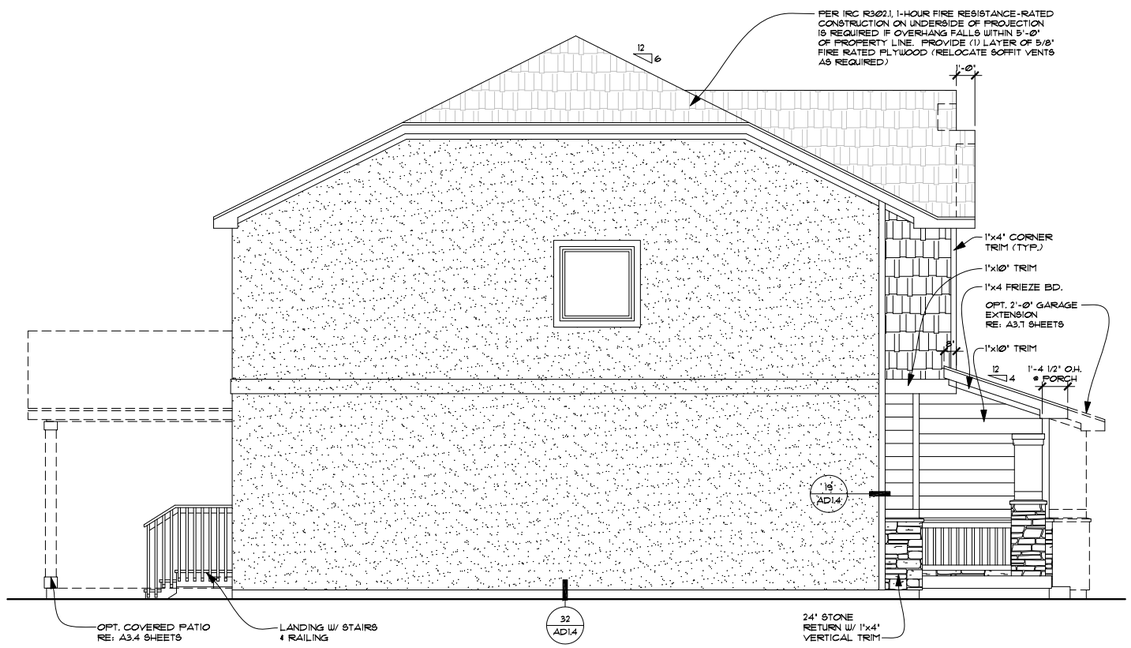
Sheet Title:

ELEVATION D

Sheet Number:

A2.4

a



3 LEFT ELEVATION E

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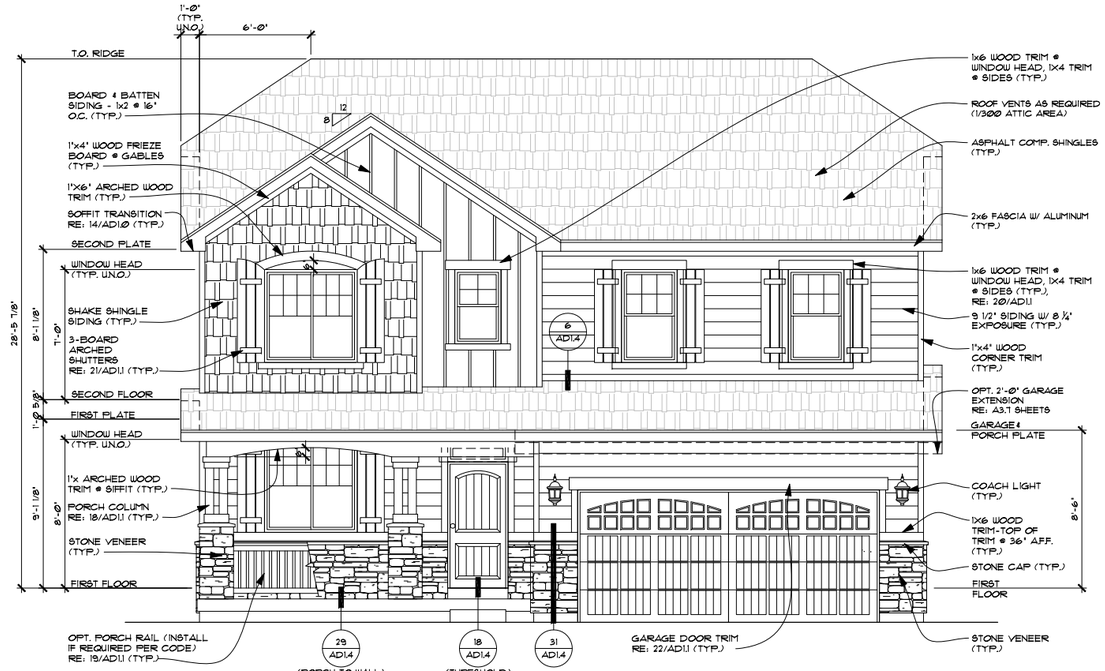

1 FRONT ELEVATION E

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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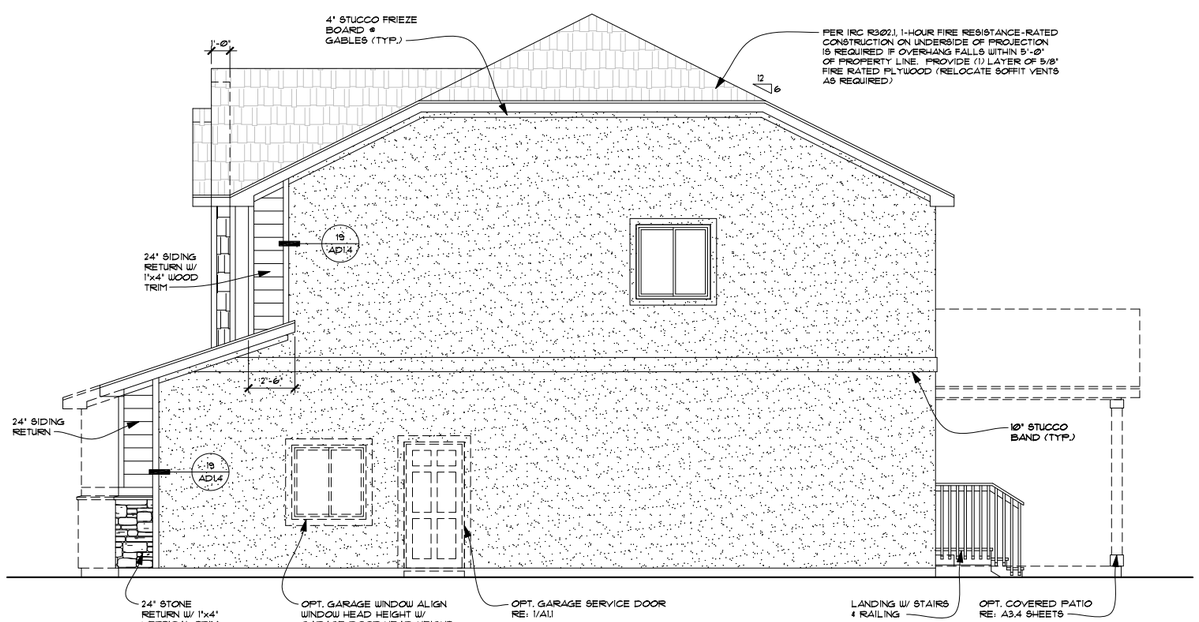
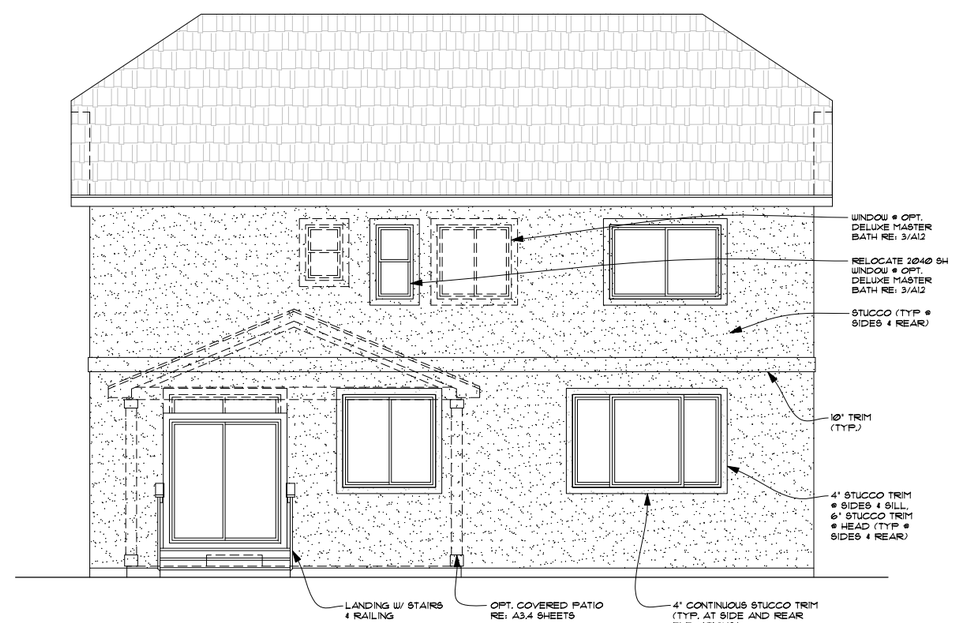


4 RIGHT ELEVATION E

SCALE: ¼"=1'-0"



2 REAR ELEVATION E

SCALE: ¼"=1'-0"

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Date: 1/20/12

Revisions:

GEN-008	9/11/13
GEN-009	4/4/14

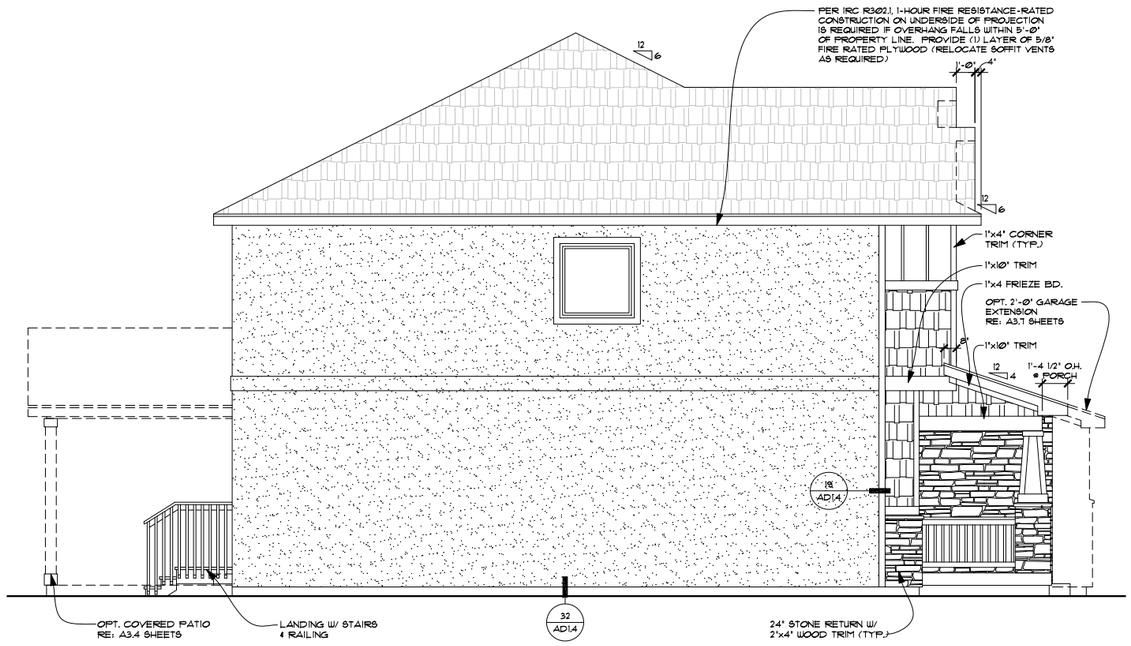
UTAH MASTER PLAN

Plan Number: U250

Plan Name: HEMINGWAY

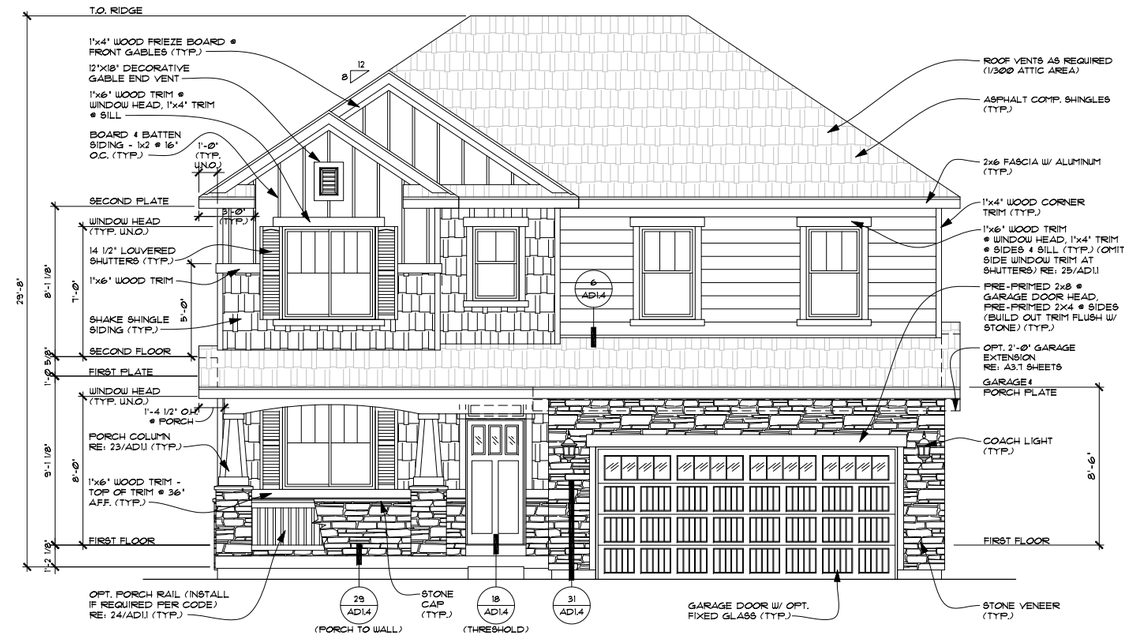
Sheet Title: ELEVATION E

Sheet Number: A2.5 a



3 LEFT ELEVATION F

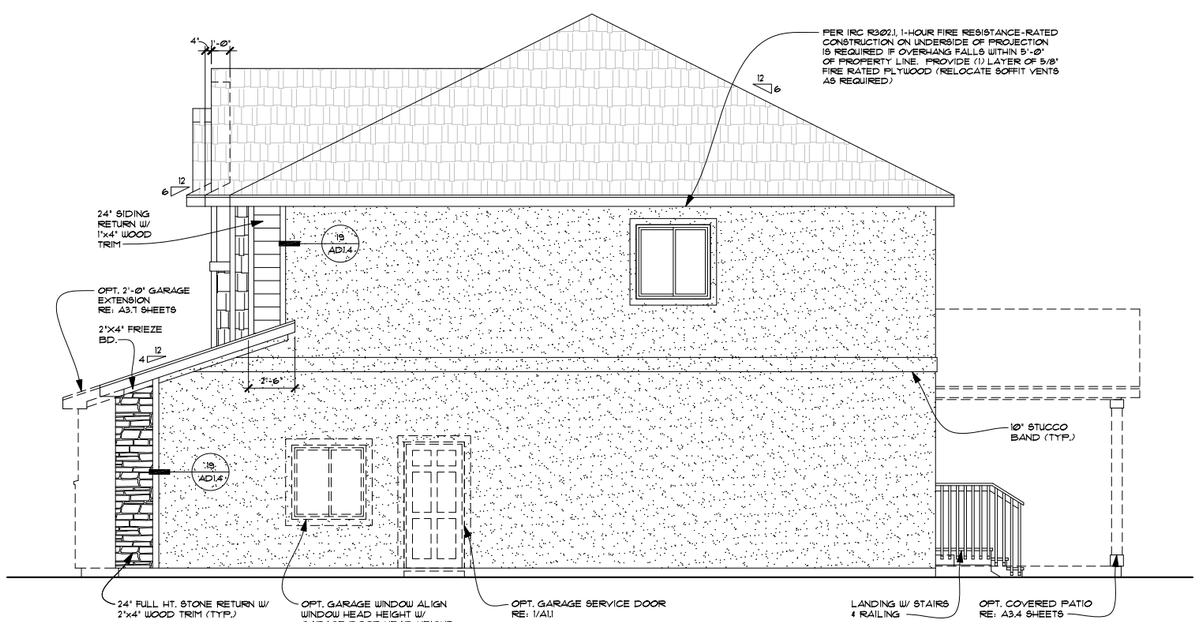
SCALE: ¼"=1'-0"



1 FRONT ELEVATION F

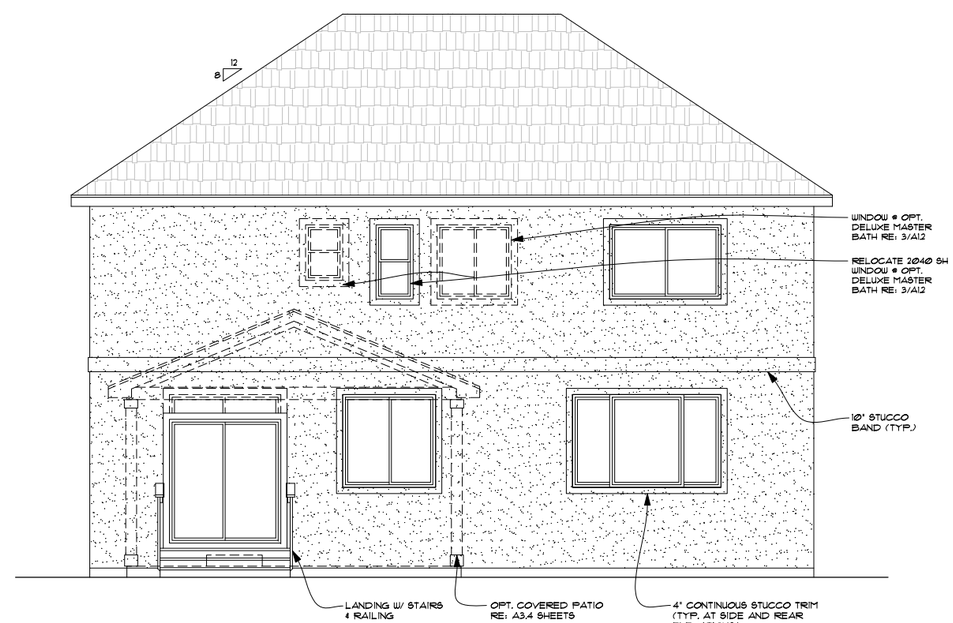
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION F

SCALE: ¼"=1'-0"



2 REAR ELEVATION F

SCALE: ¼"=1'-0"

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Date: 1/20/12

Revisions:

GEN-008	9/11/13
GEN-009	4/4/14

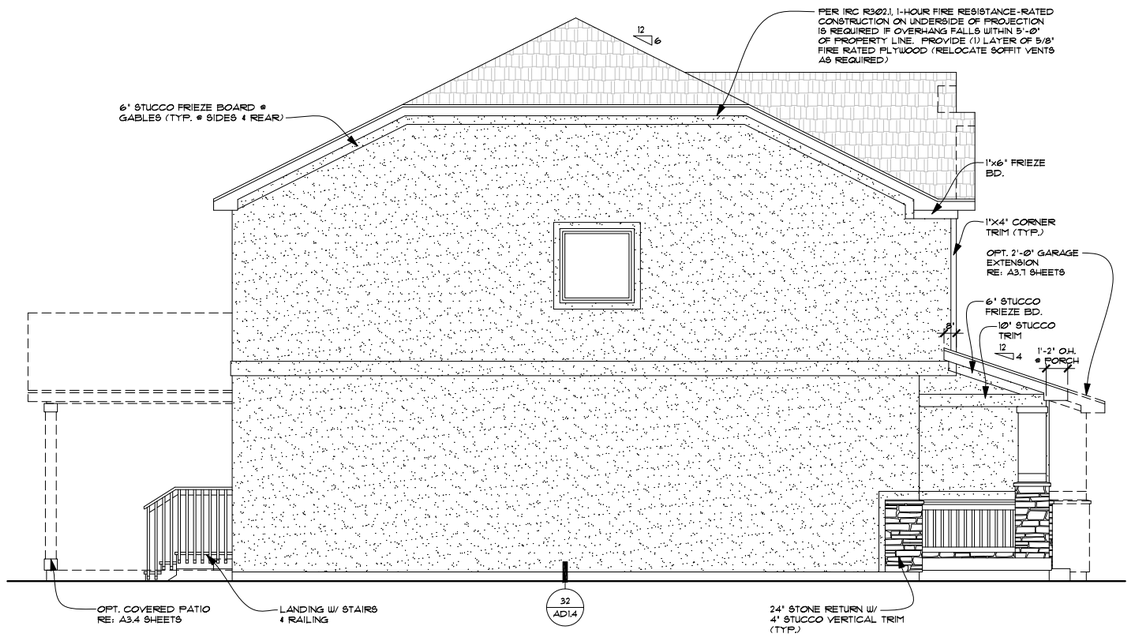
UTAH MASTER PLAN

Plan Number: U250

Plan Name: HEMINGWAY

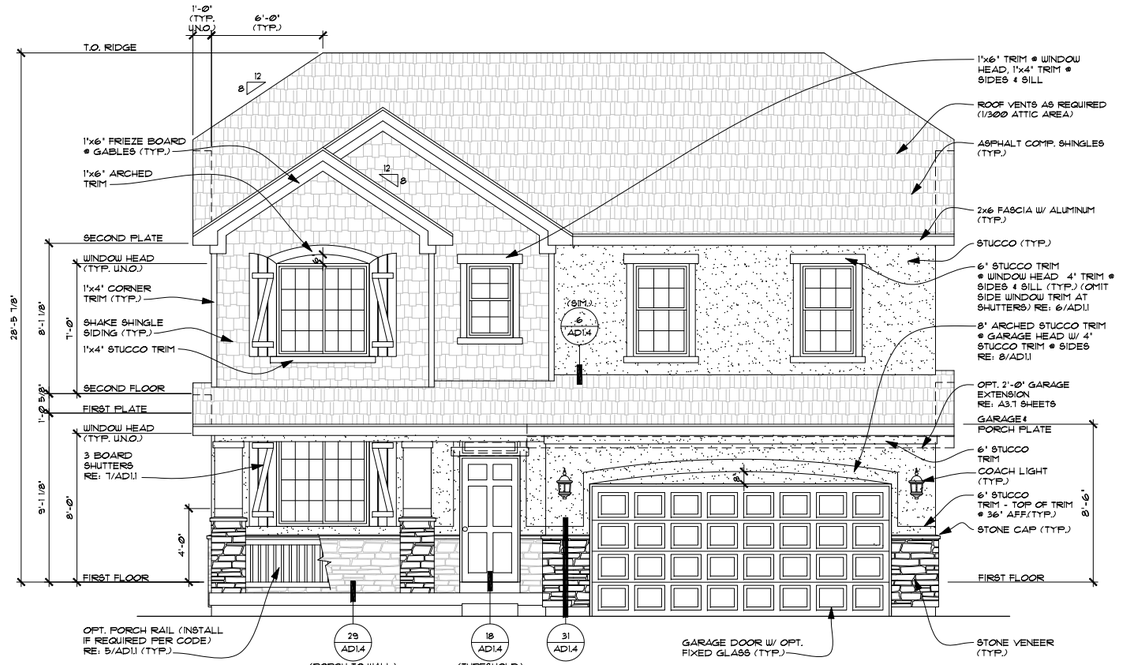
Sheet Title: ELEVATION F

Sheet Number: A2.6 a



3 LEFT ELEVATION G

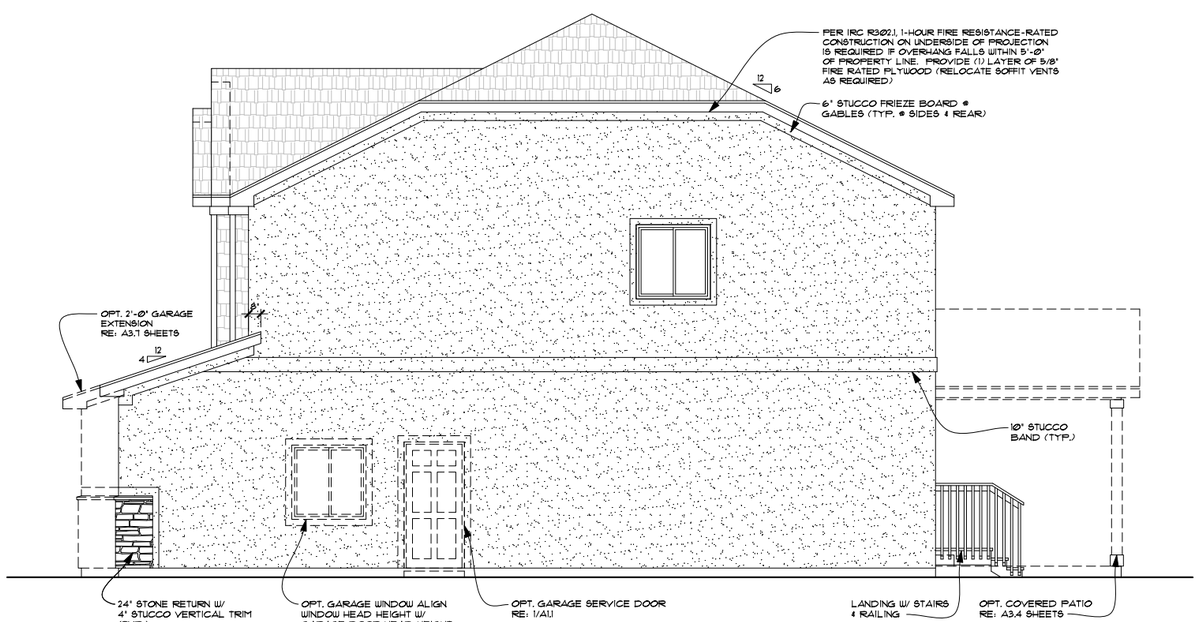
SCALE: ¼"=1'-0"



1 FRONT ELEVATION G

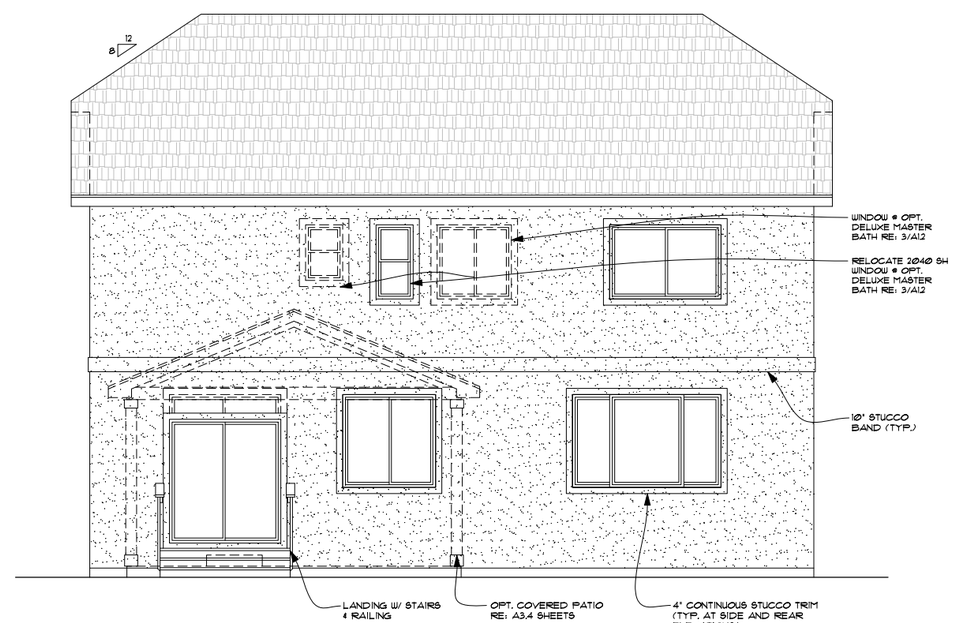
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION G

SCALE: ¼"=1'-0"



2 REAR ELEVATION G

SCALE: ¼"=1'-0"

RICHMOND AMERICAN HOMES

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Date: 1/20/12

Revisions:

GEN-008	9/11/13
GEN-009	4/4/14
GEN-010	7/1/14

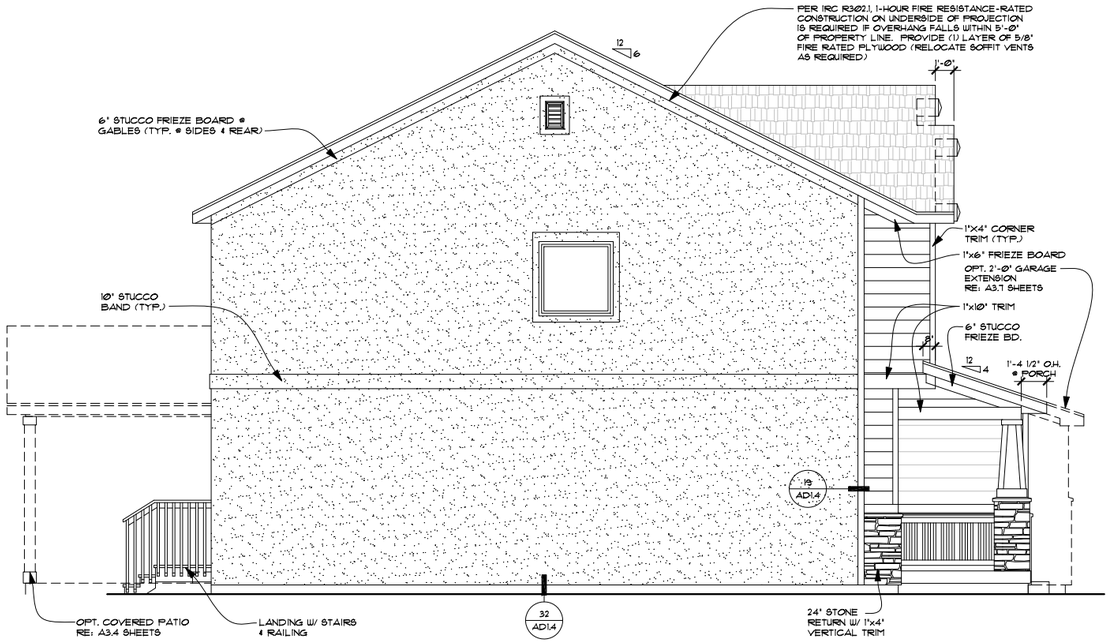
UTAH
MASTER PLAN

Plan Number:
U250

Plan Name:
HEMINGWAY

Sheet Title:
ELEVATION G

Sheet Number:
A2.7
a



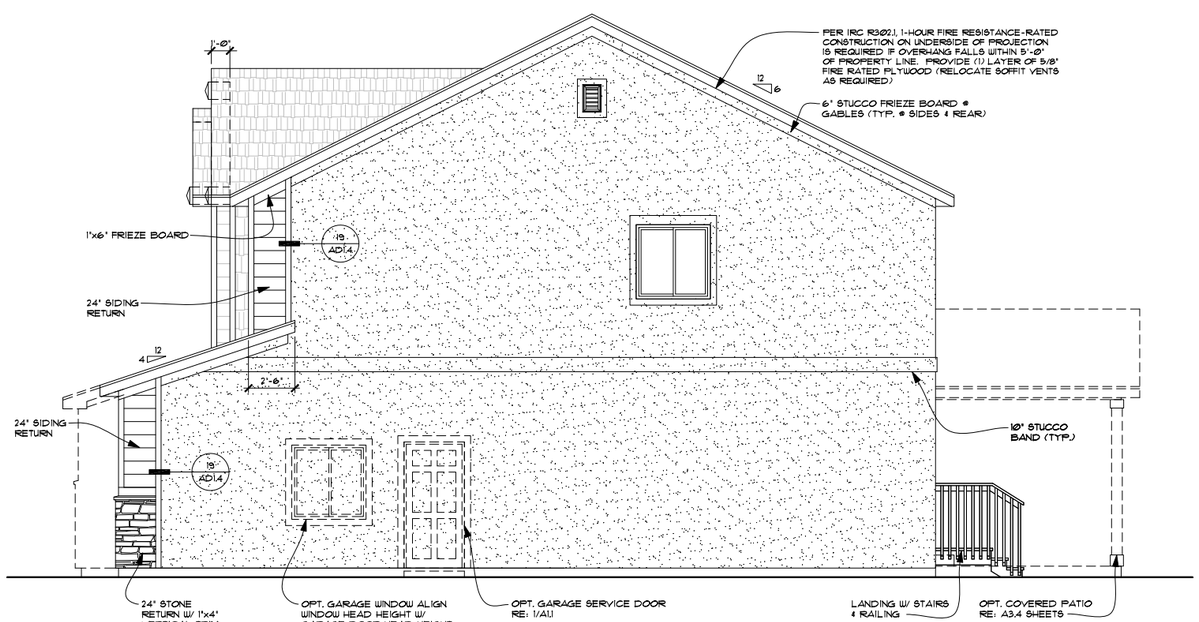
3 LEFT ELEVATION H

SCALE: ¼"=1'-0"

1 FRONT ELEVATION H

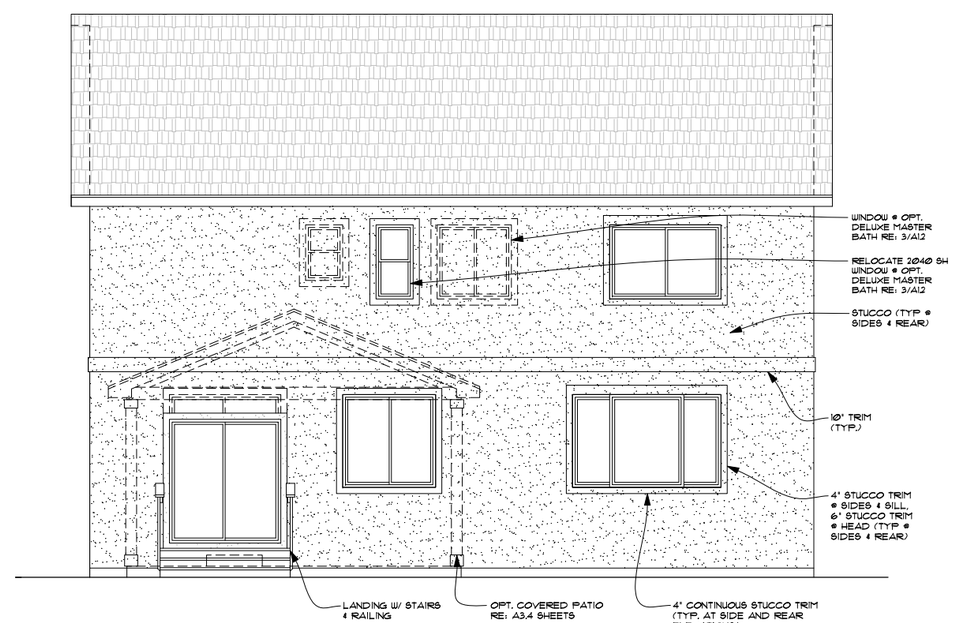
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION H

SCALE: ¼"=1'-0"



2 REAR ELEVATION H

SCALE: ¼"=1'-0"

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Revisions:

GEN-008	9/11/13
GEN-009	4/4/14
GEN-010	7/11/14

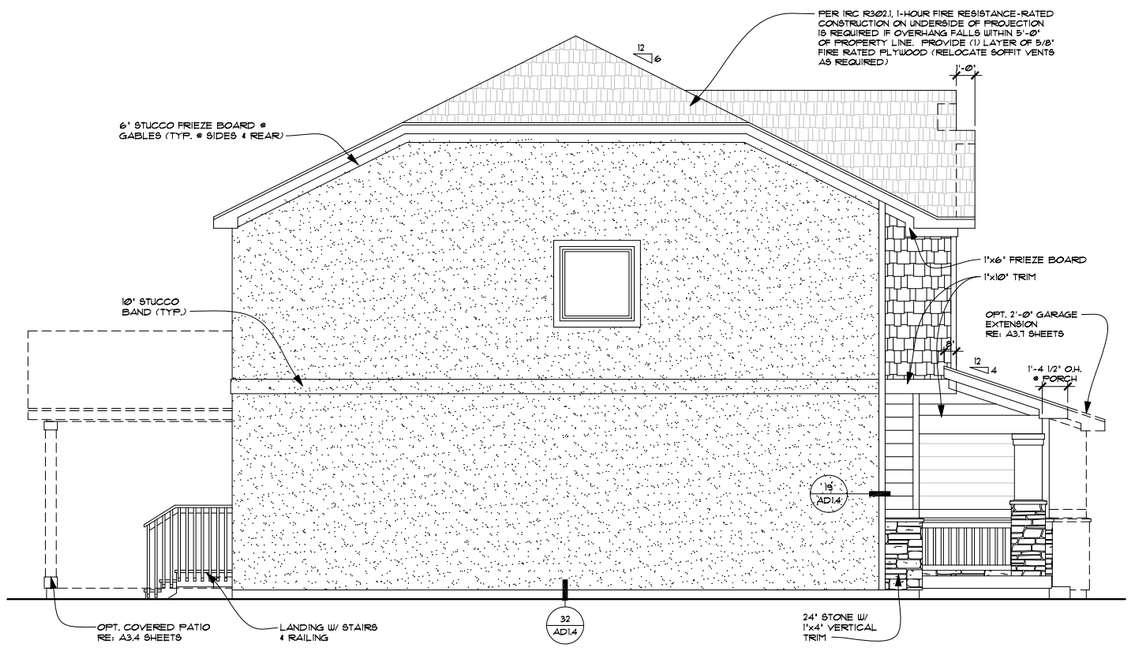
UTAH MASTER PLAN

Plan Number: U250

Plan Name: HEMINGWAY

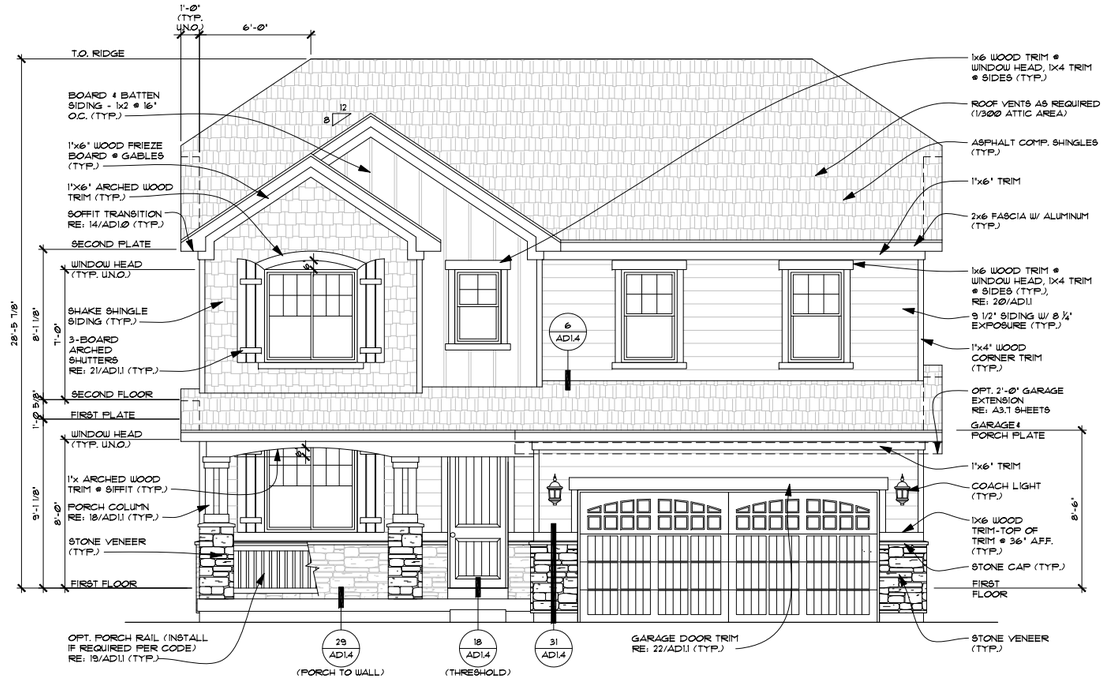
Sheet Title: ELEVATION H

Sheet Number: A2.8 a



3 LEFT ELEVATION J

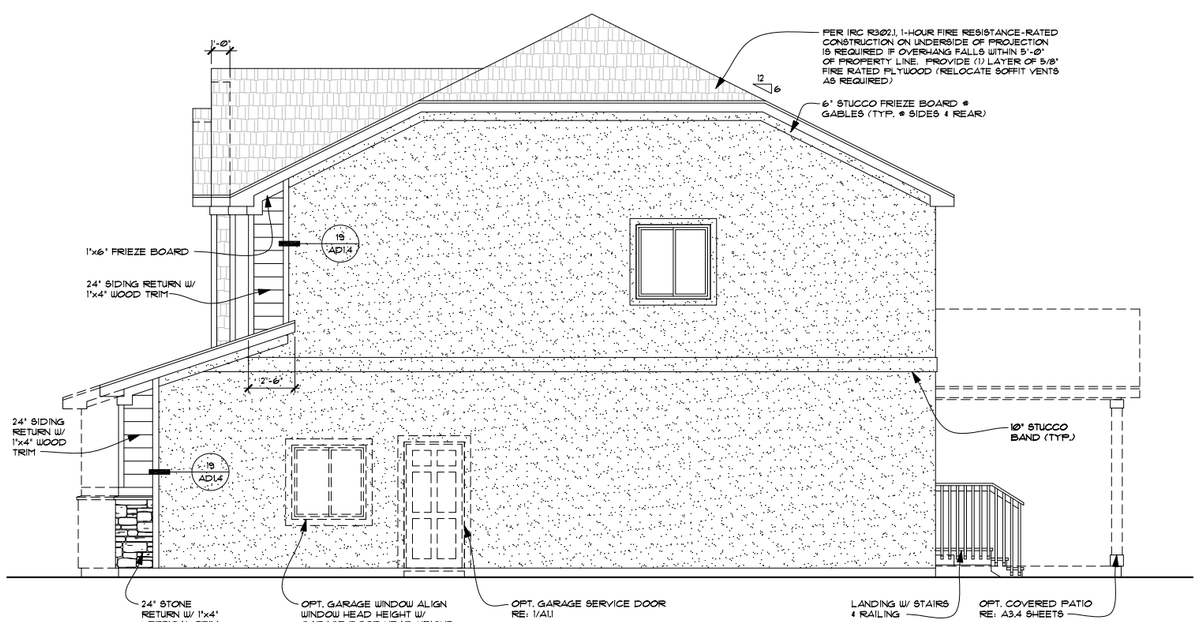
SCALE: ¼"=1'-0"



1 FRONT ELEVATION J

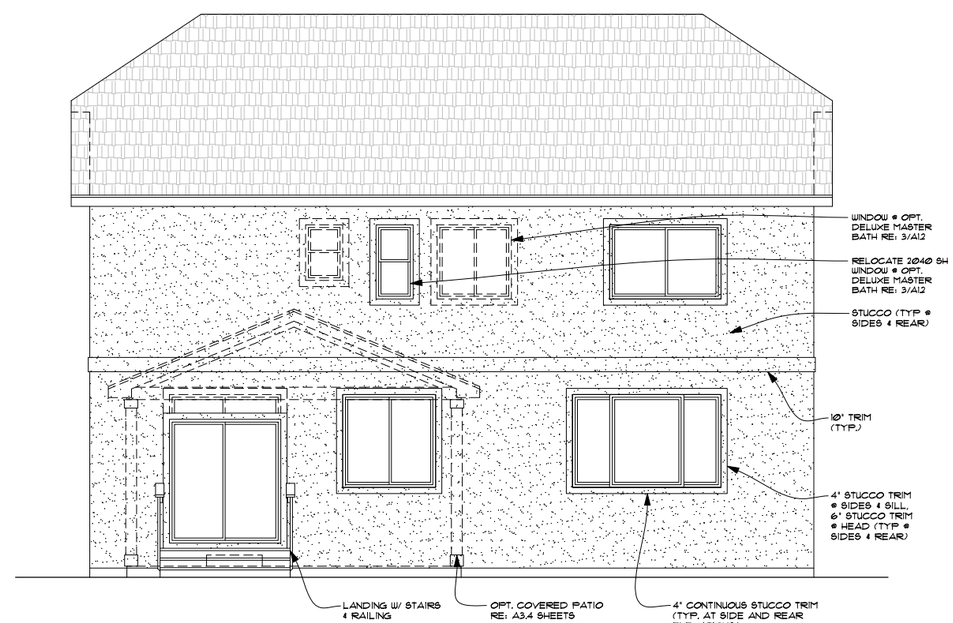
SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION J

SCALE: ¼"=1'-0"



2 REAR ELEVATION J

SCALE: ¼"=1'-0"

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GEN-010	7/11/14

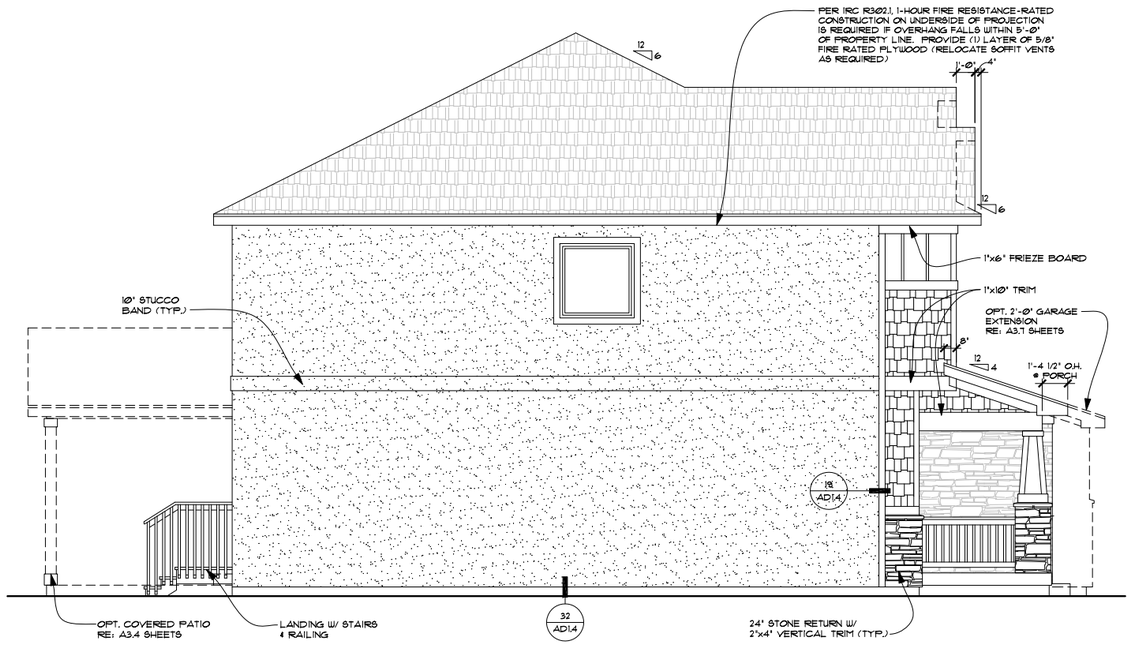
UTAH MASTER PLAN

Plan Number: U250

Plan Name: HEMINGWAY

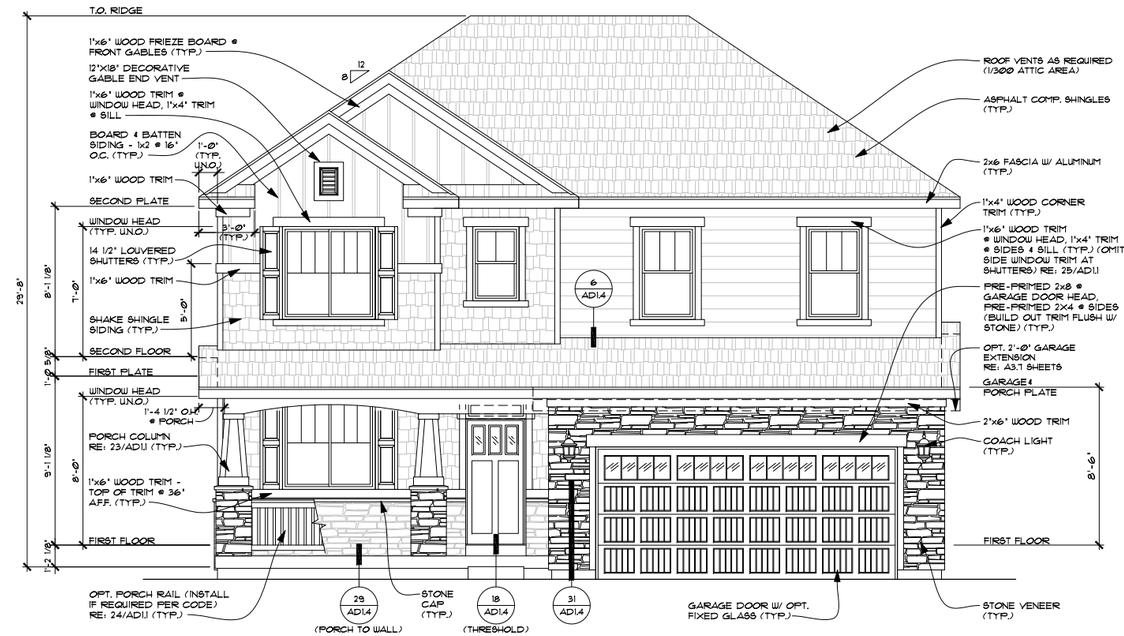
Sheet Title: ELEVATION J

Sheet Number: A2.9 a



3 LEFT ELEVATION K

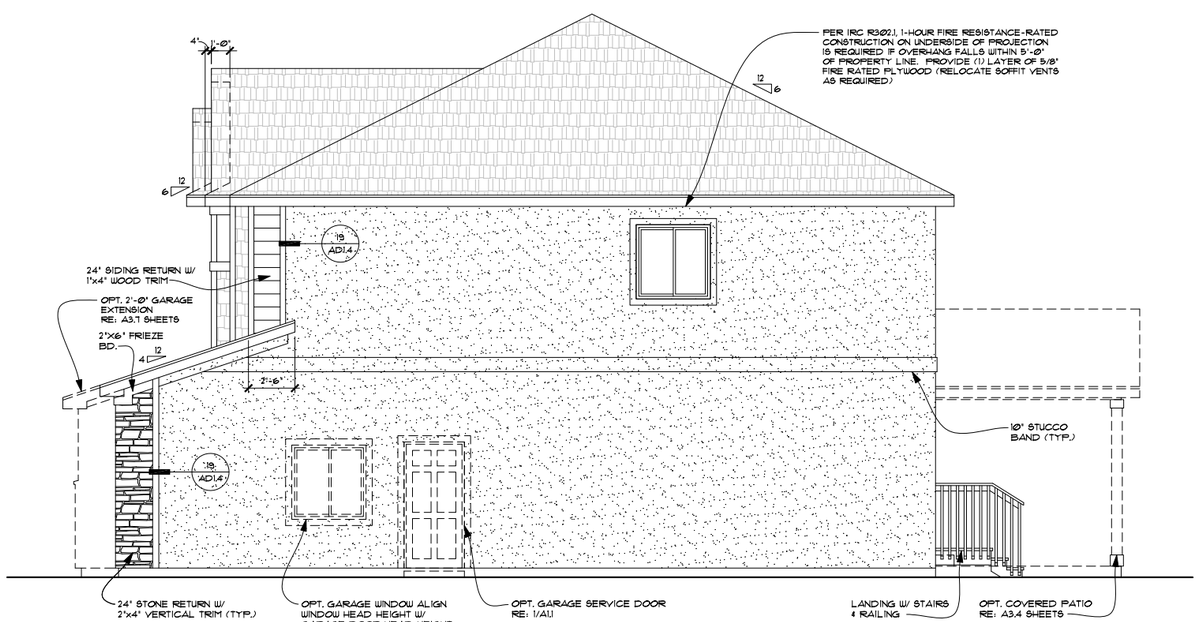
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION K

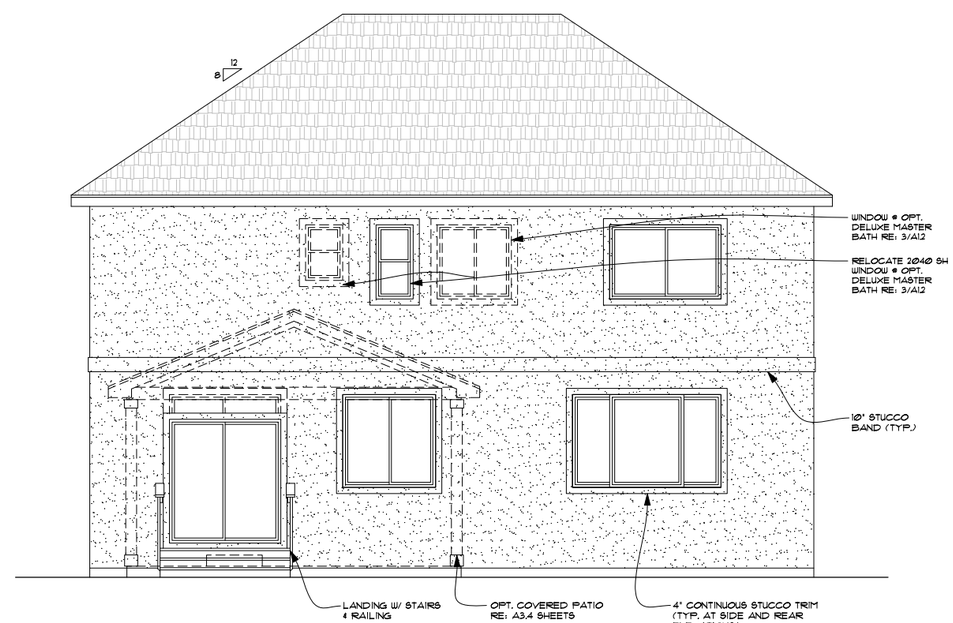
SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)



4 RIGHT ELEVATION K

SCALE: 1/4"=1'-0"



2 REAR ELEVATION K

SCALE: 1/4"=1'-0"

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GEN-010	7/11/14

UTAH MASTER PLAN

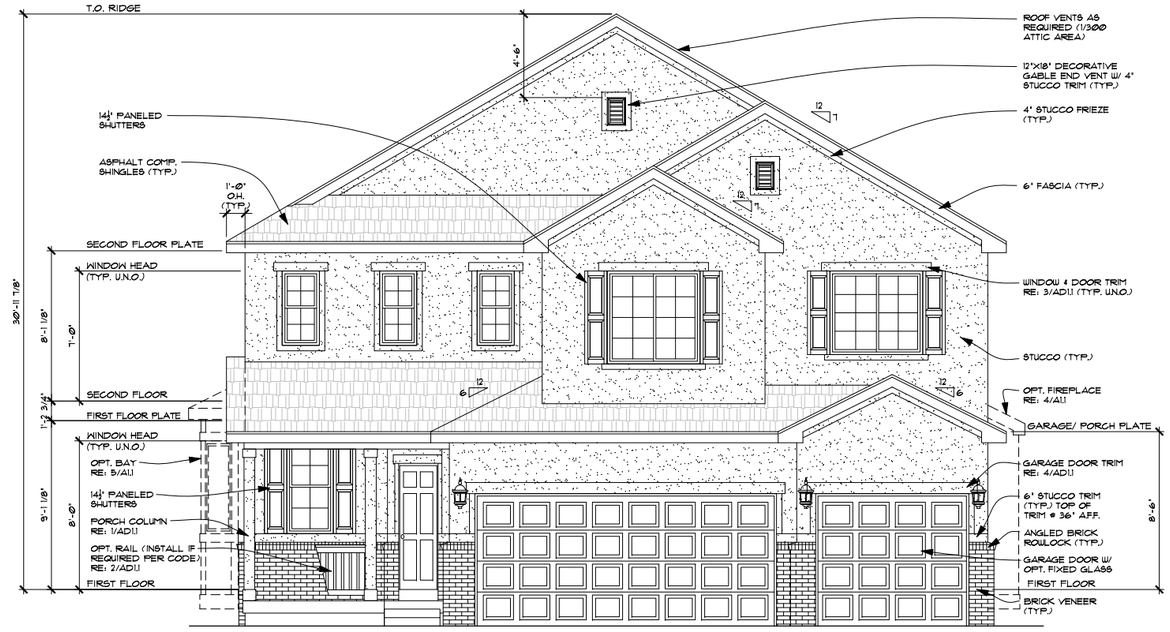
Plan Number: U250

Plan Name: HEMINGWAY

Sheet Title: ELEVATION K

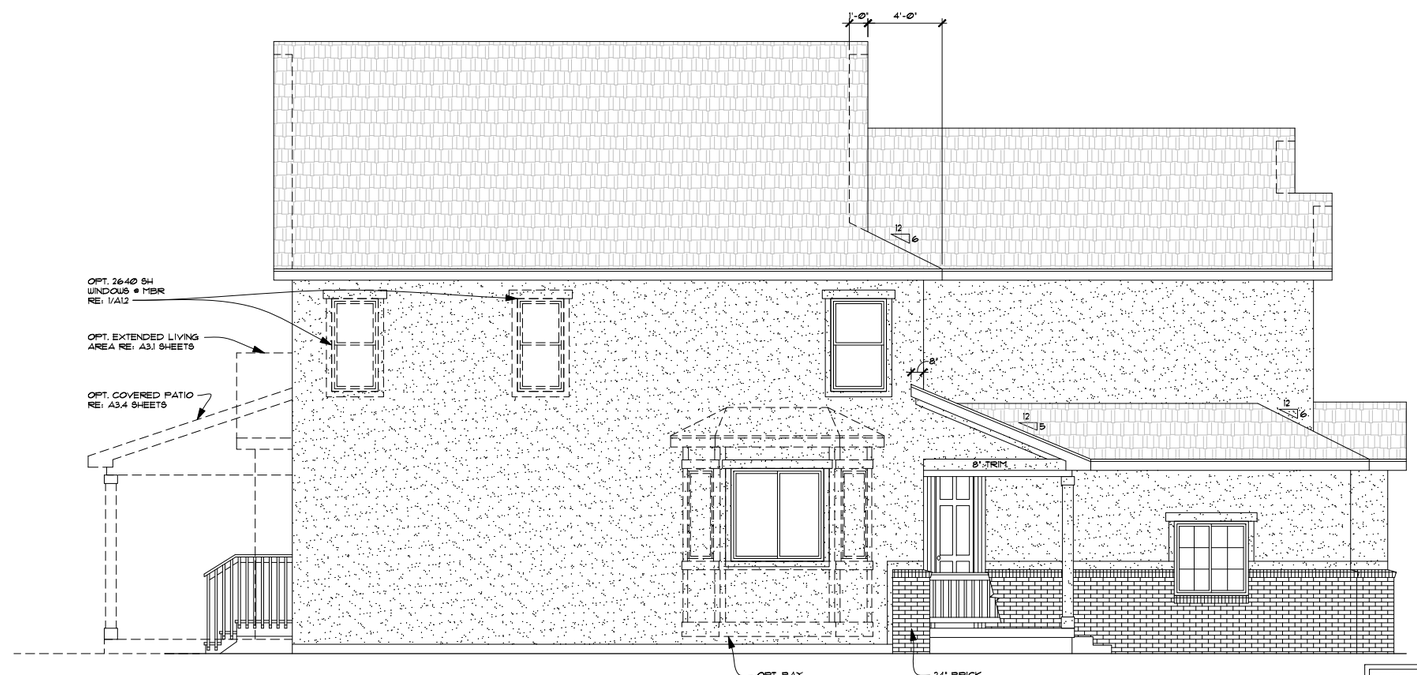
Sheet Number: A2.10 a

3051



1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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UTAH

Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

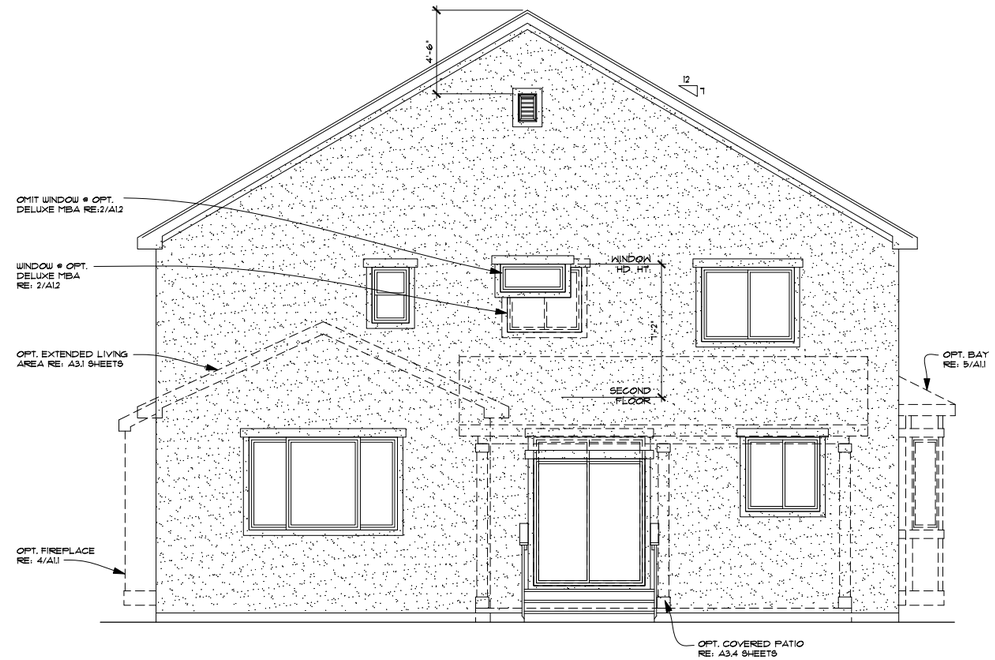
ELEVATION A

Sheet Number:

A2.1

a

Z:\architecture_Utah\Master Plan Drawings\U29A - Seth (McNeil)\U29A-Seth Elev.dwg, 7/10/2014 9:26:38 AM, DWF6 ePlot.pc3



3 REAR ELEVATION A

SCALE: ¼"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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4 RIGHT ELEVATION A

SCALE: ¼"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

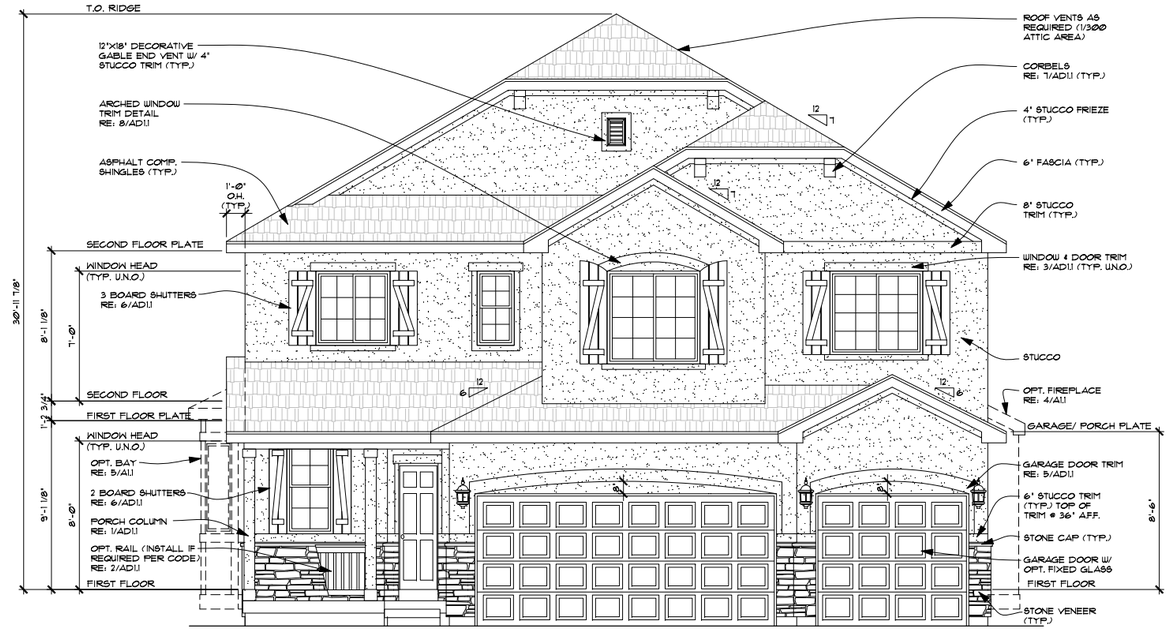
ELEVATION A

Sheet Number:

A2.1

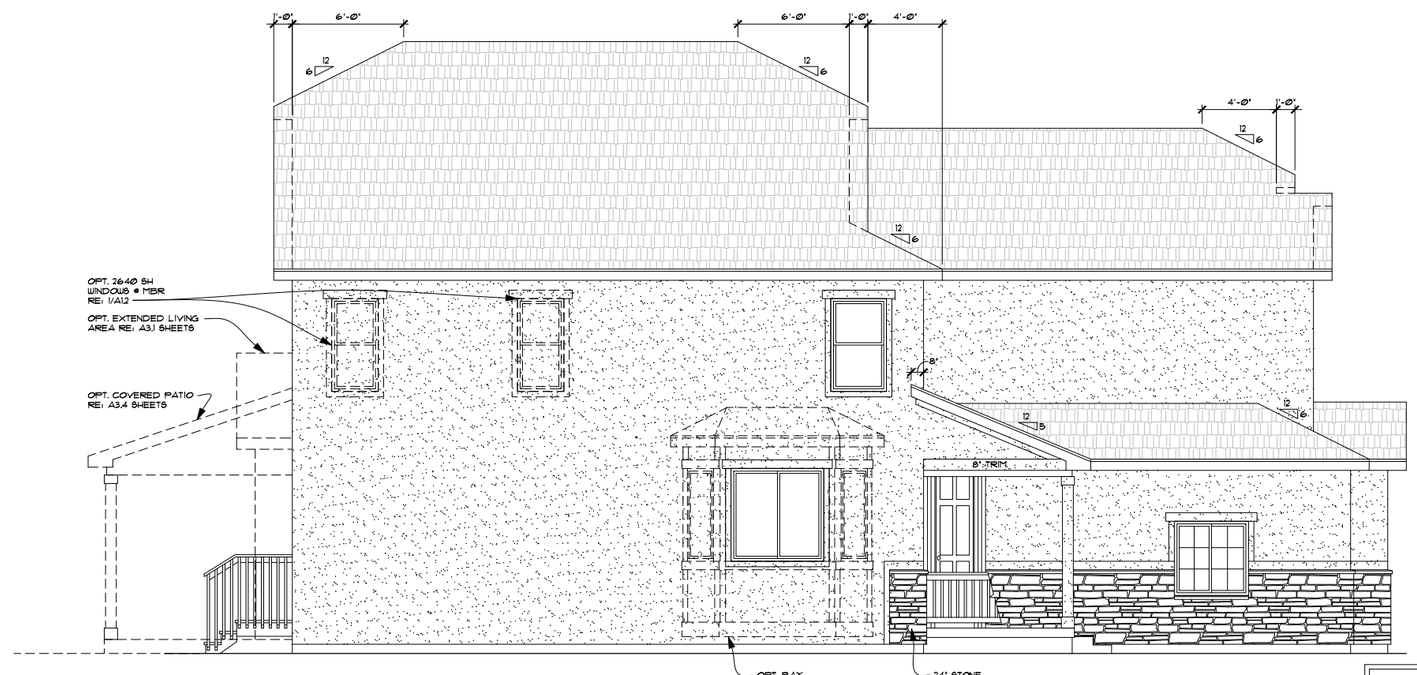
b

Z:\architecture_Utah\Master Plan Drawings\U29A - Seth (McNeil)\U29A-Seth Elev.dwg, 7/10/2014 9:26:43 AM, DWF6 ePlot.pc3



1 FRONT ELEVATION B

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION B

SCALE: 1/4"=1'-0"

NOTE:
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Revisions:

UTAH

Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

a

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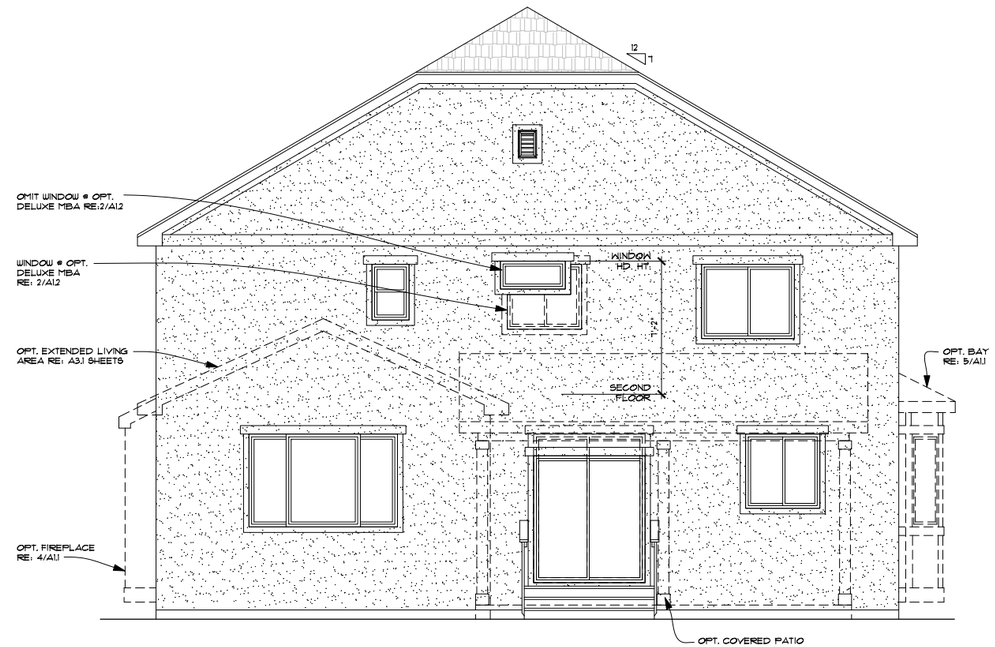
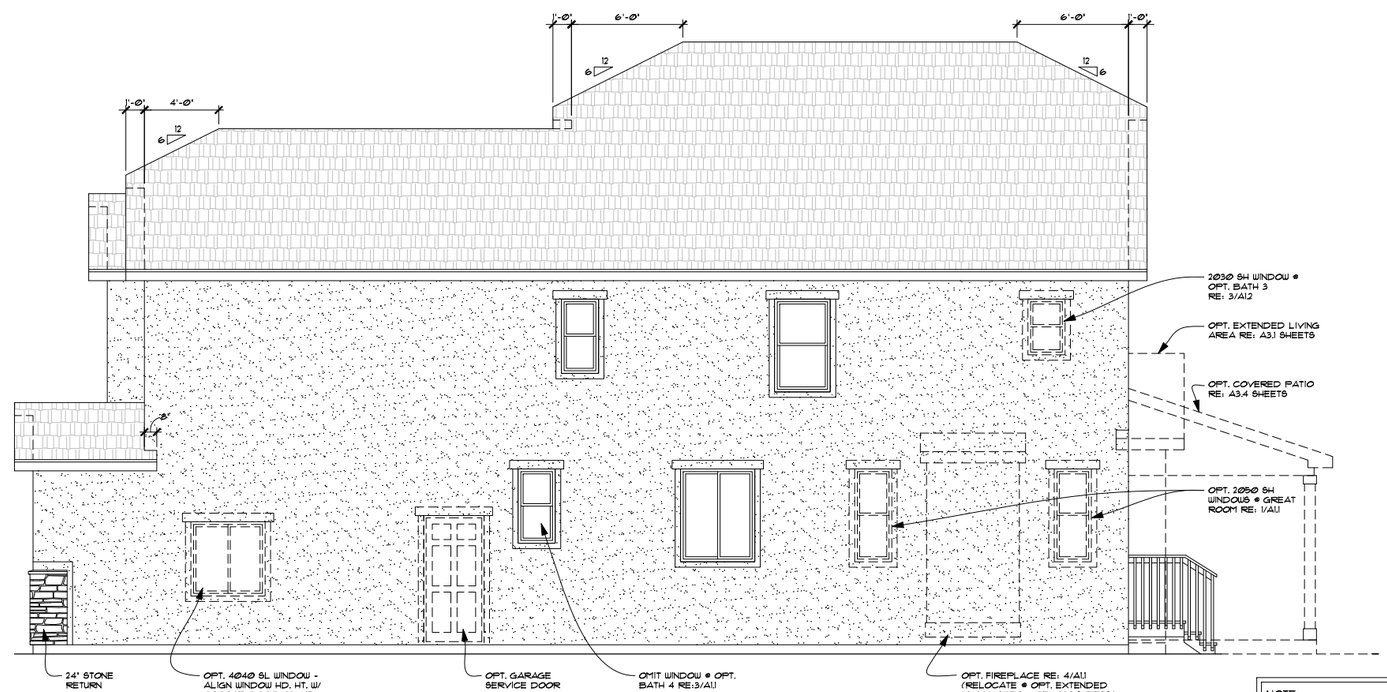


3 REAR ELEVATION B

SCALE: ¼"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

4 RIGHT ELEVATION B

SCALE: ¼"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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UTAH

Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b

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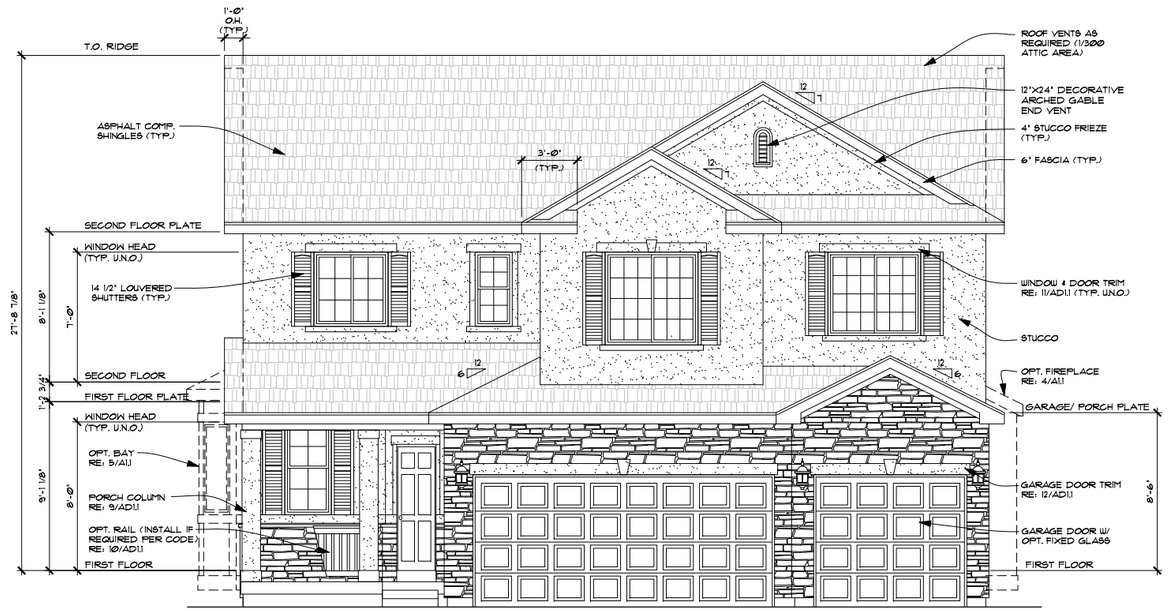
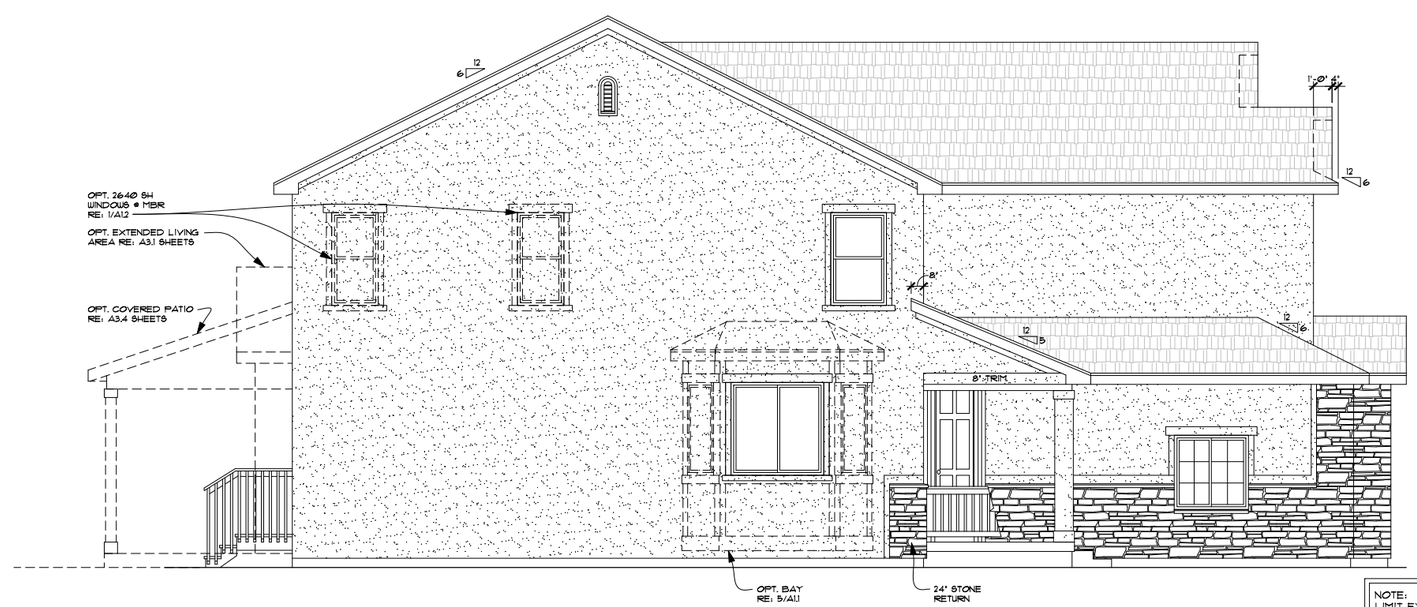


1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION C

SCALE: 1/4"=1'-0"

NOTE:
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- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Revisions:
-

UTAH

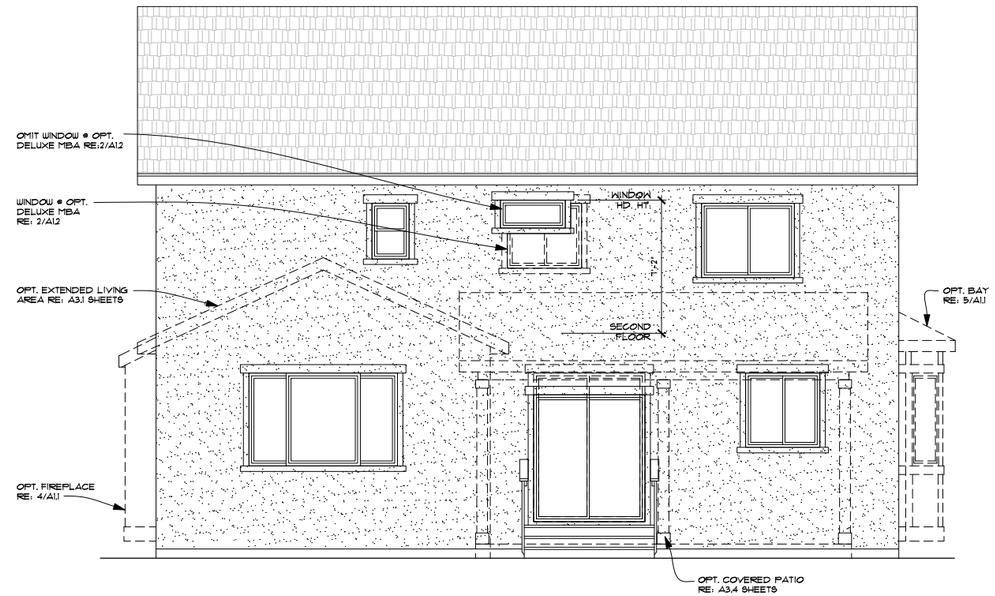
Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

Z:\architecture_Utah\Master Plan Drawings\U29A - Seth (McNeil)\U29A-Seth Elev.dwg, 7/10/2014 9:26:58 AM, DWF6 ePlot.pc3



3 REAR ELEVATION C

SCALE: ¼"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

4 RIGHT ELEVATION C

SCALE: ¼"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

ELEVATION C

Sheet Number:

A2.3

b

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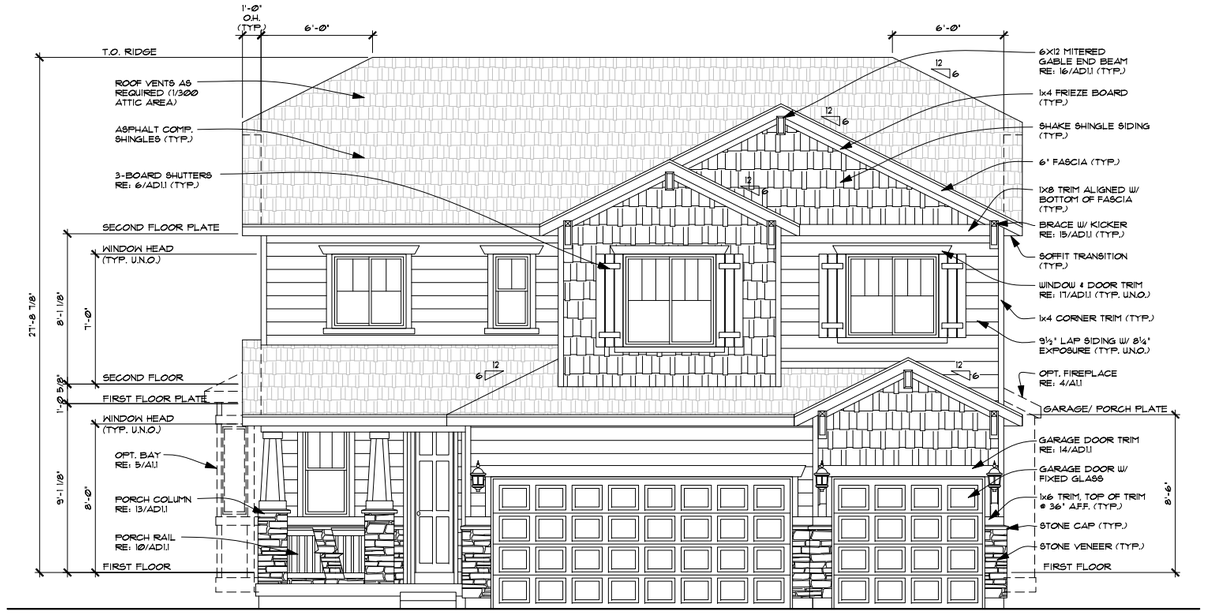

1 FRONT ELEVATION D

SCALE: ¼"=1'-0"

2 LEFT ELEVATION D

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

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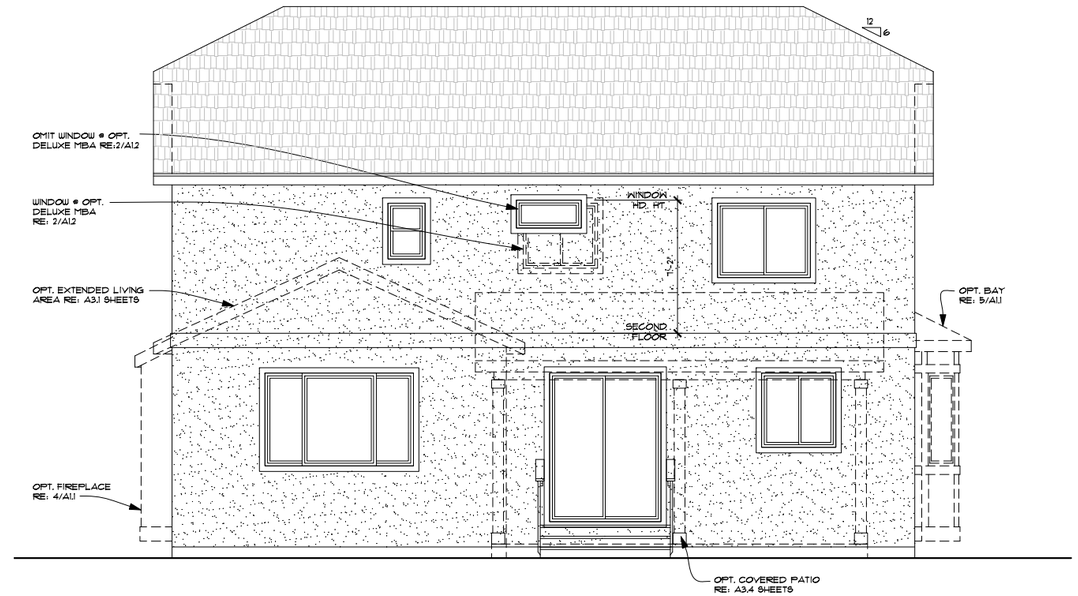

3 REAR ELEVATION D

SCALE: ¼"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

4 RIGHT ELEVATION D

SCALE: ¼"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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UTAH

Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b

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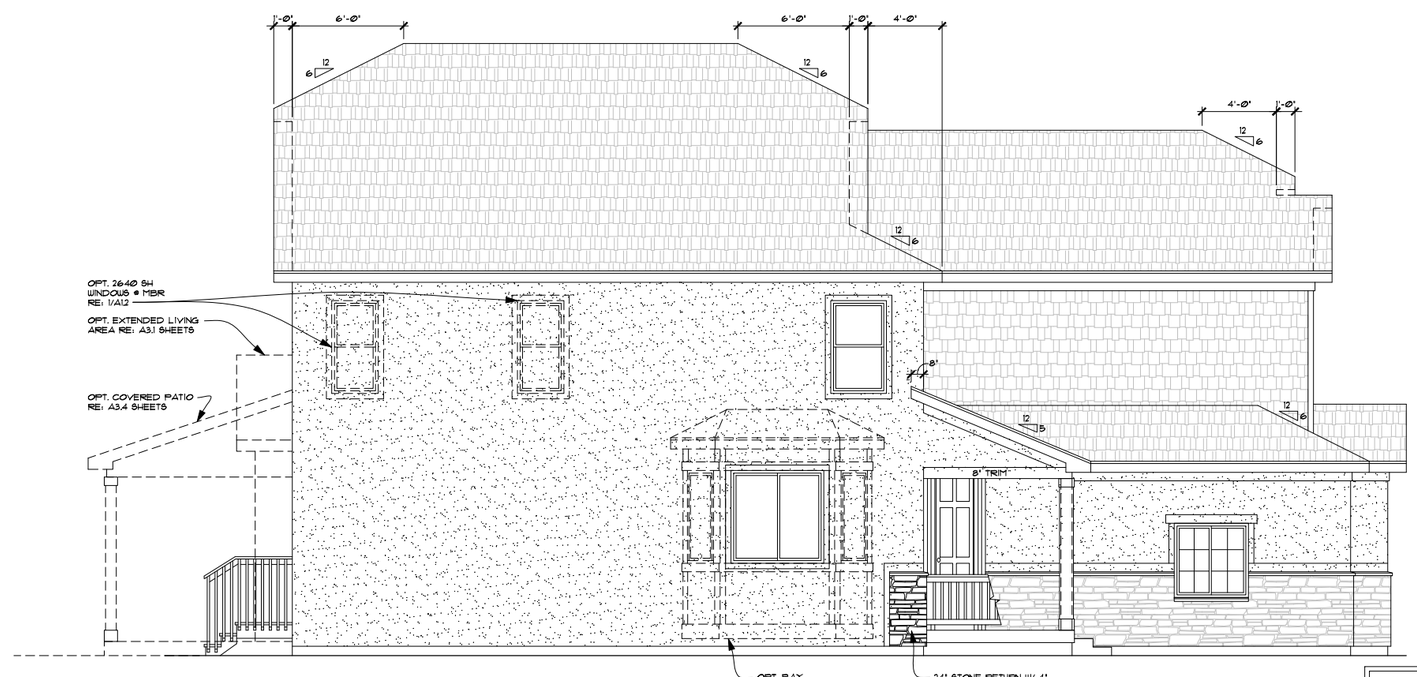
1 FRONT ELEVATION E

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION E

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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UTAH

Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a

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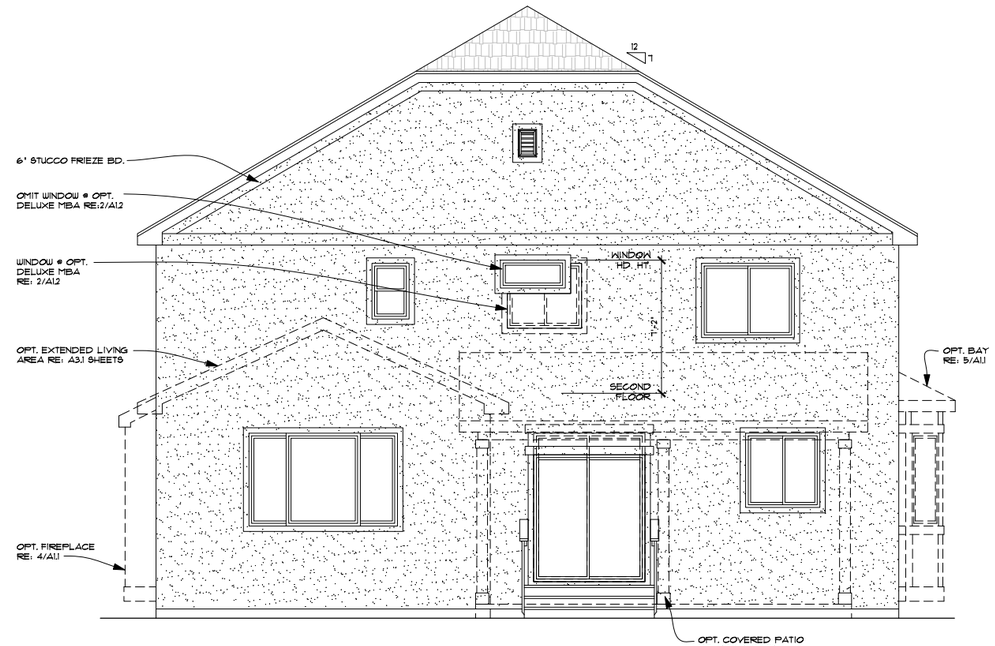
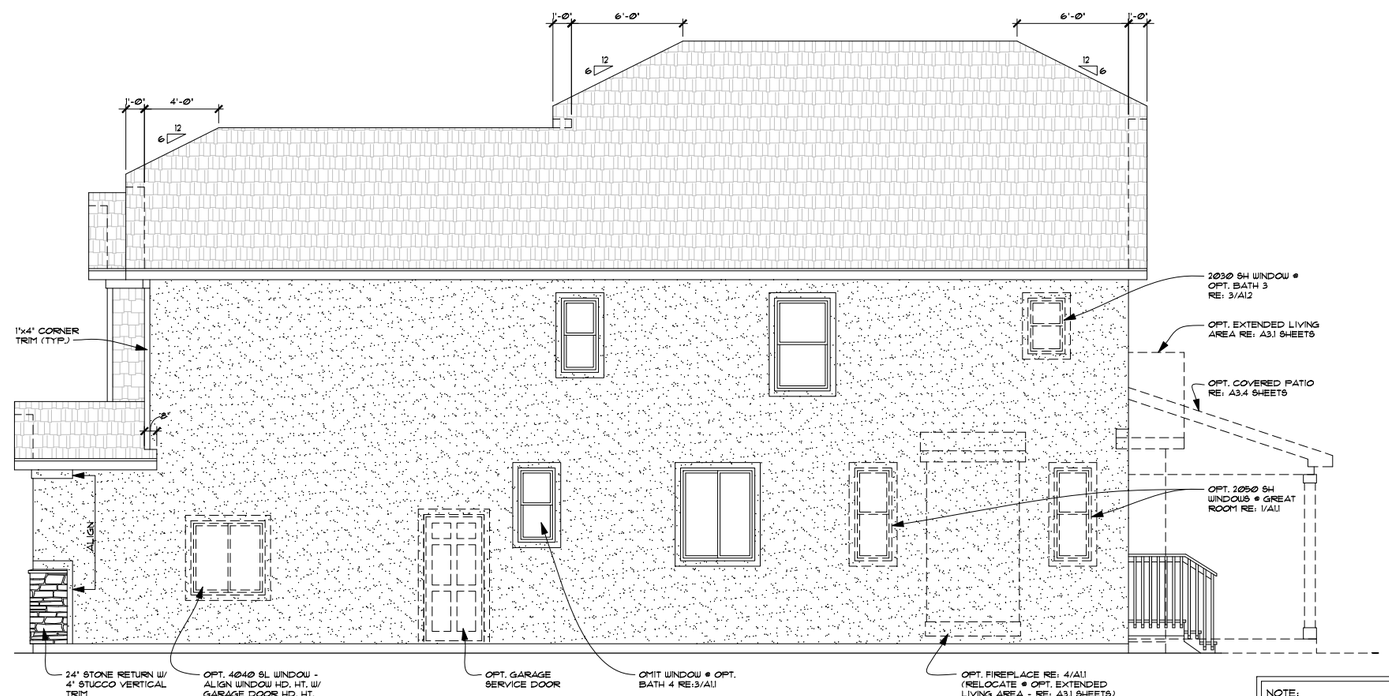


3 REAR ELEVATION E

SCALE: ¼"=1'-0" RE: 1/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION E

SCALE: ¼"=1'-0" RE: 1/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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UTAH

Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

ELEVATION E

Sheet Number:

A2.5 b

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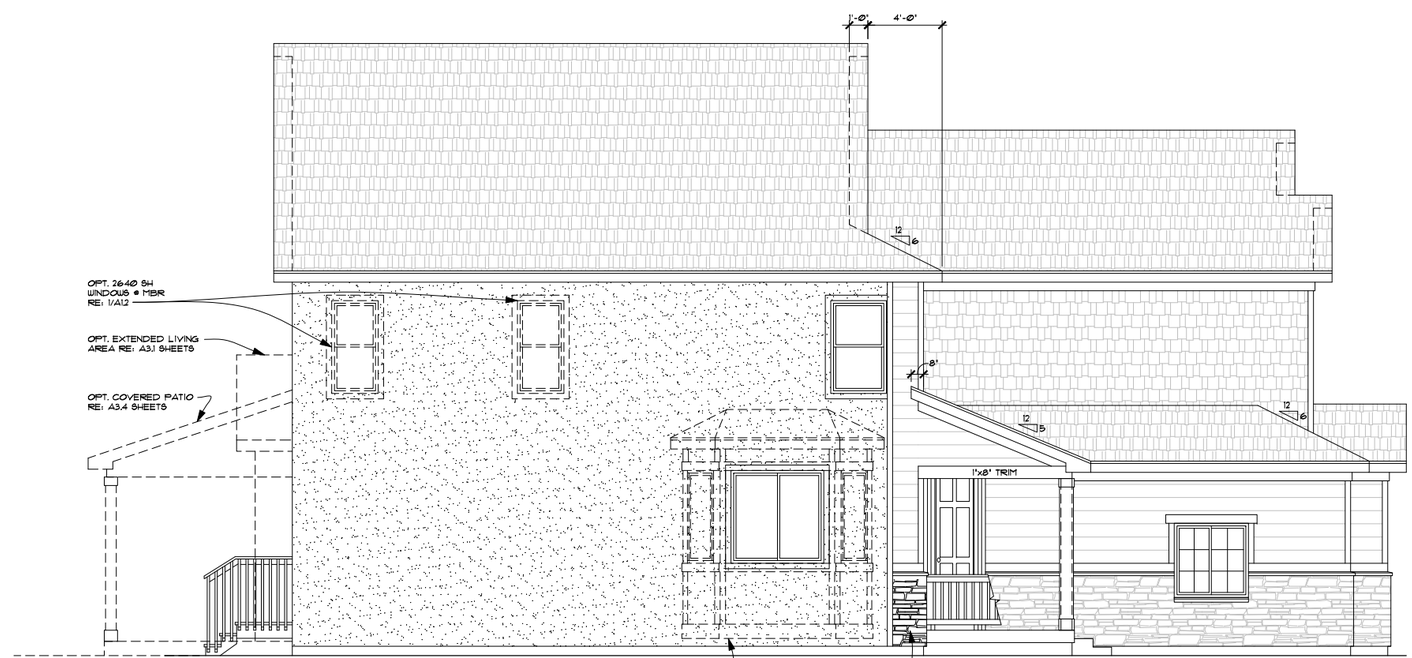
1 FRONT ELEVATION F

SCALE: ¼"=1'-0"



2 LEFT ELEVATION F

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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UTAH

Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a

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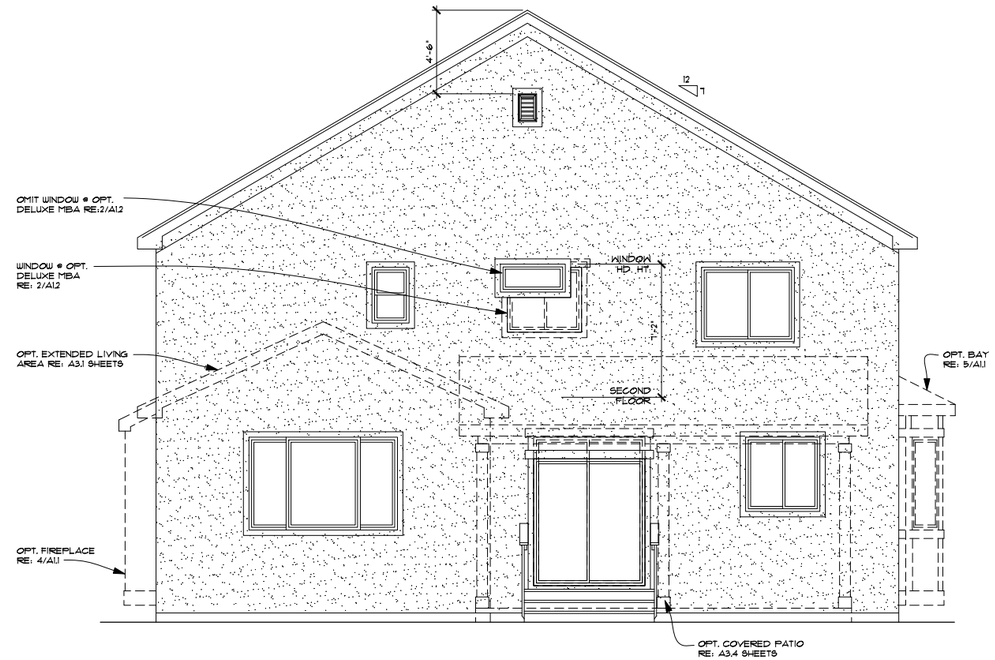
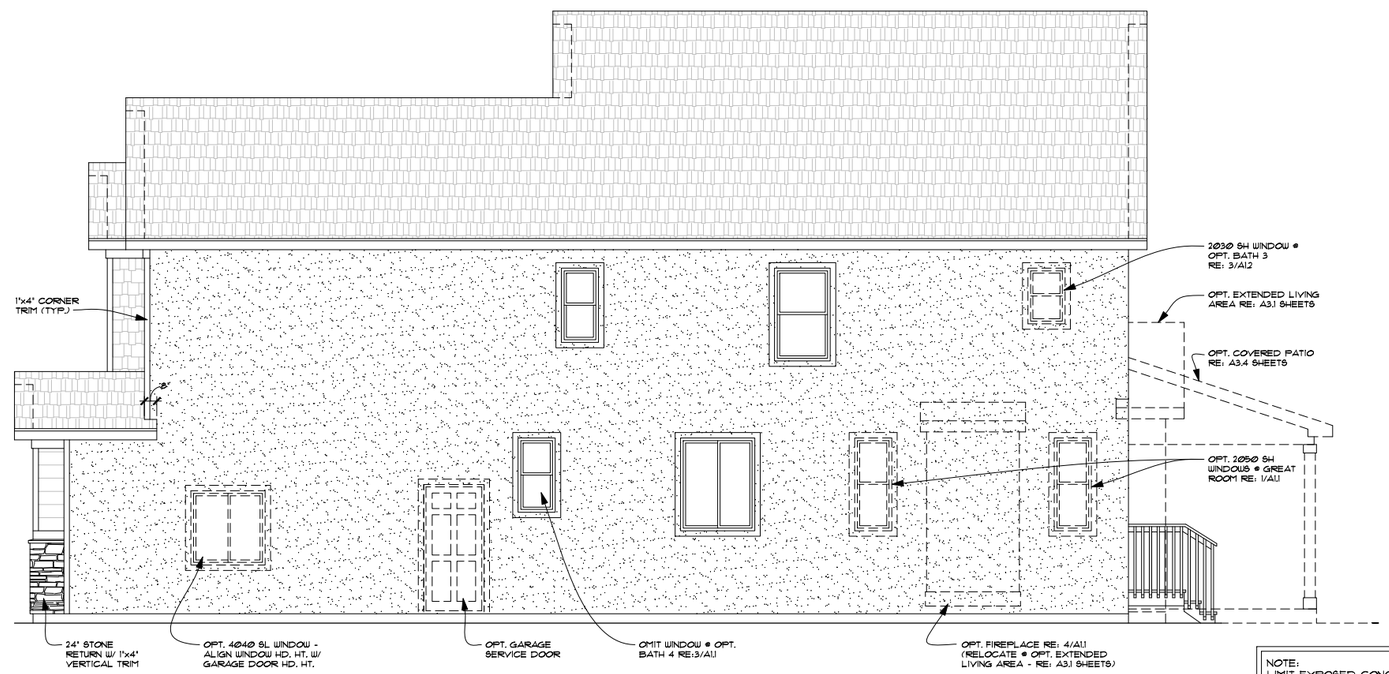


3 REAR ELEVATION F

SCALE: ¼"=1'-0" RE: 1/A2.6 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION F

SCALE: ¼"=1'-0" RE: 1/A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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U29A

Plan Name:
SETH

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
b

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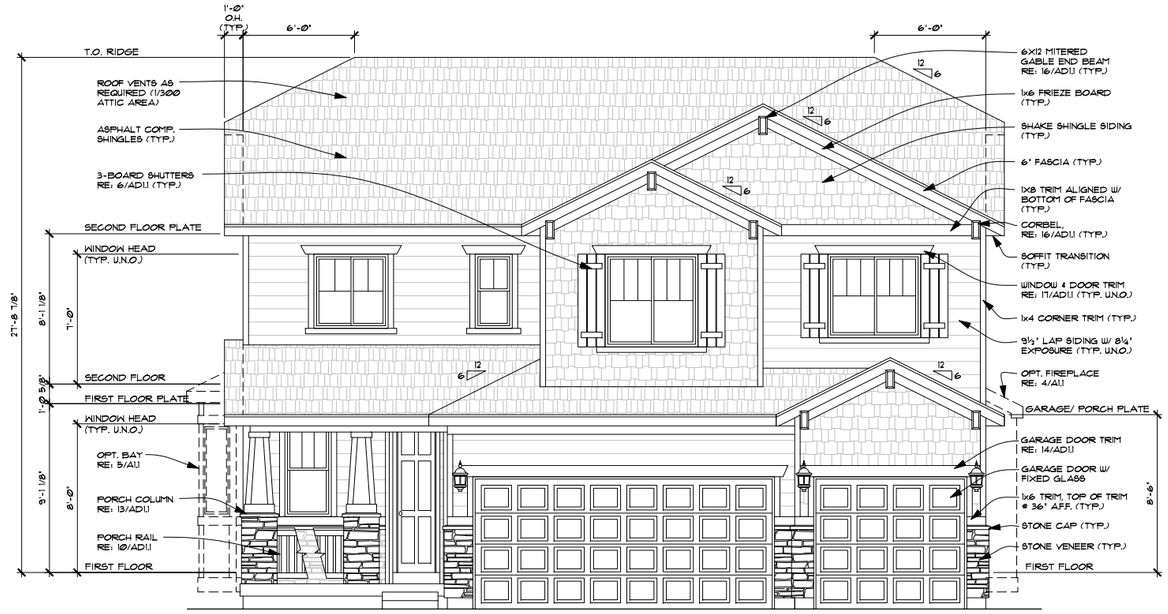
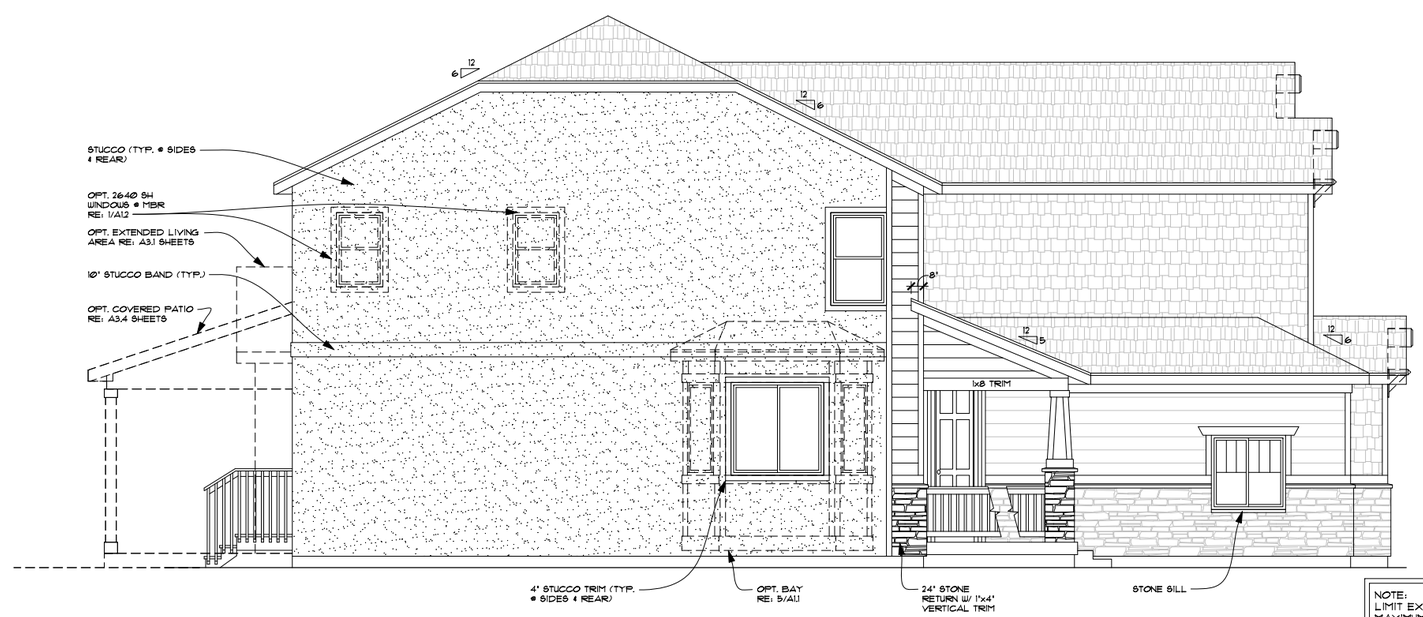


1 FRONT ELEVATION G

SCALE: ¼"=1'-0"



2 LEFT ELEVATION G

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 11/19/2012

Revisions:

GEN-010 7/11/14

UTAH

Plan Number:

U29A

Plan Name:

SETH

Sheet Title:

ELEVATION G

Sheet Number:

A2.7

a

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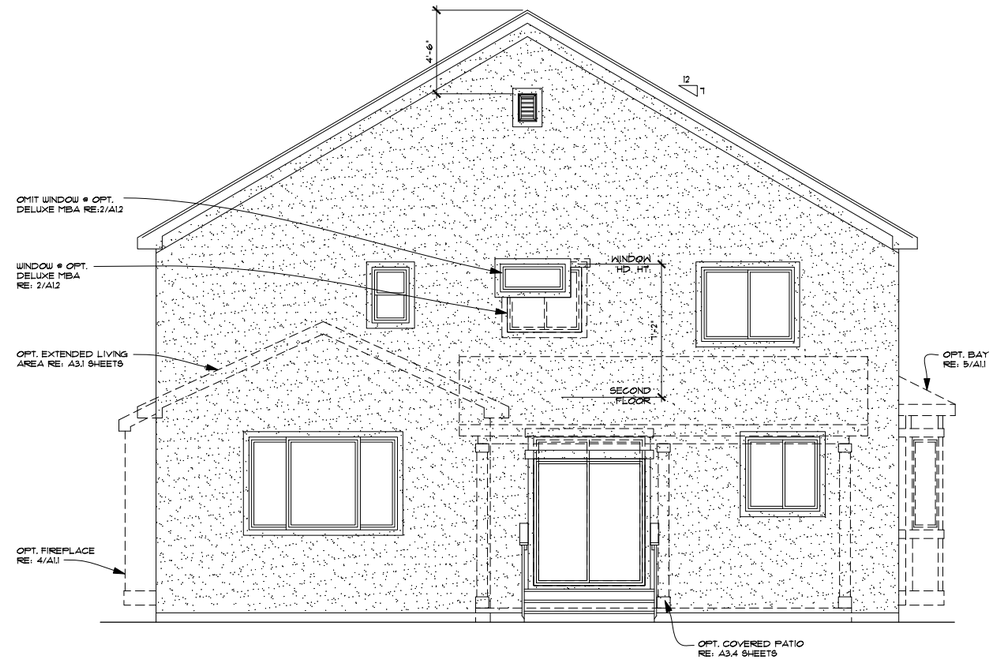
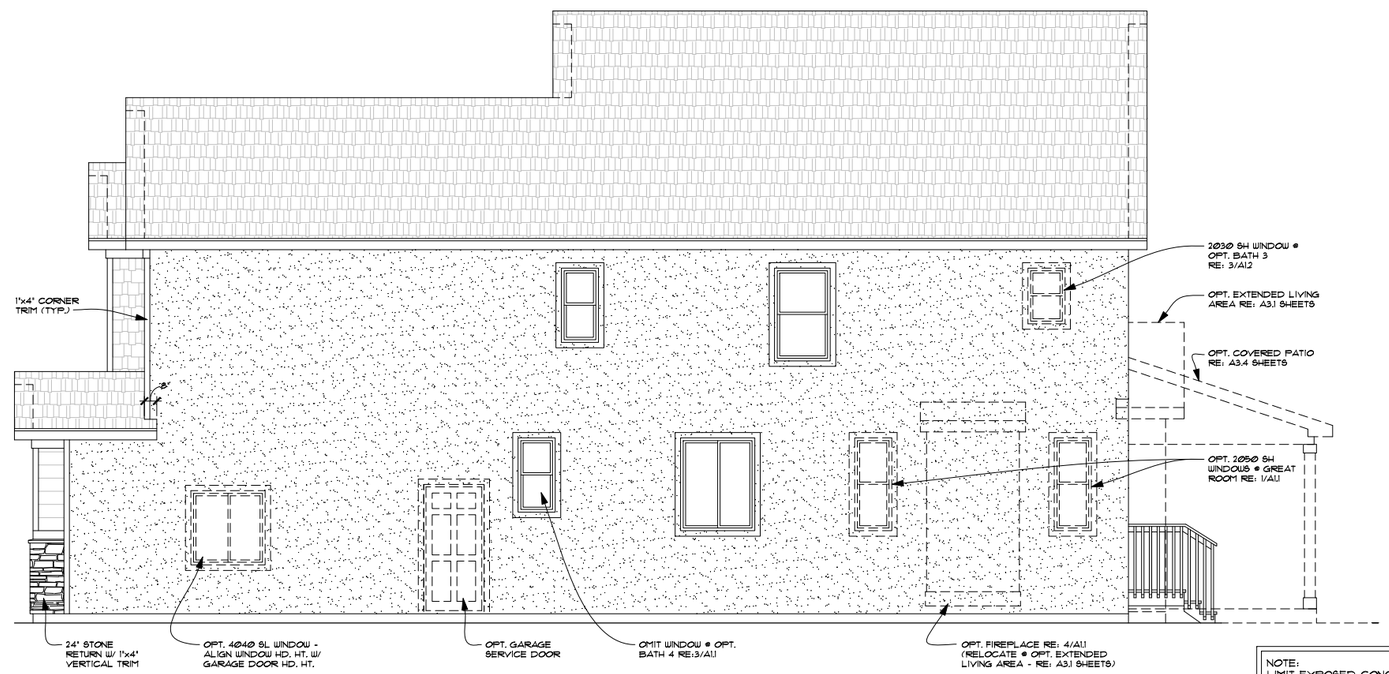


3 REAR ELEVATION G

SCALE: ¼"=1'-0" RE: 1/A2.6 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION F

SCALE: ¼"=1'-0" RE: 1/A2.7 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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Date: 11/19/2012

Revisions:
GEN-010 7/11/14

UTAH

Plan Number:
U29A

Plan Name:
SETH

Sheet Title:
ELEVATION G

Sheet Number:
A2.7
b

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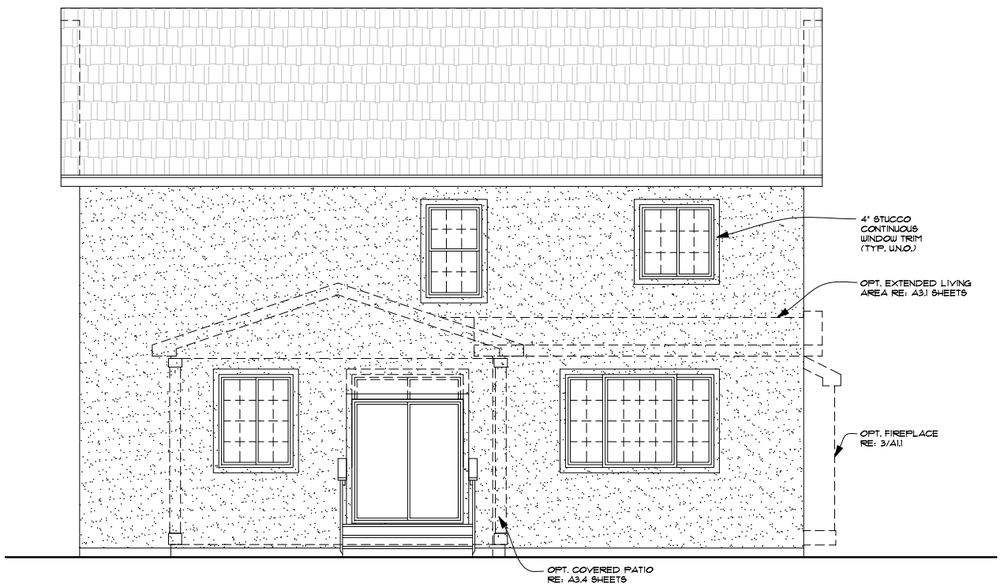
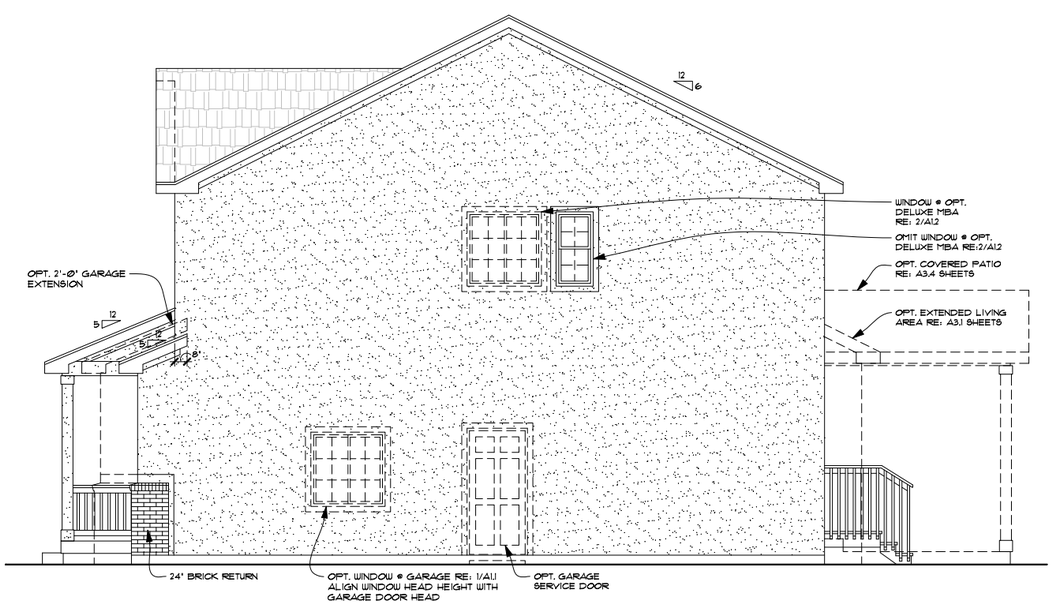


3 REAR ELEVATION A

SCALE: ¼"=1'-0"

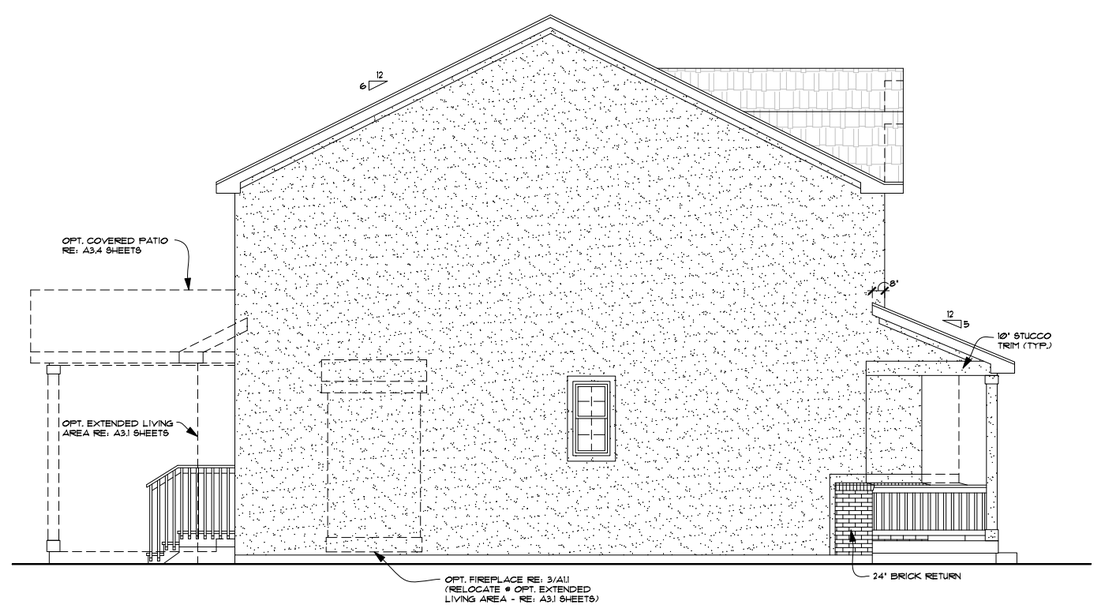
1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

NOTE:
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Date: 1/23/12

Revisions:
-

UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

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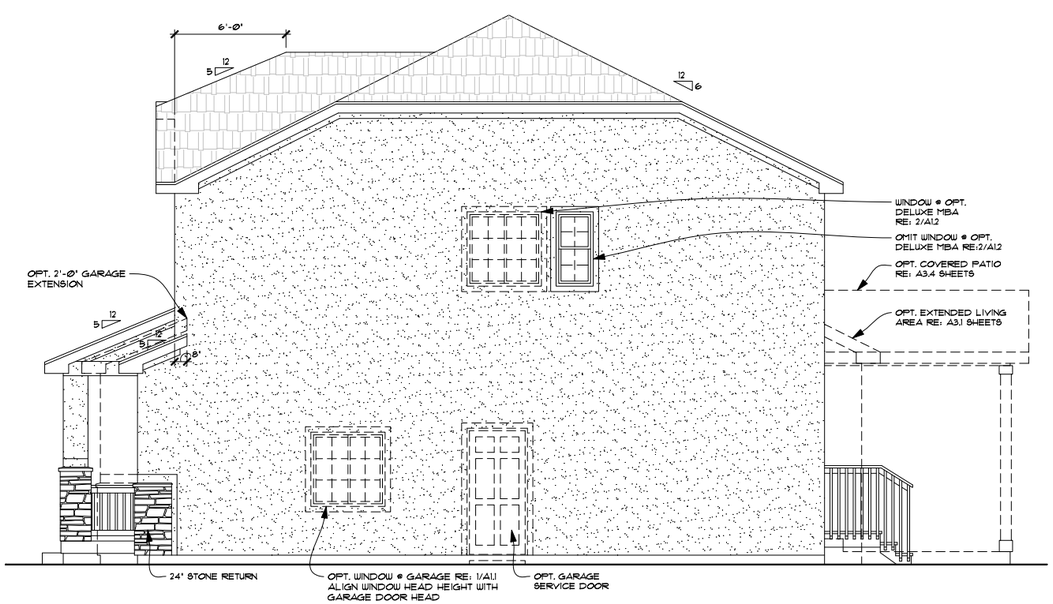
3 REAR ELEVATION B

SCALE: ¼"=1'-0"

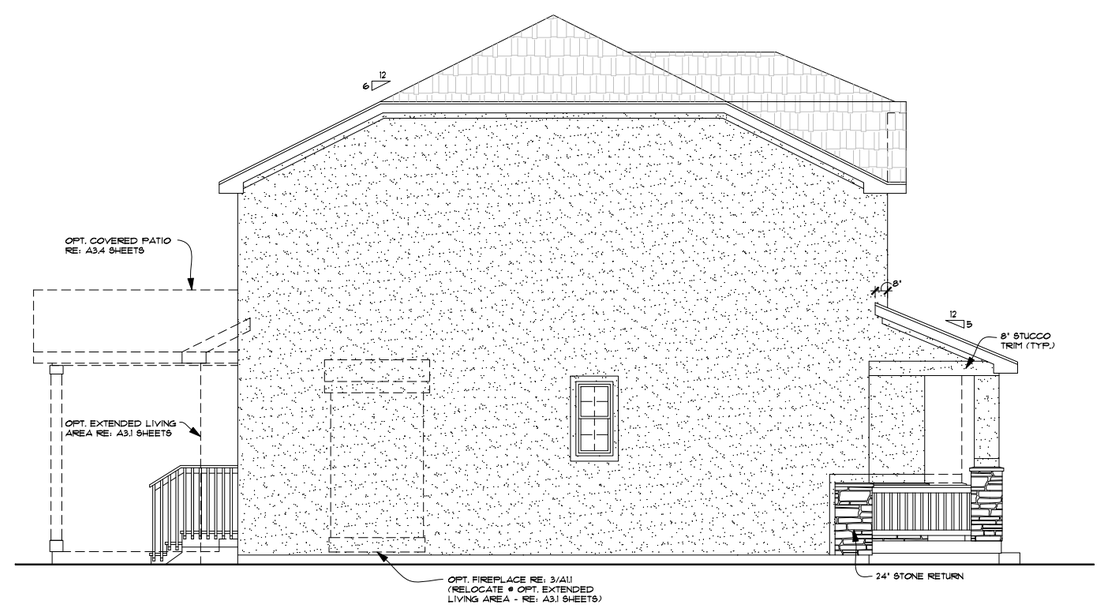
1 FRONT ELEVATION B

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION B

SCALE: ¼"=1'-0"



2 LEFT ELEVATION B

SCALE: ¼"=1'-0"

NOTE:
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Revisions:
-

UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

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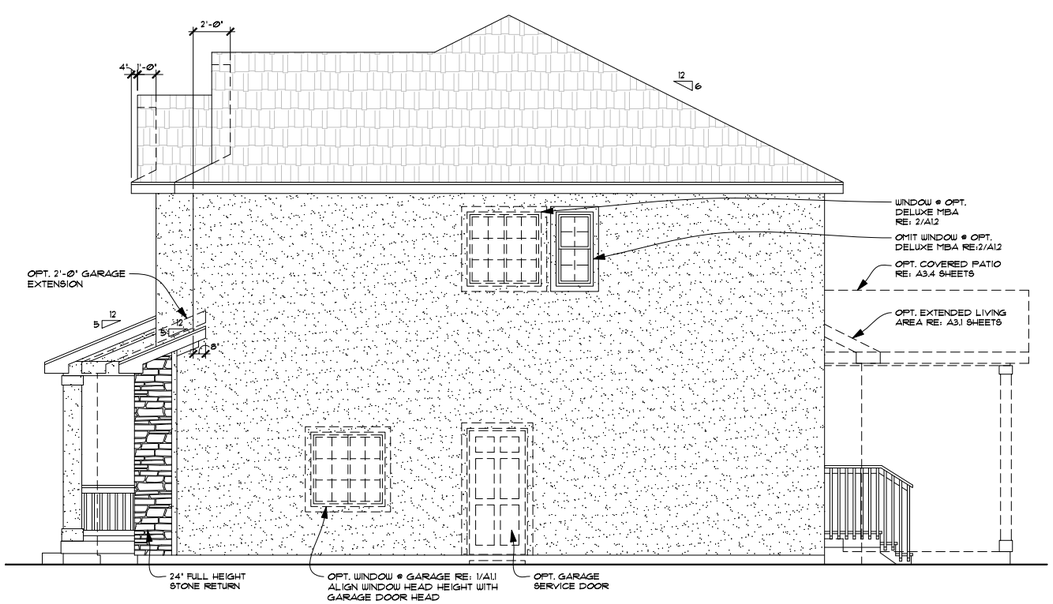
3 REAR ELEVATION C

SCALE: ¼"=1'-0"

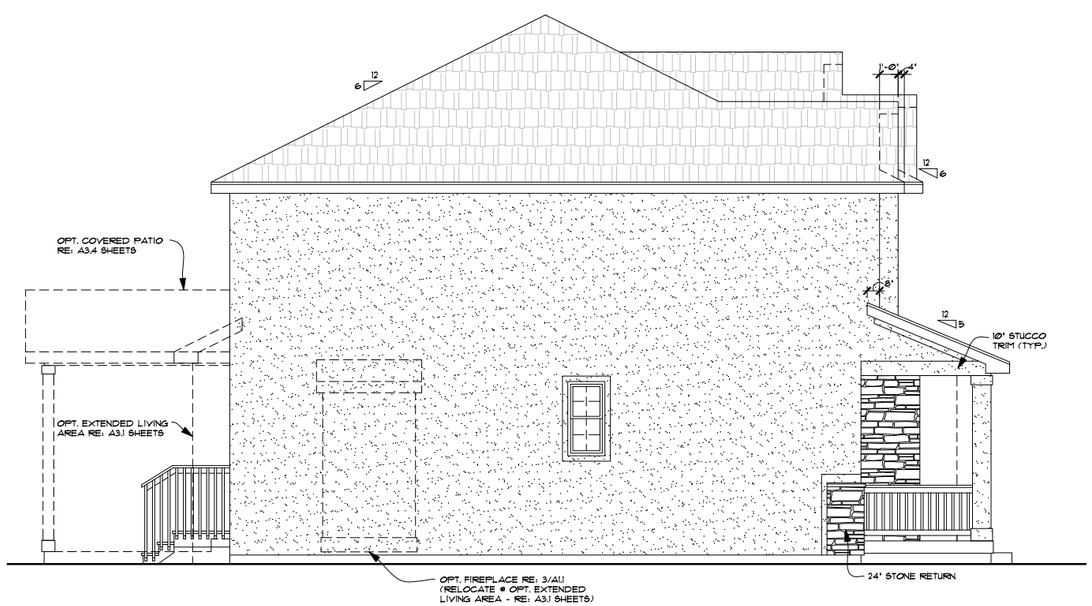
1 FRONT ELEVATION C

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION C

SCALE: ¼"=1'-0"



2 LEFT ELEVATION C

SCALE: ¼"=1'-0"

NOTE:
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UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

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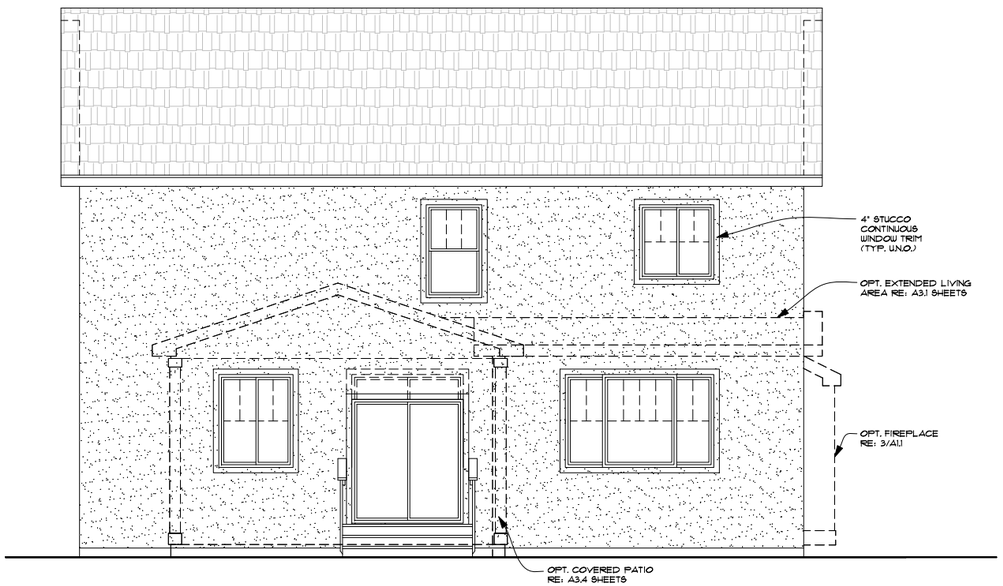
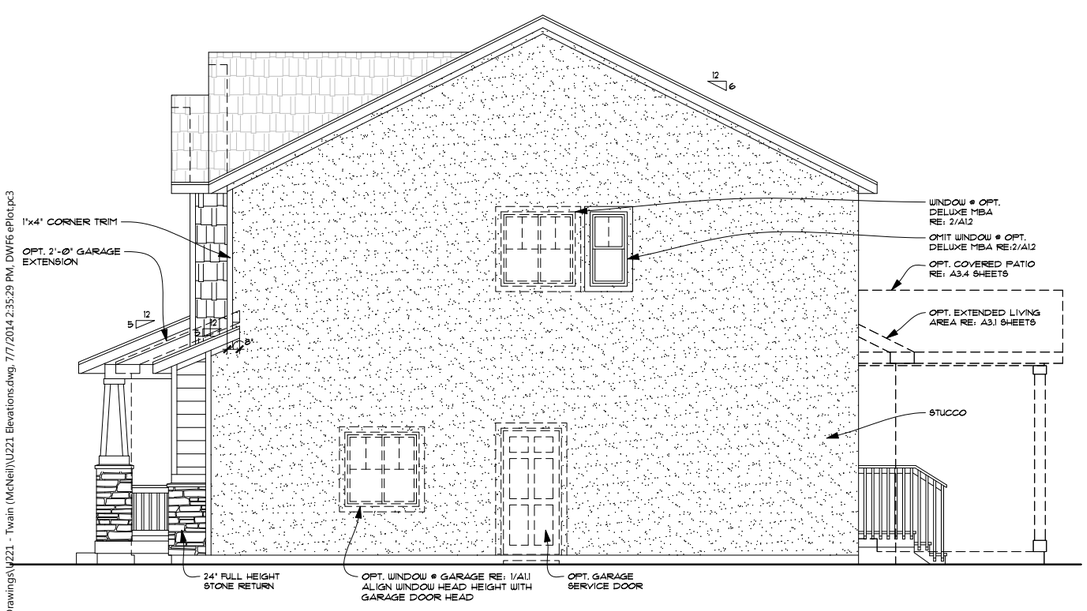


3 REAR ELEVATION D

SCALE: ¼"=1'-0"

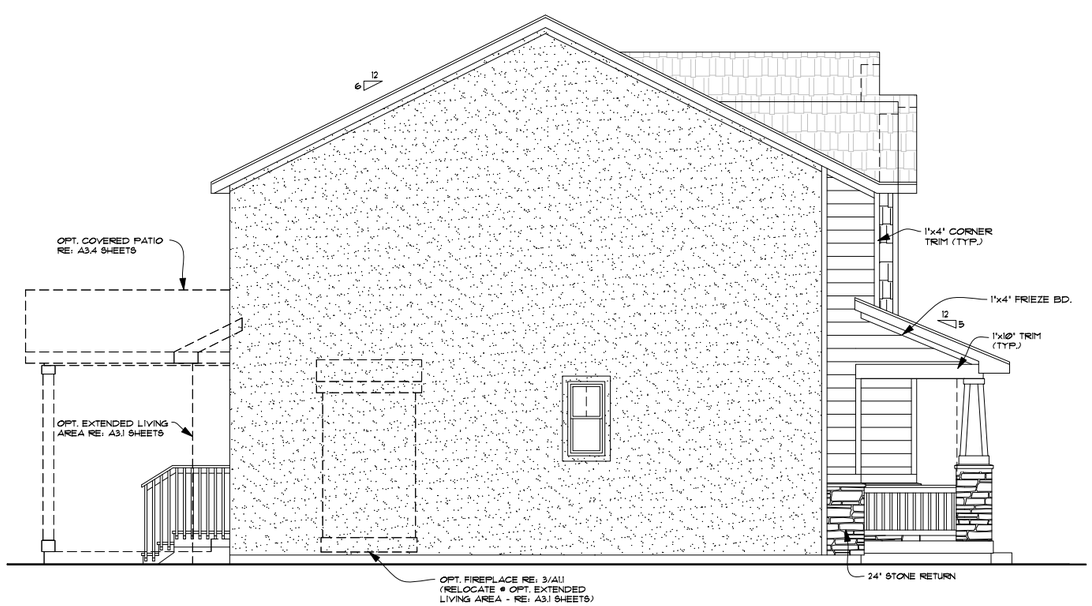
1 FRONT ELEVATION D

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION D

SCALE: ¼"=1'-0"



2 LEFT ELEVATION D

SCALE: ¼"=1'-0"

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Revisions:
GEN-008 9/11/13

UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

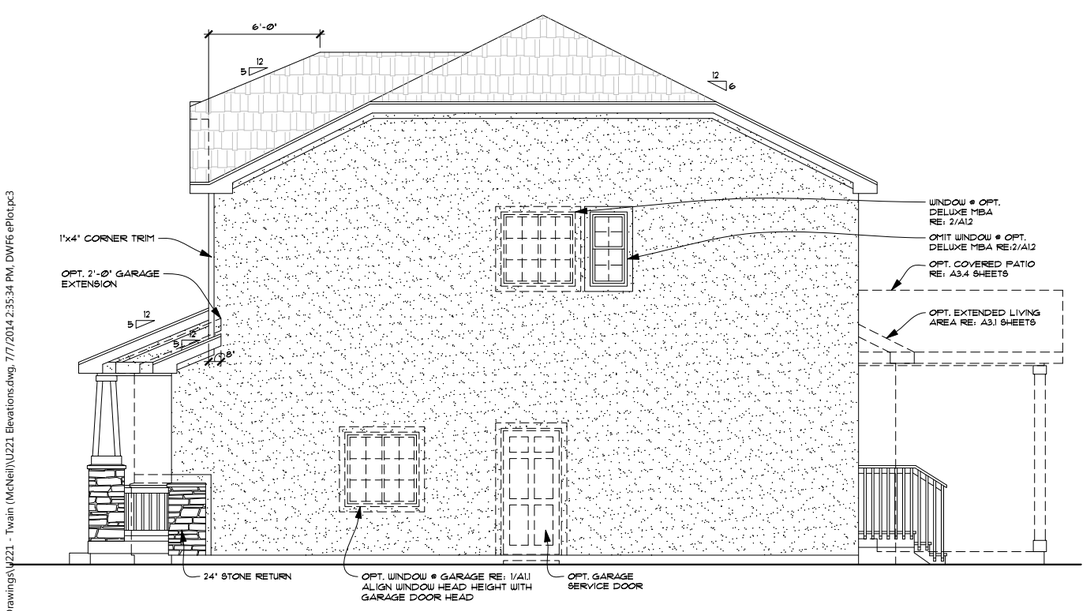
Z:\architecture_Utah\Master Plan Drawings\U221 - Twain (McNeil)\U221 Elevations.dwg, 7/7/2014 2:35:29 PM, DWF6 ePlot.pc3

3 REAR ELEVATION E

SCALE: ¼"=1'-0"

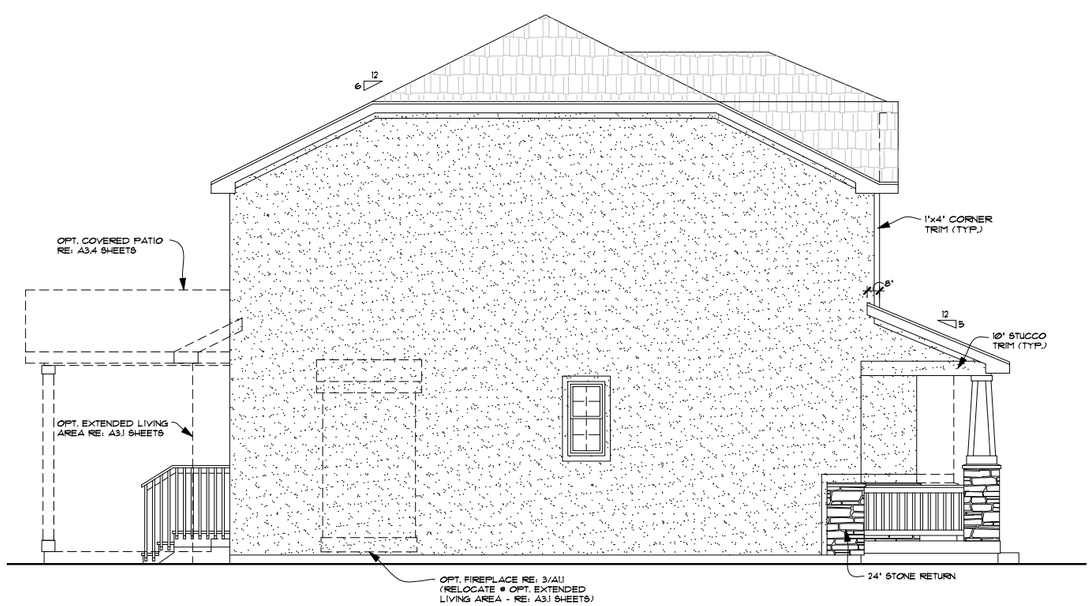
1 FRONT ELEVATION E

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION E

SCALE: ¼"=1'-0"



2 LEFT ELEVATION E

SCALE: ¼"=1'-0"

NOTE:
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Date: 1/23/12

Revisions:

GEN-008	9/11/13
GEN-009	04APR2014

UTAH MASTER PLAN

Plan Number: U221

Plan Name: TWAIN

Sheet Title: ELEVATION E

Sheet Number: A2.5 a

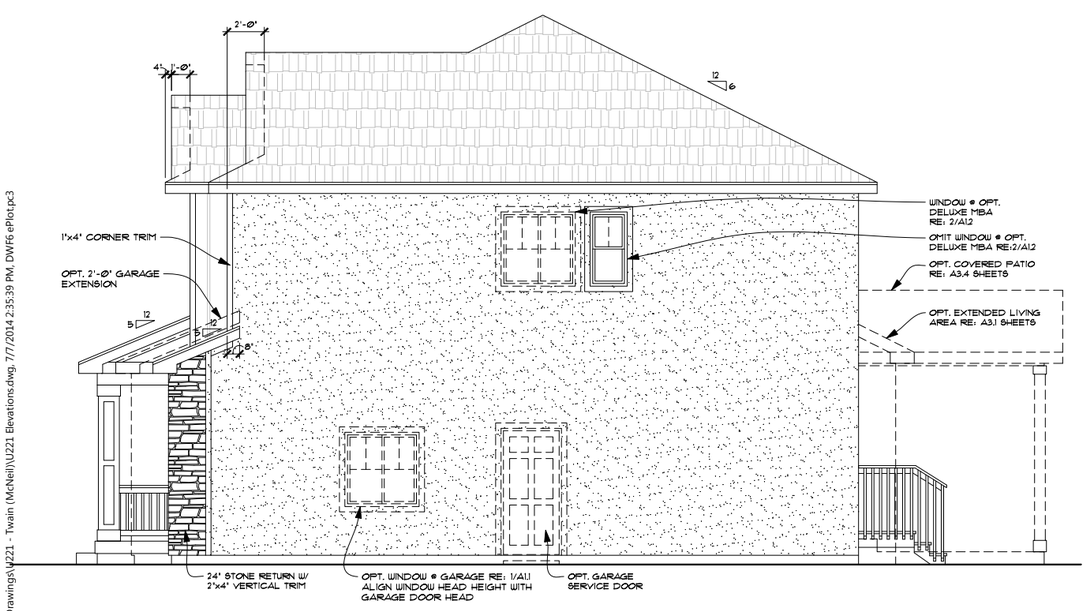
Z:\architecture_Utah\Master Plan Drawings\U221 - Twain (McNeil)\U221 Elevations.dwg, 7/7/2014 2:35:34 PM, DWF6 ePlot.pc3

3 REAR ELEVATION F

SCALE: ¼"=1'-0"

1 FRONT ELEVATION F

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION F

SCALE: ¼"=1'-0"

2 LEFT ELEVATION F

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Date: 1/23/12

Revisions:
GEN-008 9/11/13
GEN-009 04APR2014

UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a

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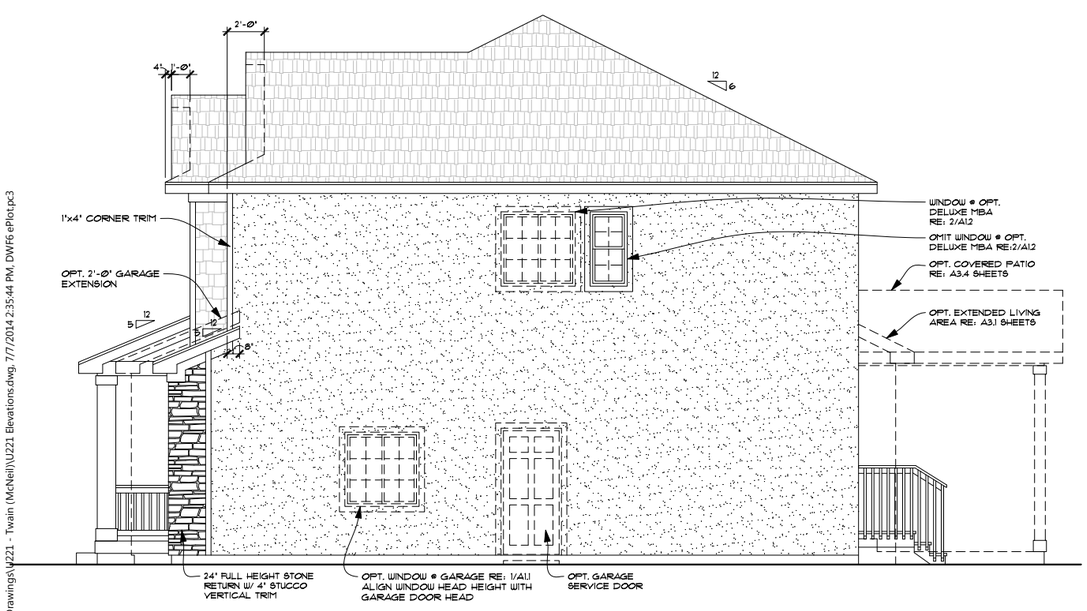
3 REAR ELEVATION G

SCALE: ¼"=1'-0"

1 FRONT ELEVATION G

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION G

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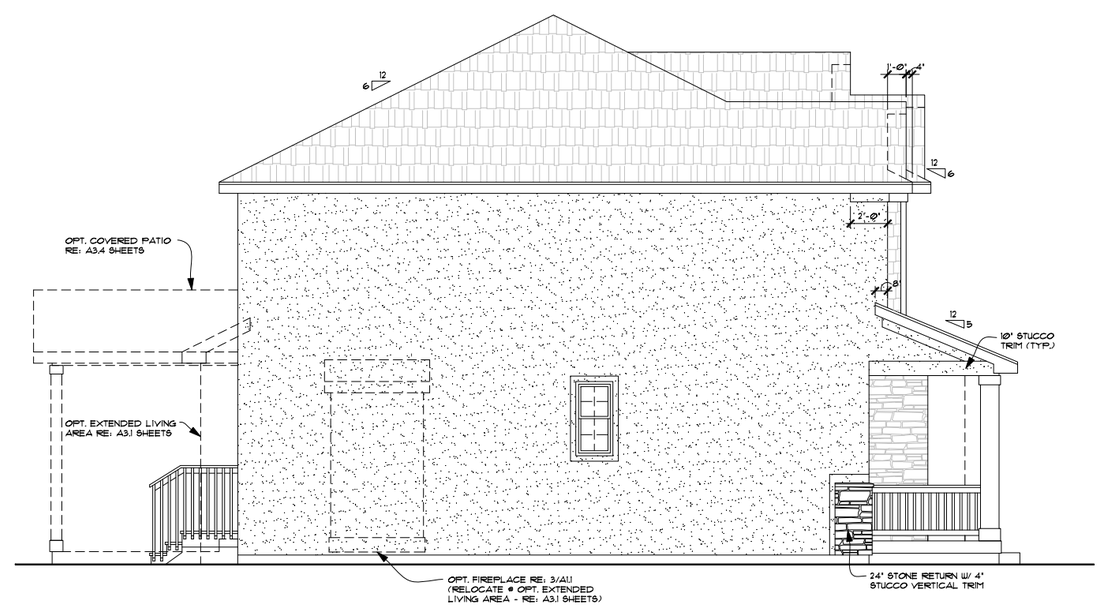

2 LEFT ELEVATION G

SCALE: ¼"=1'-0"

NOTE:
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Revisions:
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UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION G

Sheet Number:
A2.7
a

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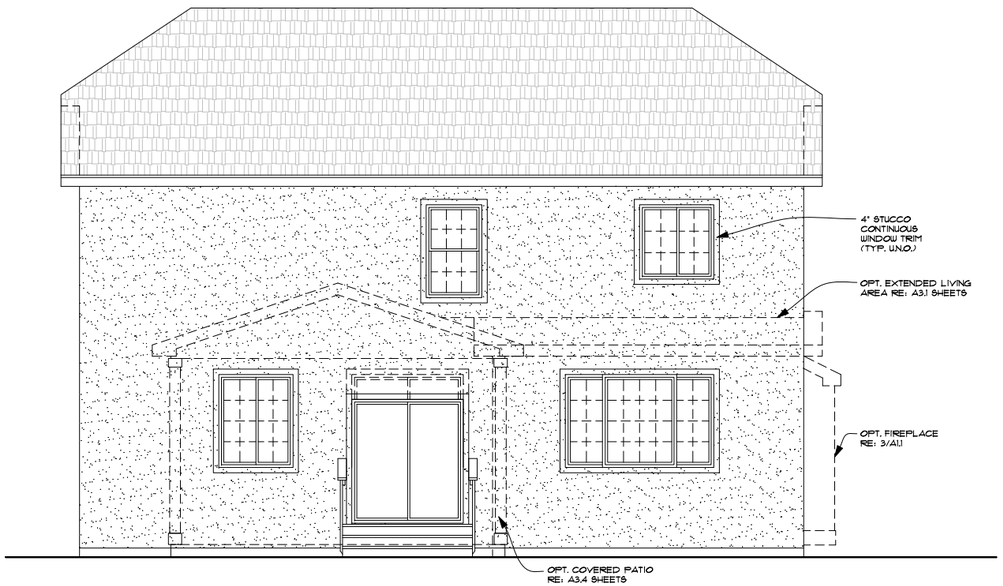
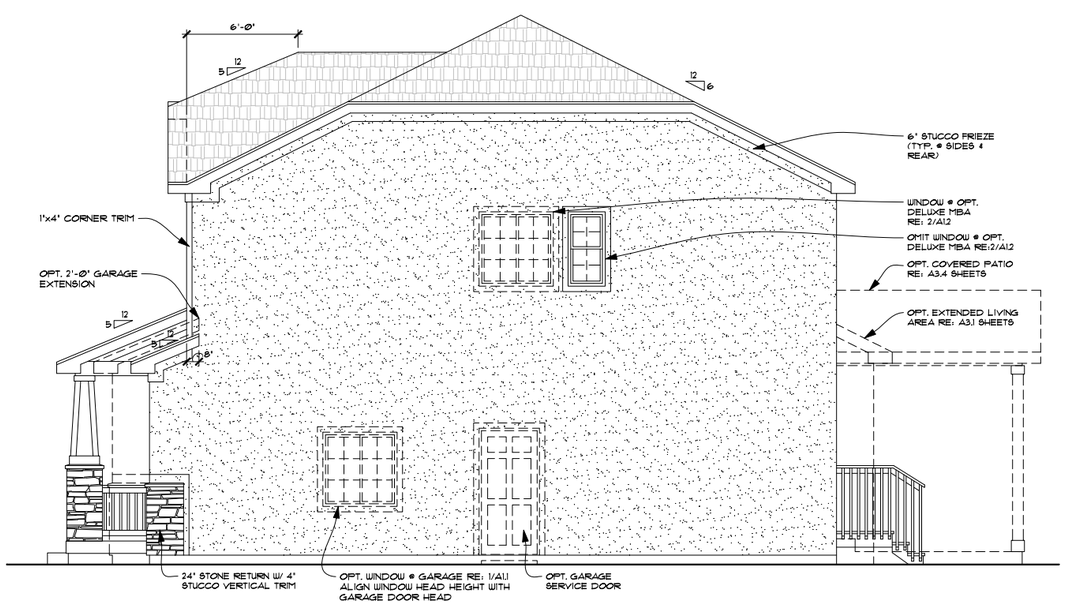


3 REAR ELEVATION H

SCALE: ¼"=1'-0"

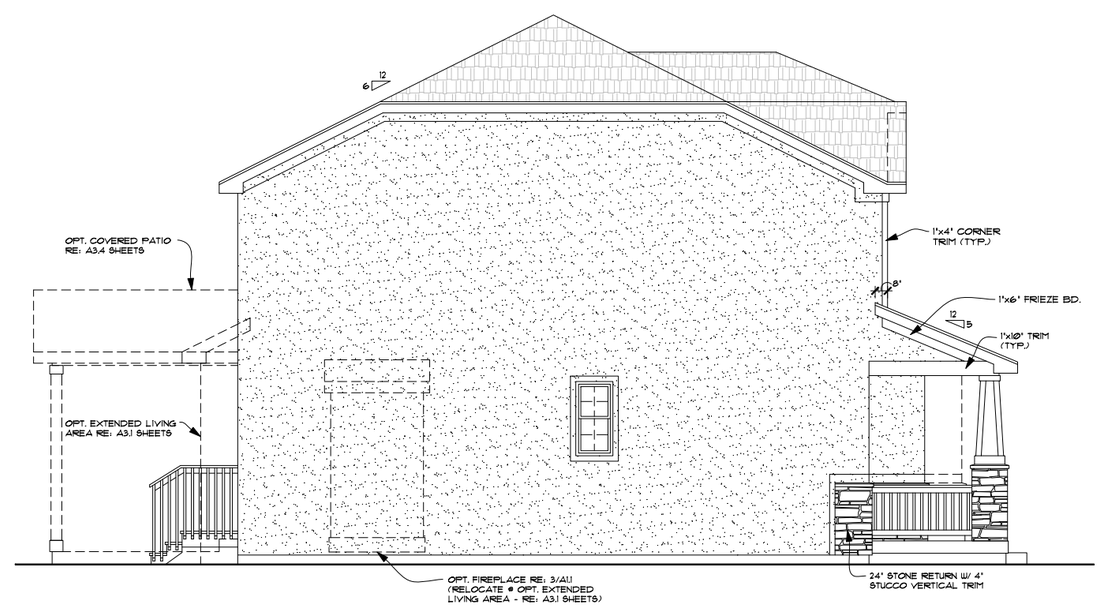
1 FRONT ELEVATION H

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION H

SCALE: ¼"=1'-0"



2 LEFT ELEVATION H

SCALE: ¼"=1'-0"

NOTE:
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UTAH MASTER PLAN

Plan Number: U221

Plan Name: TWAIN

Sheet Title: ELEVATION H

Sheet Number: A2.8 a

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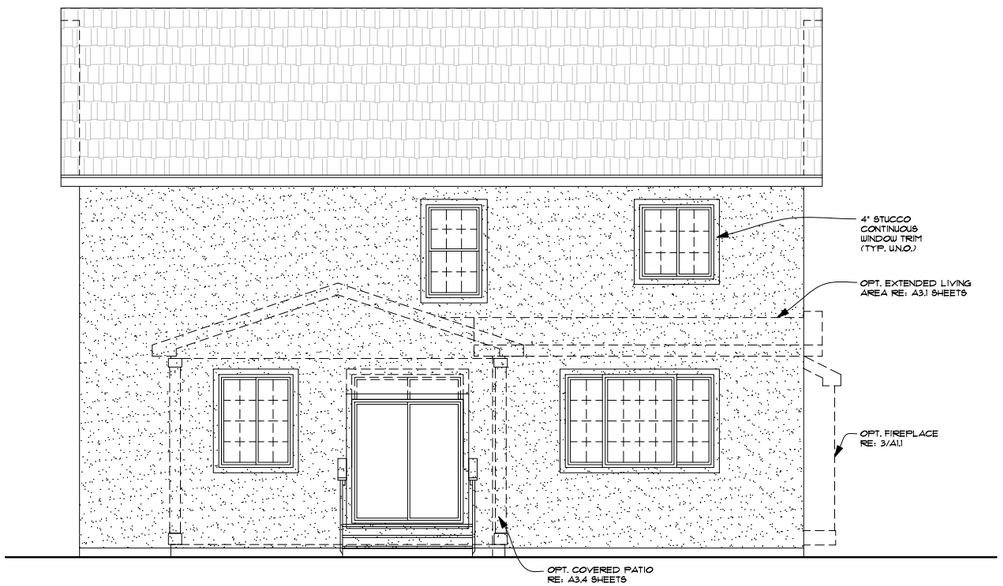
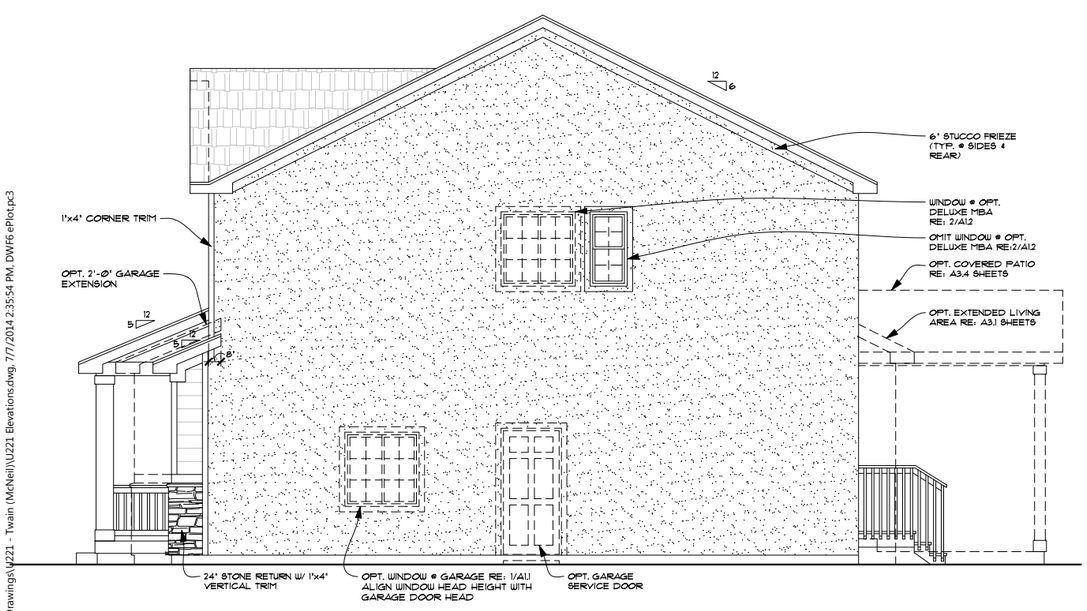


3 REAR ELEVATION J

SCALE: ¼"=1'-0"

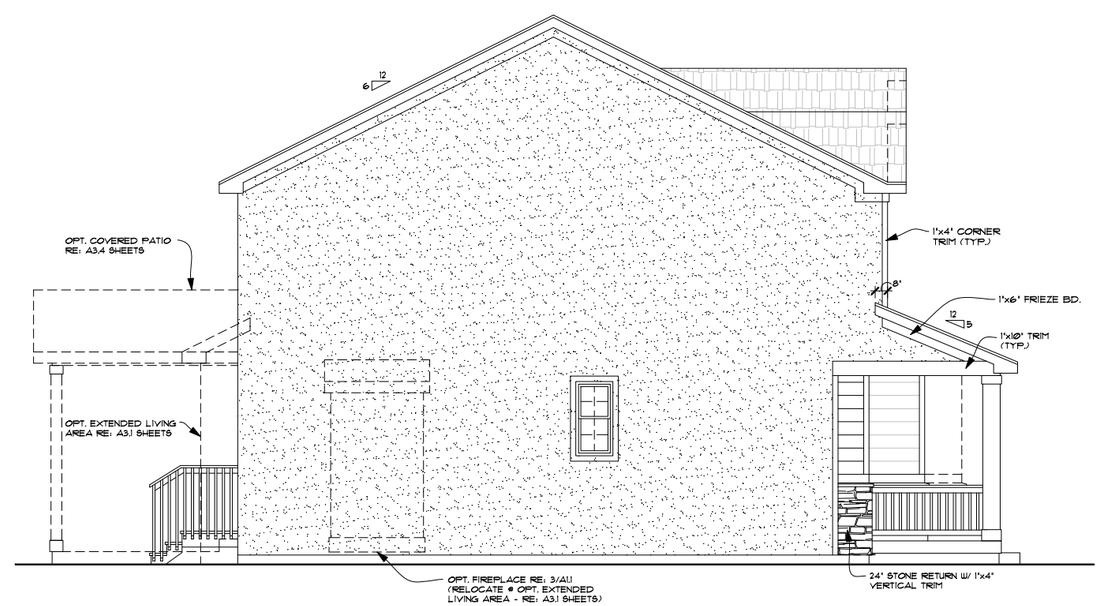
1 FRONT ELEVATION J

SCALE: ¼"=1'-0"



4 RIGHT ELEVATION J

SCALE: ¼"=1'-0"



2 LEFT ELEVATION J

SCALE: ¼"=1'-0"

NOTE:
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UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION J

Sheet Number:
A2.9
a

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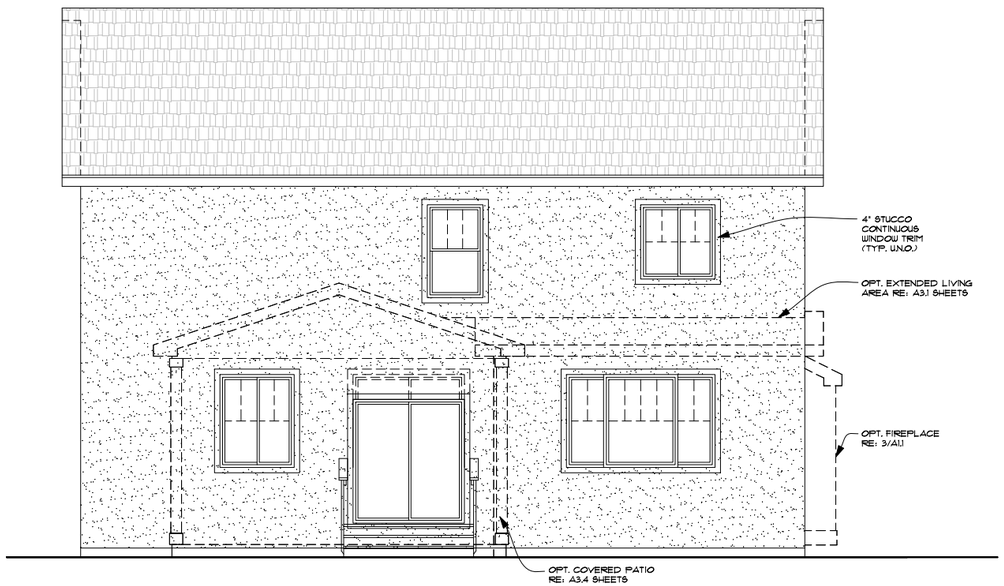
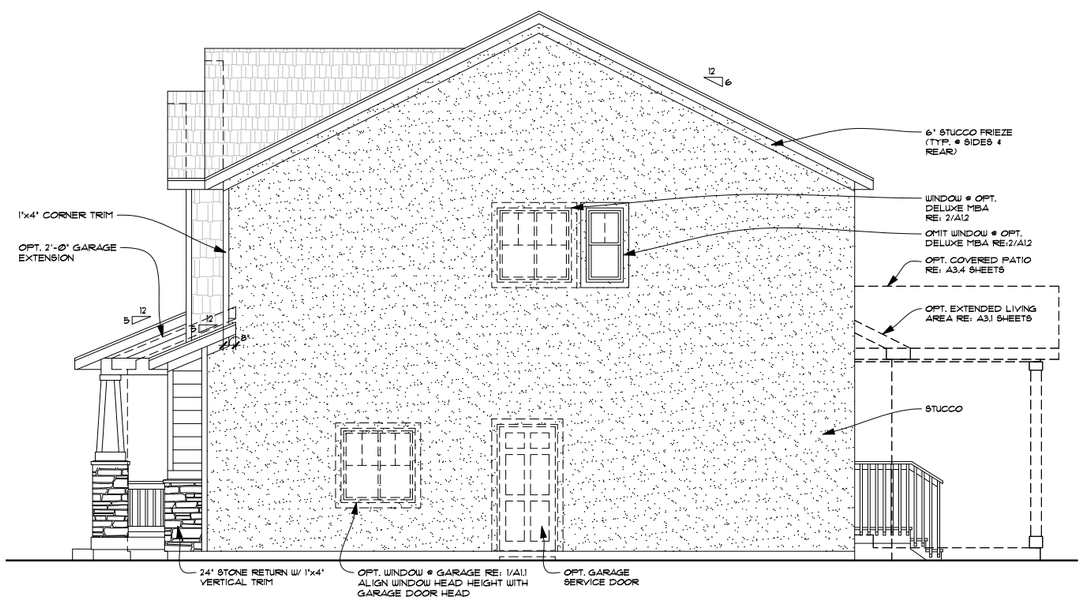
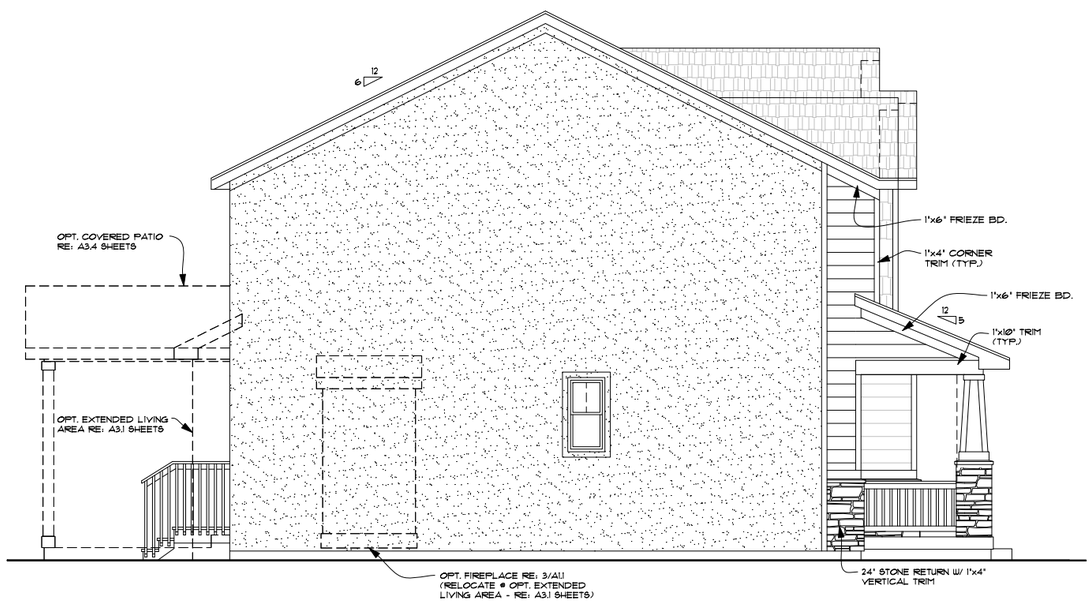


3 REAR ELEVATION K
SCALE: ¼"=1'-0"

1 FRONT ELEVATION K
SCALE: ¼"=1'-0"



4 RIGHT ELEVATION K
SCALE: ¼"=1'-0"



2 LEFT ELEVATION K
SCALE: ¼"=1'-0"

NOTE:
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UTAH MASTER PLAN

Plan Number:
U221

Plan Name:
TWAIN

Sheet Title:
ELEVATION K

Sheet Number:
A2.10
a

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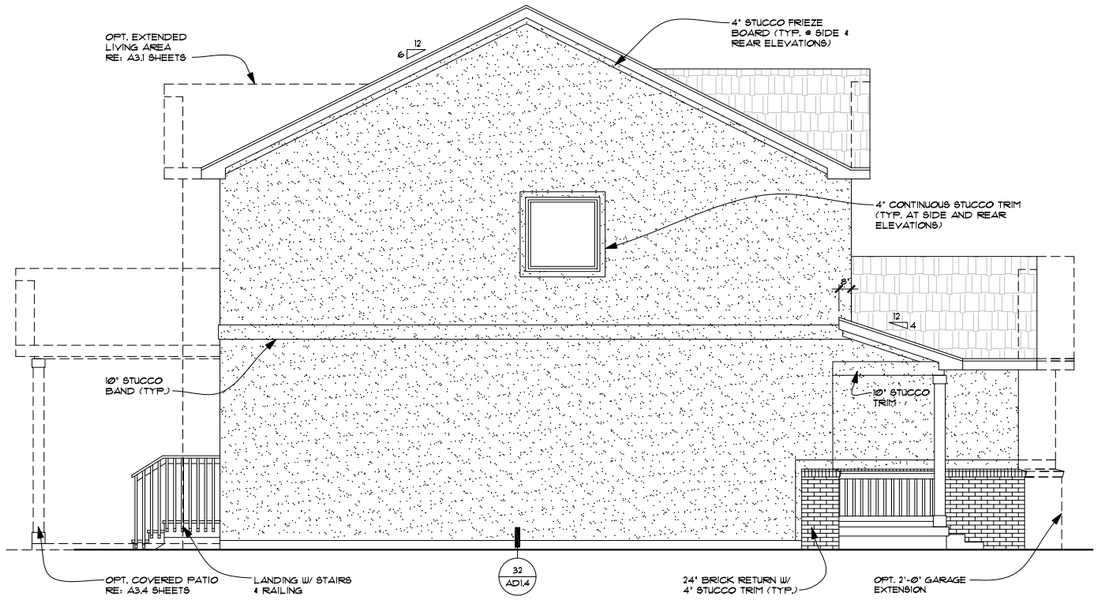
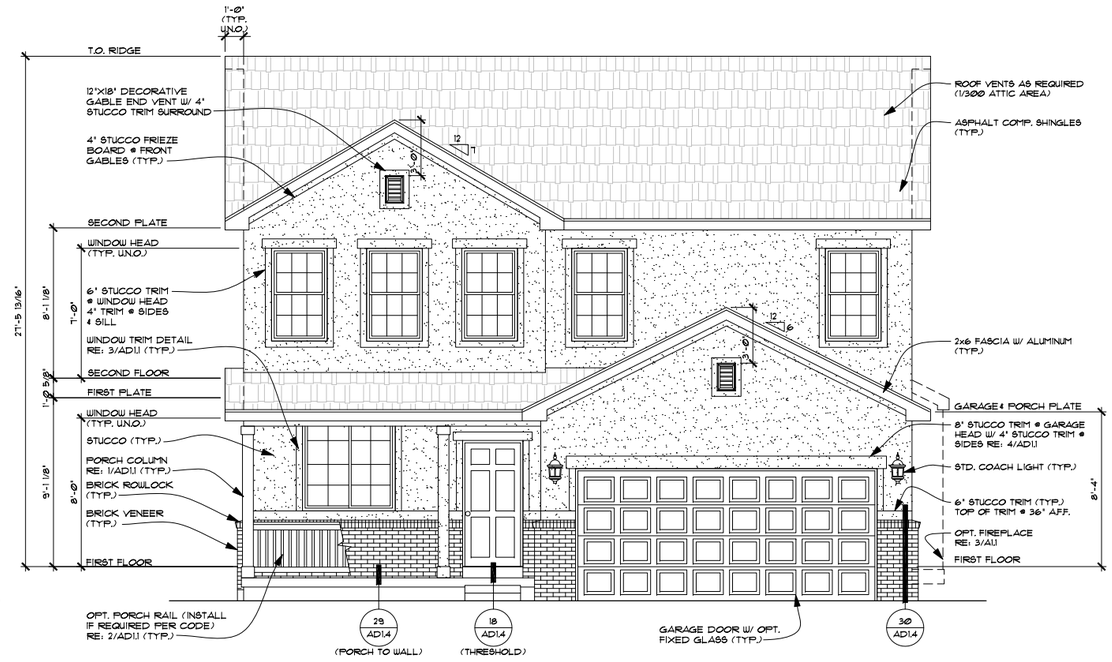


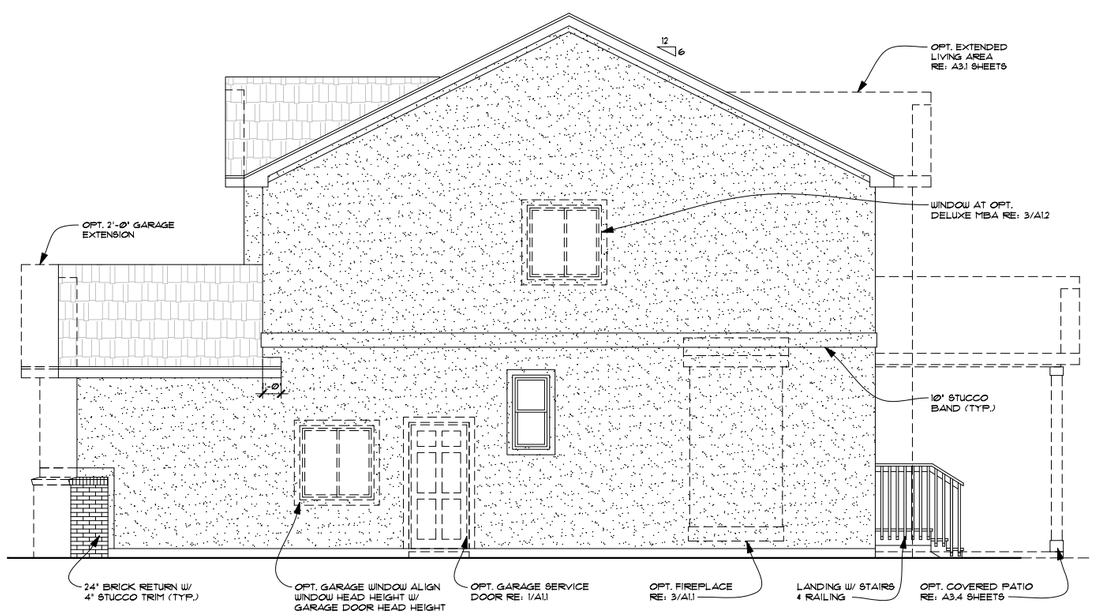
3 LEFT ELEVATION A

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION A

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A

SCALE: 1/4"=1'-0"

2 REAR ELEVATION A

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

RICHMOND AMERICAN HOMES

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Date: 1/16/12

Revisions:

U200-001 2/14/14

UTAH MASTER PLAN

Plan Number:

U200

Plan Name:

WHITMAN

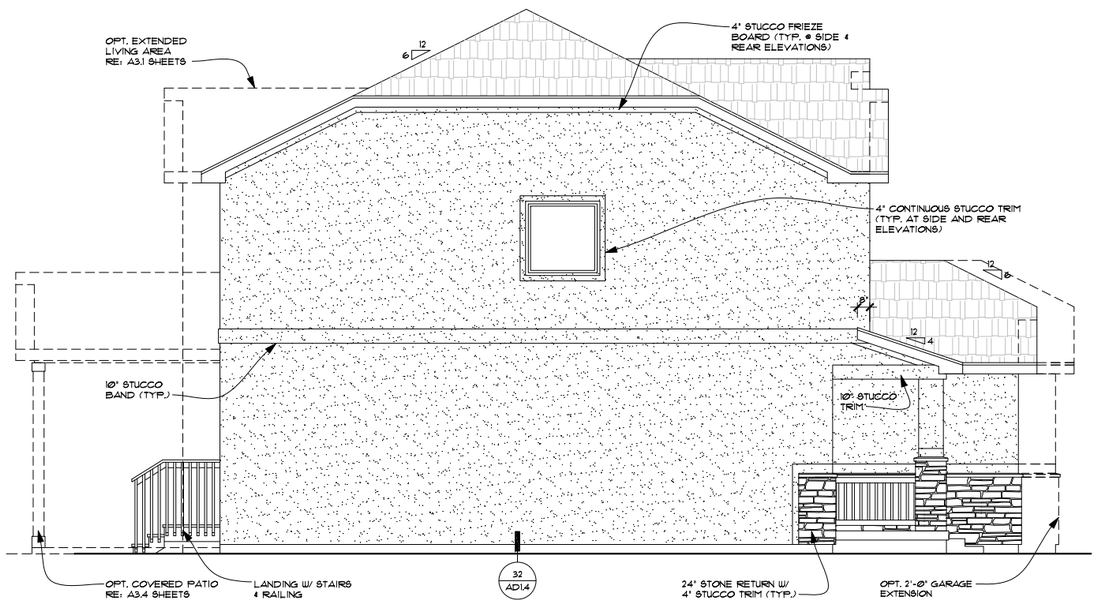
Sheet Title:

ELEVATION A

Sheet Number:

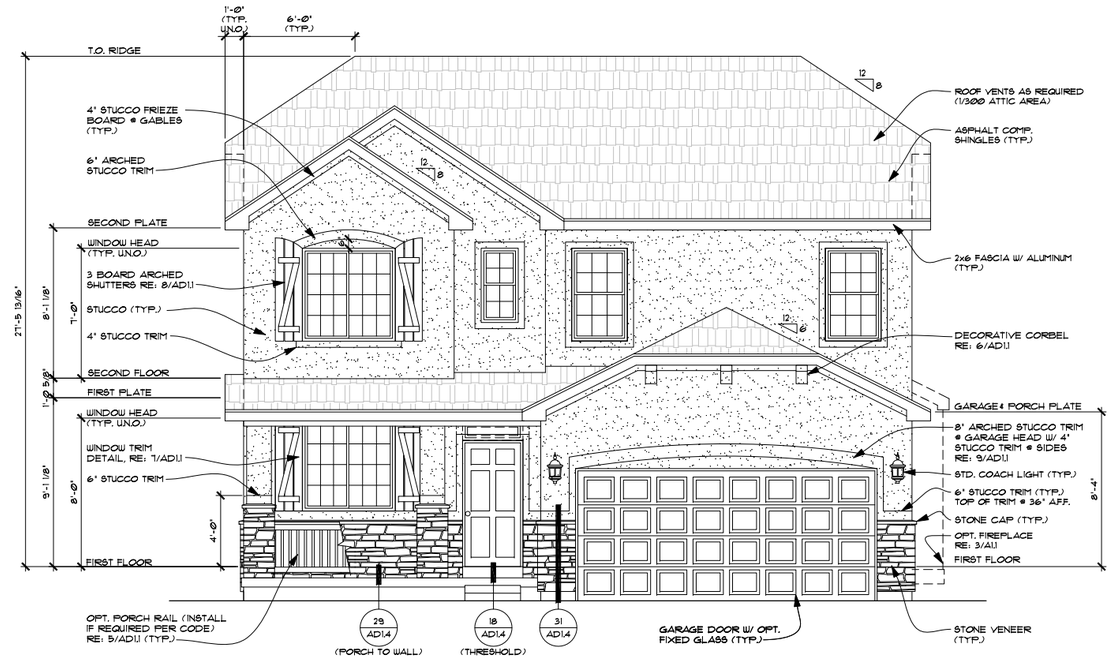
A2.1

a



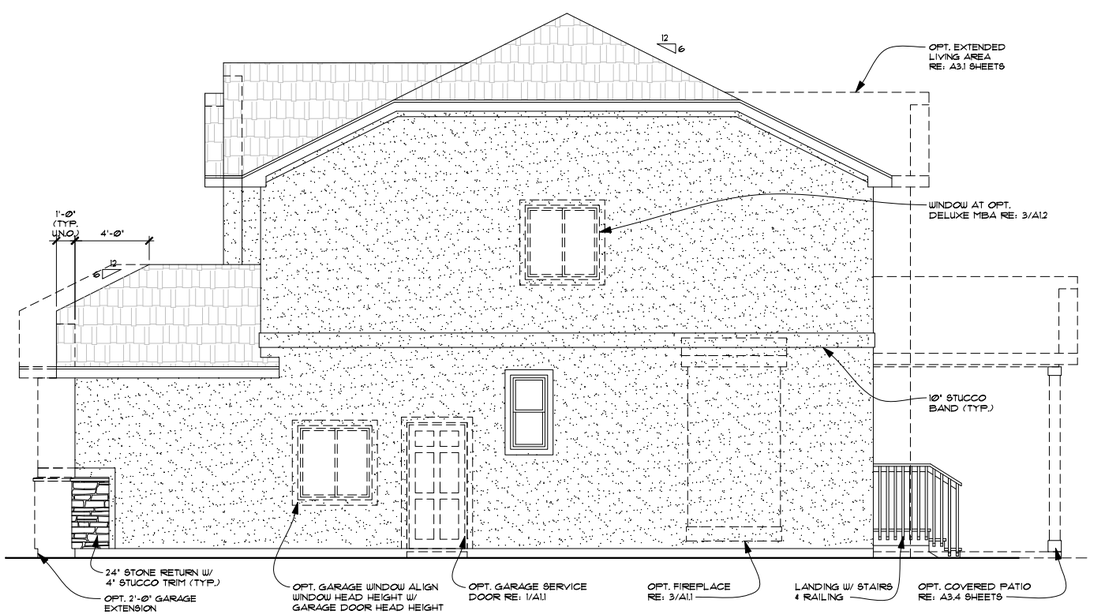
3 LEFT ELEVATION B

SCALE: 1/4"=1'-0"



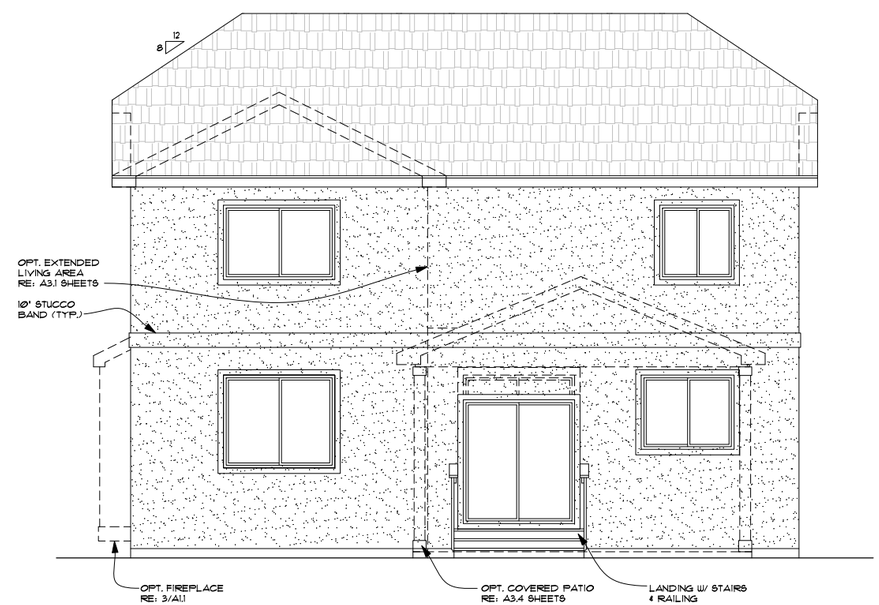
1 FRONT ELEVATION B

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B

SCALE: 1/4"=1'-0"



2 REAR ELEVATION B

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
U200-001 2/14/14

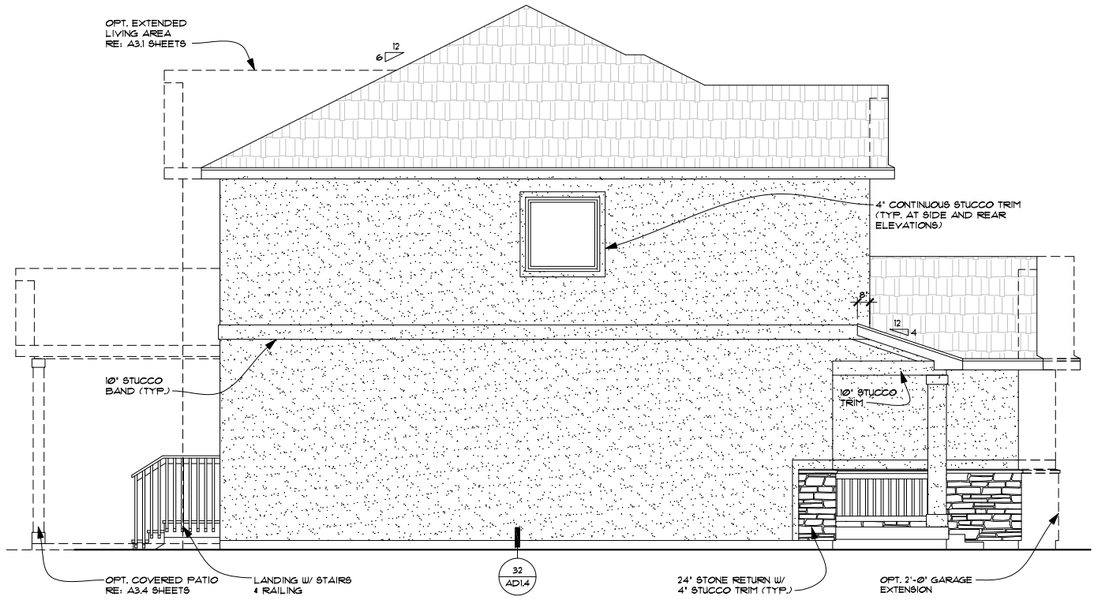
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

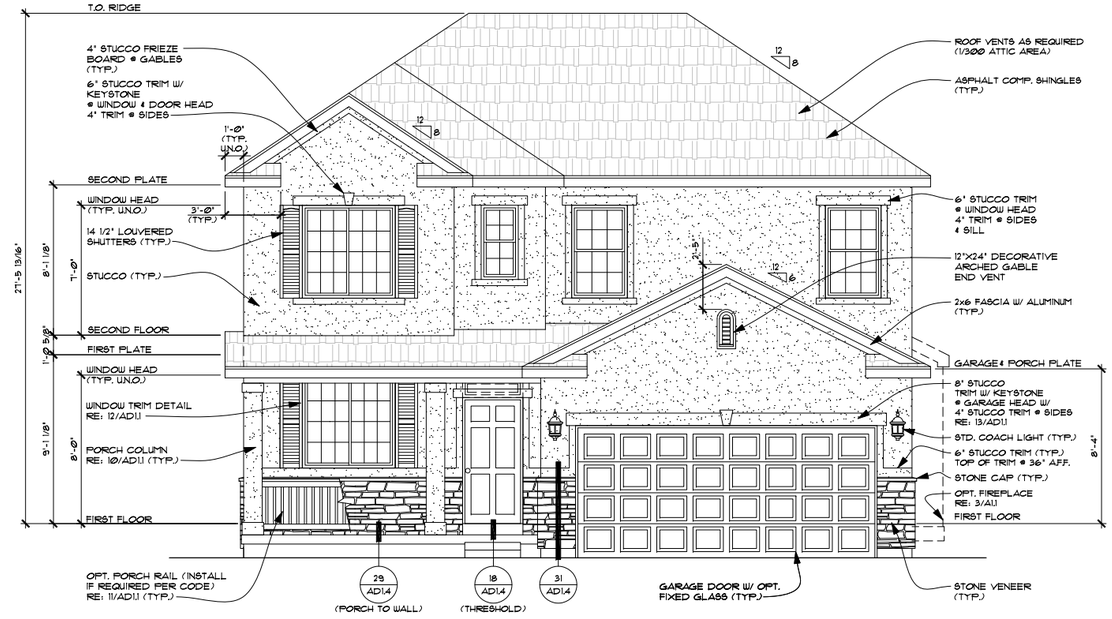
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a



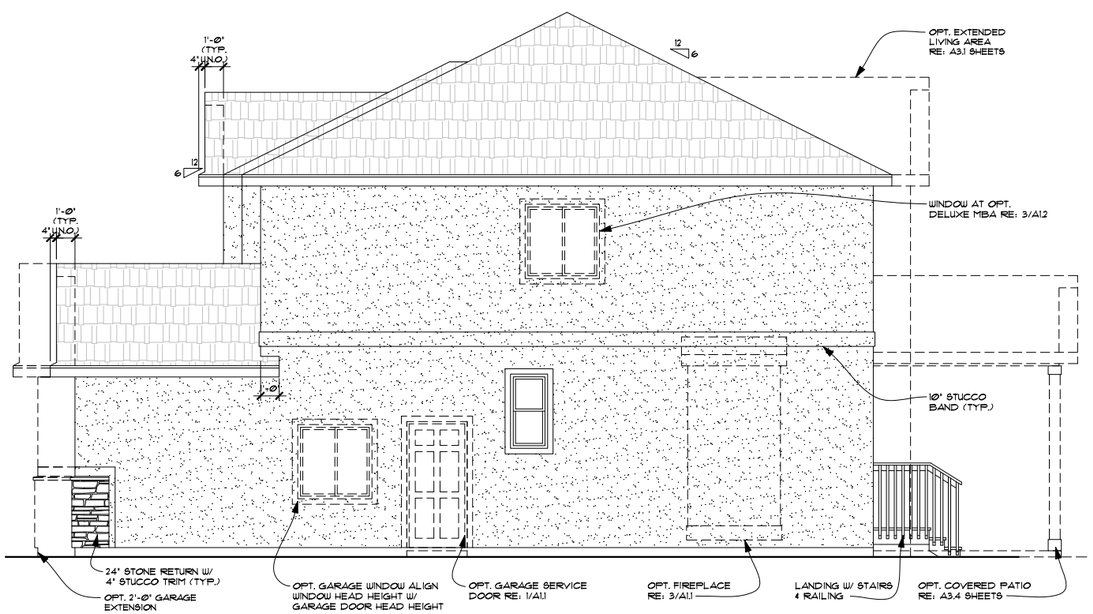
3 LEFT ELEVATION C

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C

SCALE: 1/4"=1'-0"

2 REAR ELEVATION C

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
U200-001 2/14/14

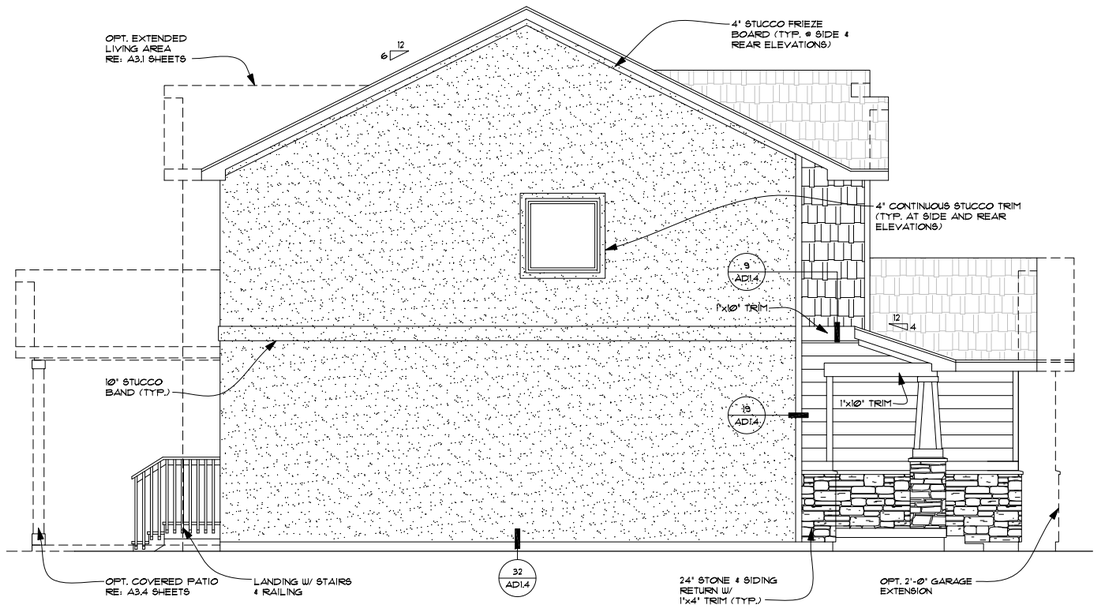
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

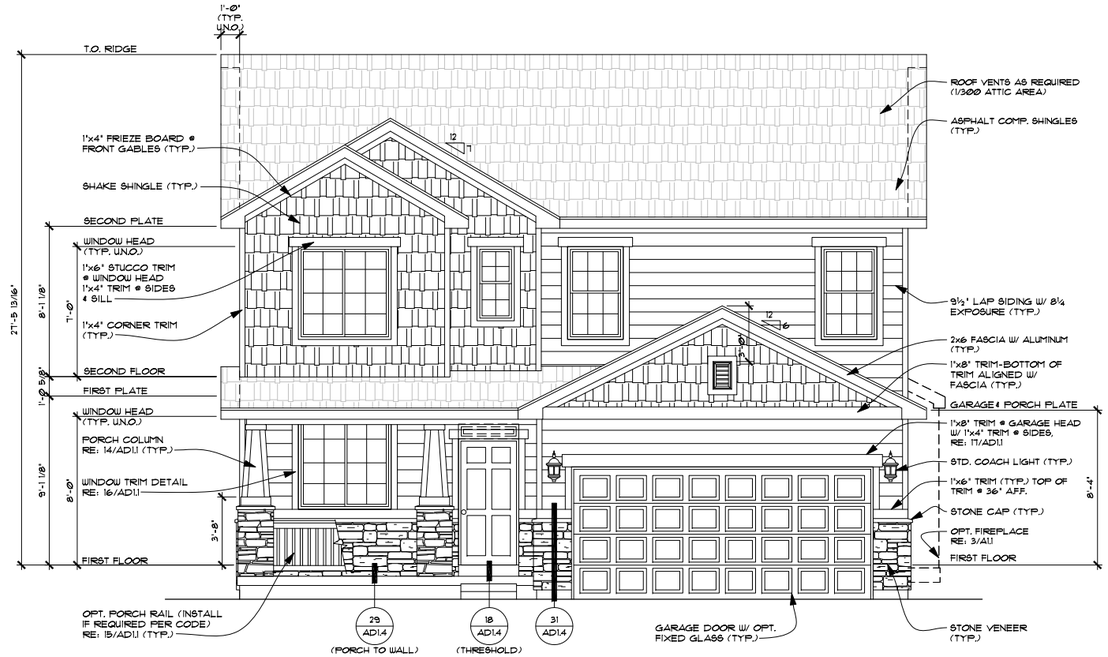
Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



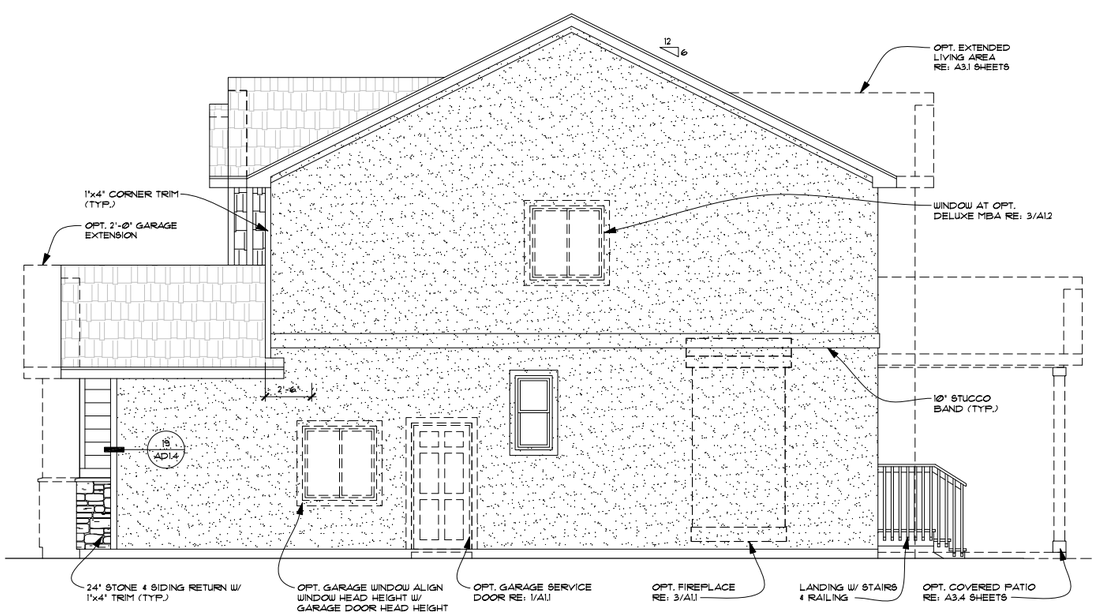
3 LEFT ELEVATION D

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION D

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION D

SCALE: 1/4"=1'-0"

2 REAR ELEVATION D

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
GEN-008 9/11/13
U200-001 2/14/14

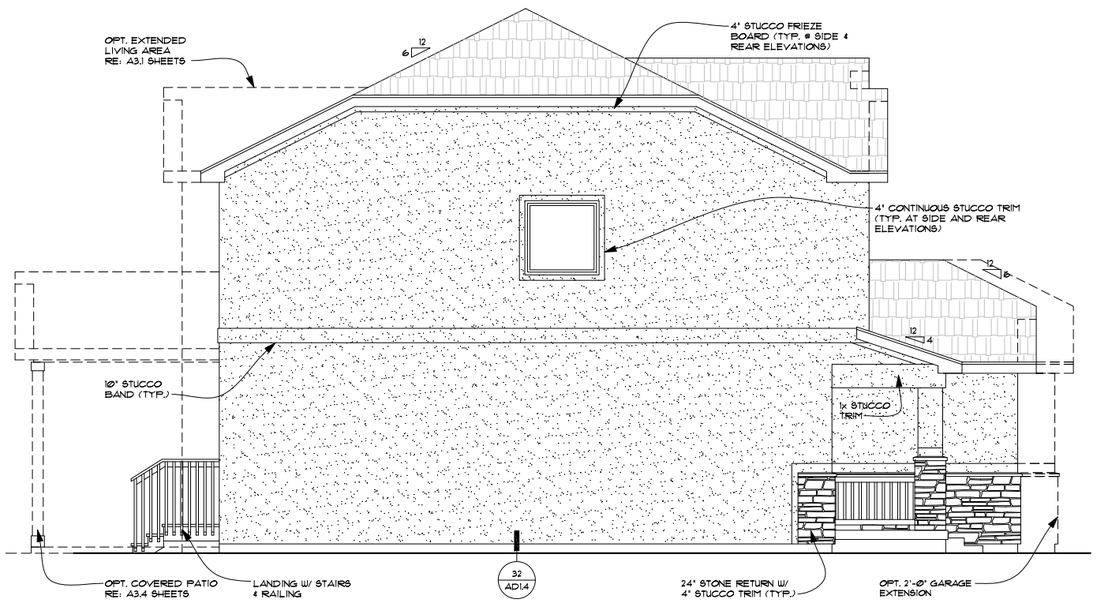
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

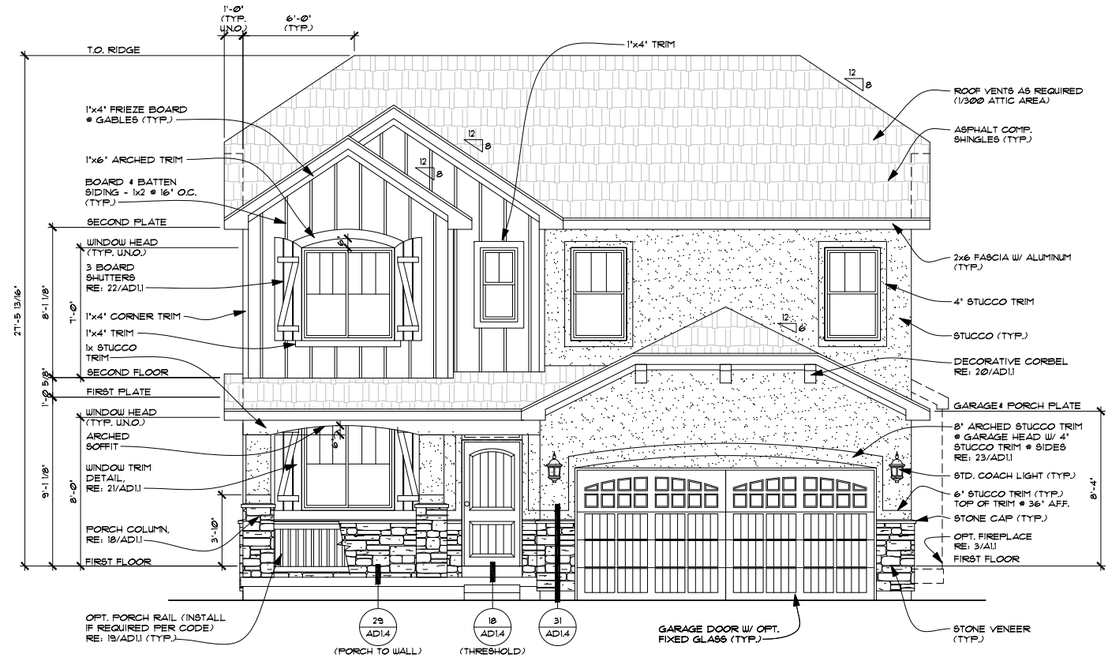
Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a



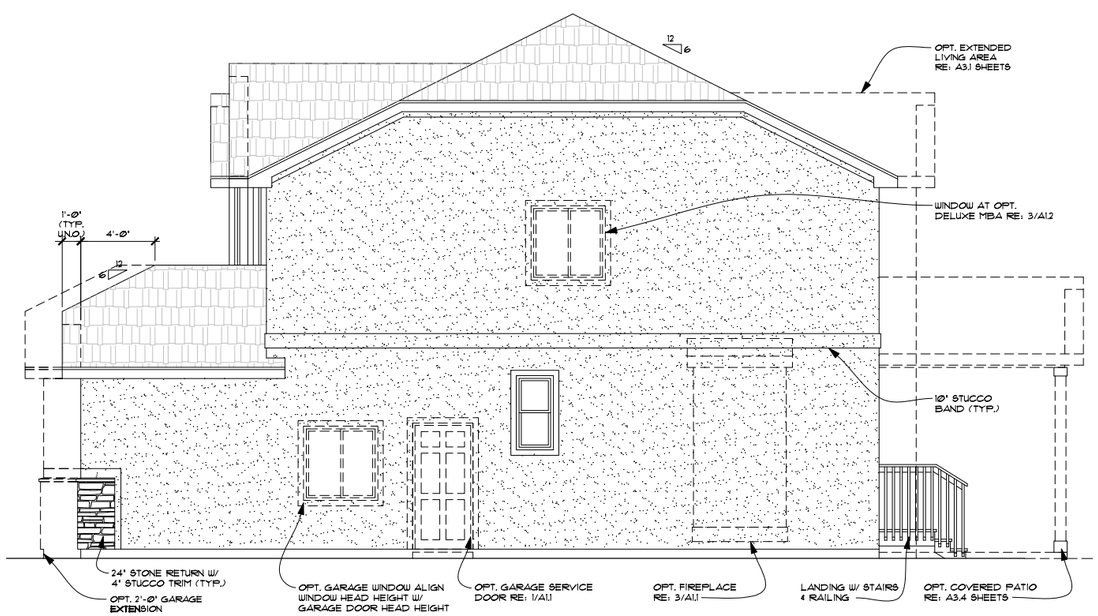
3 LEFT ELEVATION E

SCALE: 1/4"=1'-0"



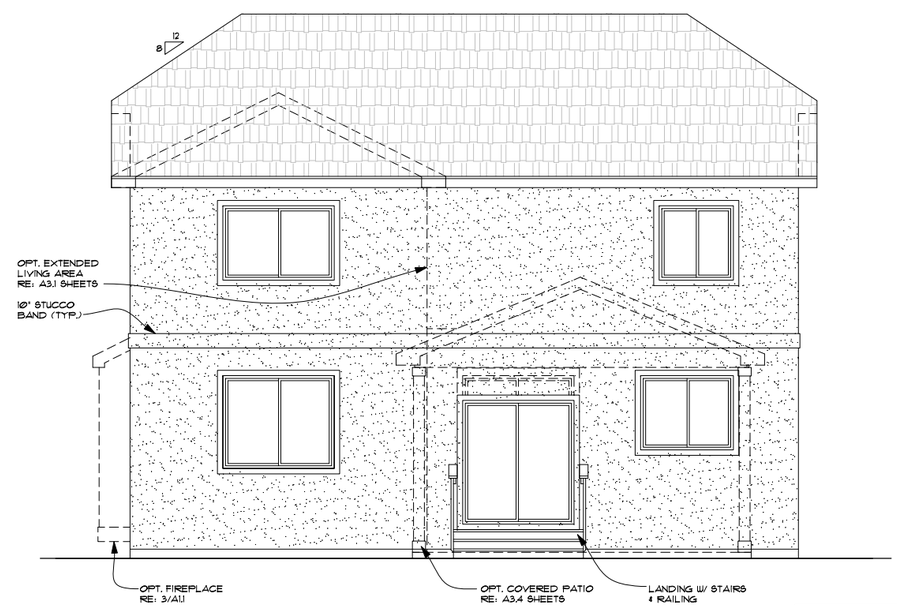
1 FRONT ELEVATION E

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION E

SCALE: 1/4"=1'-0"



2 REAR ELEVATION E

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
U200-001 2/14/14

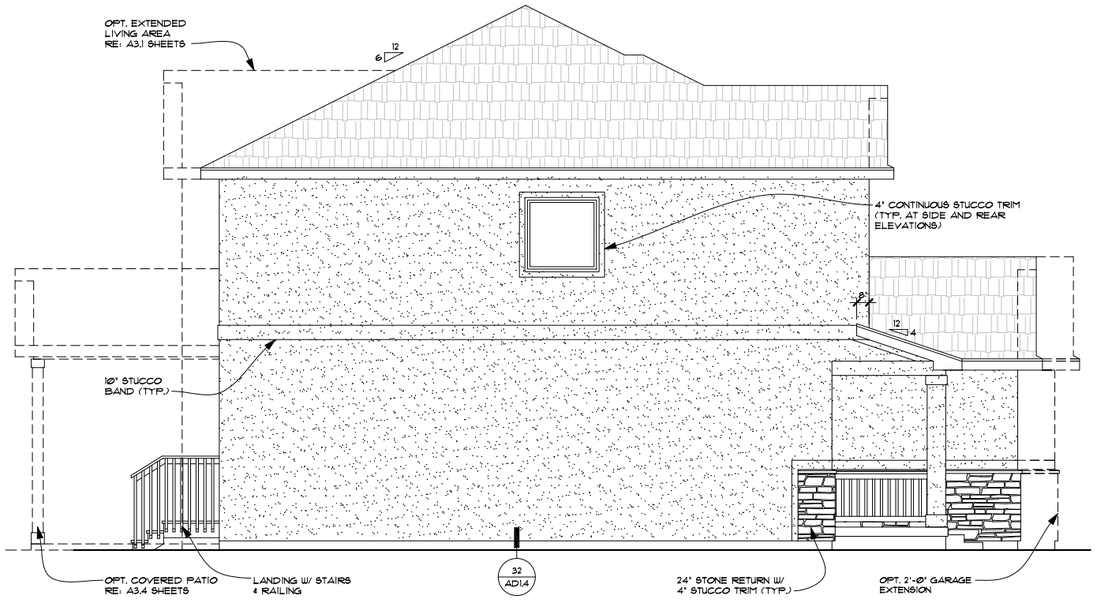
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

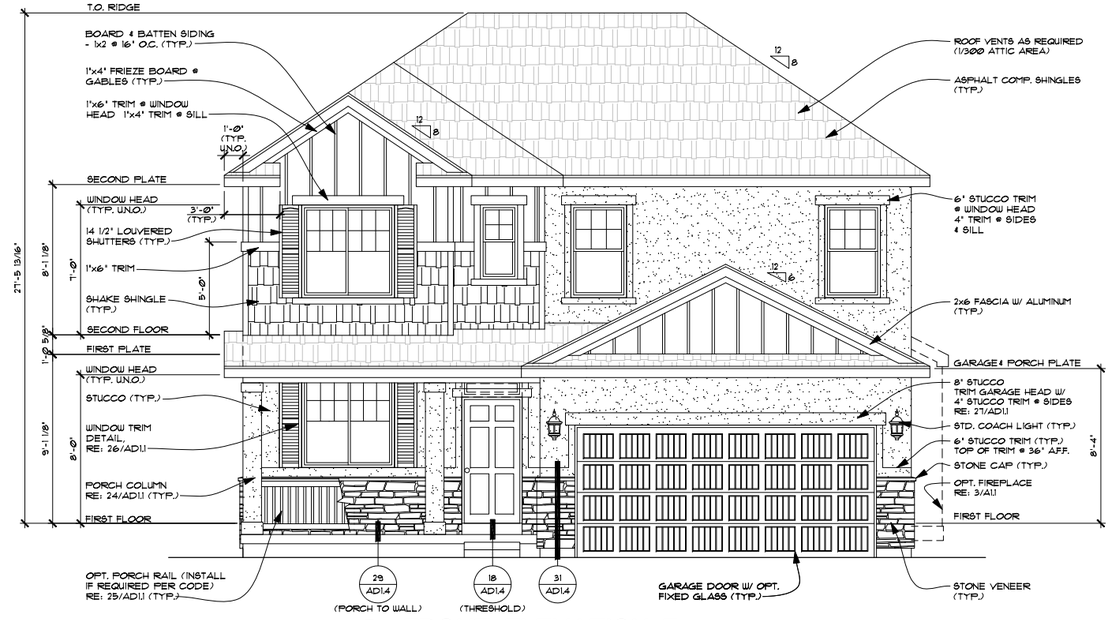
Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a



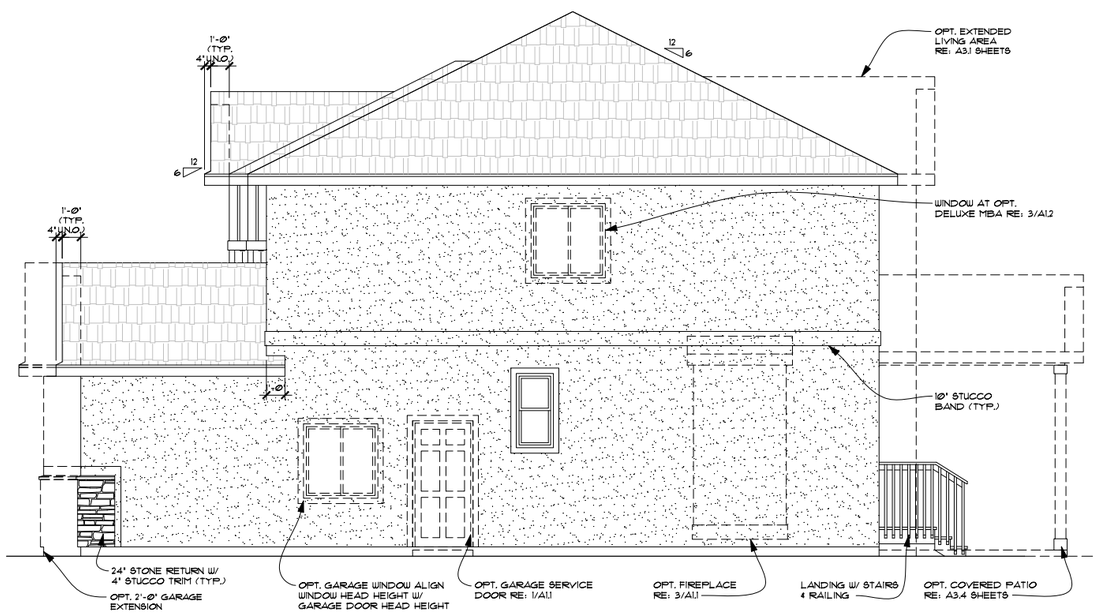
3 LEFT ELEVATION F

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION F

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION F

SCALE: 1/4"=1'-0"

2 REAR ELEVATION F

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Date: 1/16/12

Revisions:
U200-001 2/14/14

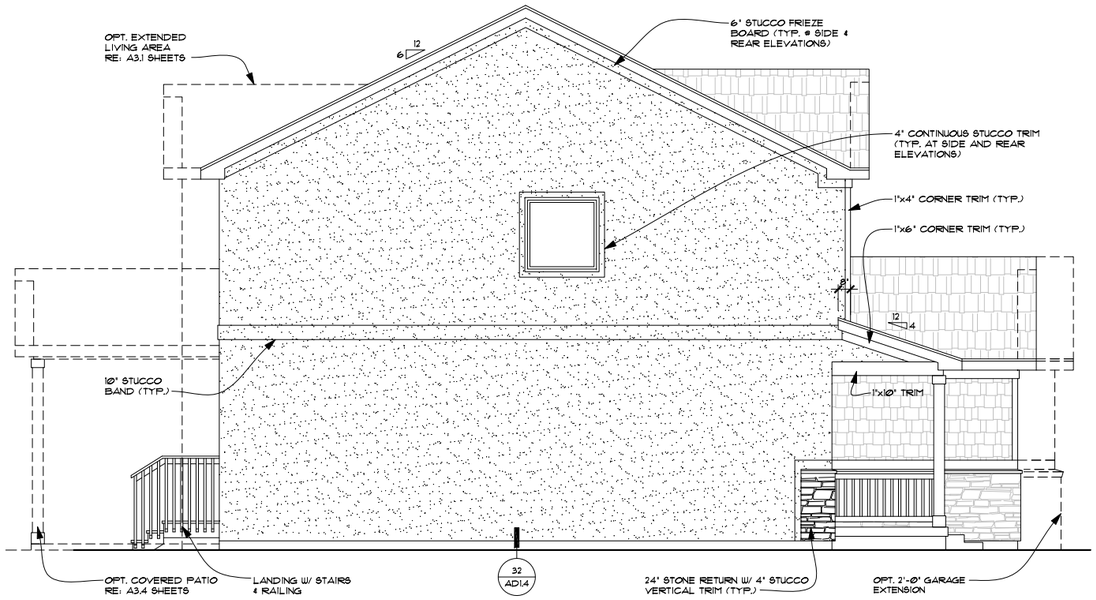
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

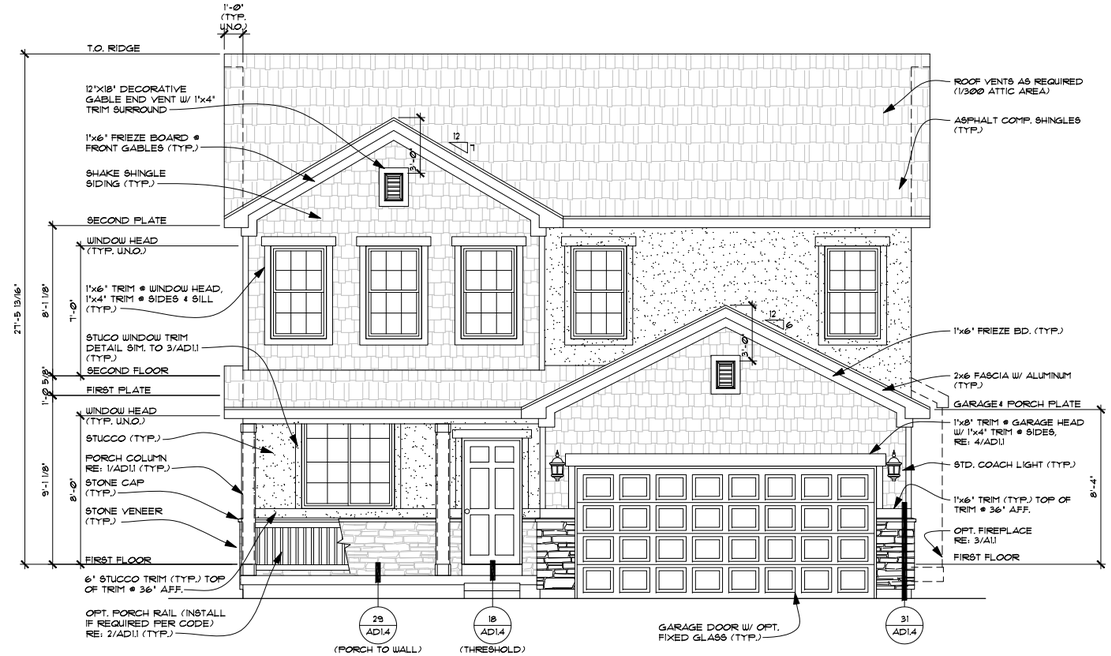
Sheet Title:
ELEVATION F

Sheet Number:
A2.6
a



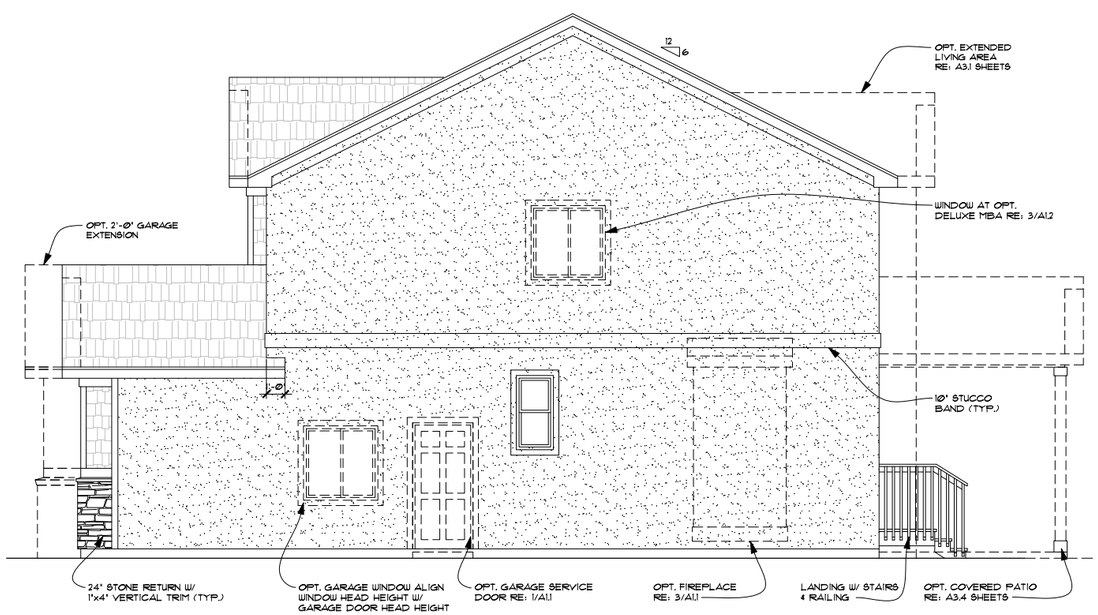
3 LEFT ELEVATION G

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION G

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION G

SCALE: 1/4"=1'-0"

2 REAR ELEVATION G

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
GEN-010 7/11/14

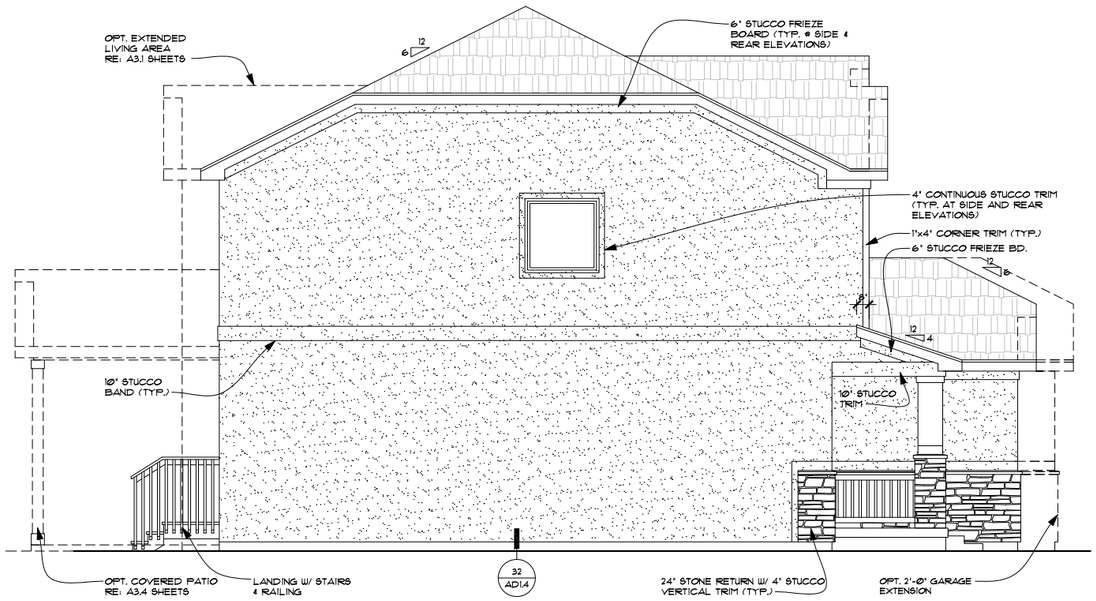
UTAH MASTER PLAN

Plan Number:
U200

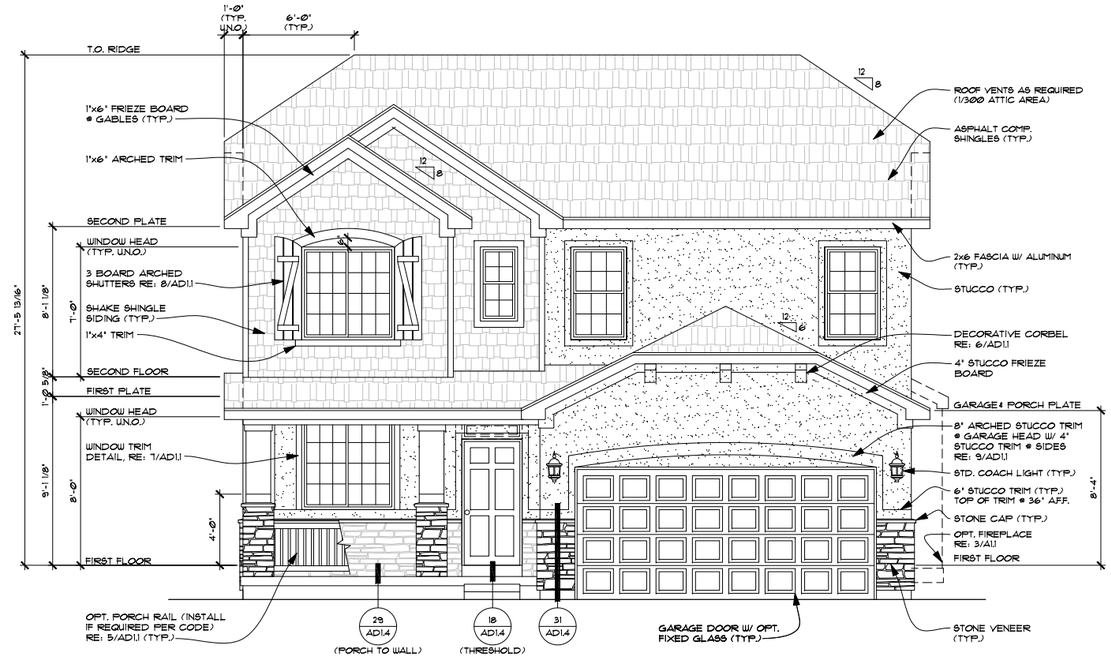
Plan Name:
WHITMAN

Sheet Title:
ELEVATION G

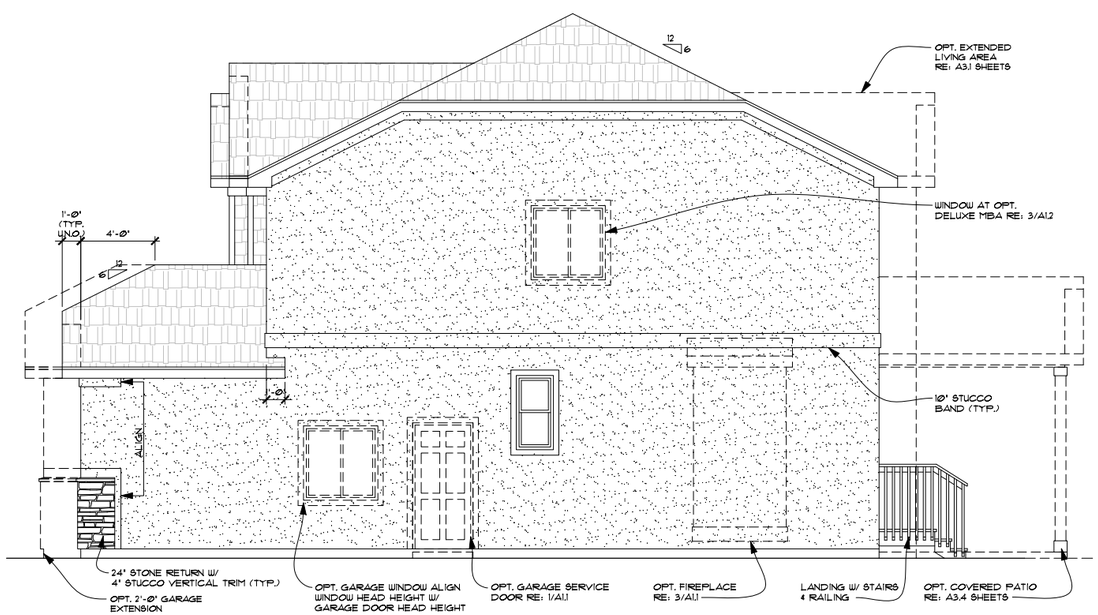
Sheet Number:
A2.7
a



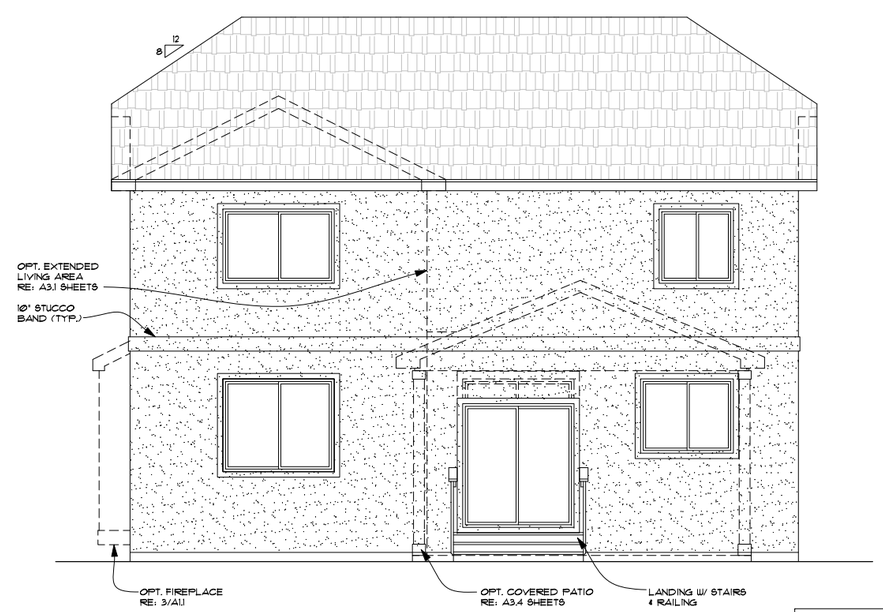
3 LEFT ELEVATION H
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION H
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION H
SCALE: 1/4"=1'-0"



2 REAR ELEVATION H
SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:
GEN-010 7/11/14

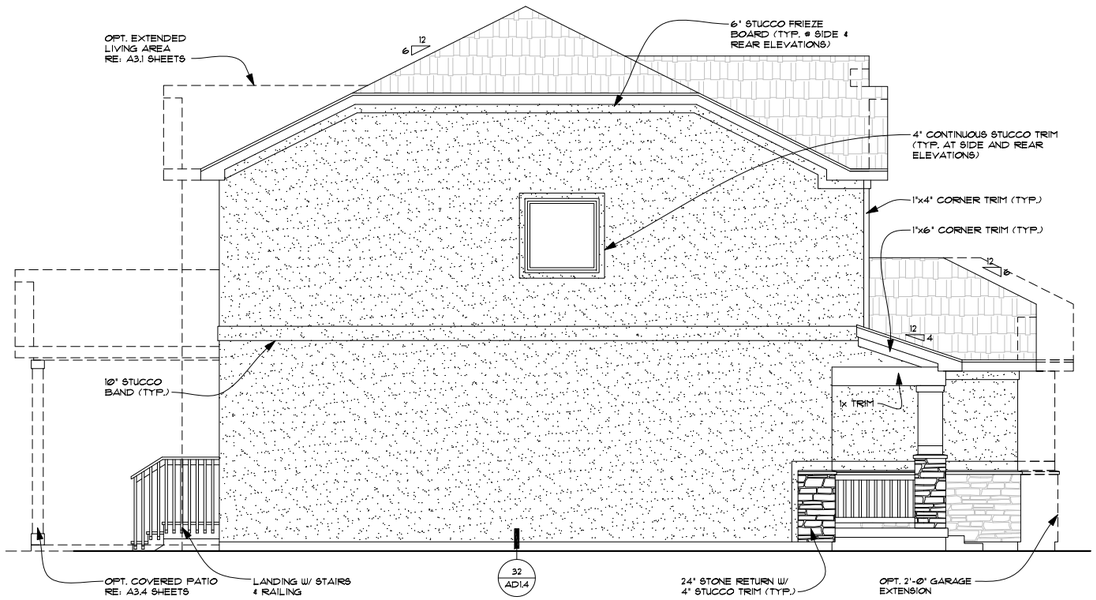
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

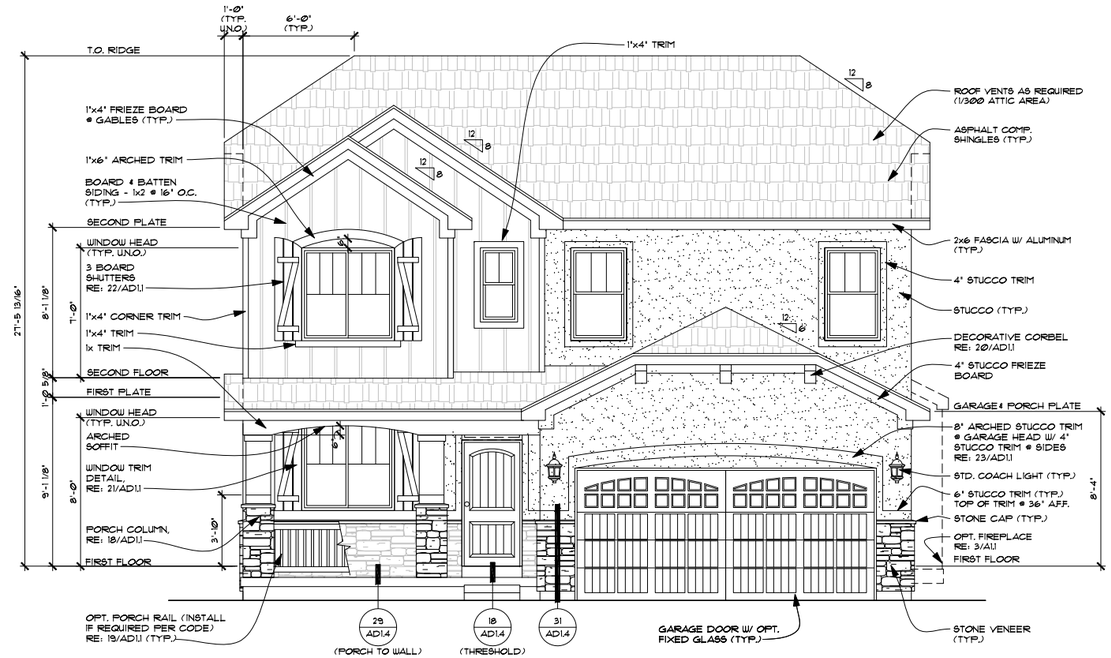
Sheet Title:
ELEVATION H

Sheet Number:
A2.8
a



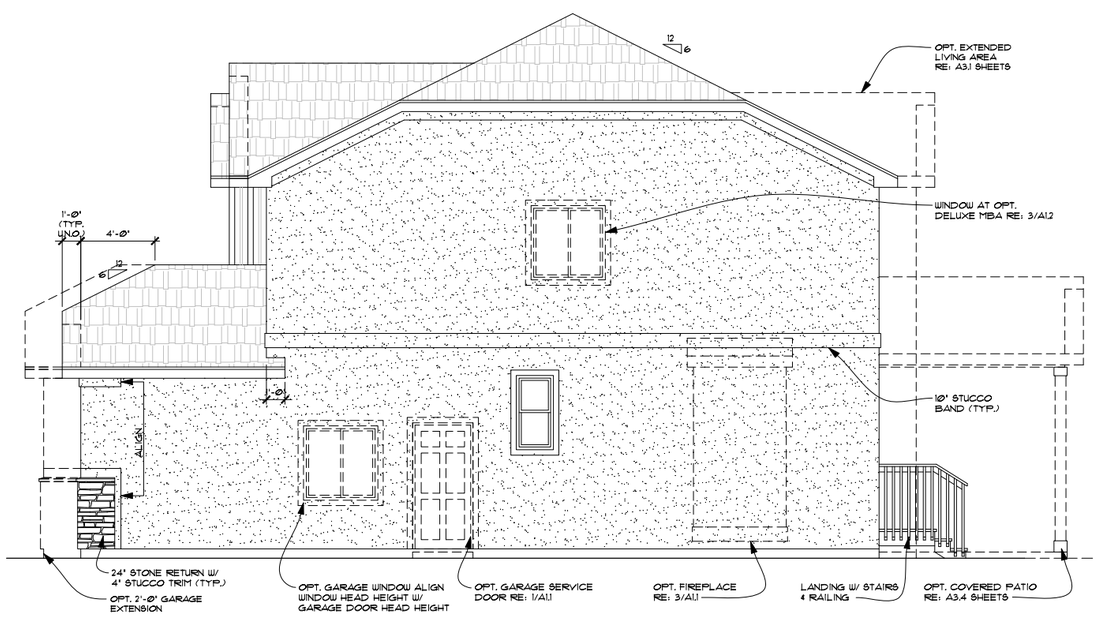
3 LEFT ELEVATION J

SCALE: 1/4"=1'-0"



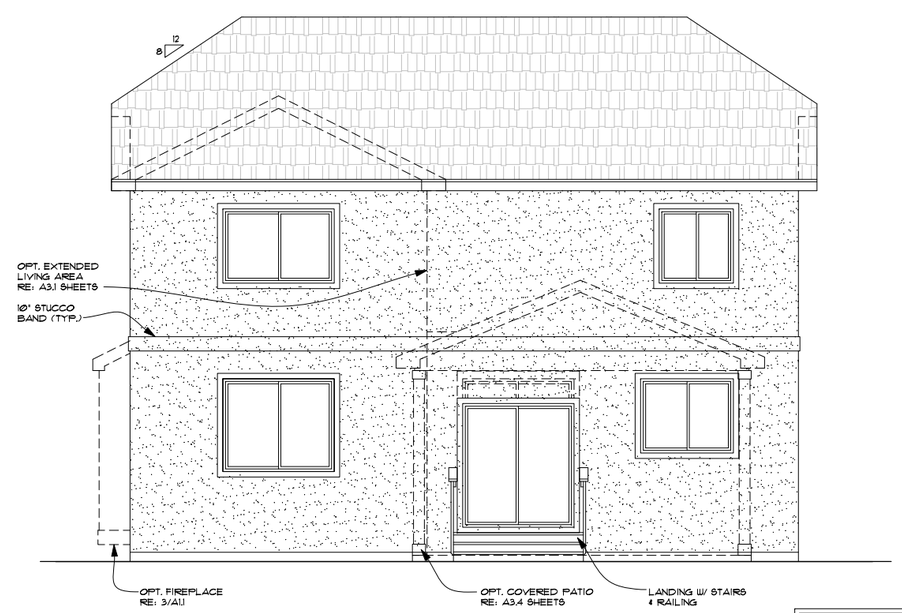
1 FRONT ELEVATION J

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION J

SCALE: 1/4"=1'-0"



2 REAR ELEVATION J

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Revisions:
GEN-010 7/11/14

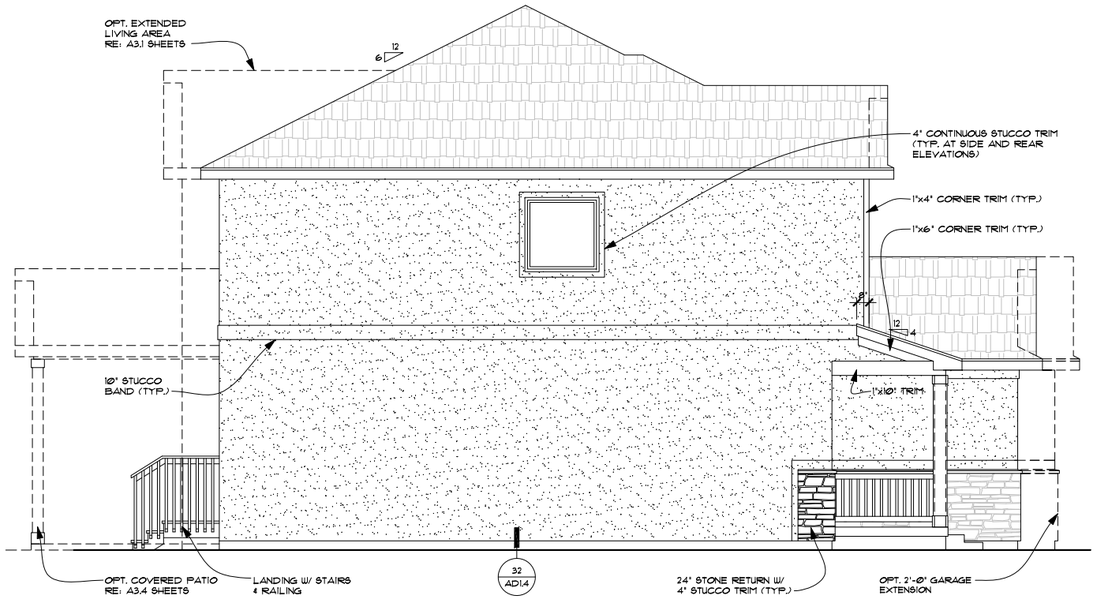
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

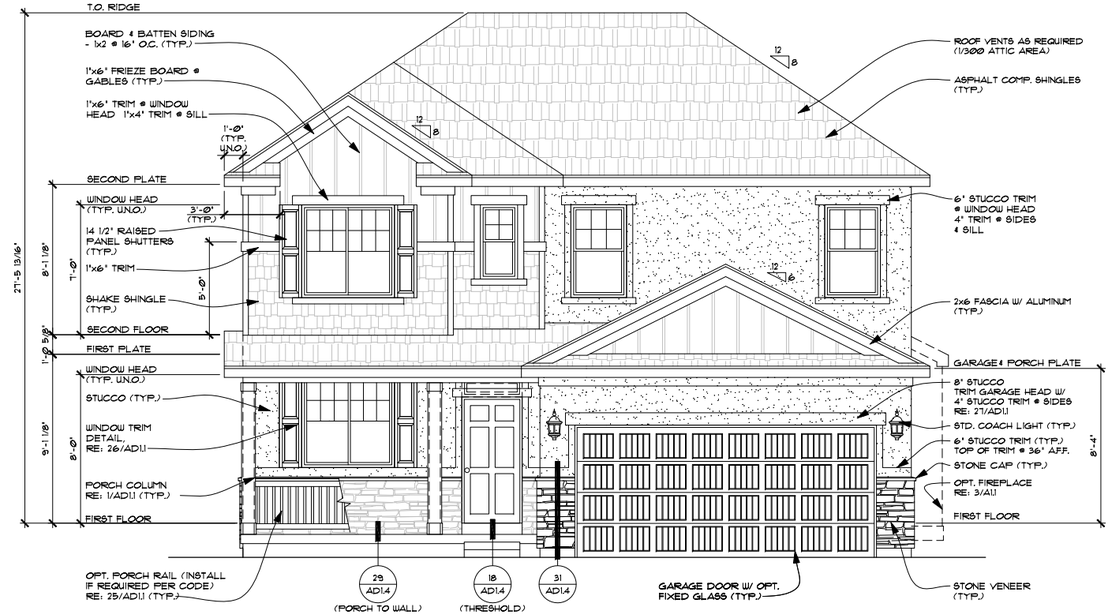
Sheet Title:
ELEVATION J

Sheet Number:
A2.9
a



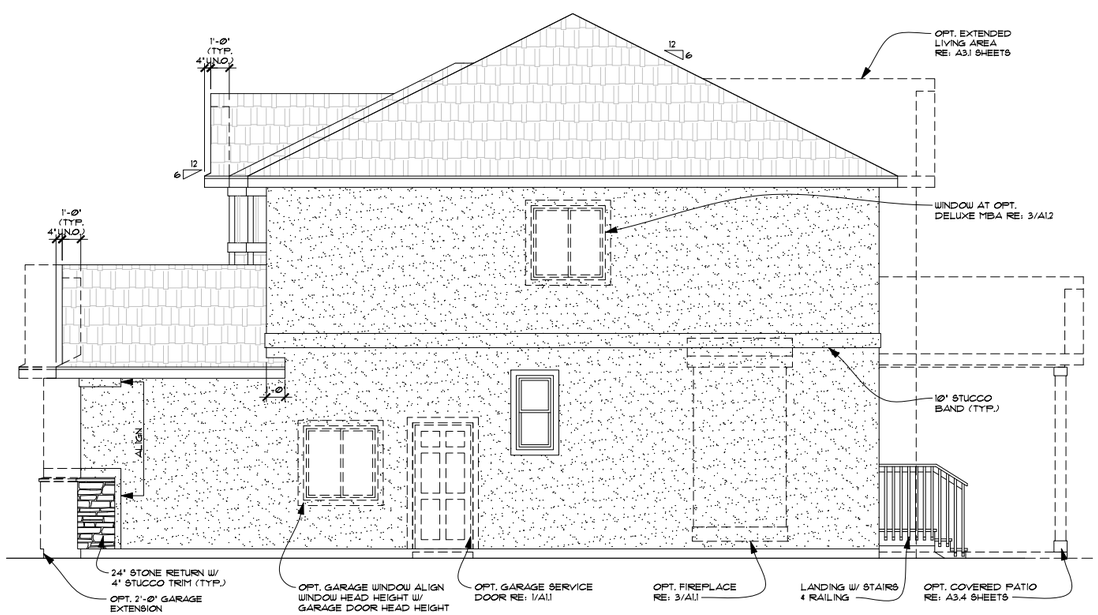
3 LEFT ELEVATION K

SCALE: 1/4"=1'-0"



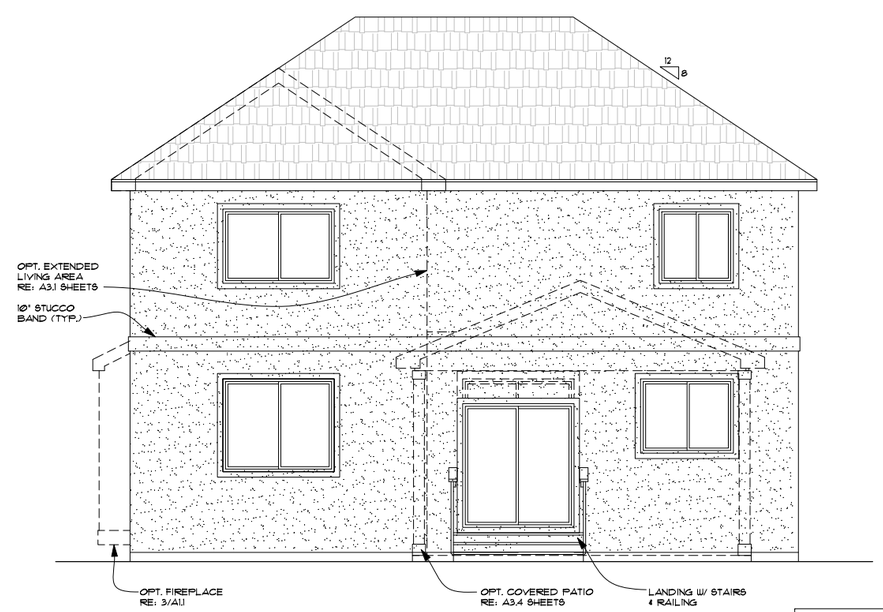
1 FRONT ELEVATION K

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION K

SCALE: 1/4"=1'-0"



2 REAR ELEVATION K

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Date: 1/16/12

Revisions:
GEN-010 7/11/14

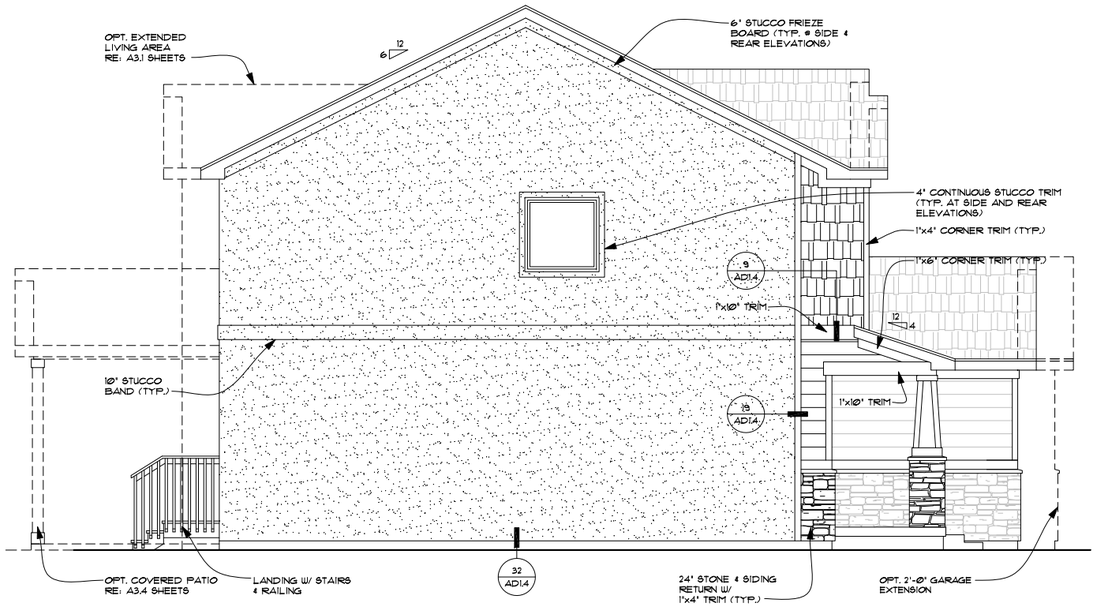
UTAH MASTER PLAN

Plan Number:
U200

Plan Name:
WHITMAN

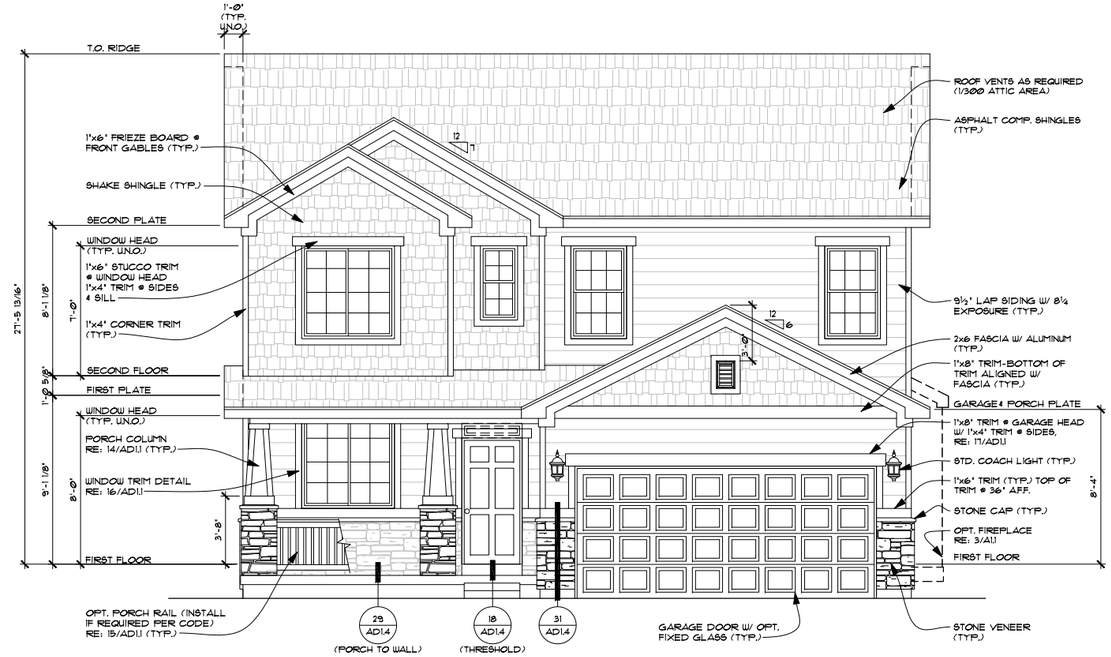
Sheet Title:
ELEVATION K

Sheet Number:
A2.10
a



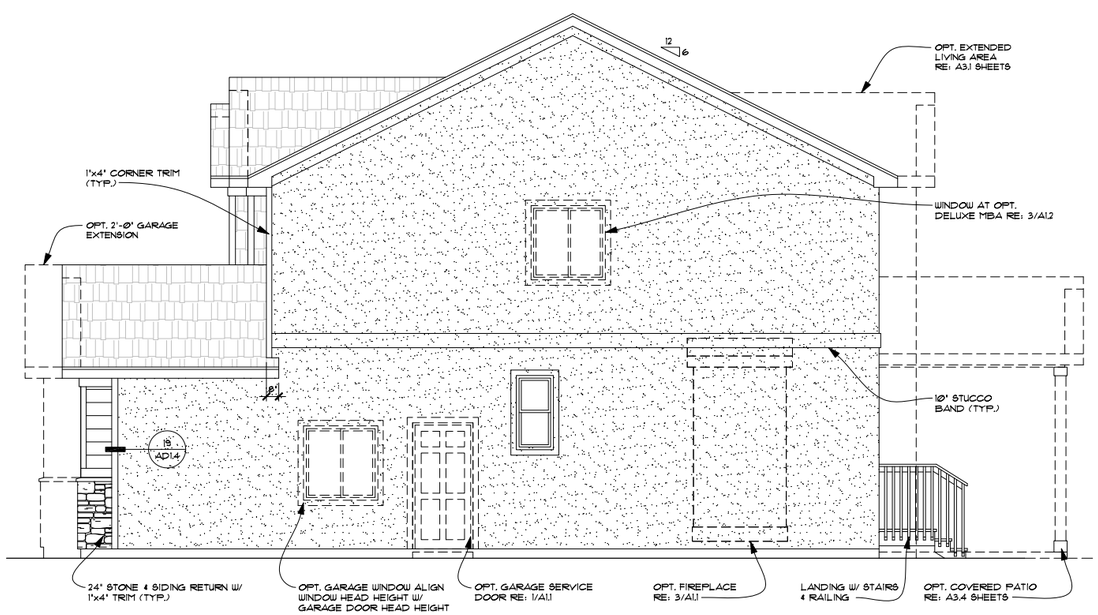
3 LEFT ELEVATION L

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION L

SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION L

SCALE: 1/4"=1'-0"

2 REAR ELEVATION L

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 1/16/12

Revisions:
GEN-010 7/11/14

UTAH MASTER PLAN

Plan Number:
U200

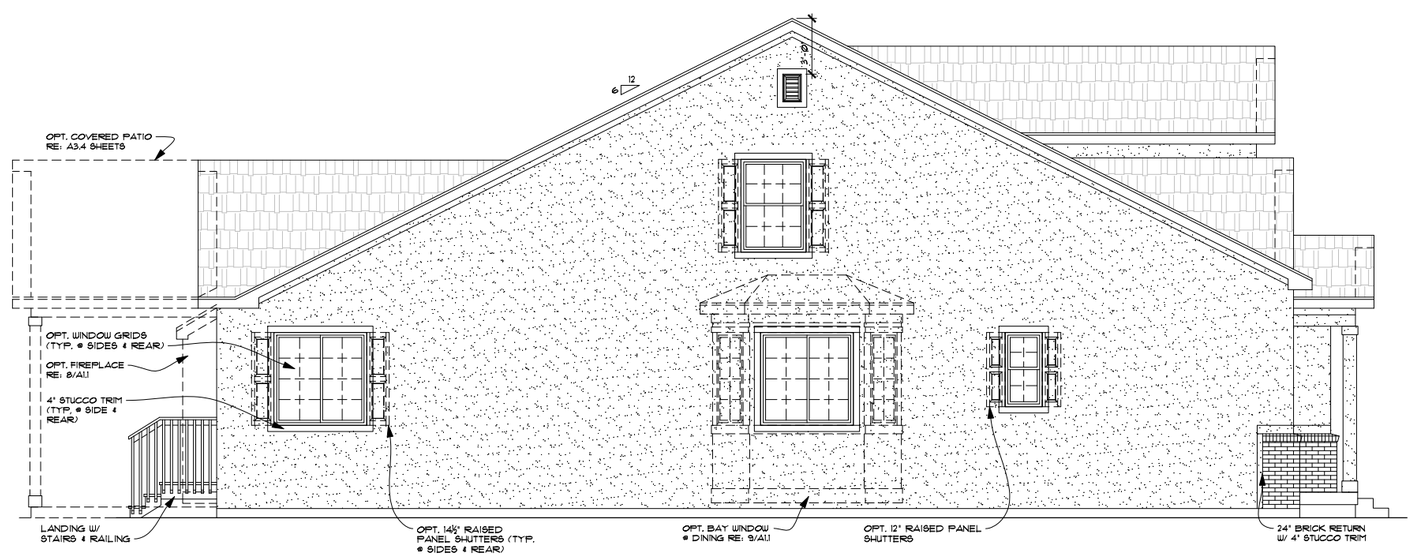
Plan Name:
WHITMAN

Sheet Title:
ELEVATION L

Sheet Number:
A2.11
a

1 FRONT ELEVATION A

SCALE: ¼"=1'-0"



2 LEFT ELEVATION A

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Date: 08/30/2013

Revisions:

UTAH MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION A

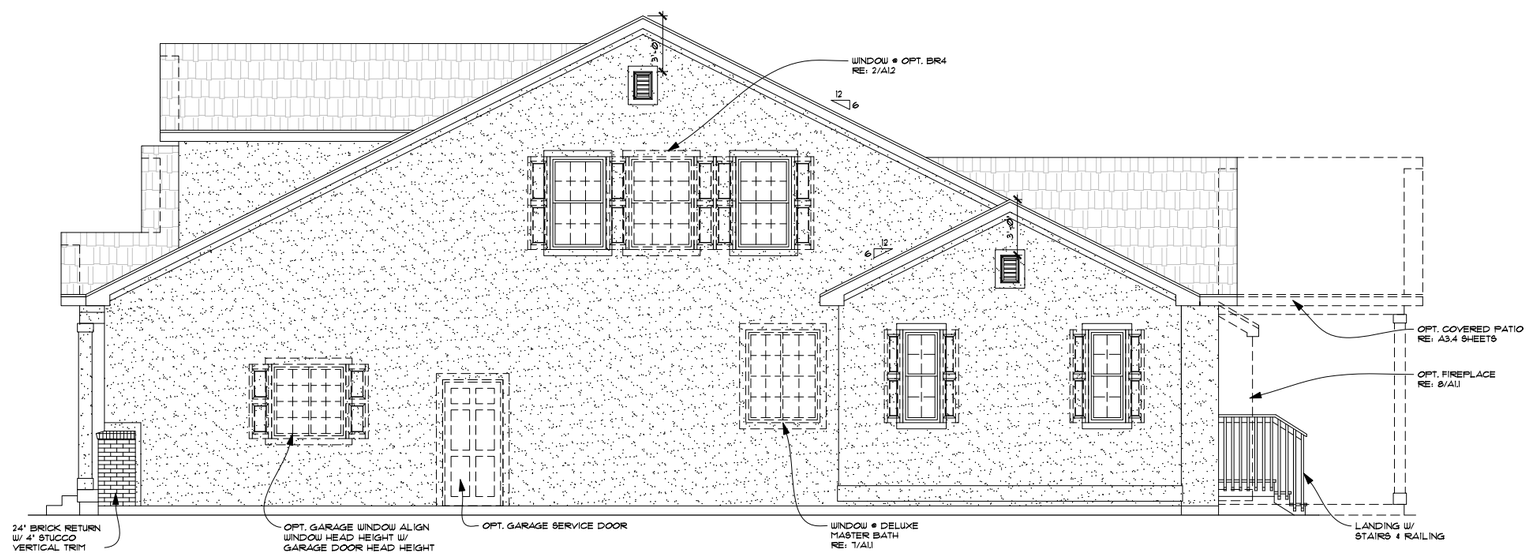
Sheet Number:

A2.1

a

3 REAR ELEVATION A

SCALE: 1/4"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION A

SCALE: 1/4"=1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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Revisions:

UTAH
MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

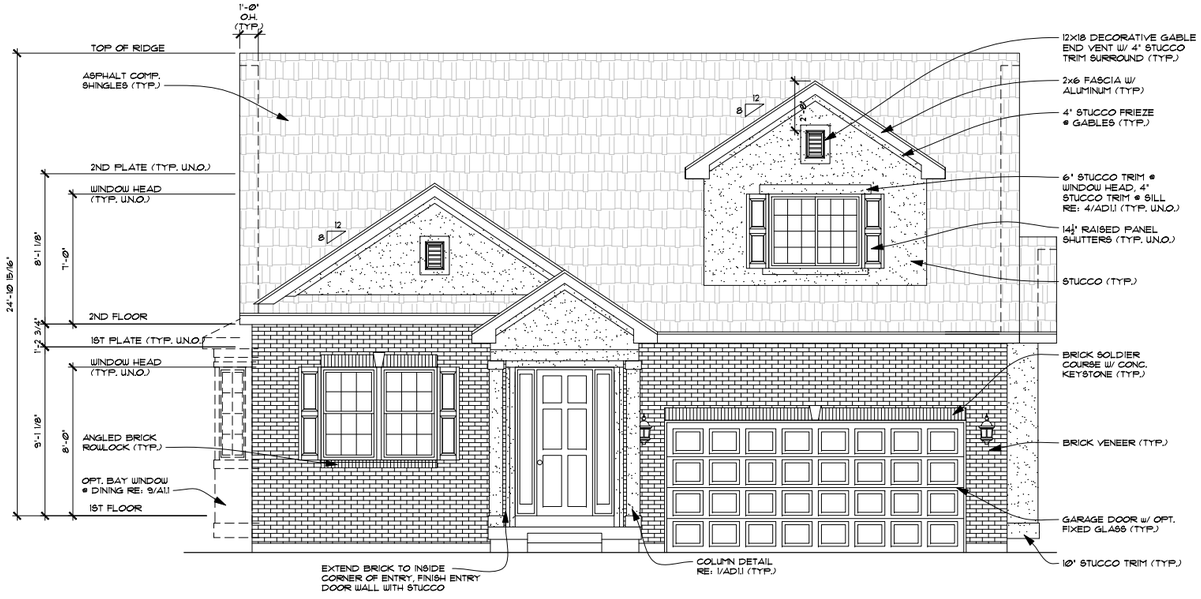
Sheet Title:

ELEVATION A

Sheet Number:

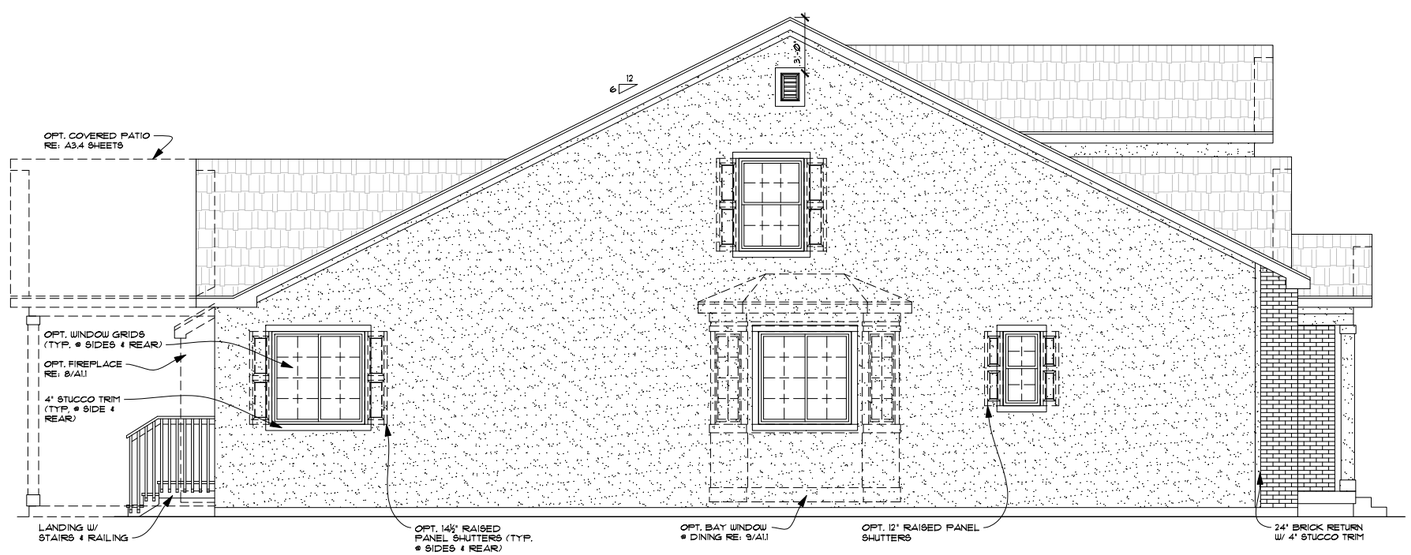
A2.1

b



5 FRONT ELEVATION A - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"



6 LEFT ELEVATION A - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION A OPT. ADDITIONAL MASONRY

Sheet Number:

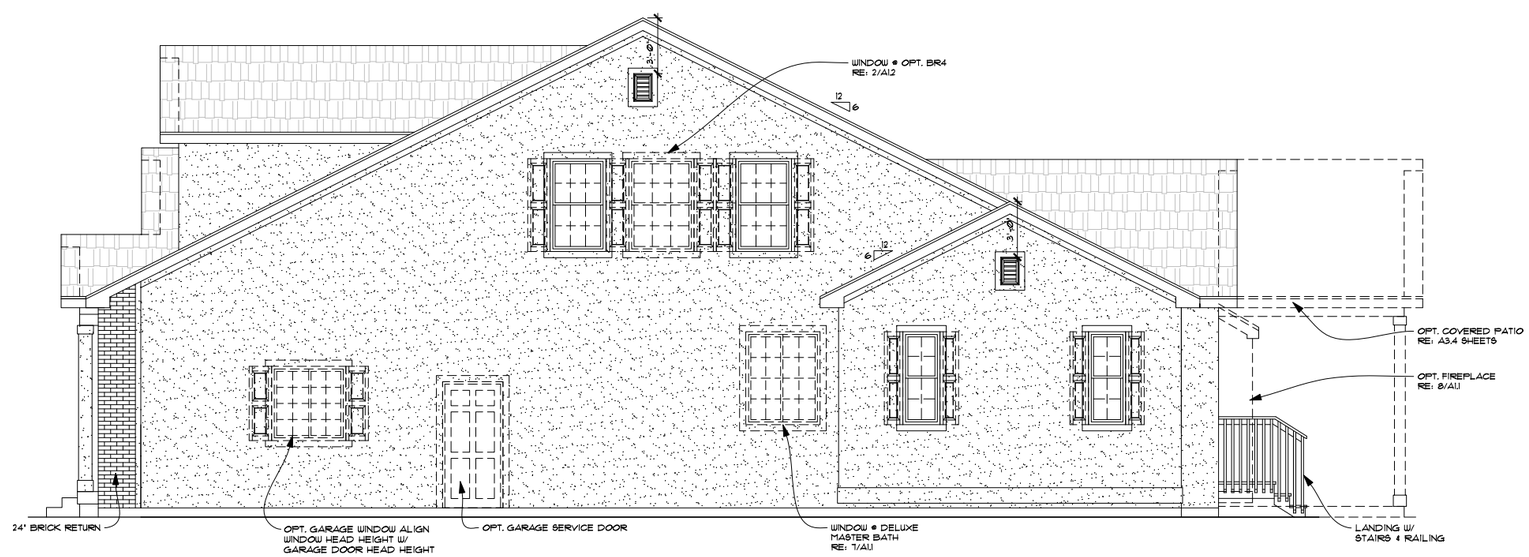
A2.1

C

7 REAR ELEVATION A - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"

RE: 5/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION A - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"

RE: 5/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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UTAH
MASTER PLAN

Plan Number:

U274

Plan Name:

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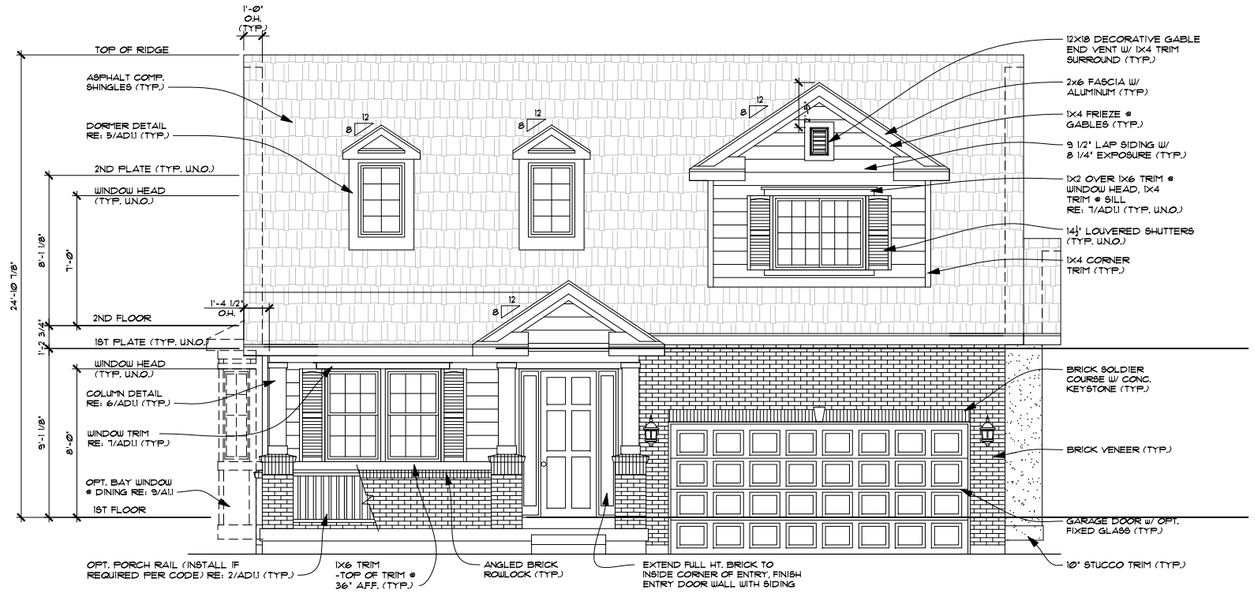
Sheet Title:

ELEVATION A
OPT.
ADDITIONAL
MASONRY

Sheet Number:

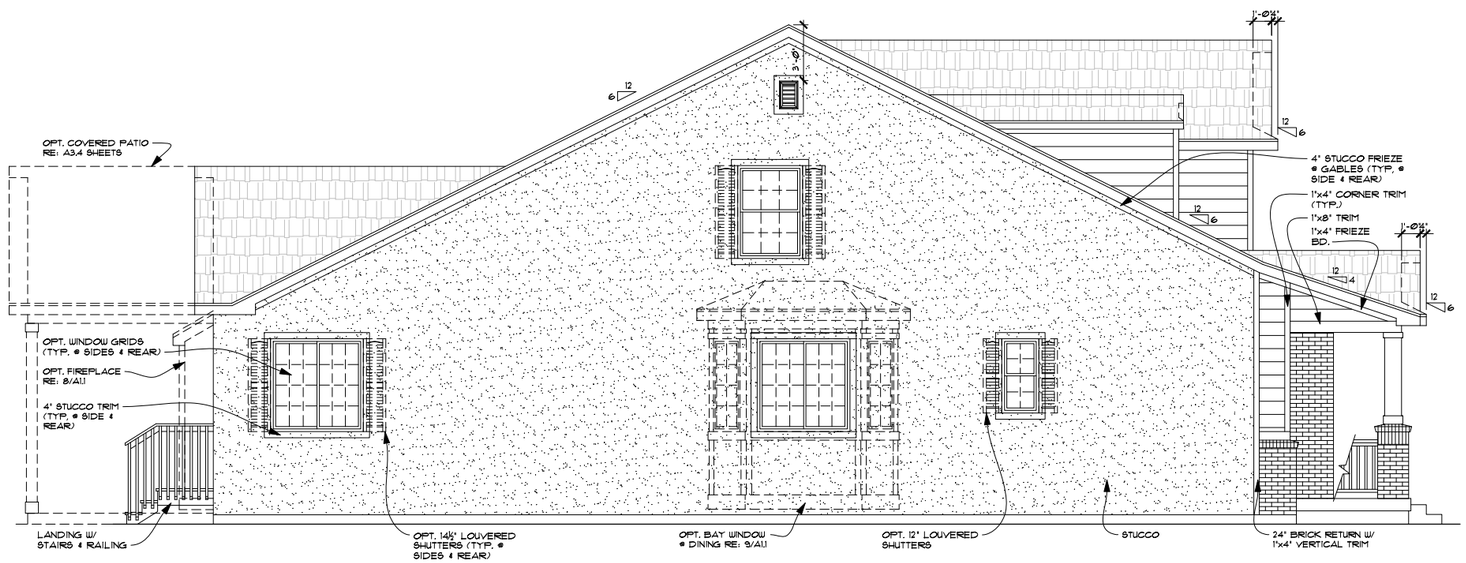
A2.1

d



1 FRONT ELEVATION B

SCALE: ¼"=1'-0"



2 LEFT ELEVATION B

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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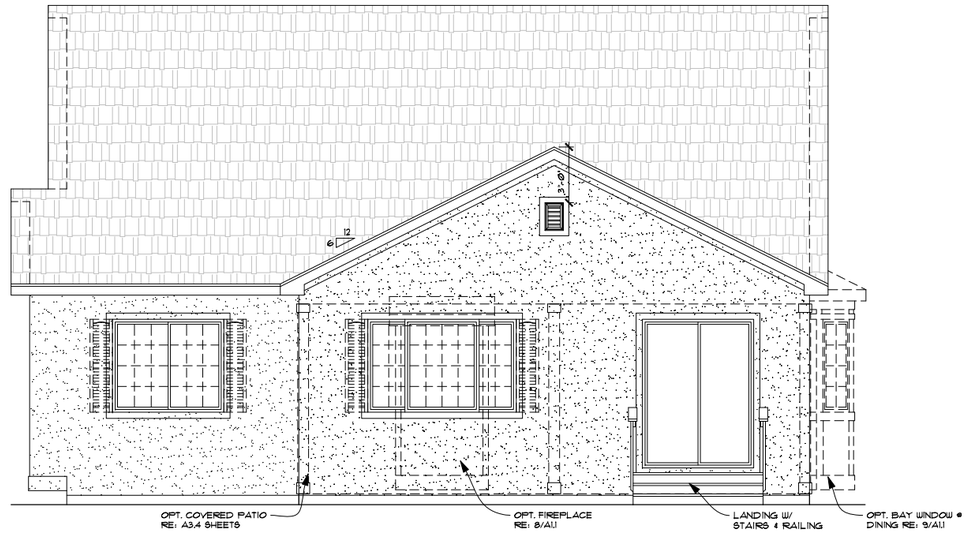
Plan Number: U274

Plan Name: AMBER

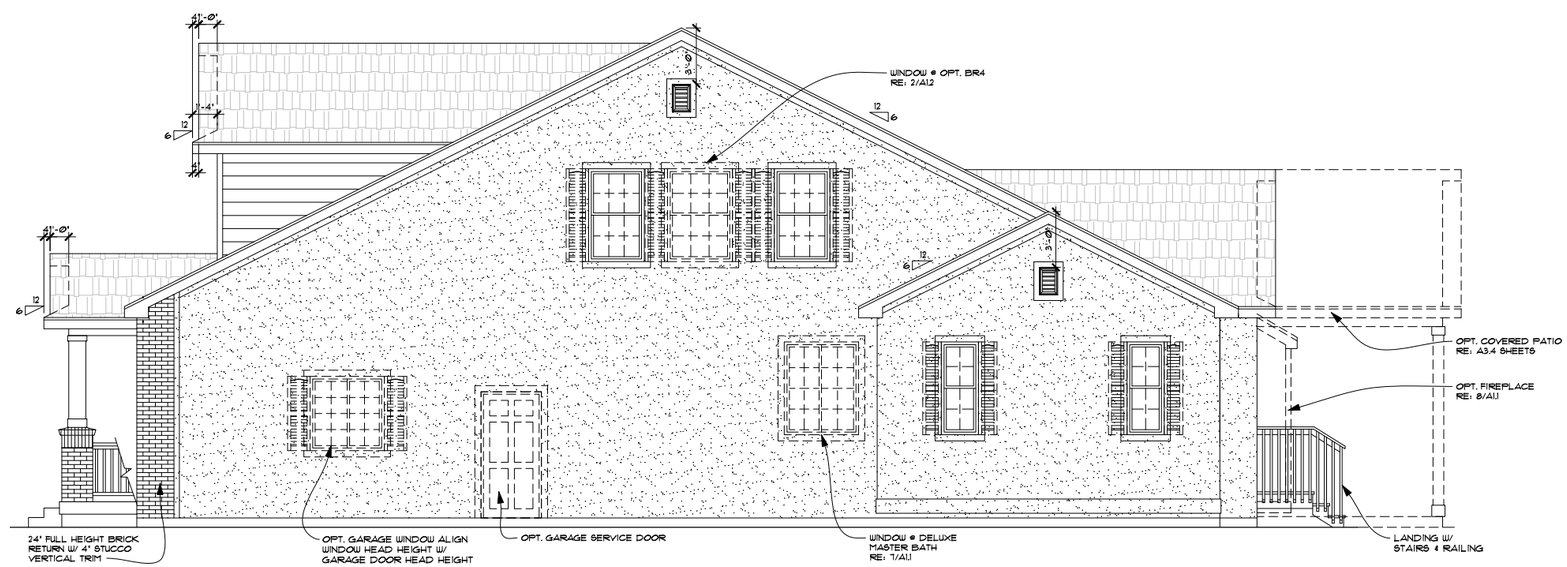
Sheet Title: ELEVATION B

Sheet Number: A2.2 a



3 REAR ELEVATION B

SCALE: 1/4"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B

SCALE: 1/4"=1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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UTAH
MASTER PLAN

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AMBER

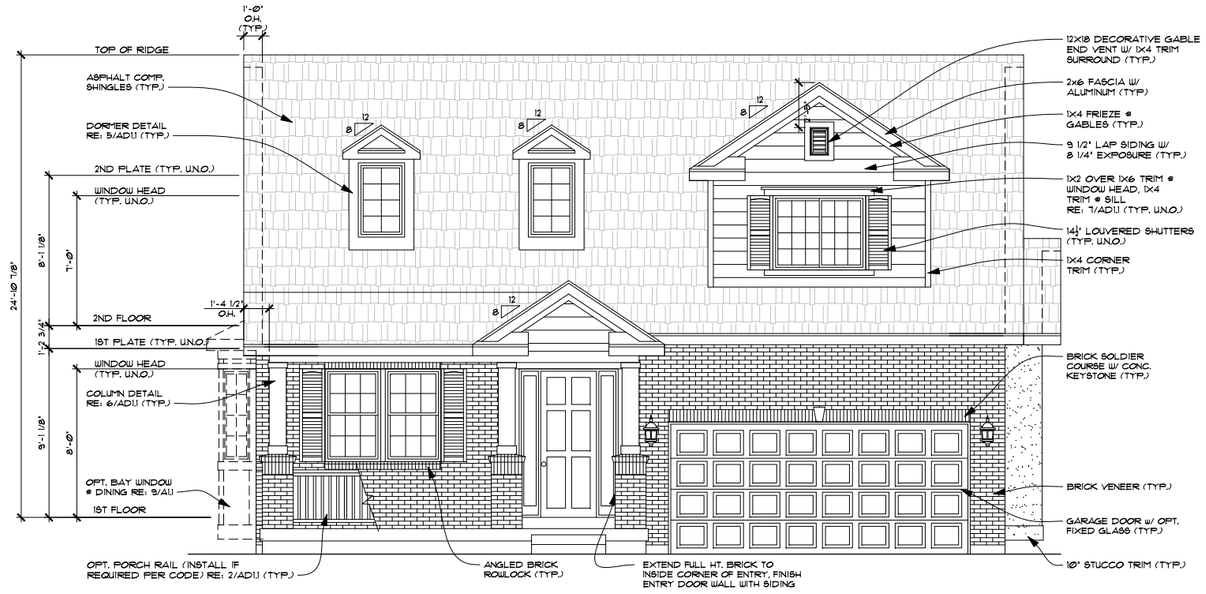
Sheet Title:

ELEVATION B

Sheet Number:

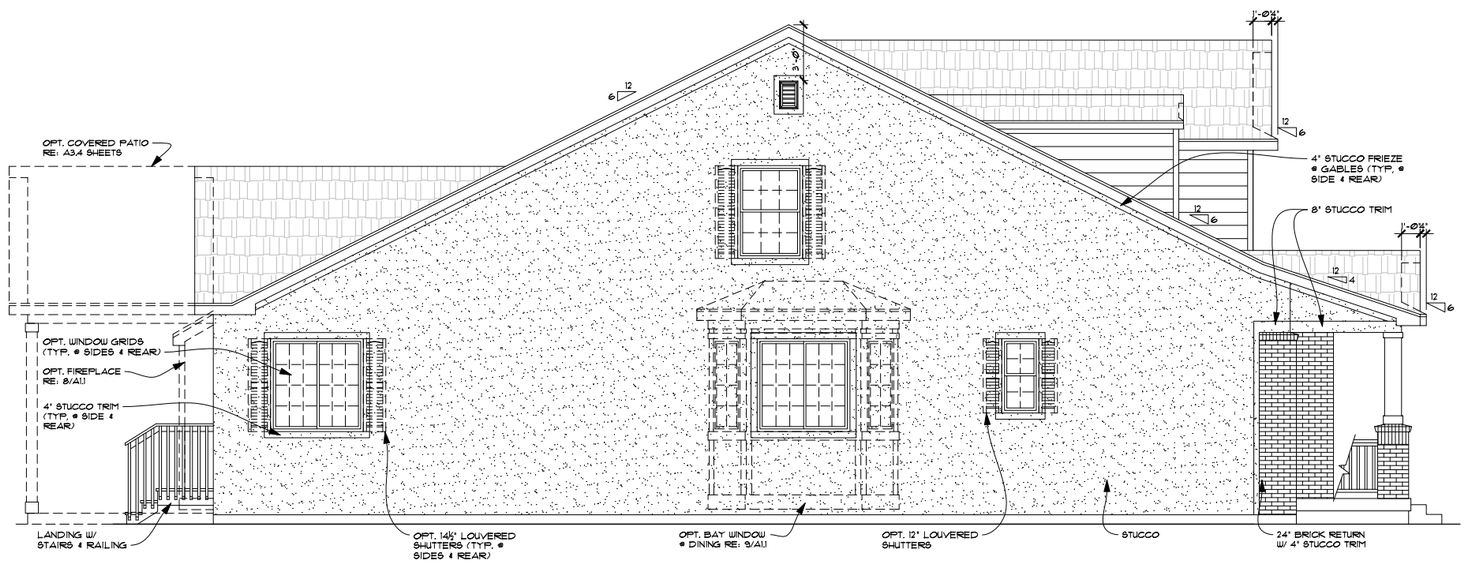
A2.2

b



5 FRONT ELEVATION B - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"



6 LEFT ELEVATION B - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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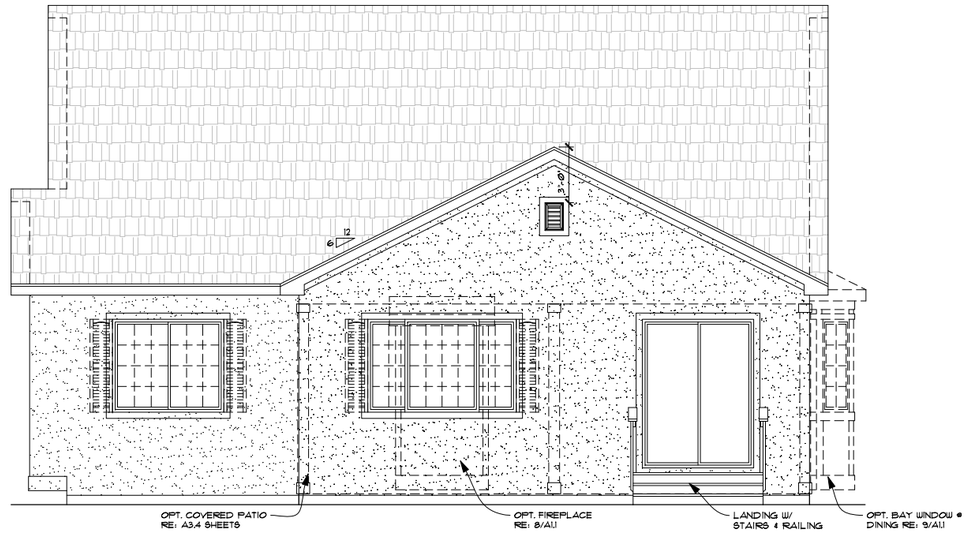
UTAH MASTER PLAN

Plan Number: U274

Plan Name: AMBER

Sheet Title: ELEVATION B OPT. ADDITIONAL MASONRY

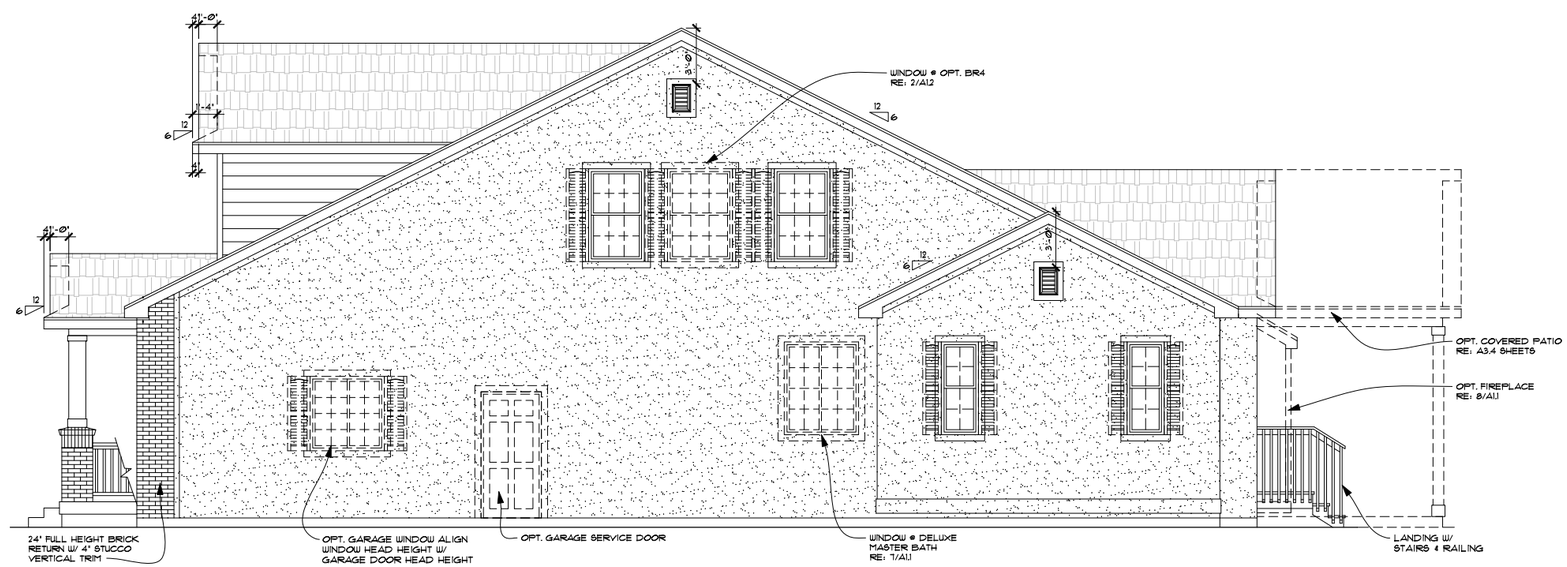
Sheet Number: A2.2 C



7 REAR ELEVATION B - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION B - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

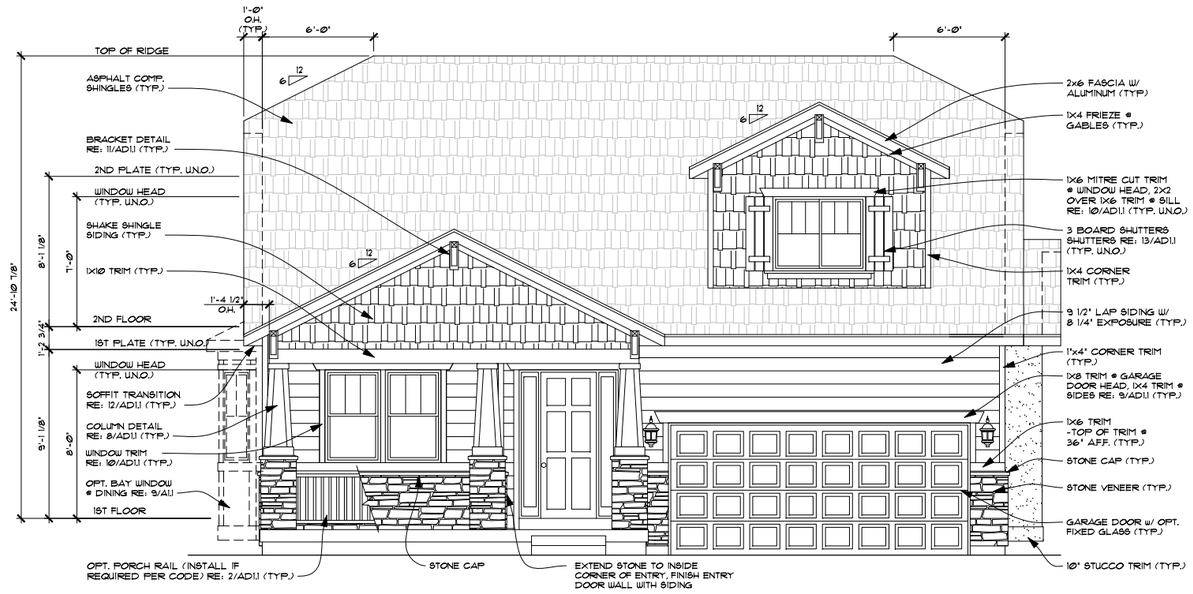
Sheet Title:

ELEVATION B
OPT.
ADDITIONAL
MASONRY

Sheet Number:

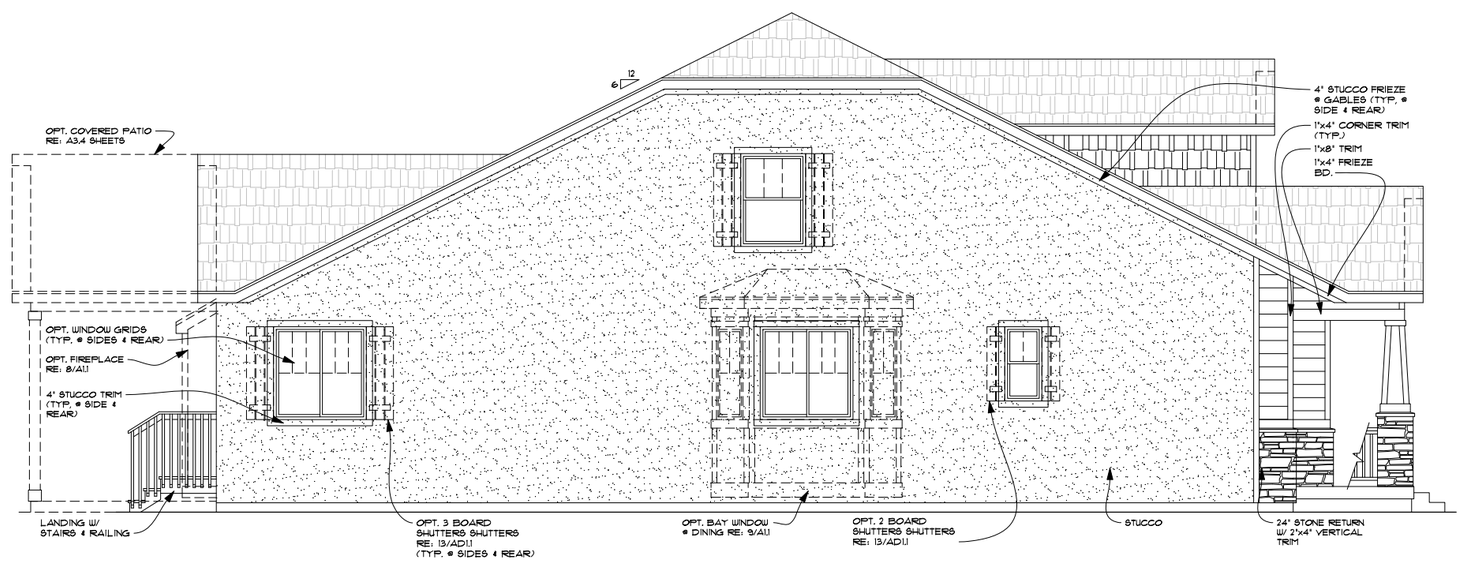
A2.2

d



1 FRONT ELEVATION C

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION C

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION C

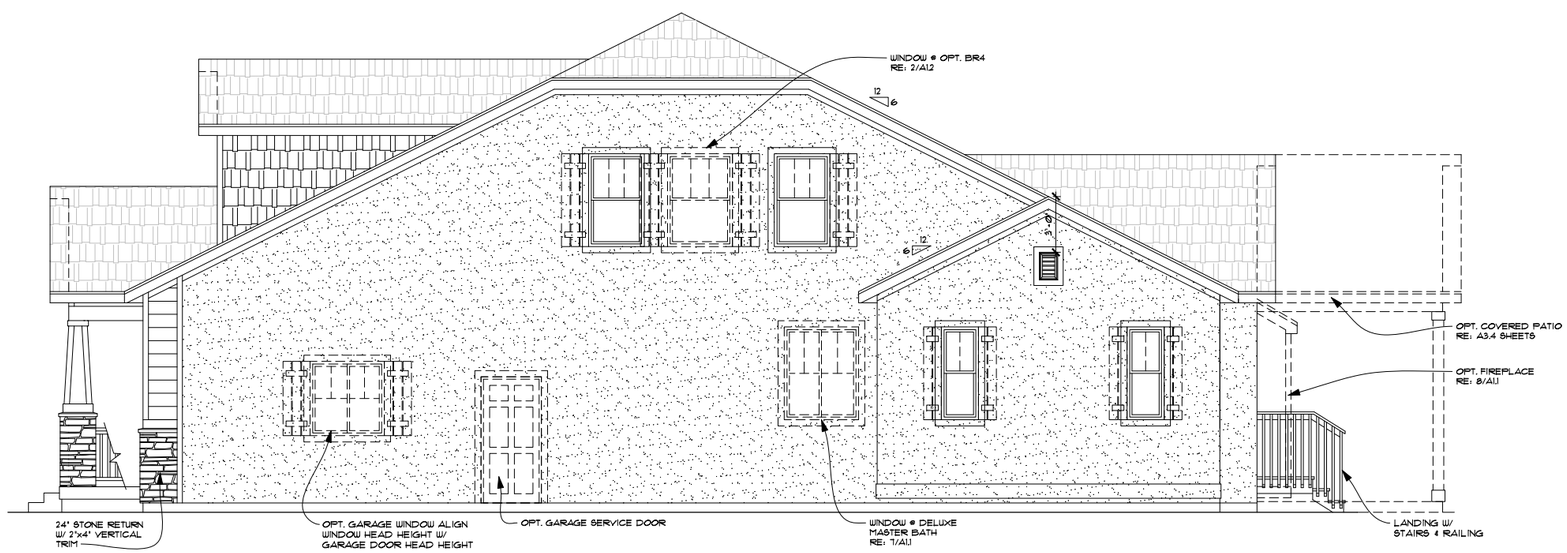
Sheet Number:

A2.3

a

3 REAR ELEVATION C

SCALE: 1/4"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C

SCALE: 1/4"=1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

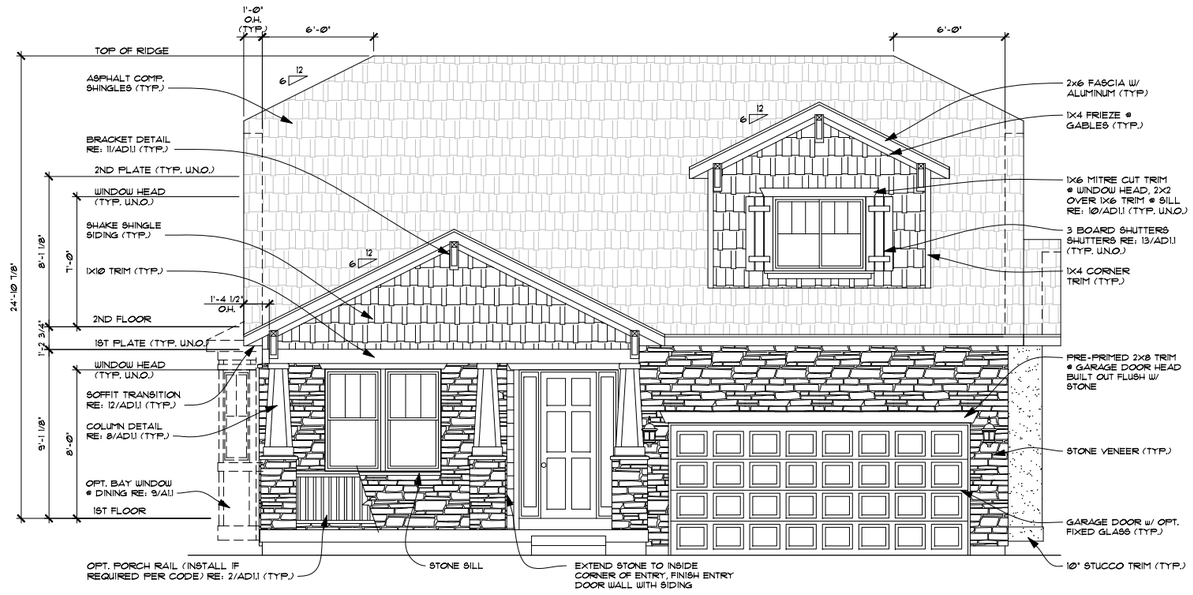
Sheet Title:

ELEVATION C

Sheet Number:

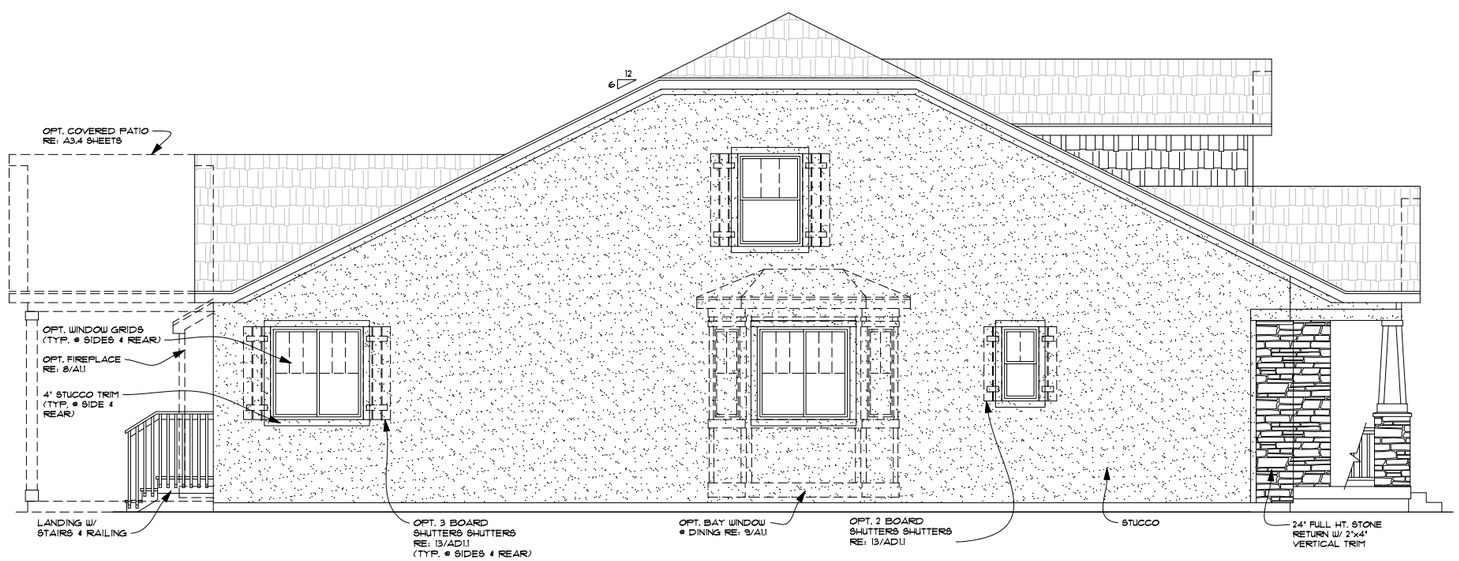
A2.3

b



5 FRONT ELEVATION C - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"



6 LEFT ELEVATION C - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION C OPT. ADDITIONAL MASONRY

Sheet Number:

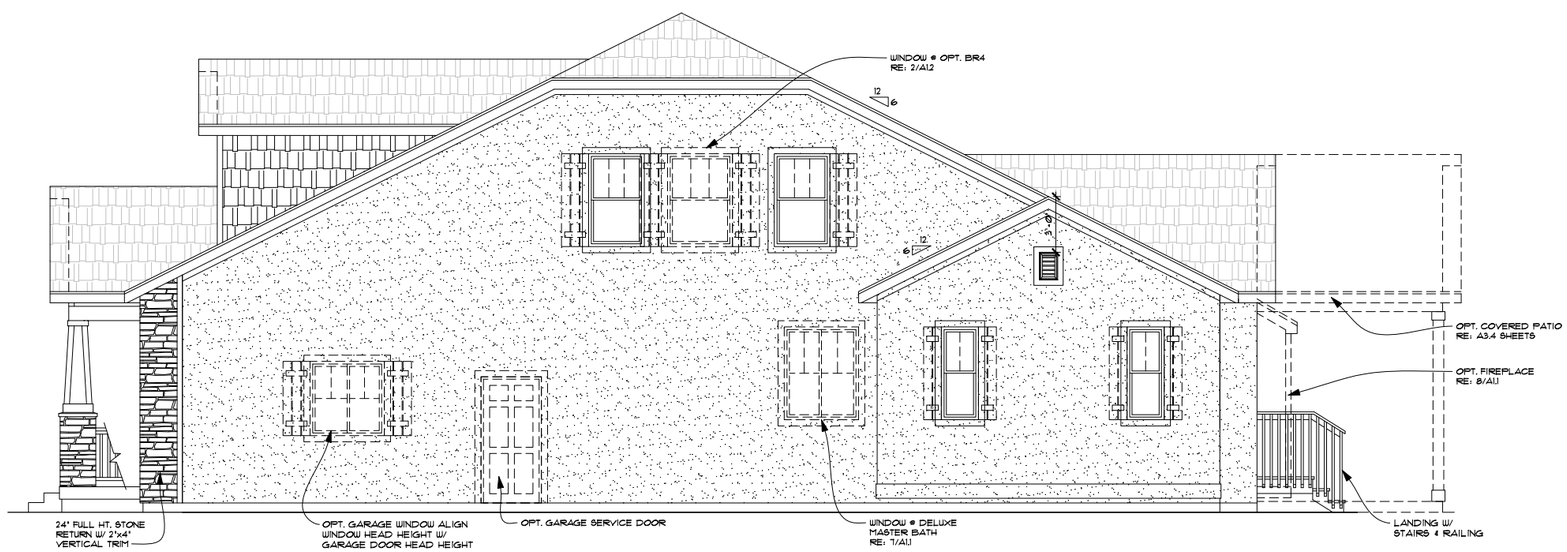
A2.3

C

7 REAR ELEVATION C - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION C - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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U274

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AMBER

Sheet Title:

ELEVATION C
OPT.
ADDITIONAL
MASONRY

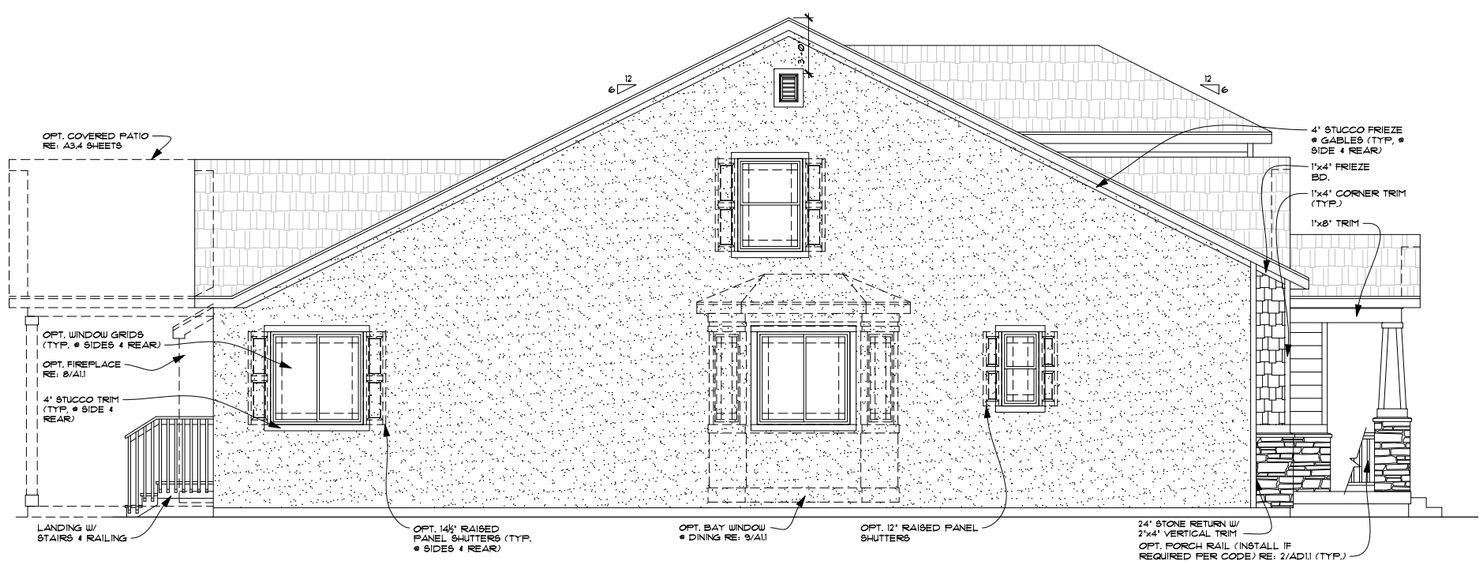
Sheet Number:

A2.3

d

1 FRONT ELEVATION D

SCALE: ¼"=1'-0"



2 LEFT ELEVATION D

SCALE: ¼"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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UTAH MASTER PLAN

Plan Number:
U274

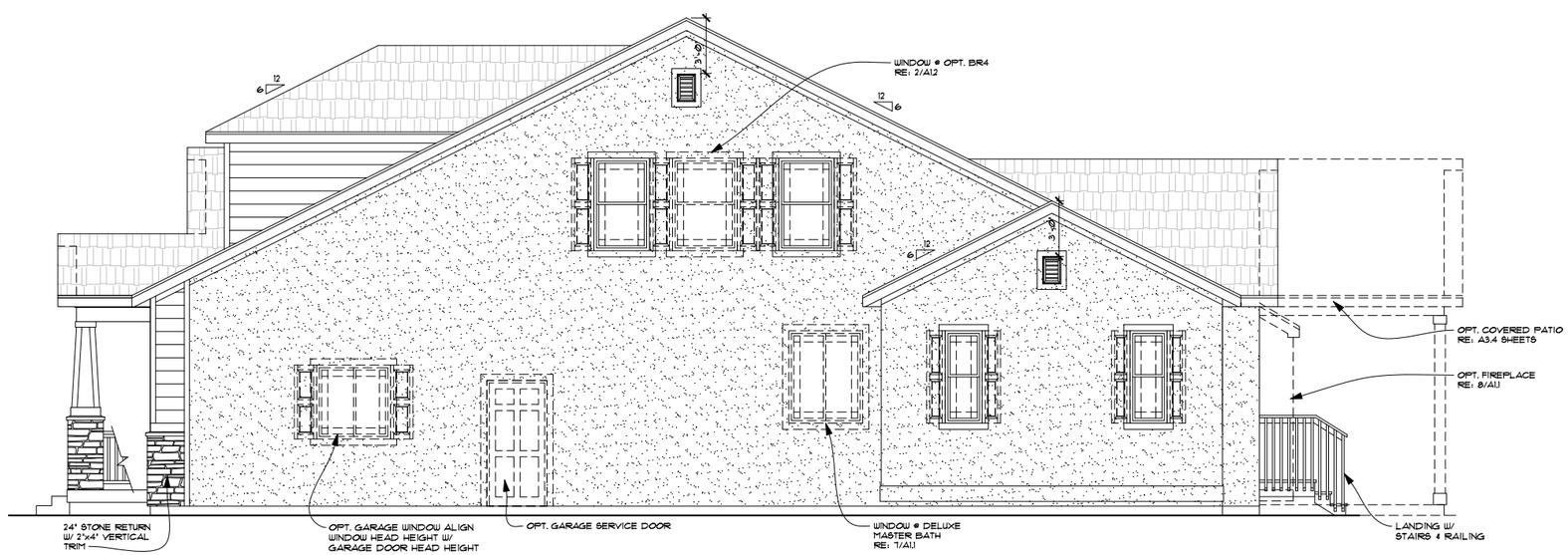
Plan Name:
AMBER

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

3 REAR ELEVATION D

SCALE: 1/4"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION D

SCALE: 1/4"=1'-0" RE: 1/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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UTAH
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Plan Number:
U274

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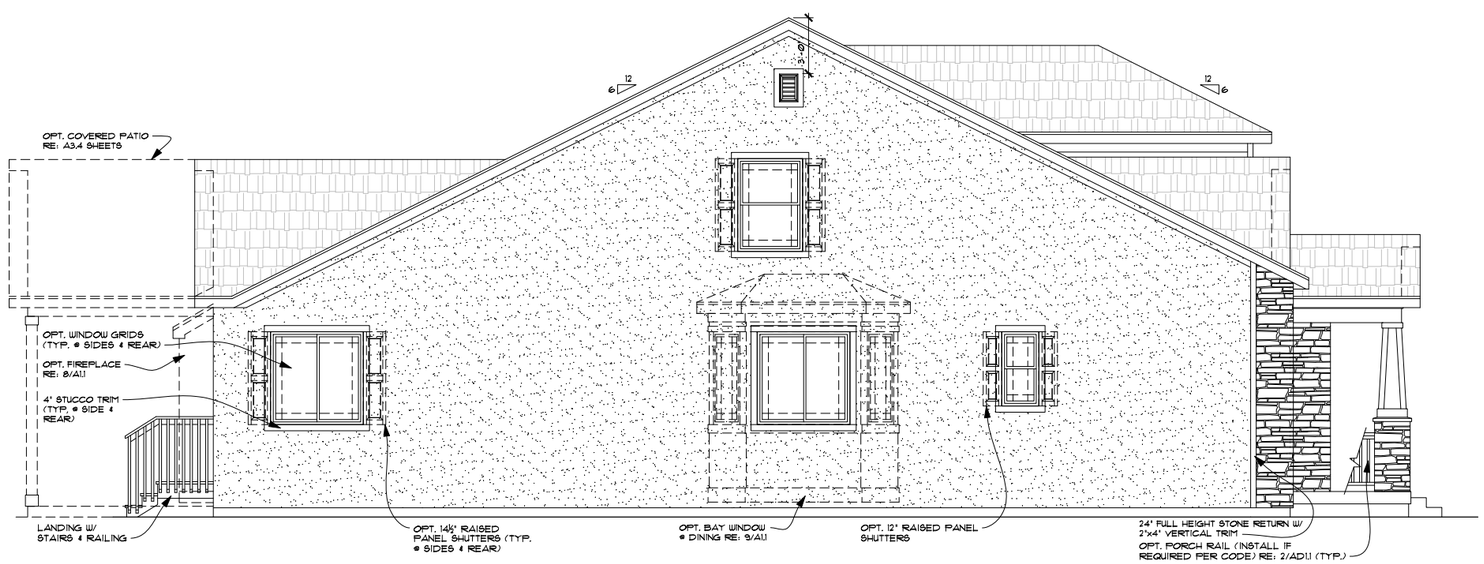
AMBER

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b

5 FRONT ELEVATION D - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"



6 LEFT ELEVATION D - OPT. ADDITIONAL MASONRY

SCALE: ¼"=1'-0"

NOTE:
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U274

Plan Name:
AMBER

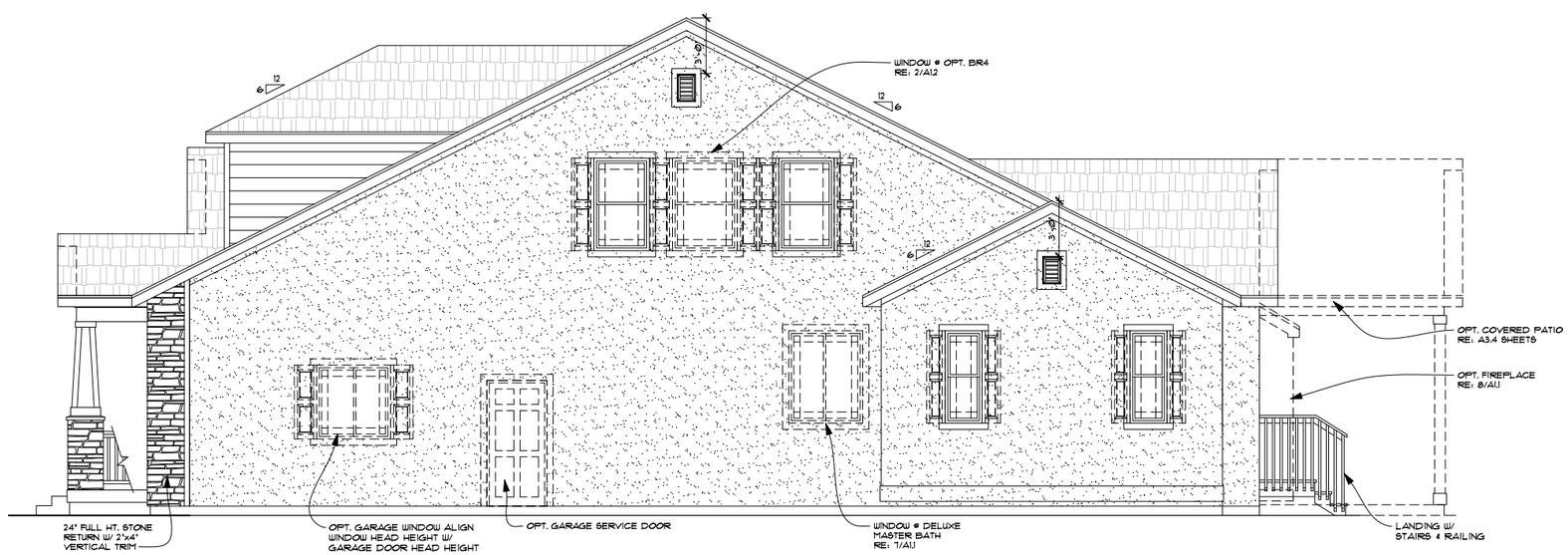
Sheet Title:
ELEVATION D OPT. ADDITIONAL MASONRY

Sheet Number:
A2.4
C

7 REAR ELEVATION D - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION D - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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U274

Plan Name:
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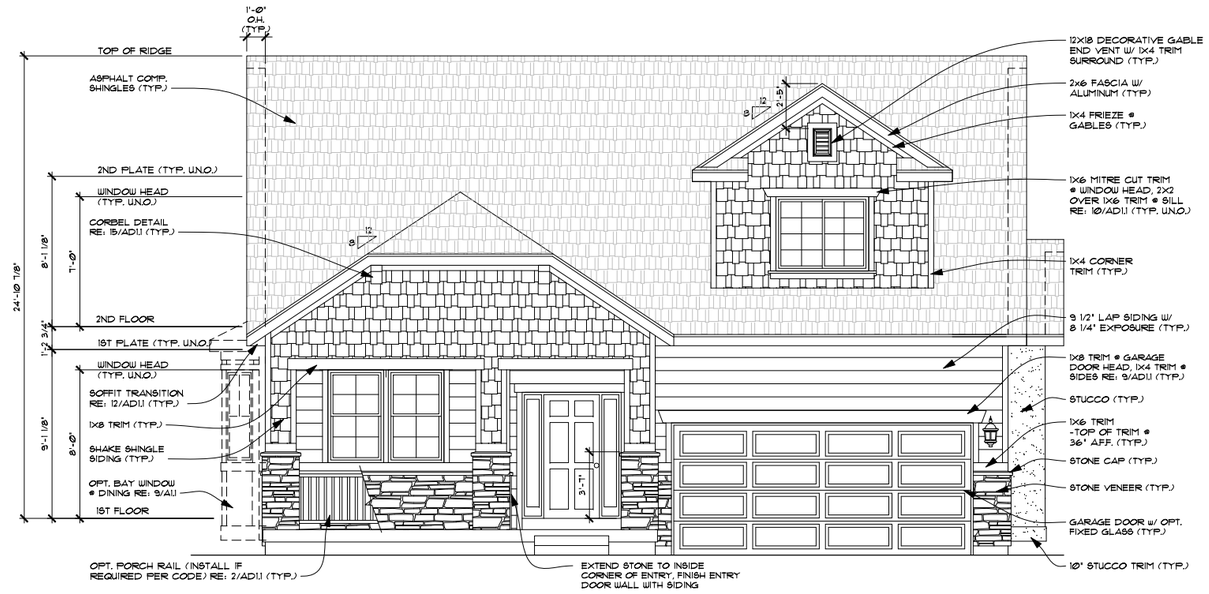
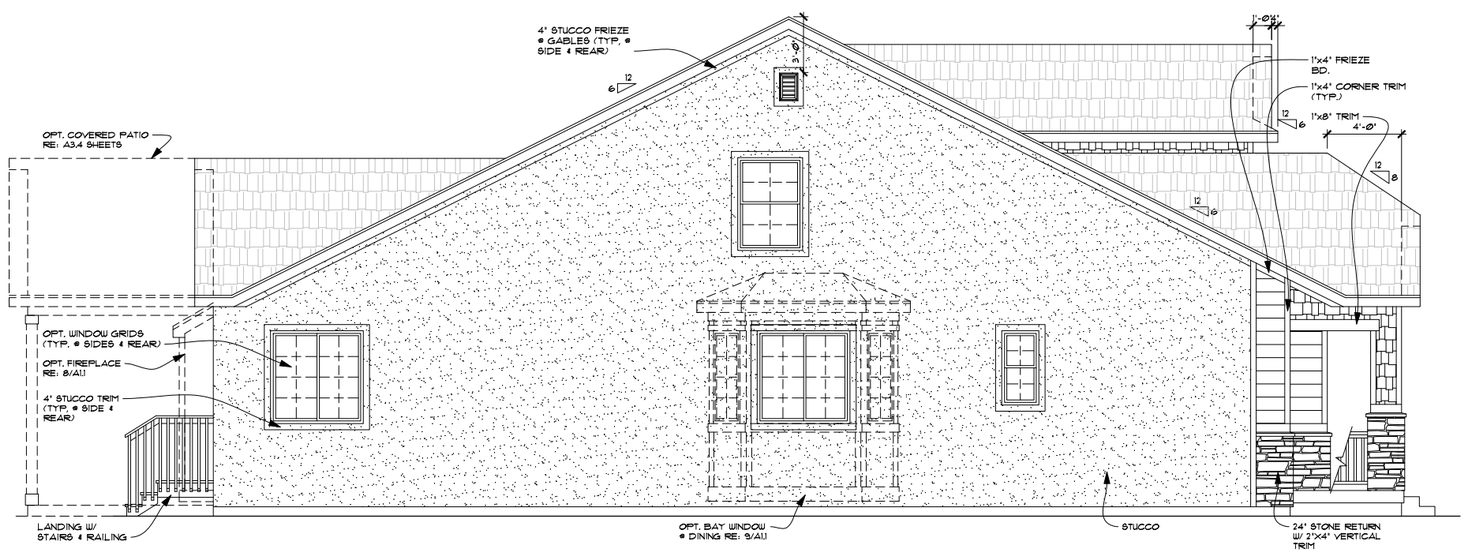
Sheet Title:
ELEVATION D
OPT.
ADDITIONAL
MASONRY

Sheet Number:
A2.4
d



1 FRONT ELEVATION E

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION E

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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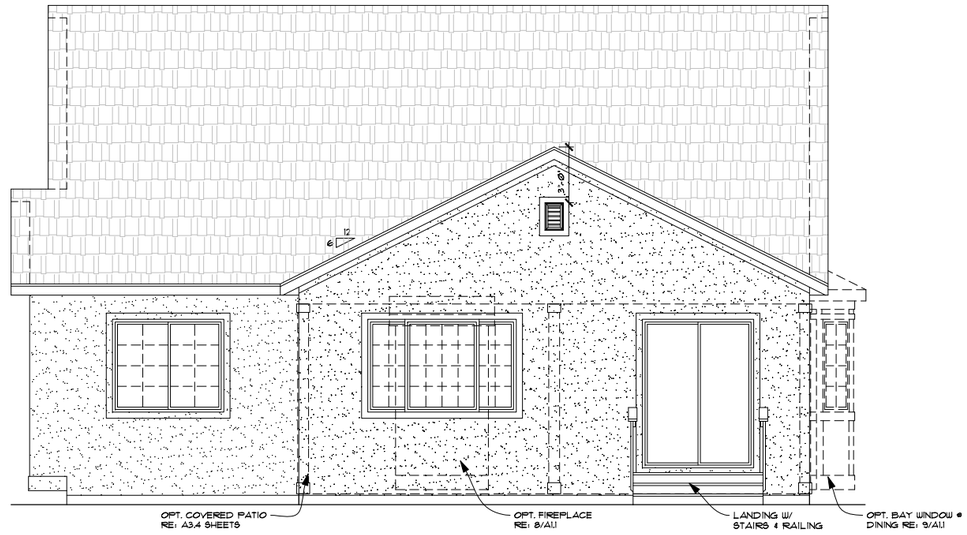
Plan Number:
U274

Plan Name:
AMBER

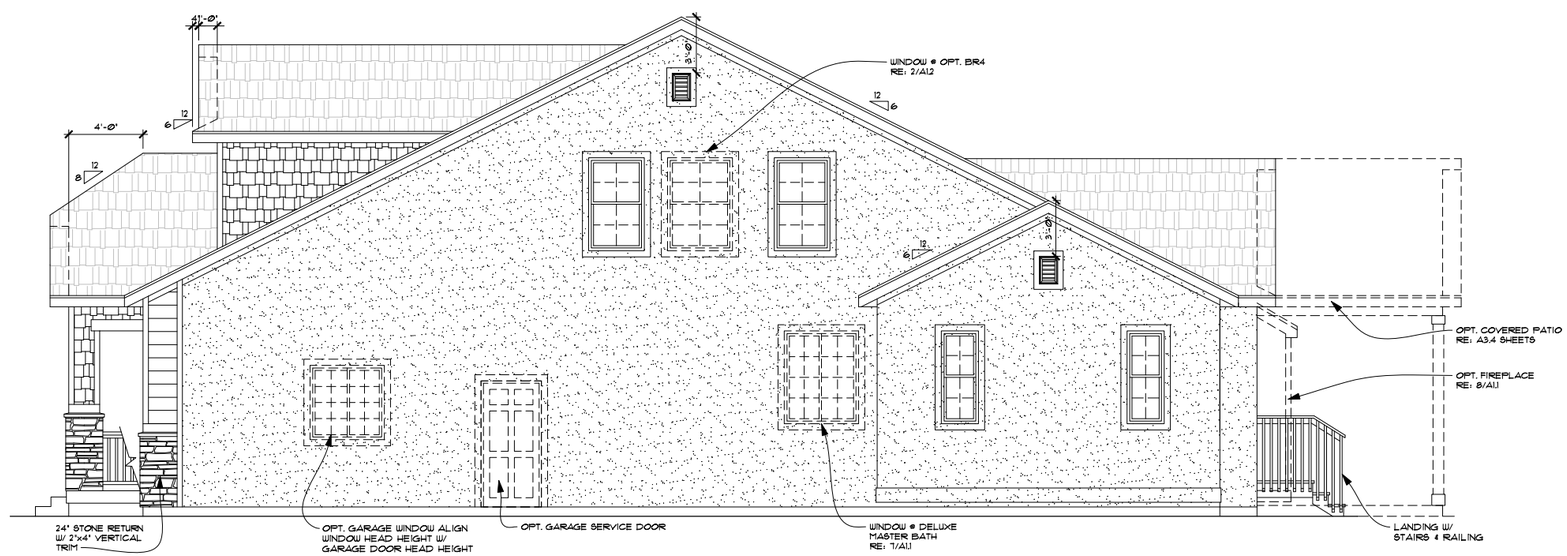
Sheet Title:
ELEVATION E

Sheet Number:
A2.5
a



3 REAR ELEVATION E

SCALE: 1/4"=1'-0" RE: 1/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION E

SCALE: 1/4"=1'-0" RE: 1/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
(TYP. @ ALL SIDES)

RICHMOND AMERICAN HOMES

UTAH
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Date: 08/30/2013

Revisions:
TF-001 3/31/14

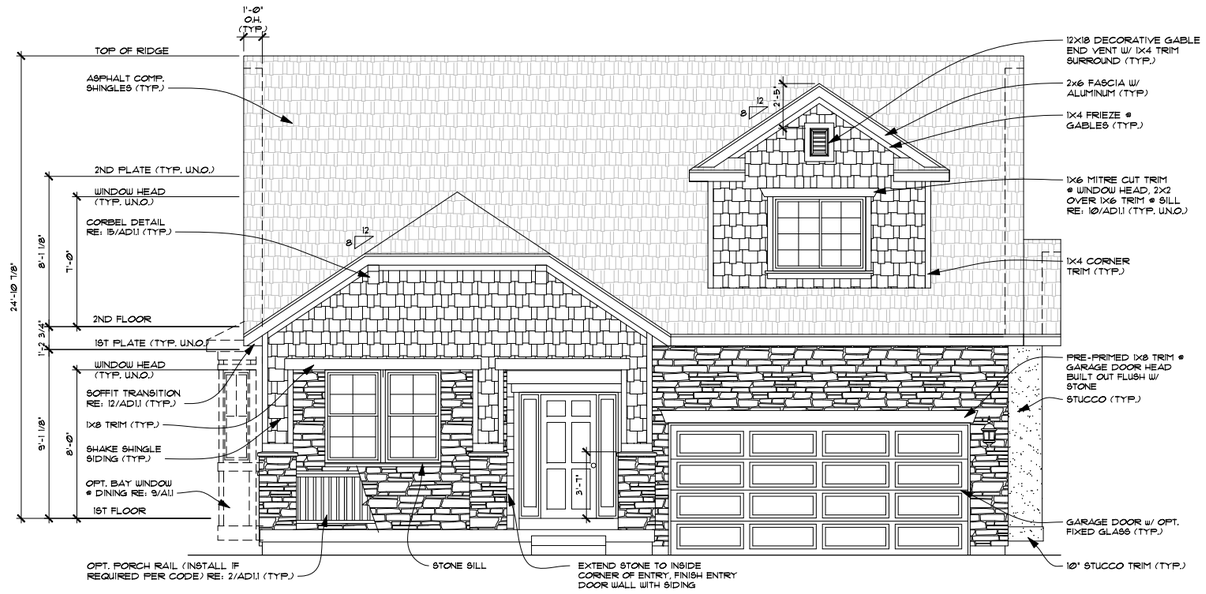
UTAH
MASTER PLAN

Plan Number:
U274

Plan Name:
AMBER

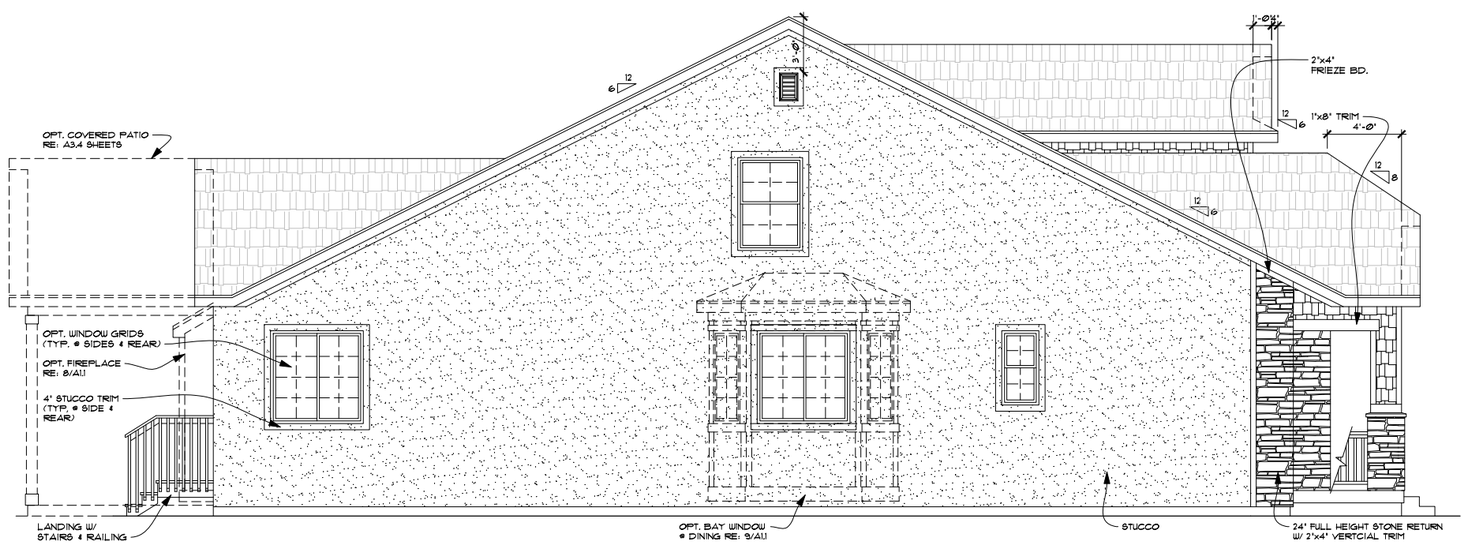
Sheet Title:
ELEVATION E

Sheet Number:
A2.5
b



5 FRONT ELEVATION E - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"



6 LEFT ELEVATION E - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION. (TYP. @ ALL SIDES)

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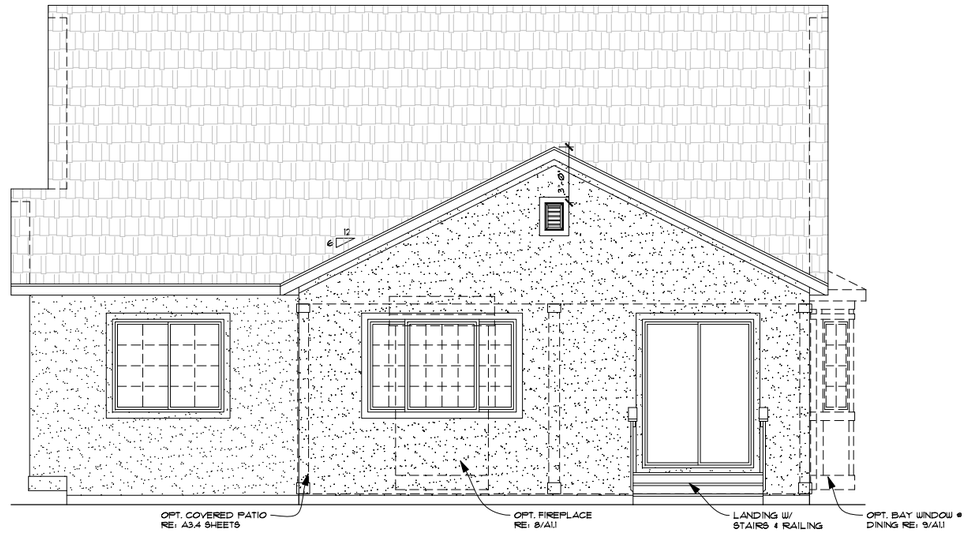
UTAH MASTER PLAN

Plan Number:
U274

Plan Name:
AMBER

Sheet Title:
ELEVATION E OPT. ADDITIONAL MASONRY

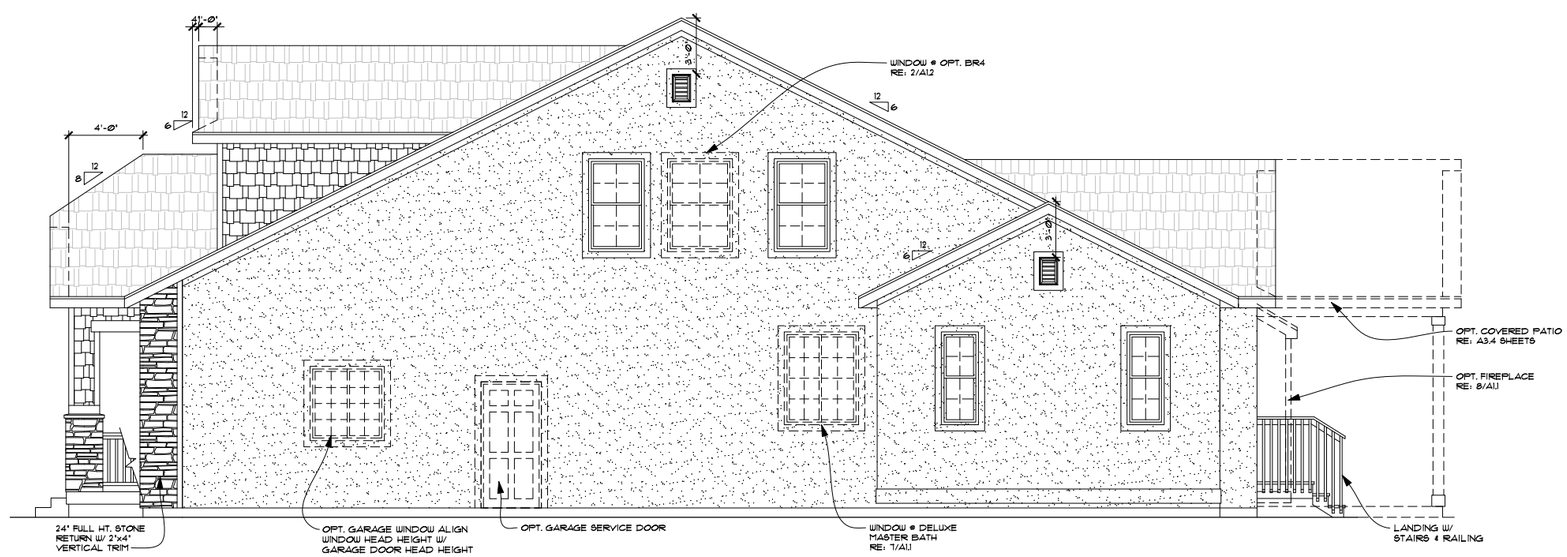
Sheet Number:
A2.5
C



7 REAR ELEVATION E - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION E - OPT. ADDITIONAL MASONRY

SCALE: 1/4"=1'-0"

RE: 5/A2.5 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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- FINISH TO MINIMIZE EXPOSED CONCRETE @ FOUNDATION.
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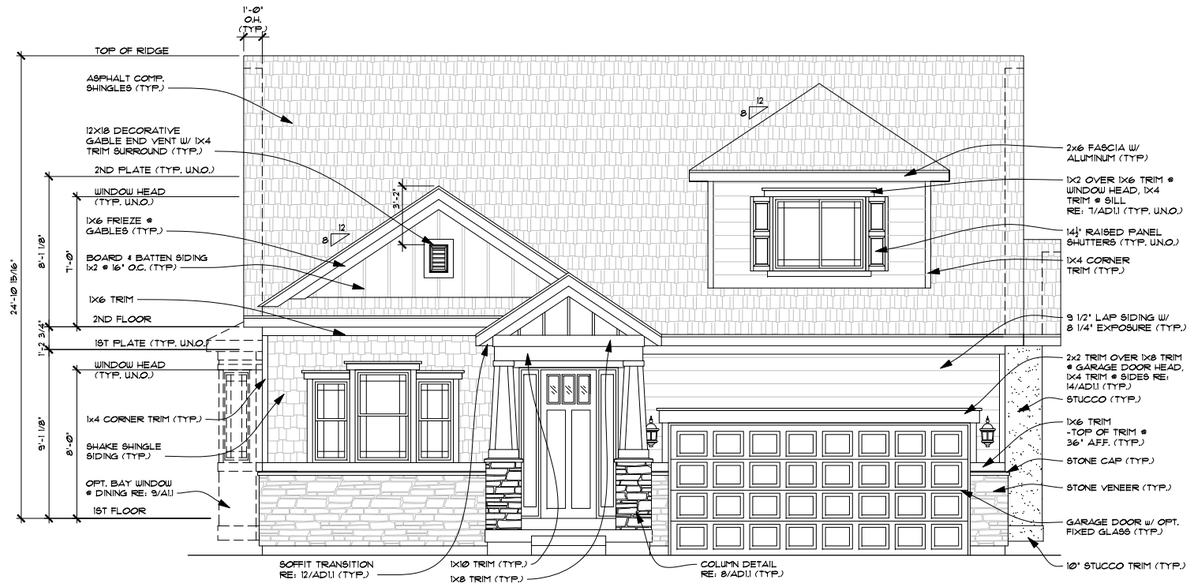
UTAH
MASTER PLAN

Plan Number:
U274

Plan Name:
AMBER

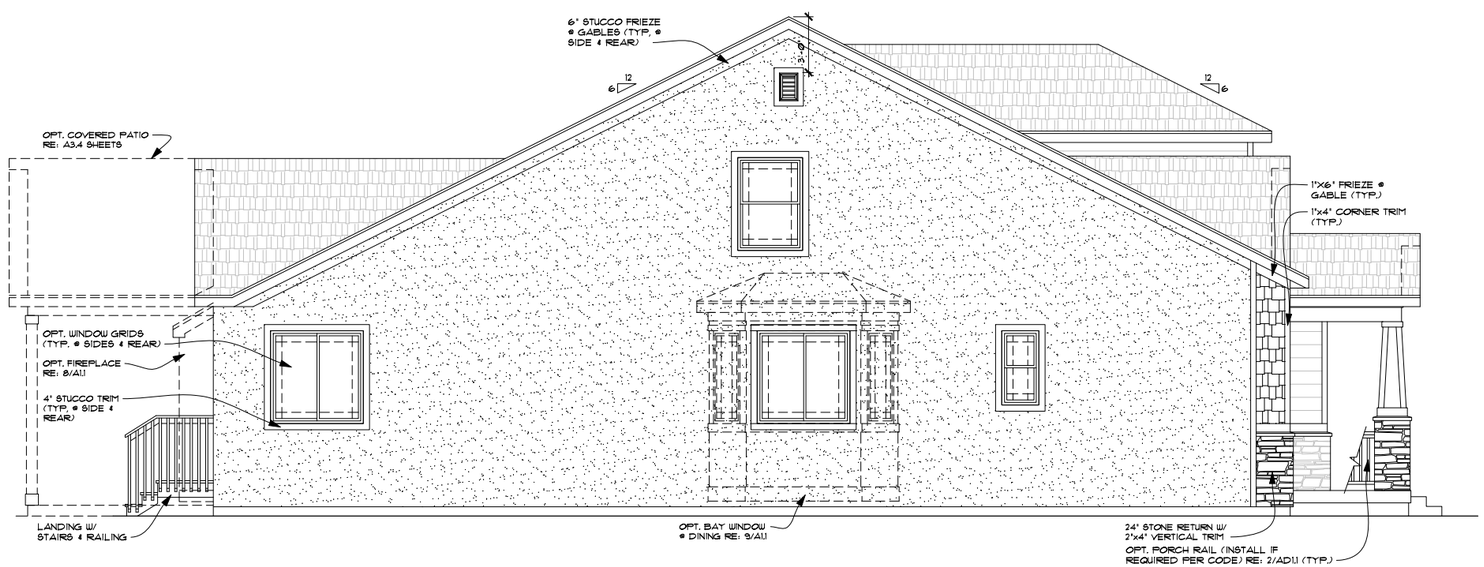
Sheet Title:
ELEVATION E
OPT.
ADDITIONAL
MASONRY

Sheet Number:
A2.5
d



1 FRONT ELEVATION F

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION F

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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GEN-010	7/11/14

UTAH MASTER PLAN

Plan Number: U274

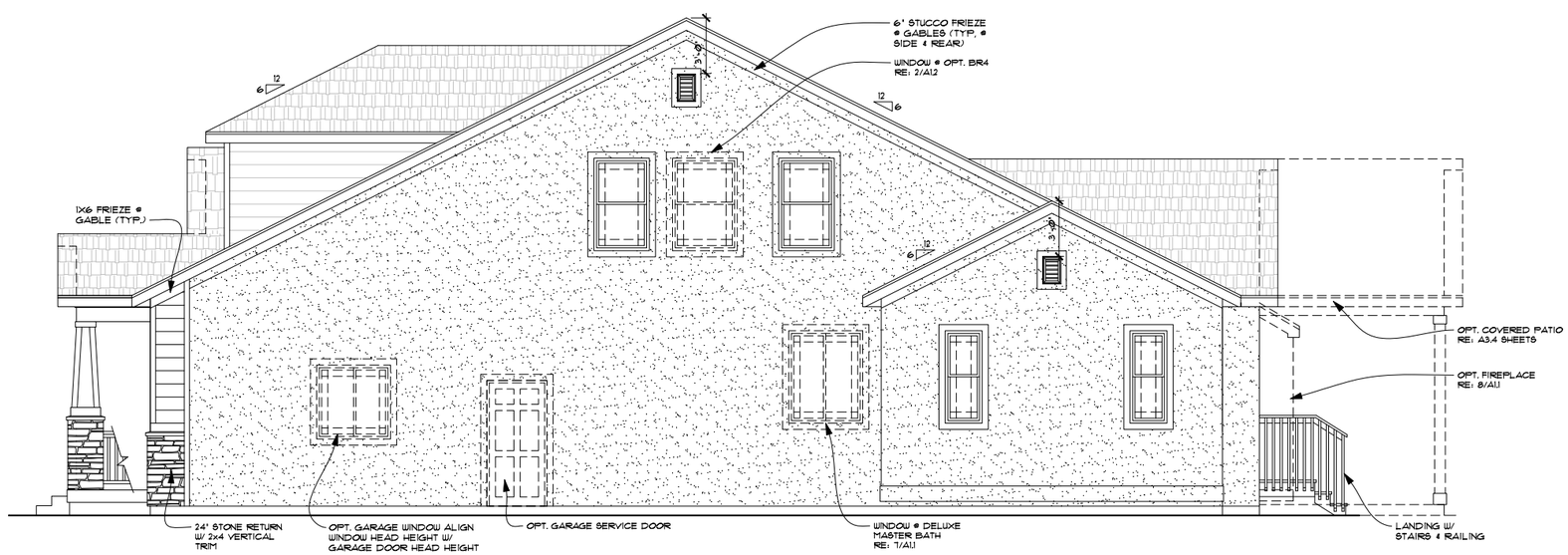
Plan Name: AMBER

Sheet Title: ELEVATION F

Sheet Number: A2.6 a

3 REAR ELEVATION F

SCALE: 1/4"=1'-0" RE: 1/A2.6 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION F

SCALE: 1/4"=1'-0" RE: 1/A2.6 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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UTAH
MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

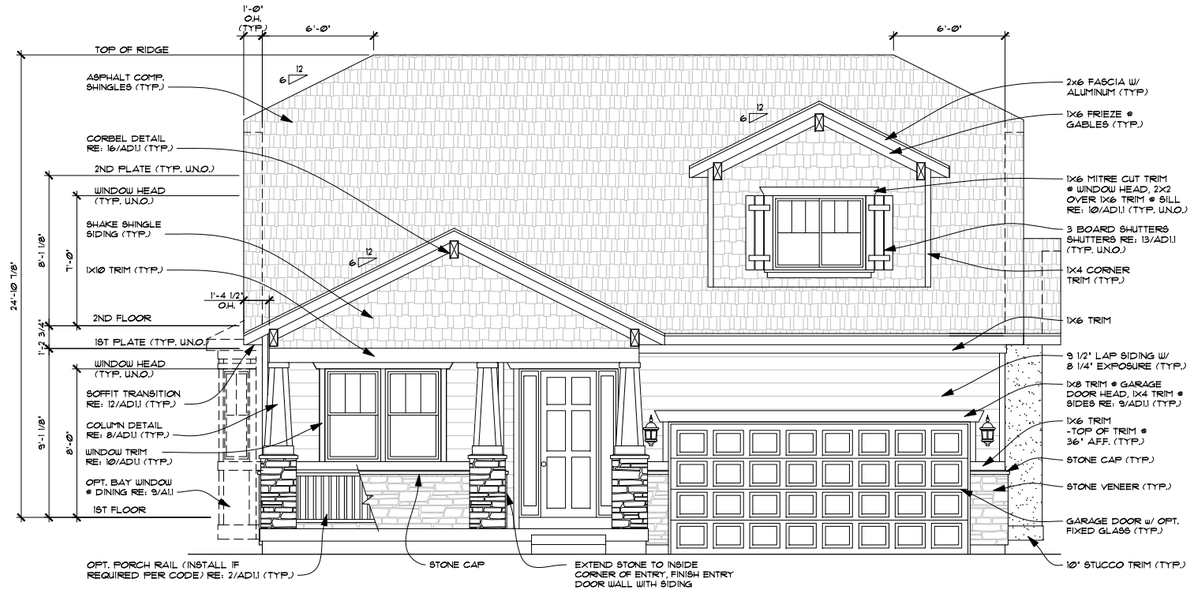
Sheet Title:

ELEVATION F

Sheet Number:

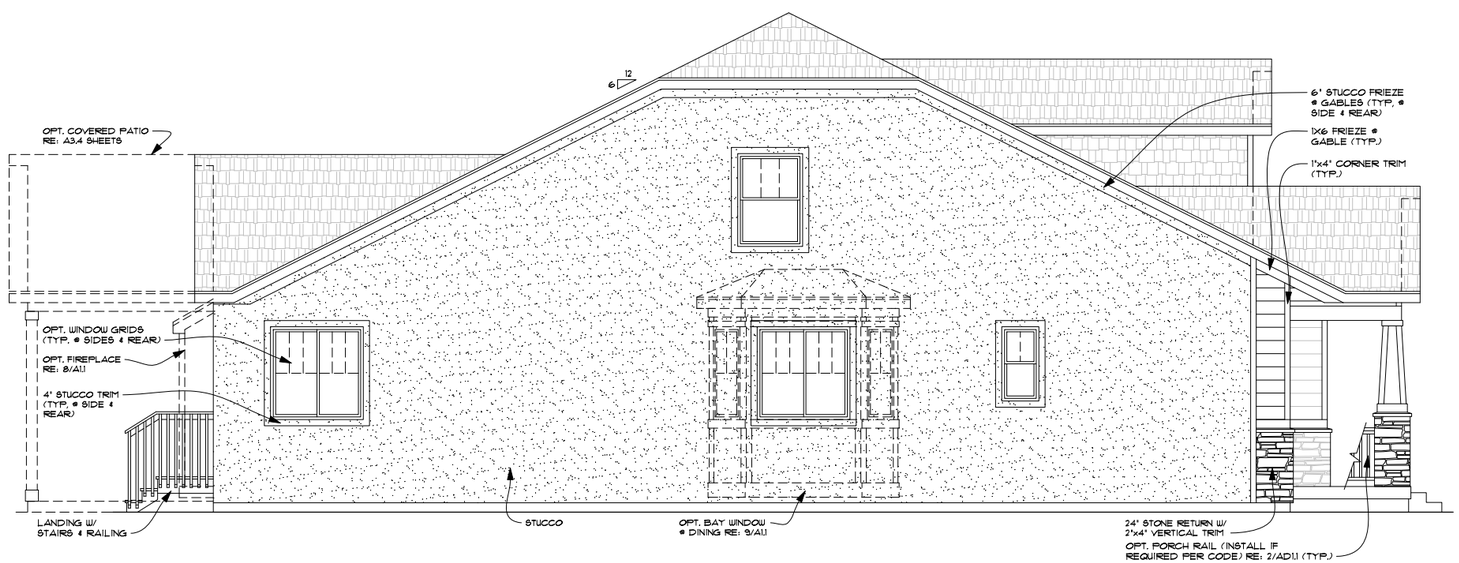
A2.6

b



1 FRONT ELEVATION G

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION G

SCALE: 1/4"=1'-0"

NOTE:
LIMIT EXPOSED CONCRETE TO 8" MAXIMUM ABOVE FINISHED GRADE
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UTAH MASTER PLAN

Plan Number: U274

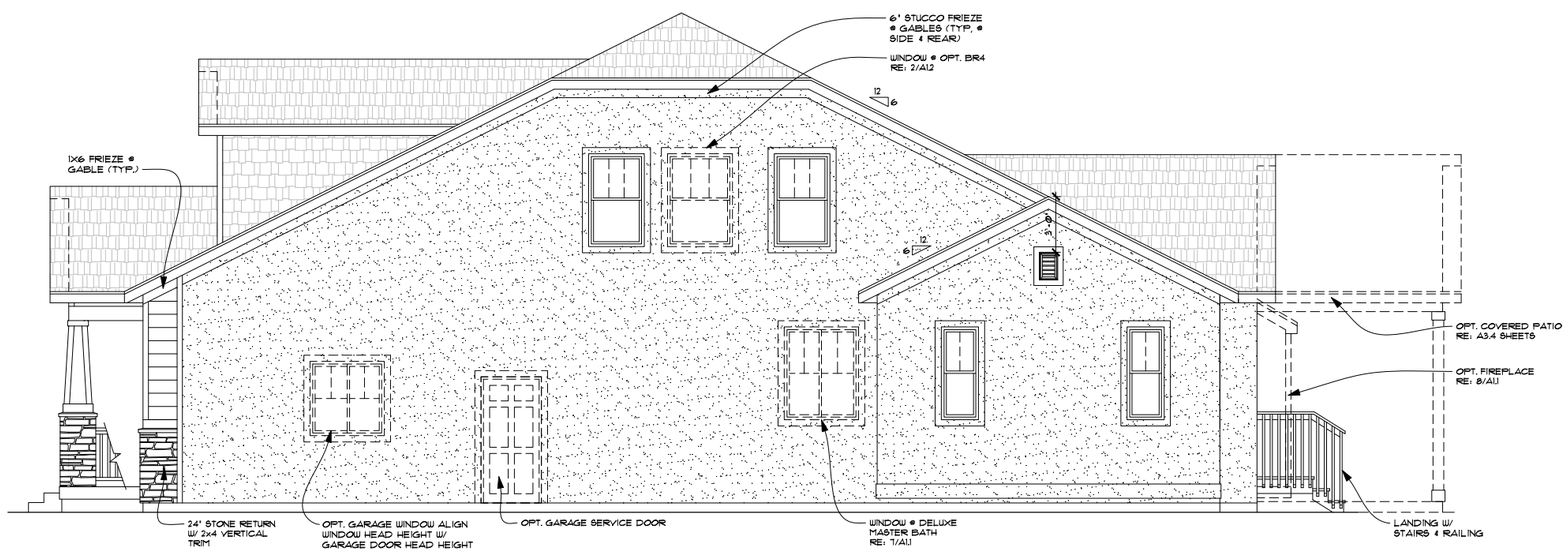
Plan Name: AMBER

Sheet Title: ELEVATION G

Sheet Number: A2.7 a

3 REAR ELEVATION G

SCALE: 1/4"=1'-0" RE: 1/A2.7 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION G

SCALE: 1/4"=1'-0" RE: 1/A2.7 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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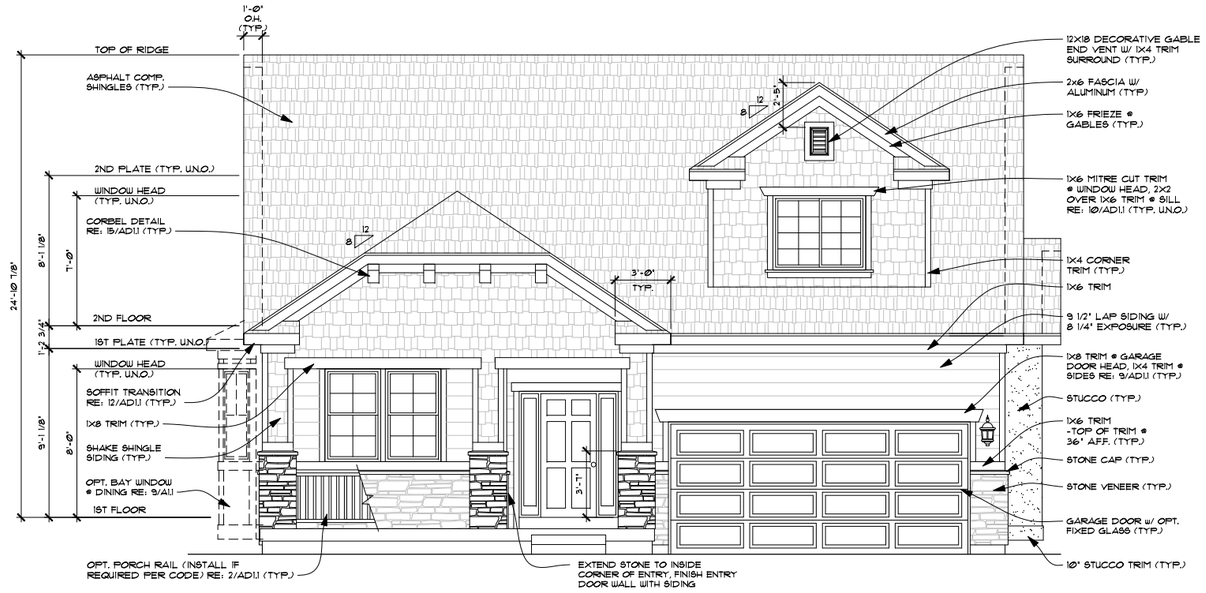
UTAH
MASTER PLAN

Plan Number:
U274

Plan Name:
AMBER

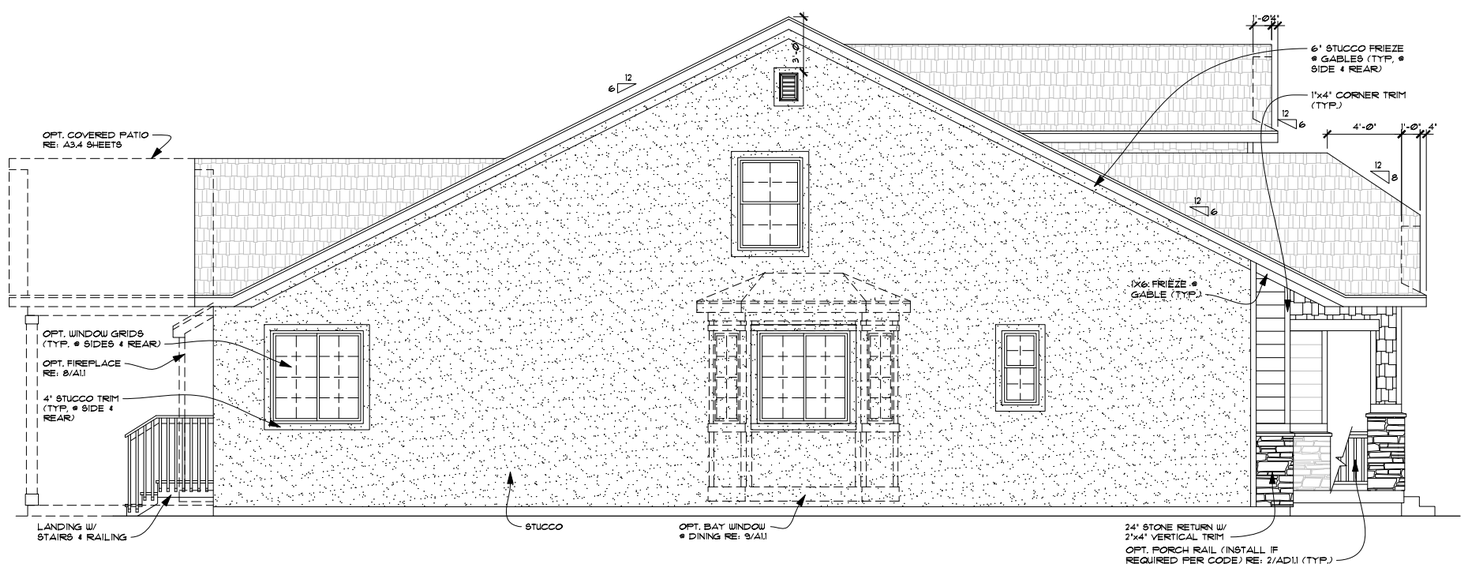
Sheet Title:
ELEVATION G

Sheet Number:
A2.7
b



1 FRONT ELEVATION H

SCALE: 1/4"=1'-0"



2 LEFT ELEVATION H

SCALE: 1/4"=1'-0"

NOTE:
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UTAH MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION H

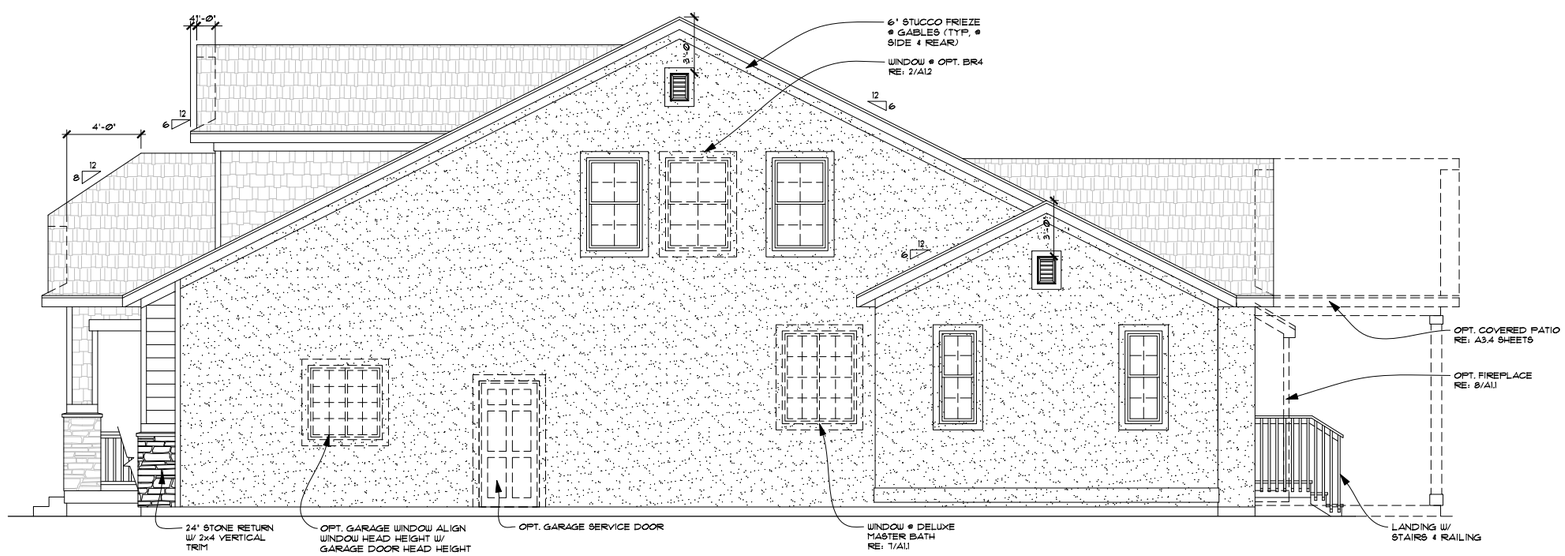
Sheet Number:

A2.8

a

3 REAR ELEVATION H

SCALE: 1/4"=1'-0" RE: 1/A2.8 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION H

SCALE: 1/4"=1'-0" RE: 1/A2.8 FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
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UTAH
MASTER PLAN

Plan Number:

U274

Plan Name:

AMBER

Sheet Title:

ELEVATION H

Sheet Number:

A2.8

b

FIELDSTONE HOMES ELEVATIONS

2316

6438
NOW AVAILABLE
AVAILABLE
LOT
33
FieldStone HOMES
For Sal

4797

14557

FieldStone HOMES

Architectural Proposal

Roof Styles - Front Elevations

Fieldstone Homes is proposing using a mixture of roof lines to offer elevation diversity on products for the Legacy Farms development. We would propose using multiple gables and dutch-hip roofs in combination with each other to offer as well as offering hipped roofs specific to each plan. Examples of such roof lines on current product:

Front Porches

Where possible on plans Fieldstone Homes will provide a covered porch from the front entryway to the side of the building. Porches will typically be covered by a shed style roof and will provide a gutter/downspout to keep walkways safe for useage in the winter. Examples of such scenarios follow:

Roof Styles - Front Elevations

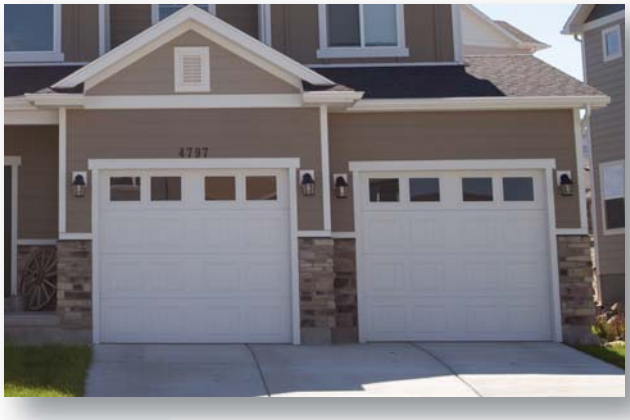
Fieldstone Homes is proposing using a mixture of roof lines to offer elevation diversity on products for the Legacy Farms development. We would propose using multiple gables and dutch-hip roofs in combination with each other to offer as well as offering hipped roofs specific to each plan. Examples of such roof lines on current product:

Roof Styles - Side Gable Elevations

On side elevations where the roof line forms a gable end Fieldstone Homes proposes provideing a transition band (in an offsetting color) between the body of the home and the elevation. Material above the transition band would be a different accent color to provide variance in gable ends. Examples of such scenarios elevations follow:

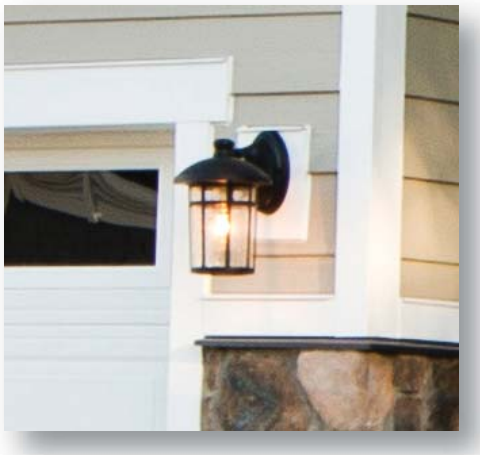
Windows

To provide variation between plan elevations Fieldstone Homes will use a variety of window sizes and configurations that take into account both the interior elevation and the exterior functionality of all windows. In addition Fieldstone Homes proposes to provide windows in all garage doors. Examples of such scenarios follow:



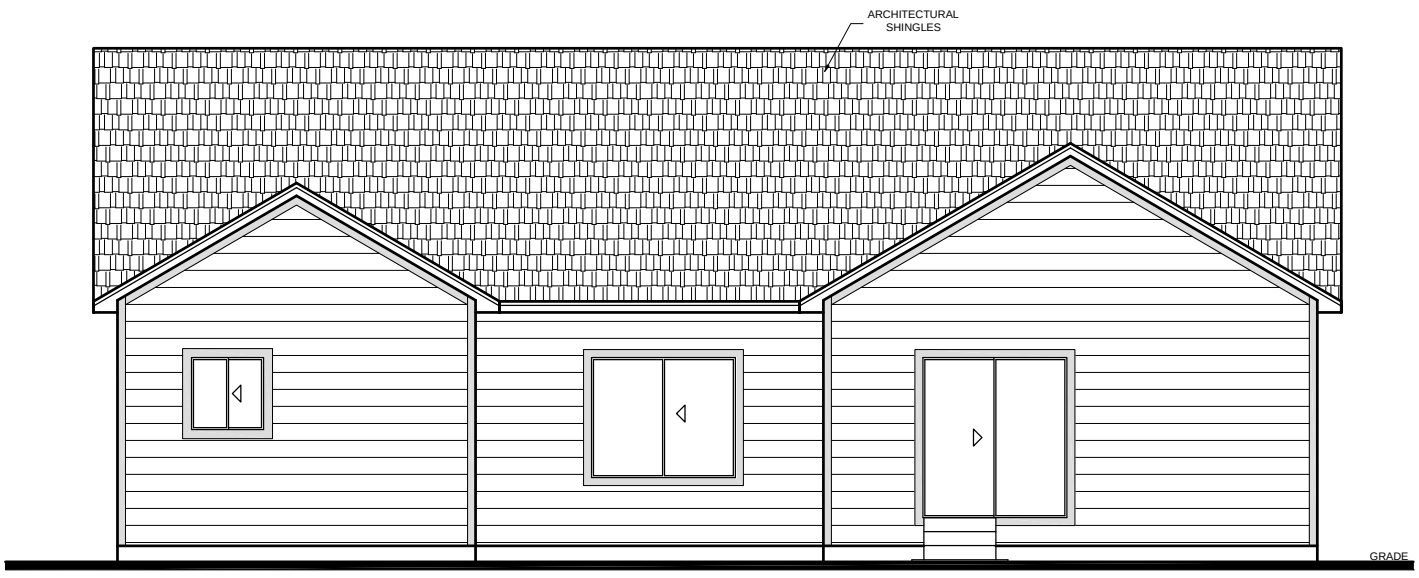
Architectural Details

Where possible Fieldstone Homes will be providing architectural details to enhance the overall presence of the product. The following examples portray some of the more significant details that are being proposed:



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

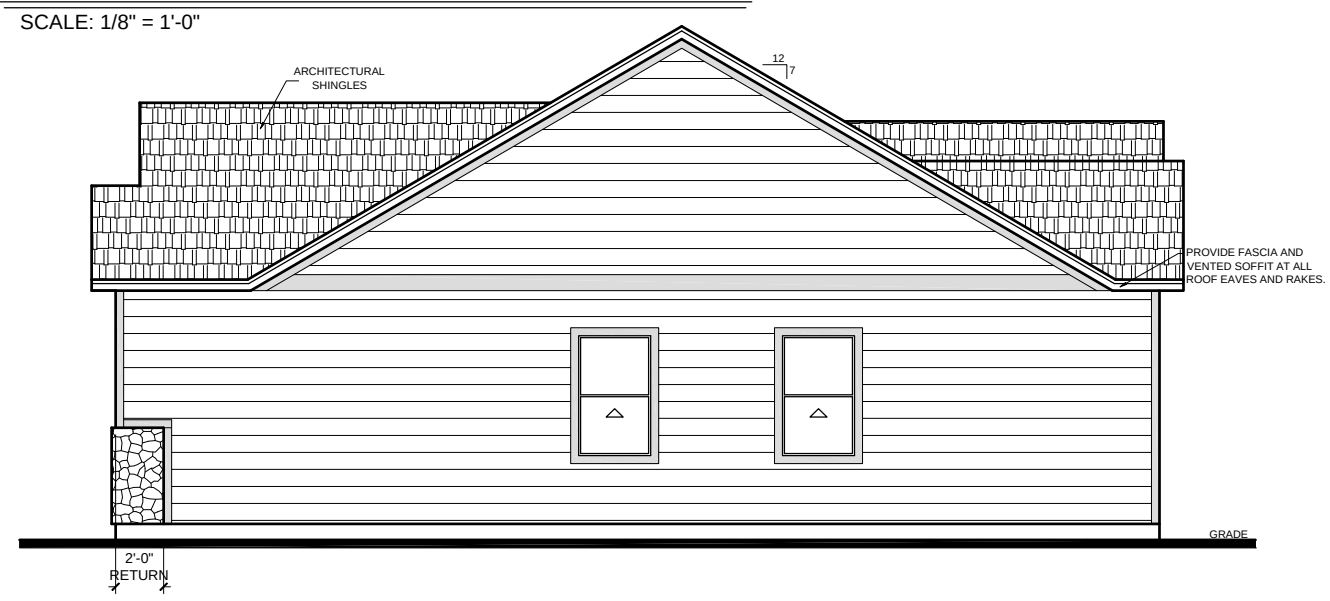


REAR ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

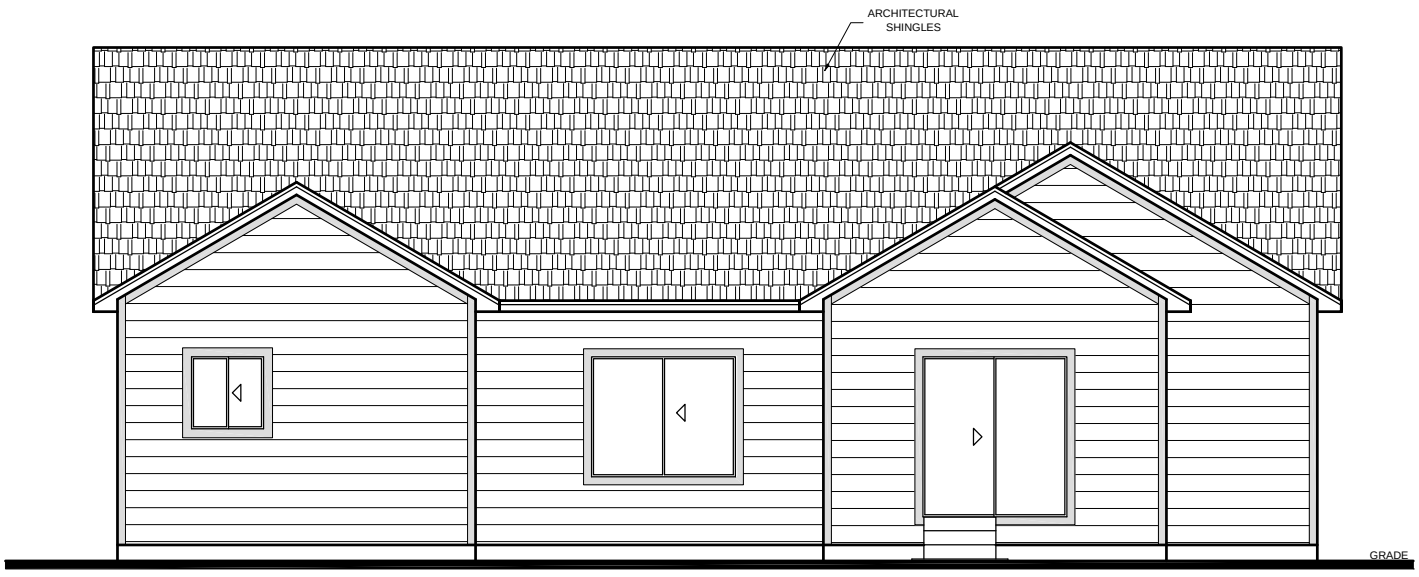
SCALE: 1/8" = 1'-0"

WEST VALLEY CITY 1496 PLAN	1496 PLAN	UTAH PRODUCTION	DRAFTER INITIALS: MSB 04/06/2015 REDLINER INITIALS: BBB 01/01/2001	
ELEVATIONS A2.1	ASHLEE COMMONS LOT # ____	DATE:4/22/2015	Fieldstone Homes, Inc. 12896 South Pony Express Road Suite #400 Draper, UT, 84020 (801) 233-8300 FAX (801) 233-8600	FieldStone HOMES

PLOT DATE: 6/15/2015 PLOTTED BY: Michael Brown

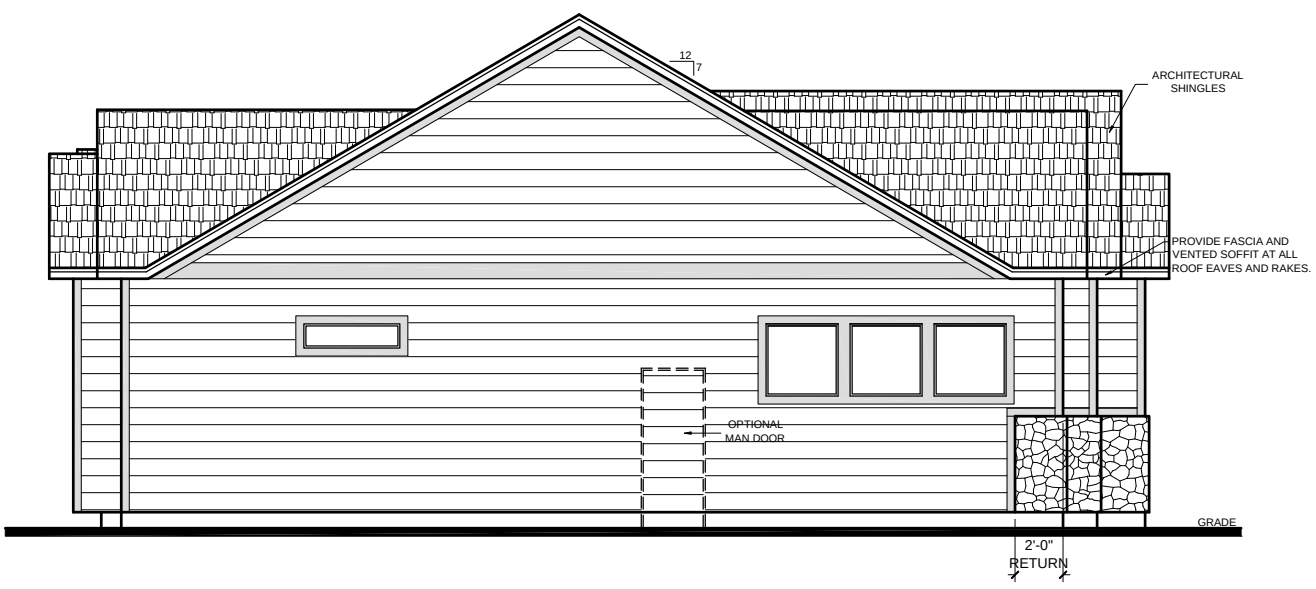
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



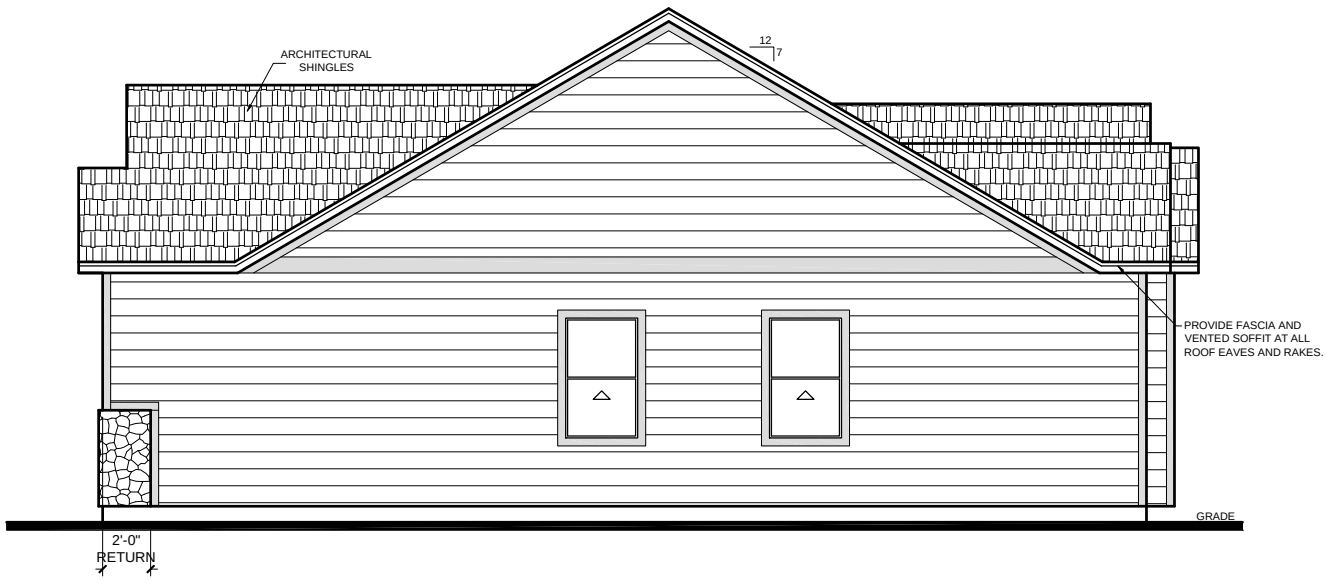
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

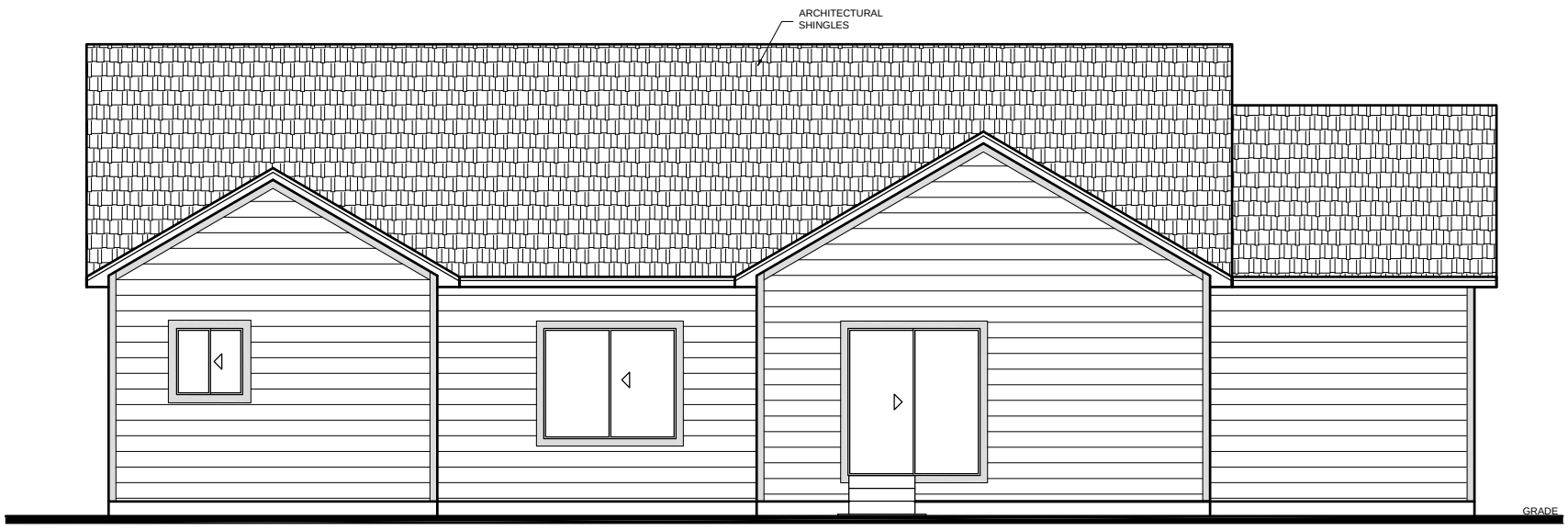
SCALE: 1/8" = 1'-0"

WEST VALLEY CITY 1496 PLAN	1496 PLAN	UTAH PRODUCTION	DRAFTER INITIALS: MSB 04/06/2015 REDLINER INITIALS: BBB 01/01/2001	
ELEVATIONS W/ EXTENSION A2.1	ASHLEE COMMONS LOT # ____	DATE:4/22/2015	Fieldstone Homes, Inc. 12896 South Pony Express Road Suite #400 Draper, UT, 84020 (801) 233-8300 FAX (801) 233-8600	FieldStone HOMES

PLOT DATE: 6/15/2015 PLOTTED BY: Michael Brown

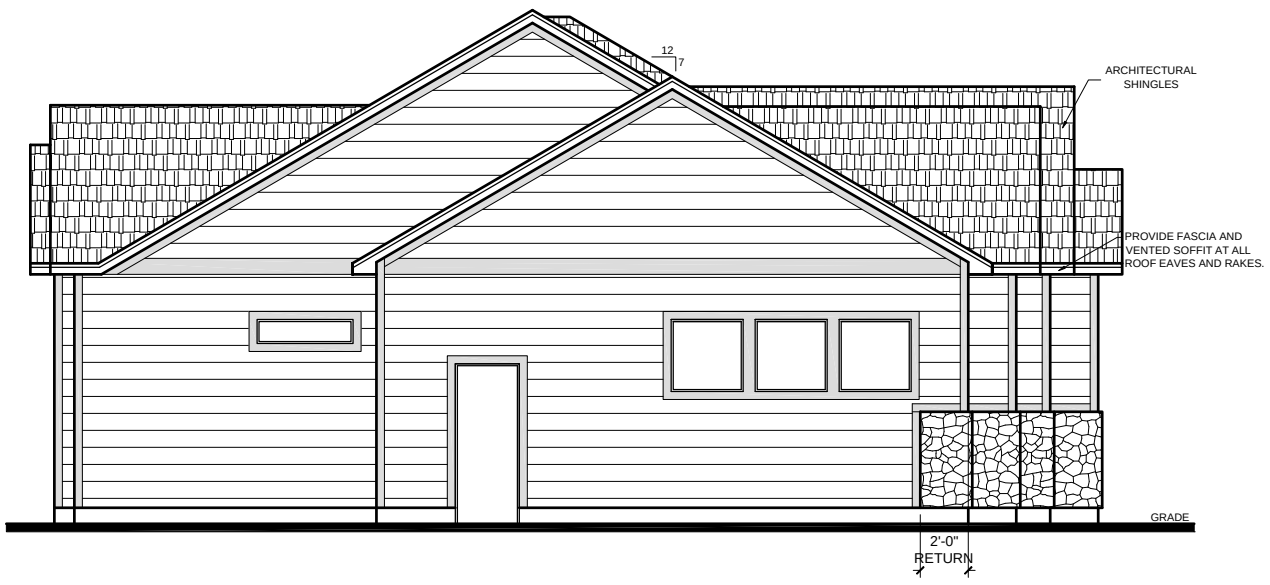
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



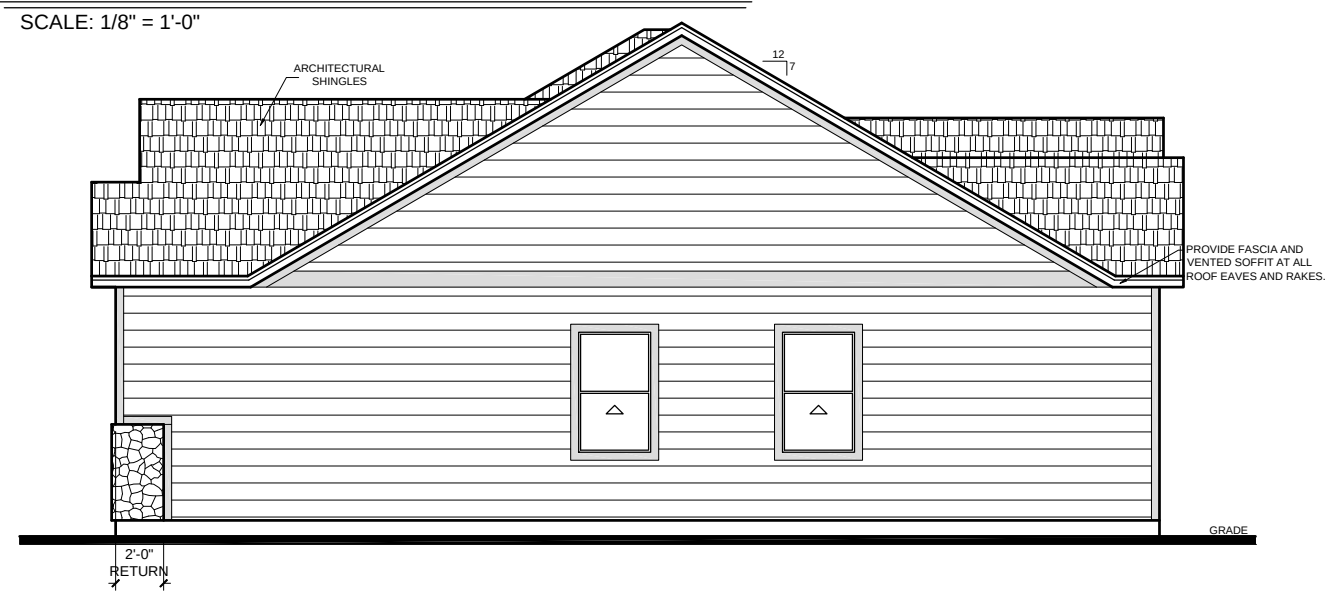
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

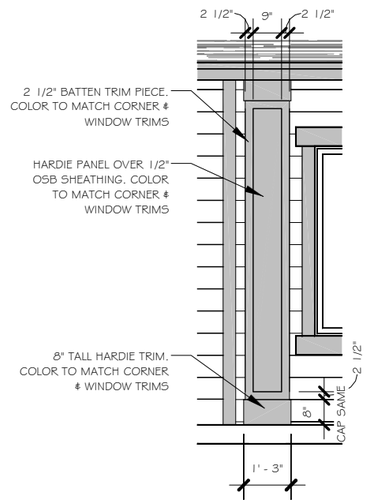


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

WEST VALLEY CITY 1496 PLAN	1496 PLAN	UTAH PRODUCTION	DRAFTER INITIALS: MSB 04/06/2015 REDLINER INITIALS: BBB 01/01/2001	
ELEVATIONS A2.1	ASHLEE COMMONS LOT # ____	DATE:4/22/2015	Fieldstone Homes, Inc. 12896 South Pony Express Road Suite #400 Draper, UT, 84020 (801) 233-8300 FAX (801) 233-8600	FieldStone HOMES

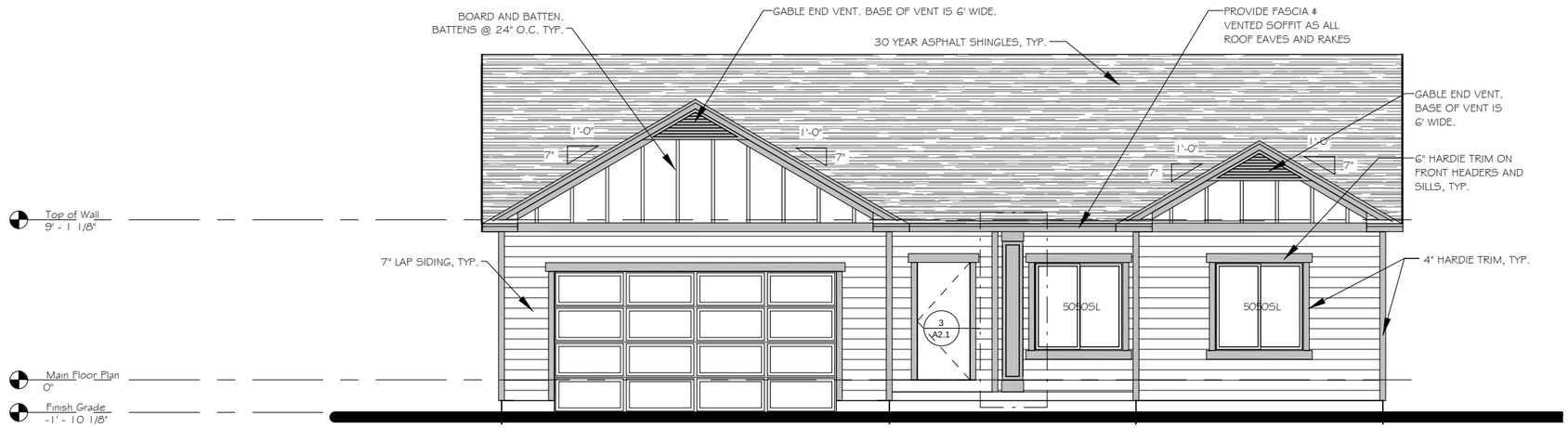
PLOT DATE: 6/15/2015 PLOTTED BY: Michael Brown



3 Post Detail

1/4" = 1'-0" ON 11" X 17" PAPER

1/2" = 1'-0" ON 24" X 36" PAPER

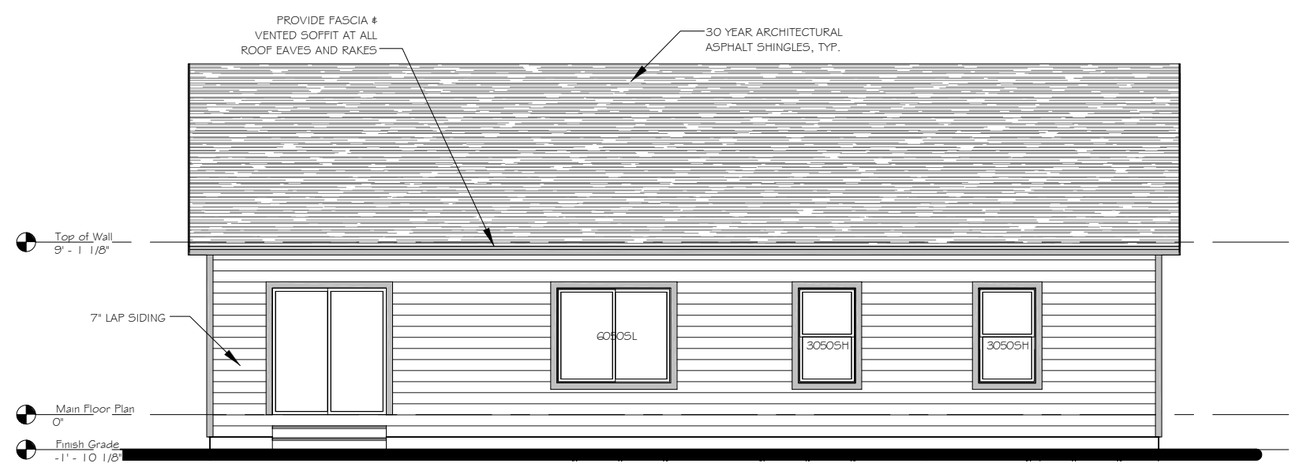


1 Front Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
TYPE	HEAD HEIGHT	COMMENTS	COUNT
3050 SH	6' - 8"		2
4040 SL	6' - 8"	TEMPERED AT MASTER BATH	1
5040 SL	6' - 8"		5
5050 SL	6' - 8"		2
6050 SL	6' - 8"		1



2 Rear Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

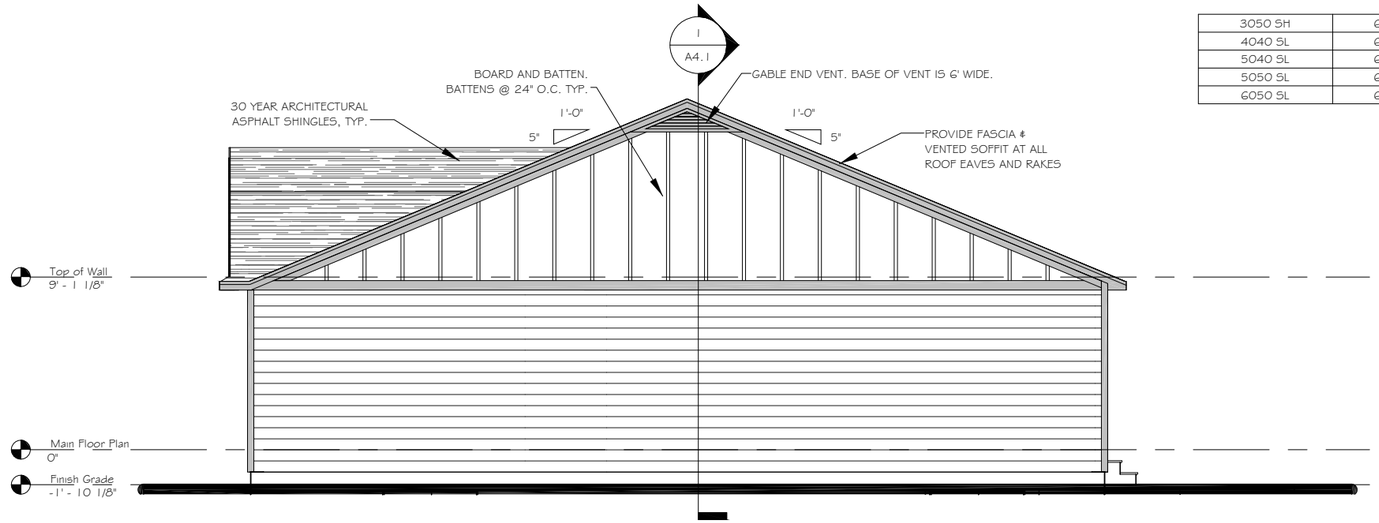
3209 PLAN
WEST VALLEY CITY

FRONT/REAR ELEVATIONS

A2.1

WINDOW SCHEDULE

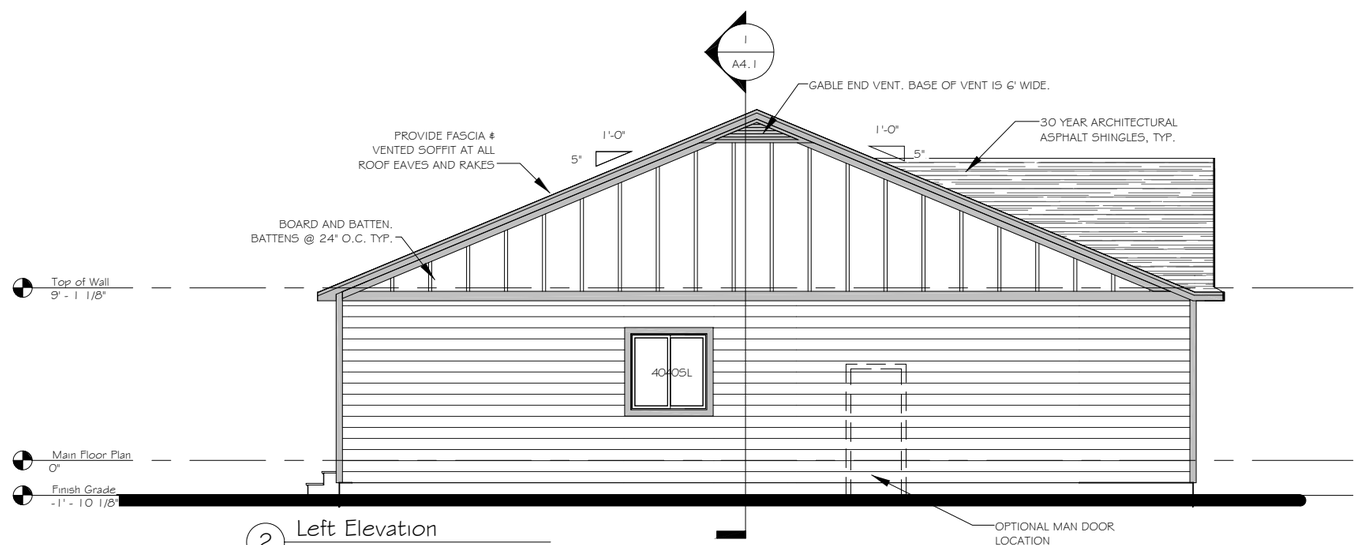
TYPE	HEAD HEIGHT	COMMENTS	COUNT
3050 SH	6' - 8"		2
4040 SL	6' - 8"	TEMPERED AT MASTER BATH	1
5040 SL	6' - 8"		5
5050 SL	6' - 8"		2
6050 SL	6' - 8"		1



1 Right Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER



2 Left Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

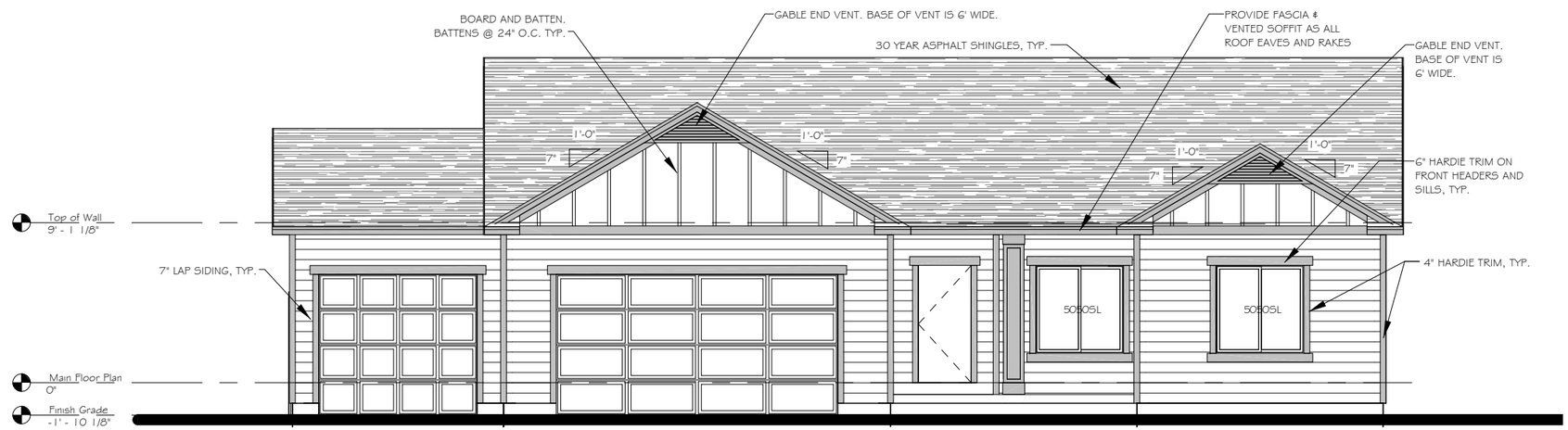
ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

3209 PLAN
WEST VALLEY CITY

SIDE ELEVATIONS

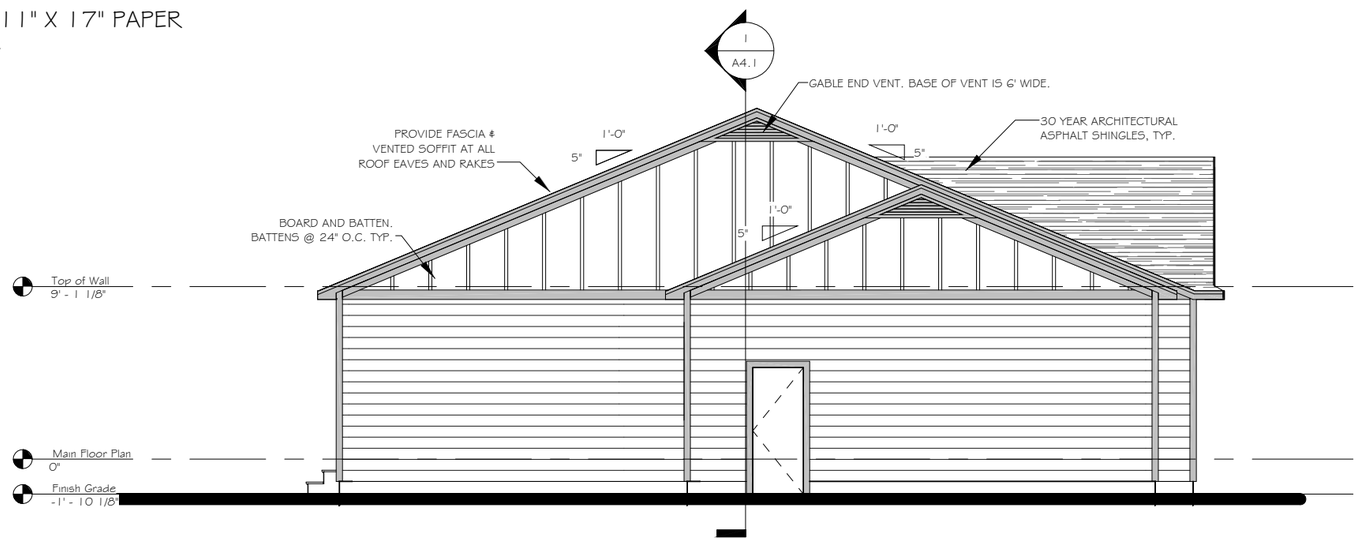
A2.2



1 Front Elevation - 3 Car

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER



2 Left Elevation - 3 Car

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

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ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

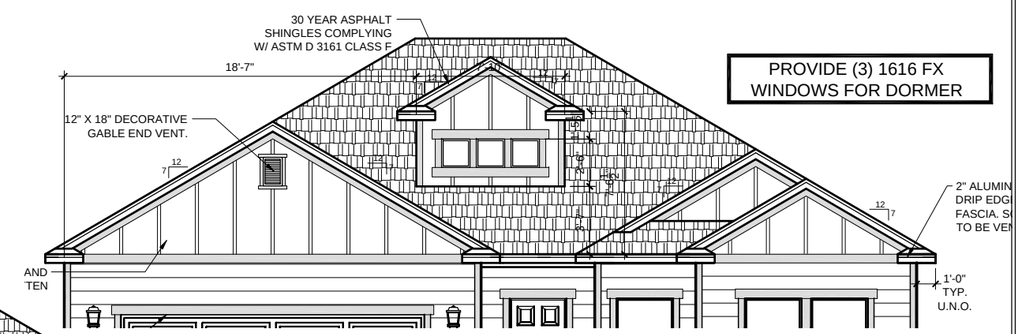
3209 PLAN
WEST VALLEY CITY

3RD CAR ELEVATIONS

A2.3

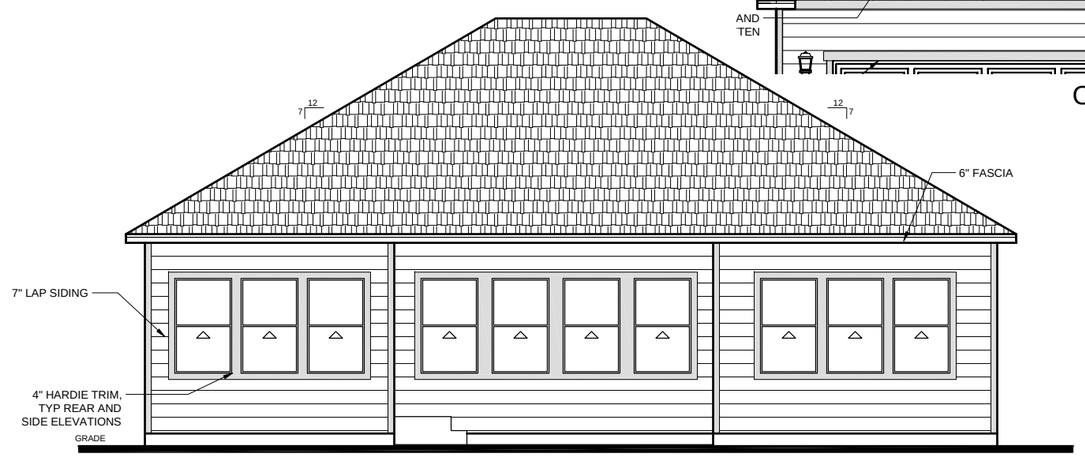
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROVIDE (3) 1616 FX WINDOWS FOR DORMER

OPTIONAL DORMER



REAR ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone
Big Homes. Small Prices.

DRAFTER INITIALS: MSB 07/09/2013
REDLINER INITIALS: BBB 01/01/2001

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UTAH PRODUCTION

DATE:7/9/2013

1895 SERIES

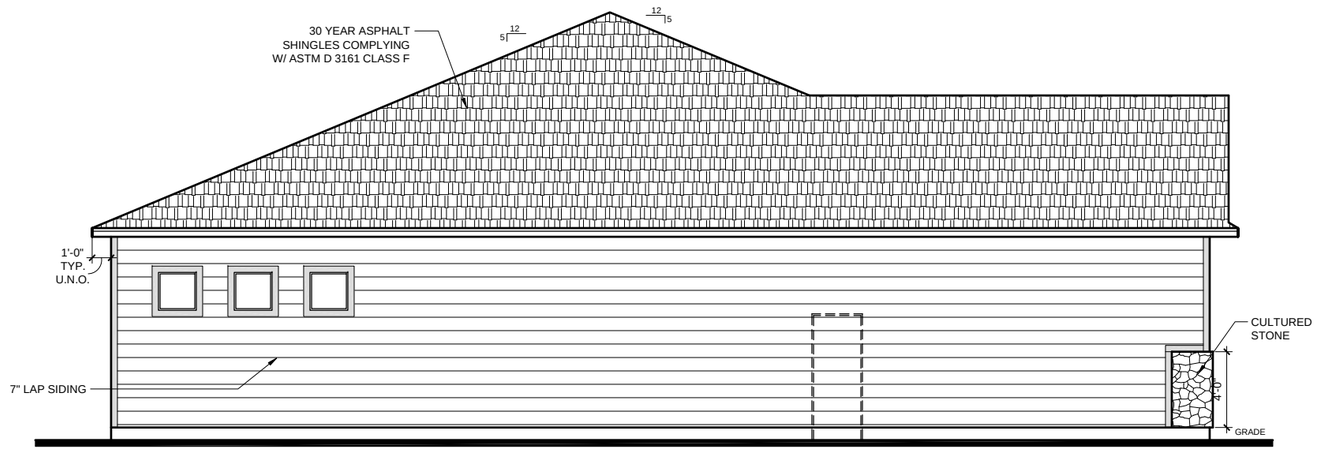
SILVER LAKE
LOT # ____

EAGLE MOUNTAIN
1895 PLAN

FRONT AND REAR ELEVATIONS

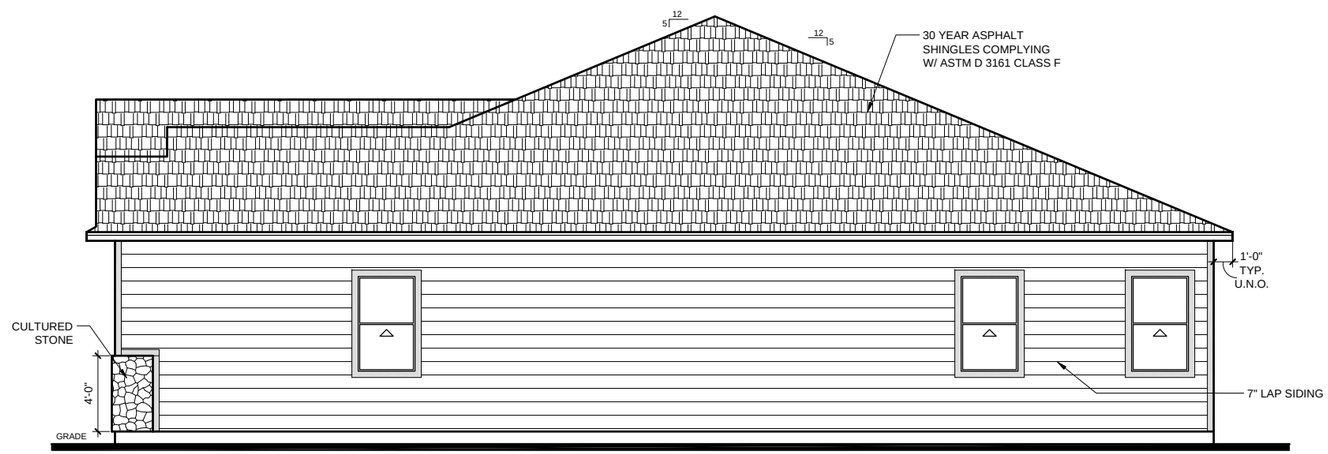
A2.1

PLOT DATE: 7/10/2013 PLOTTED BY: Michael Brown



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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UTAH PRODUCTION

1895 SERIES

SILVER LAKE
LOT # ____

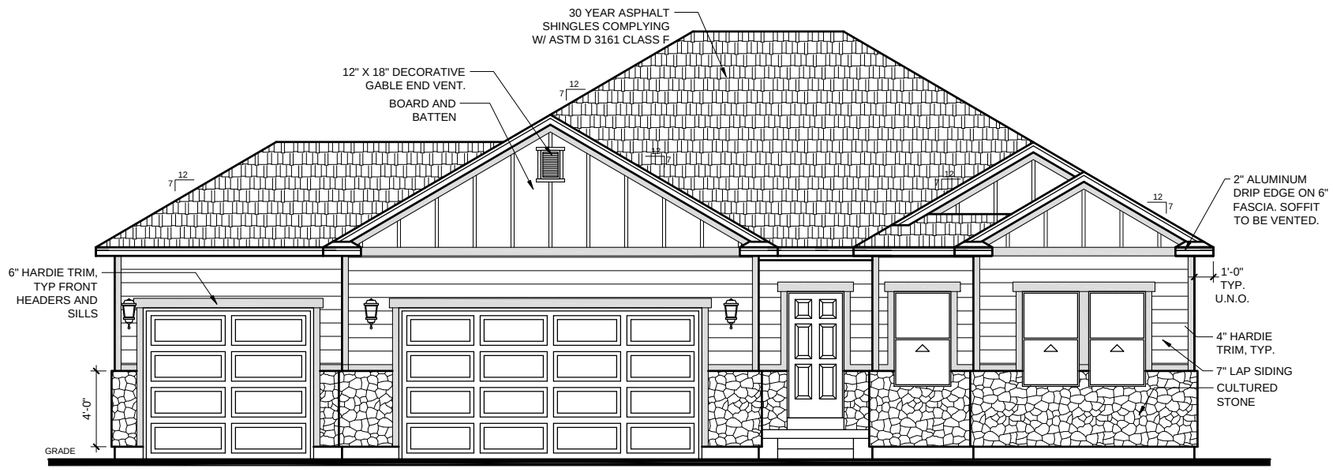
DATE:7/9/2013

EAGLE MOUNTAIN
1895 PLAN

LEFT AND RIGHT SIDE
ELEVATIONS

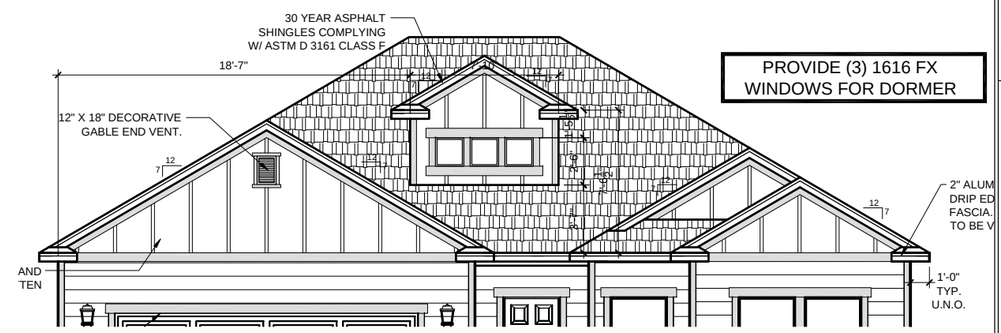
A2.2

PLOT DATE: 7/10/2013 PLOTTED BY: Michael Brown



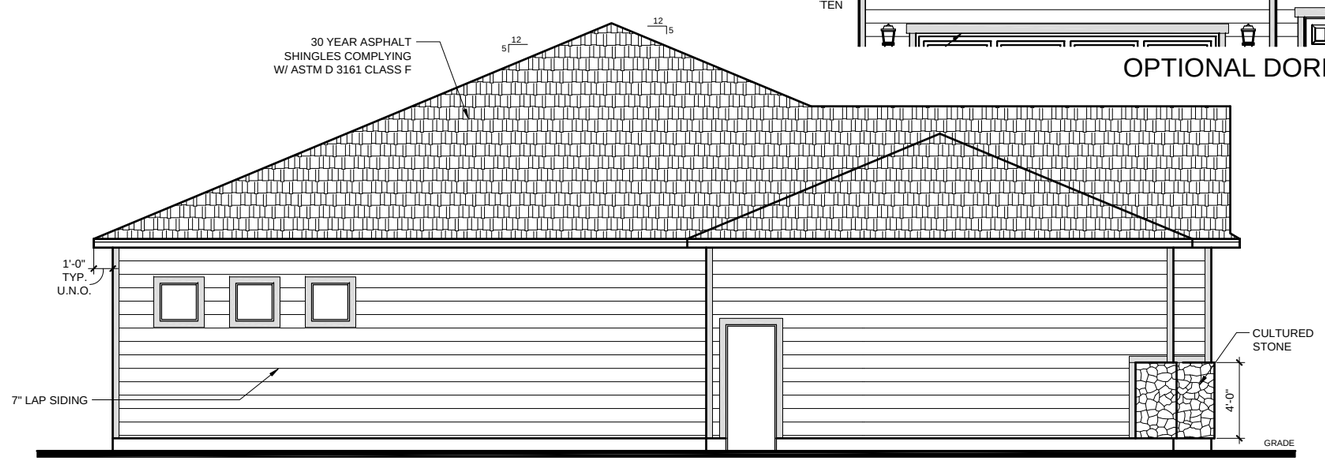
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROVIDE (3) 1616 FX WINDOWS FOR DORMER

OPTIONAL DORMER



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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UTAH PRODUCTION

DATE:7/9/2013

1895 SERIES

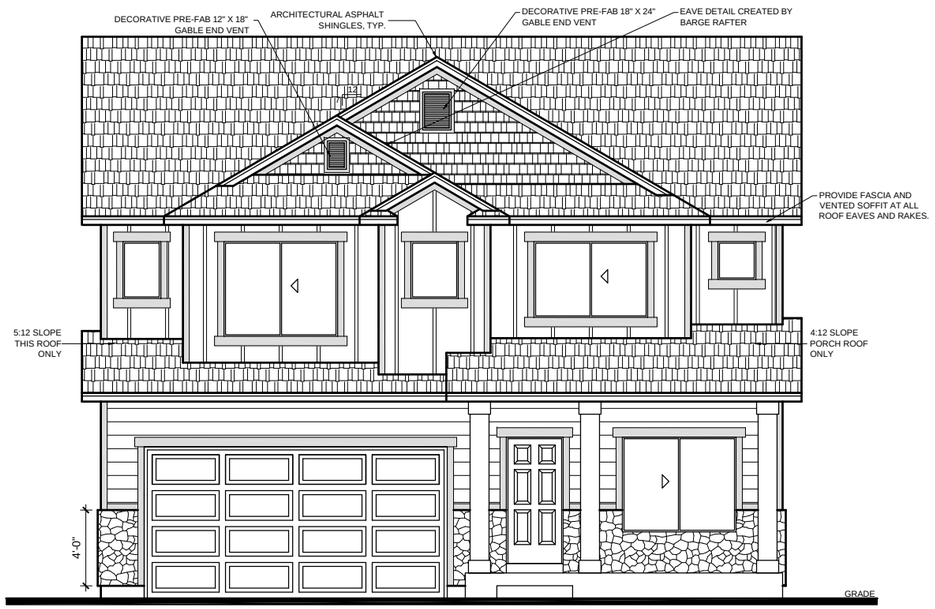
SILVER LAKE
LOT # ____

EAGLE MOUNTAIN
1895 PLAN

3RD CAR
ELEVATIONS

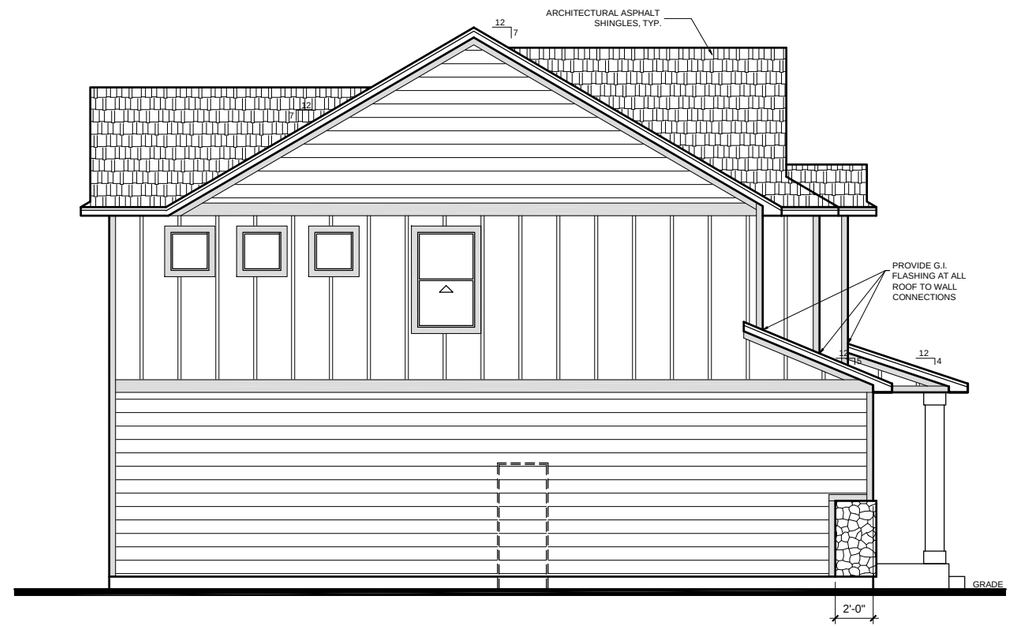
A2.1

PLOT DATE: 7/10/2013 PLOTTED BY: Michael Brown



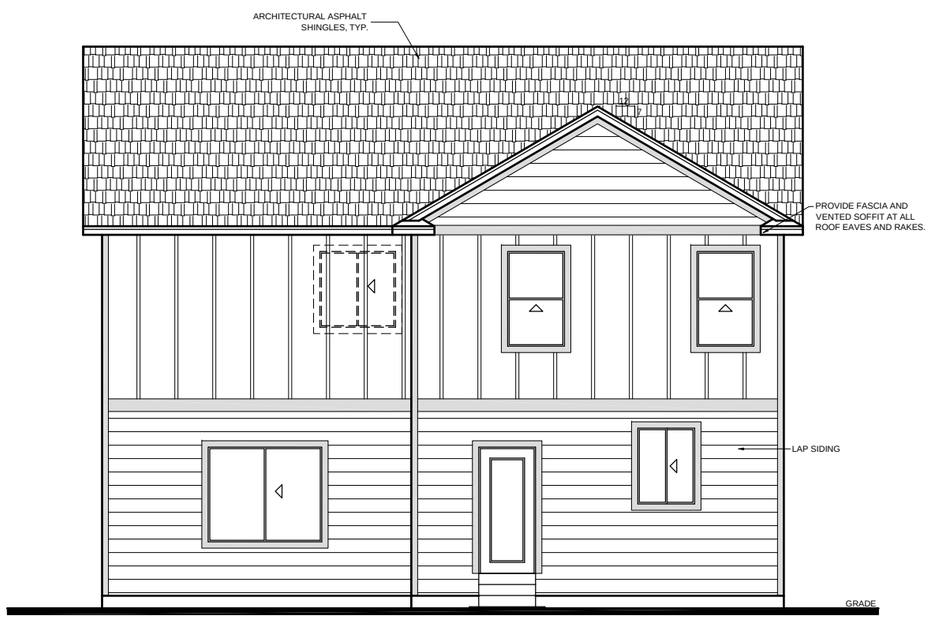
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



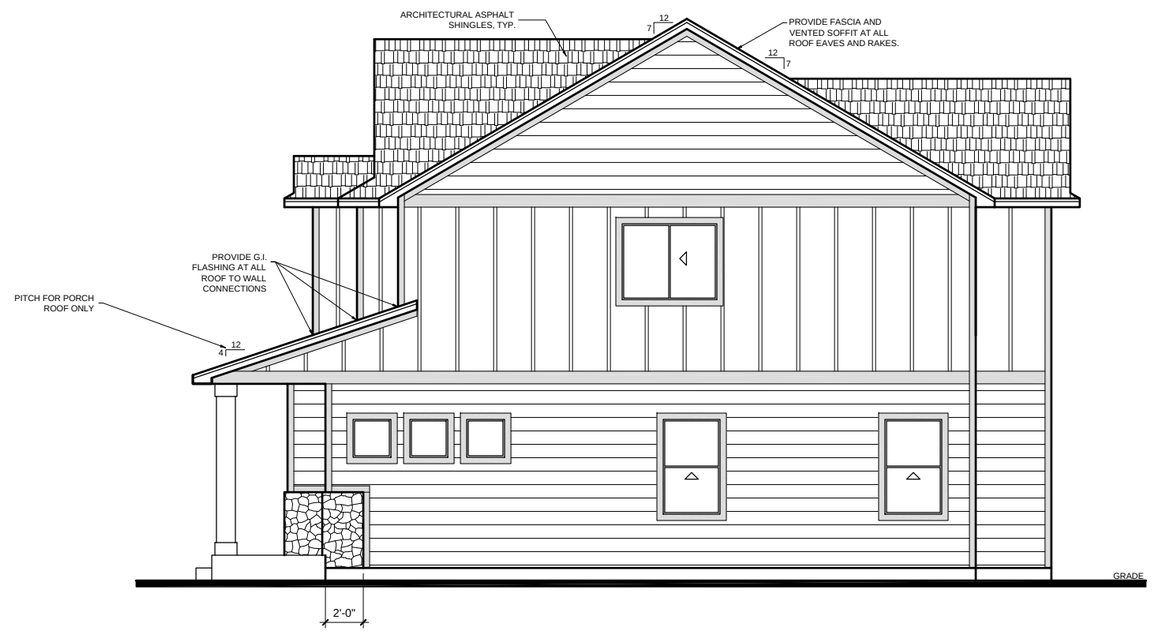
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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UTAH PRODUCTION

DATE:9/2/2014

2150 PLAN

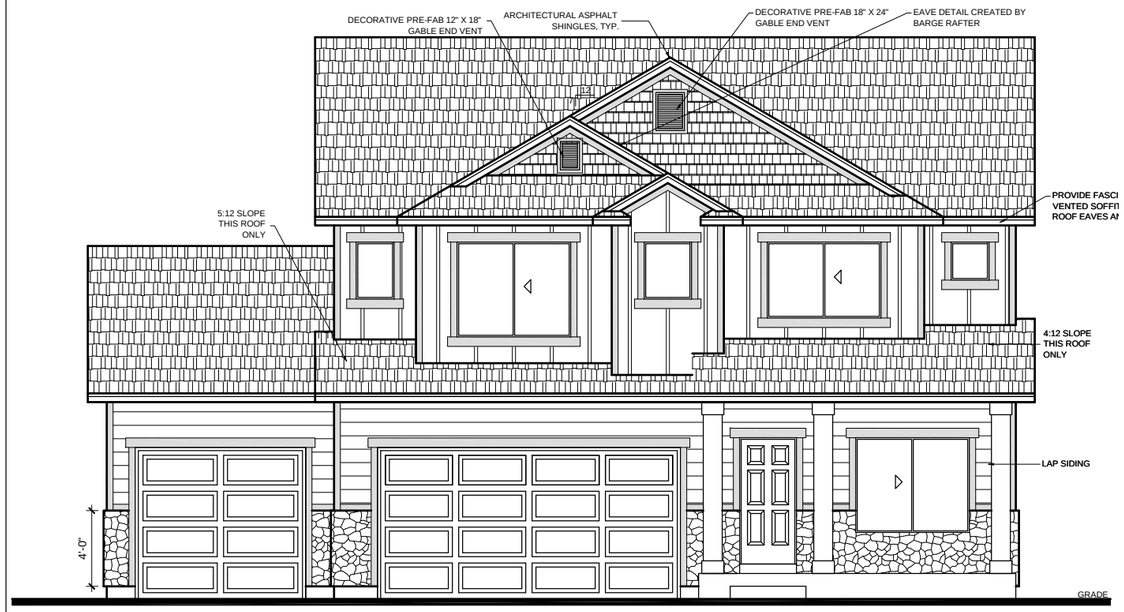
MAPLE HILLS
LOT # ____

WEST JORDAN
2150 PLAN

ELEVATION 'A'

A2.1

PLOT DATE: 9/2/2014 PLOTTED BY: Michael Brown

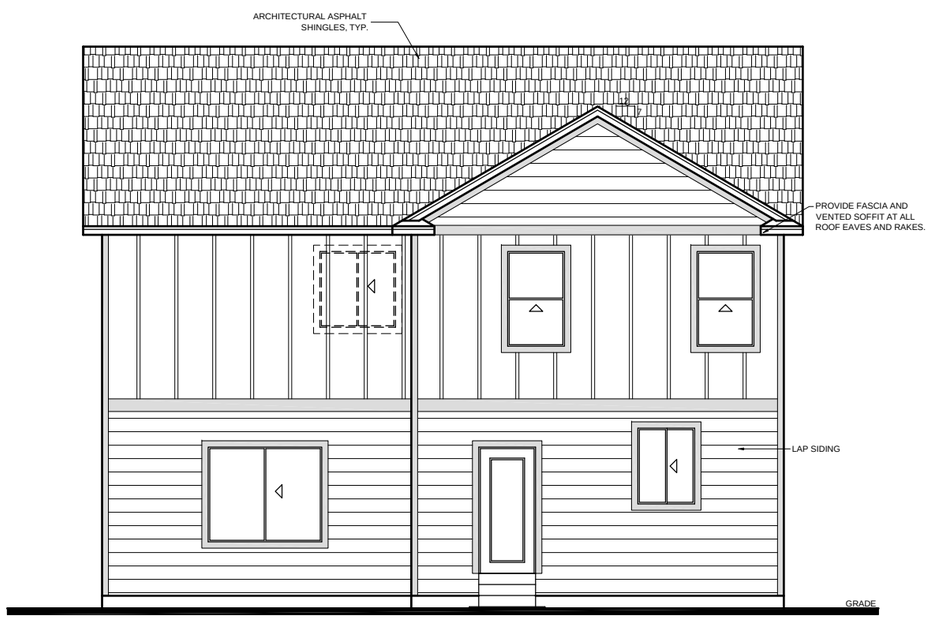


FRONT ELEVATION

SCALE: 1/8" = 1'-0"

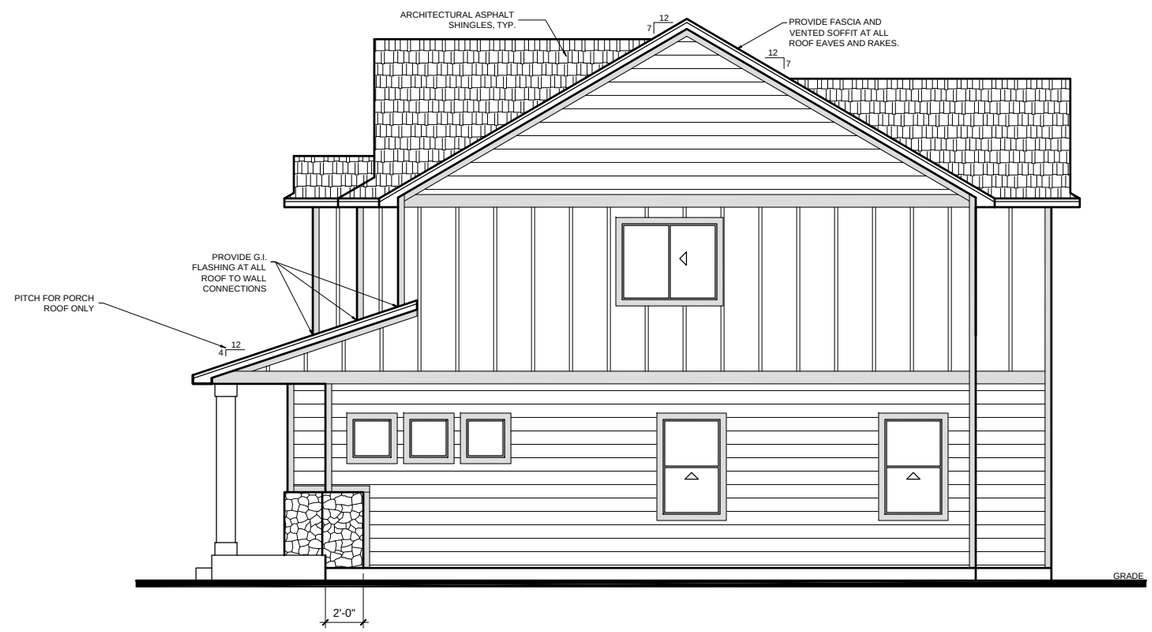
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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UTAH PRODUCTION

DATE:9/2/2014

2150 PLAN

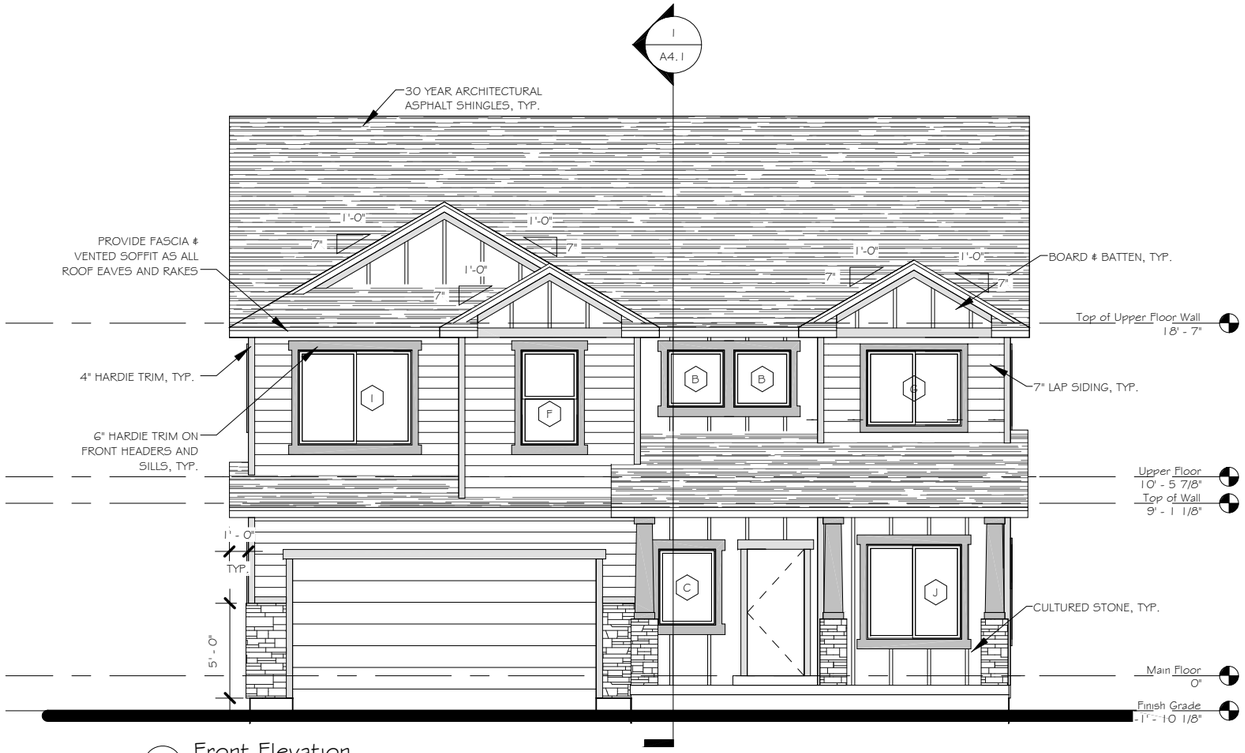
MAPLE HILLS
LOT # ____

WEST JORDAN
2150 PLAN

ELEVATION 'A'

A2.1

PLOT DATE: 9/2/2014 PLOTTED BY: Michael Brown



1 Front Elevation
1/8" = 1'-0"

2 Rear Elevation
1/8" = 1'-0"

WINDOW SCHEDULE

WINDOW LETTER	TYPE	HEAD HEIGHT	COMMENTS	COUNT
A	2020 FX	6' - 0"		3
A	2020 FX	6' - 11"		5
M	2630 SH	6' - 11"		1
B	3030 FX	6' - 8"		2
C	3040 FX	6' - 8"		1
C	3040 FX	7' - 11"	OVER KITCHEN SINK	1
E	3040 SL	7' - 11"	OVER KITCHEN SINK	2
F	3050 SH	6' - 8"	TEMPERED LOCATIONS AS PER PLAN	5
F	3050 SH	6' - 11"	MAIN FLOOR	1
G	5040 SL	6' - 8"		7
J	5050 SL	6' - 11"		1
I	6050 SL	6' - 8"		2
I	6050 SL	6' - 11"		1

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ROSECREST
LOT #
Enter address here

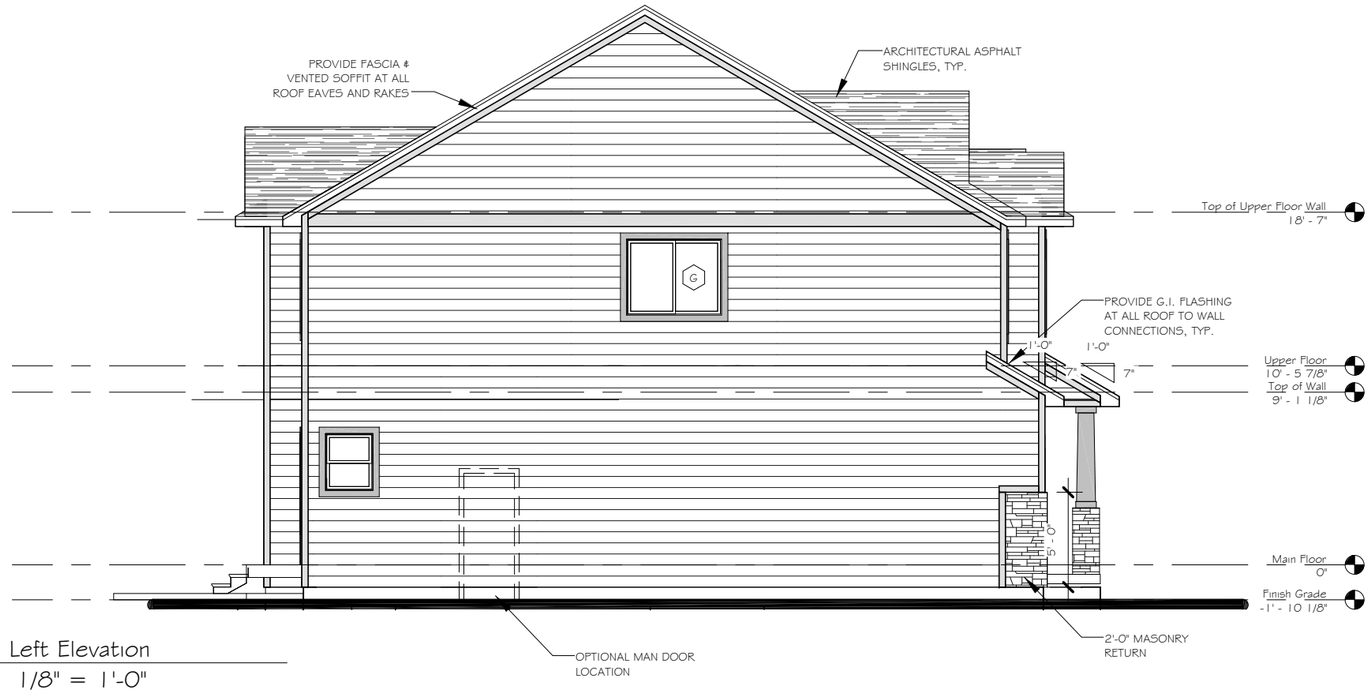
04/28/2015

2387 PLAN

BLUFFDALE

FRONT/REAR ELEVATIONS

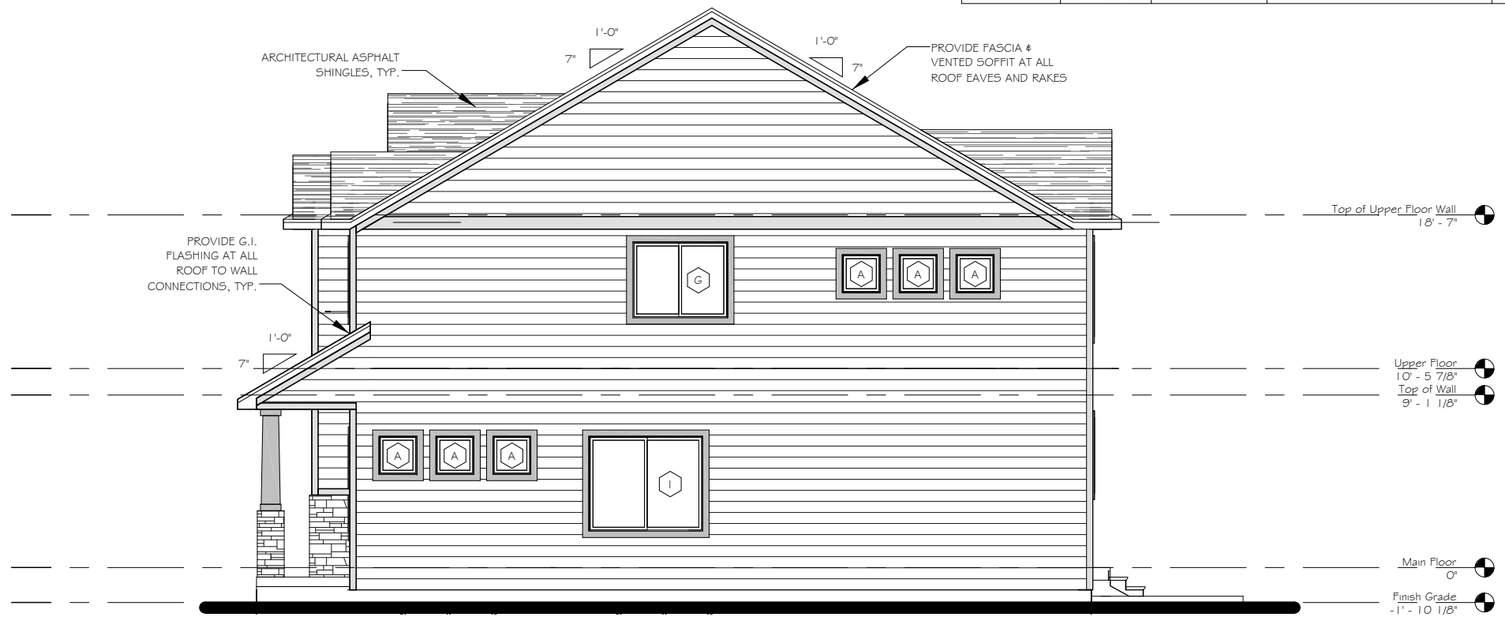
A2.1



1 Left Elevation
1/8" = 1'-0"

WINDOW SCHEDULE

WINDOW LETTER	TYPE	HEAD HEIGHT	COMMENTS	COUNT
A	2020 FX	6' - 0"		3
A	2020 FX	6' - 11"		5
M	2630 SH	6' - 11"		1
B	3030 FX	6' - 8"		2
C	3040 FX	6' - 8"		1
C	3040 FX	7' - 11"	OVER KITCHEN SINK	1
E	3040 SL	7' - 11"	OVER KITCHEN SINK	2
F	3050 SH	6' - 8"	TEMPERED LOCATIONS AS PER PLAN	5
F	3050 SH	6' - 11"	MAIN FLOOR	1
G	5040 SL	6' - 8"		7
J	5050 SL	6' - 11"		1
I	6050 SL	6' - 8"		2
I	6050 SL	6' - 11"		1



2 Right Elevation
1/8" = 1'-0"

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ROSECREST
LOT #
Enter address here

04/28/2015

2387 PLAN

BLUFFDALE

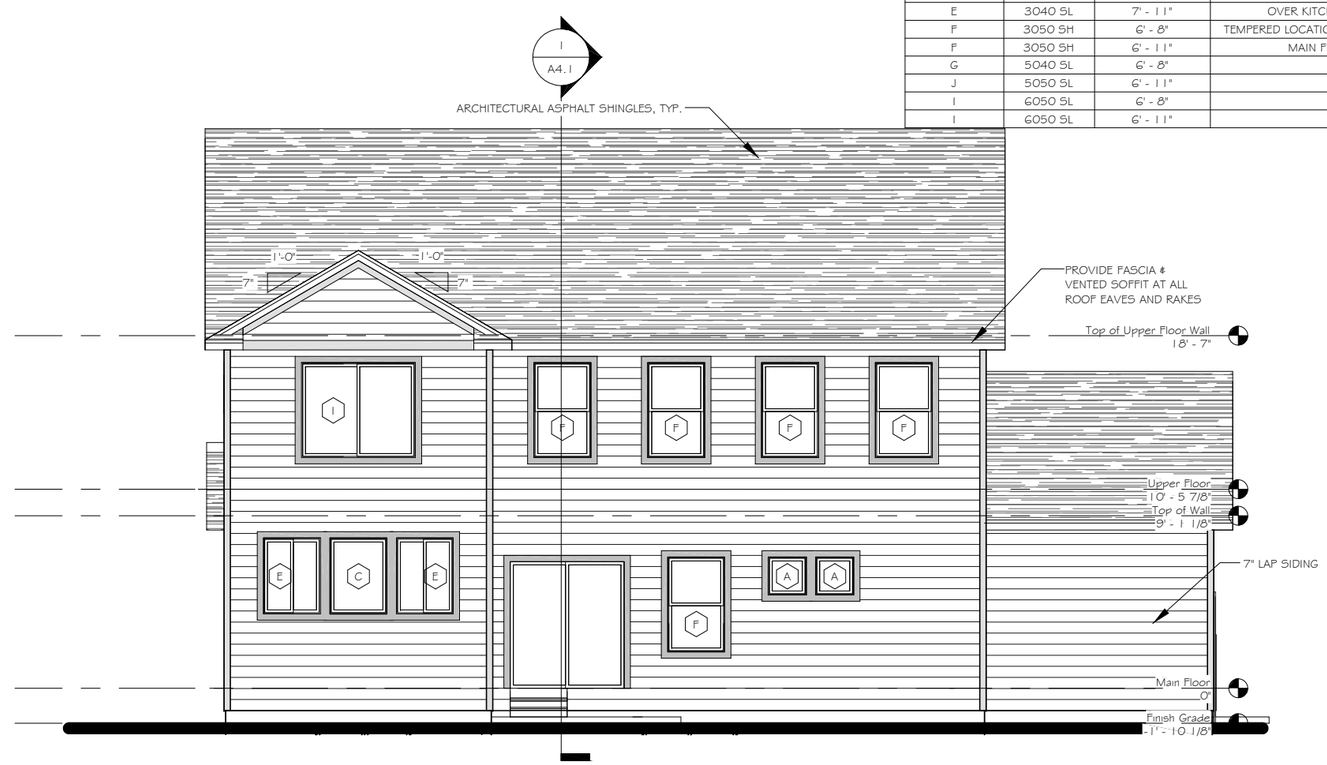
SIDE ELEVATIONS

A2.2

1 Front Elevation - 3 Car
1/8" = 1'-0"

WINDOW SCHEDULE

WINDOW LETTER	TYPE	HEAD HEIGHT	COMMENTS	COUNT
A	2020 FX	6' - 0"		3
A	2020 FX	6' - 11"		5
M	2630 SH	6' - 11"		1
B	3030 FX	6' - 8"		2
C	3040 FX	6' - 8"		1
C	3040 FX	7' - 11"	OVER KITCHEN SINK	1
E	3040 SL	7' - 11"	OVER KITCHEN SINK	2
F	3050 SH	6' - 8"	TEMPERED LOCATIONS AS PER PLAN	5
F	3050 SH	6' - 11"	MAIN FLOOR	1
G	5040 SL	6' - 8"		7
J	5050 SL	6' - 11"		1
I	6050 SL	6' - 8"		2
I	6050 SL	6' - 11"		1



2 Rear Elevation - 3 Car
1/8" = 1'-0"

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ROSECREST
LOT #
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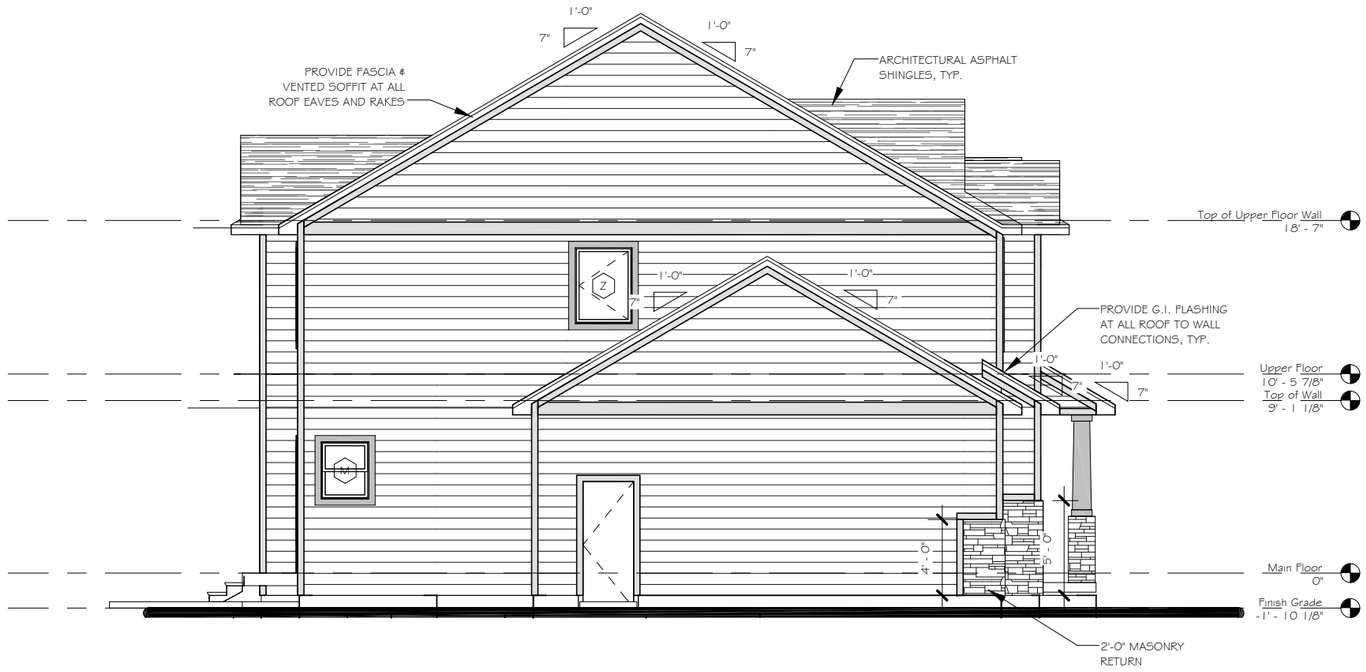
2387 PLAN

BLUFFDALE

3 CAR ELEVATIONS

A2.3



1 Left Elevation - 3 Car
1/8" = 1'-0"

WINDOW SCHEDULE

WINDOW LETTER	TYPE	HEAD HEIGHT	COMMENTS	COUNT
A	2020 FX	6' - 0"		3
A	2020 FX	6' - 11"		5
M	2630 SH	6' - 11"		1
B	3030 FX	6' - 8"		2
C	3040 FX	6' - 8"		1
C	3040 FX	7' - 11"	OVER KITCHEN SINK	1
E	3040 SL	7' - 11"	OVER KITCHEN SINK	2
F	3050 SH	6' - 8"	TEMPERED LOCATIONS AS PER PLAN	5
F	3050 SH	6' - 11"	MAIN FLOOR	1
G	5040 SL	6' - 8"		7
J	5050 SL	6' - 11"		1
I	6050 SL	6' - 8"		2
I	6050 SL	6' - 11"		1

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ROSECREST
LOT #
Enter address here

04/28/2015

2387 PLAN

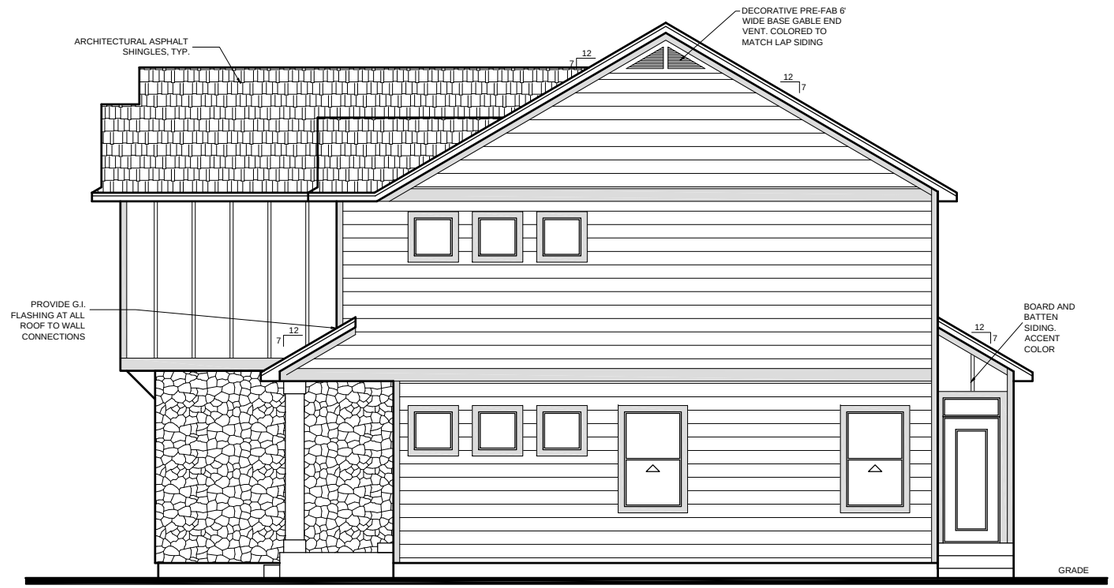
BLUFFDALE

3 CAR
ELEVATIONS

A2.4

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

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UTAH PRODUCTION

DATE:4/29/2015

3421 PLAN

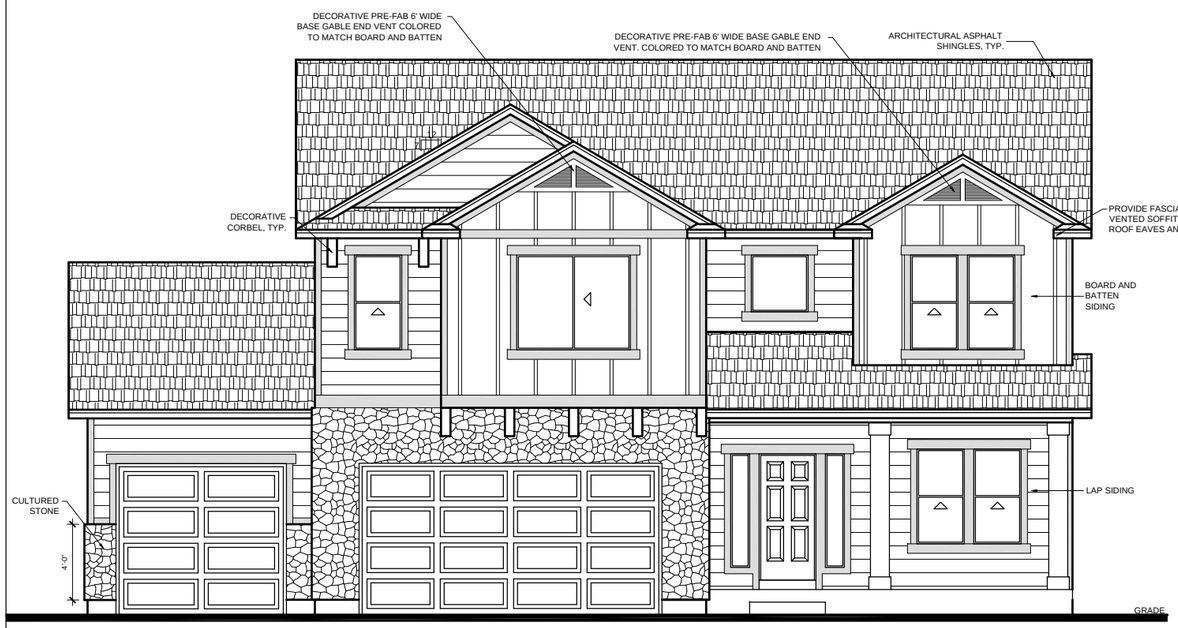
WILLOW SPRINGS
LOT # ____

LEHI
3421 PLAN

BUILDING ELEVATIONS

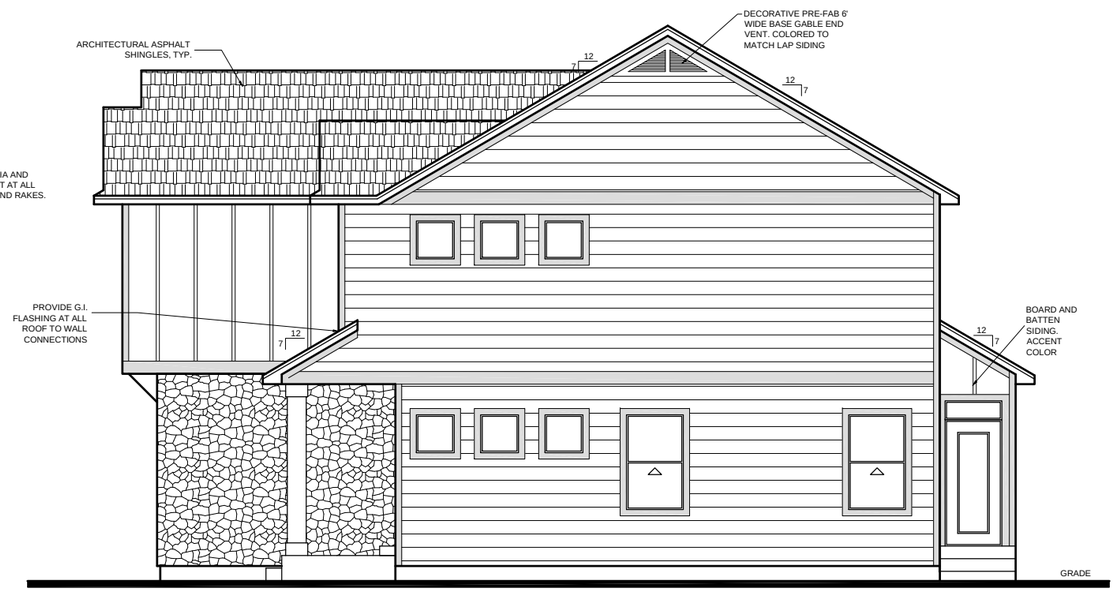
A2.1

PLOT DATE: 4/29/2015 PLOTTED BY: Michael Brown



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

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REDLINER INITIALS: BBB 01/01/2001

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UTAH PRODUCTION

3421 PLAN

WILLOW SPRINGS
LOT # ____

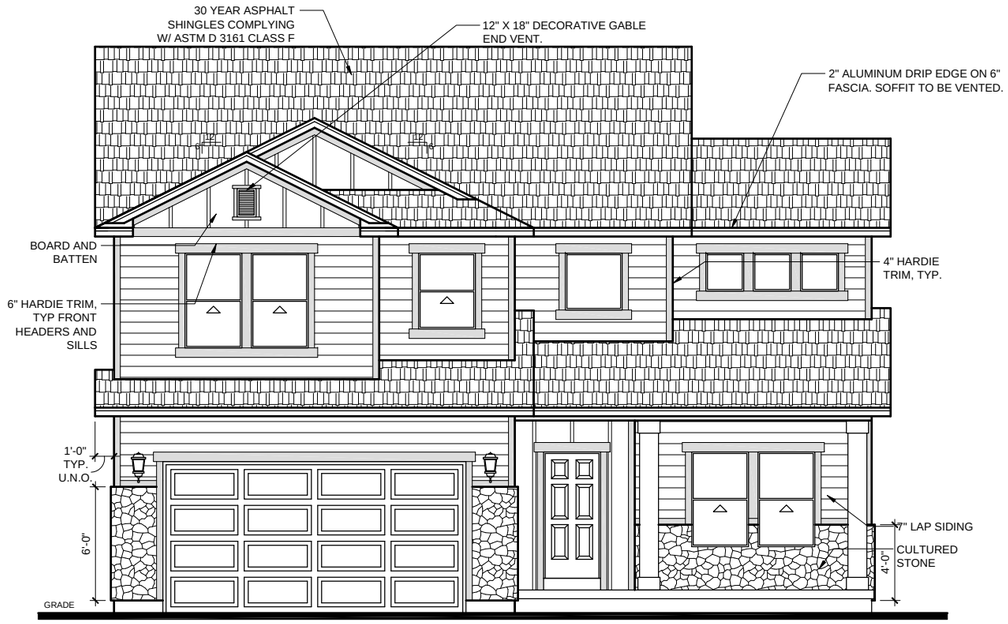
DATE:4/29/2015

LEHI
3421 PLAN

3-CAR BUILDING
ELEVATIONS

A2.1

PLOT DATE: 4/29/2015 PLOTTED BY: Michael Brown



FRONT ELEVATION

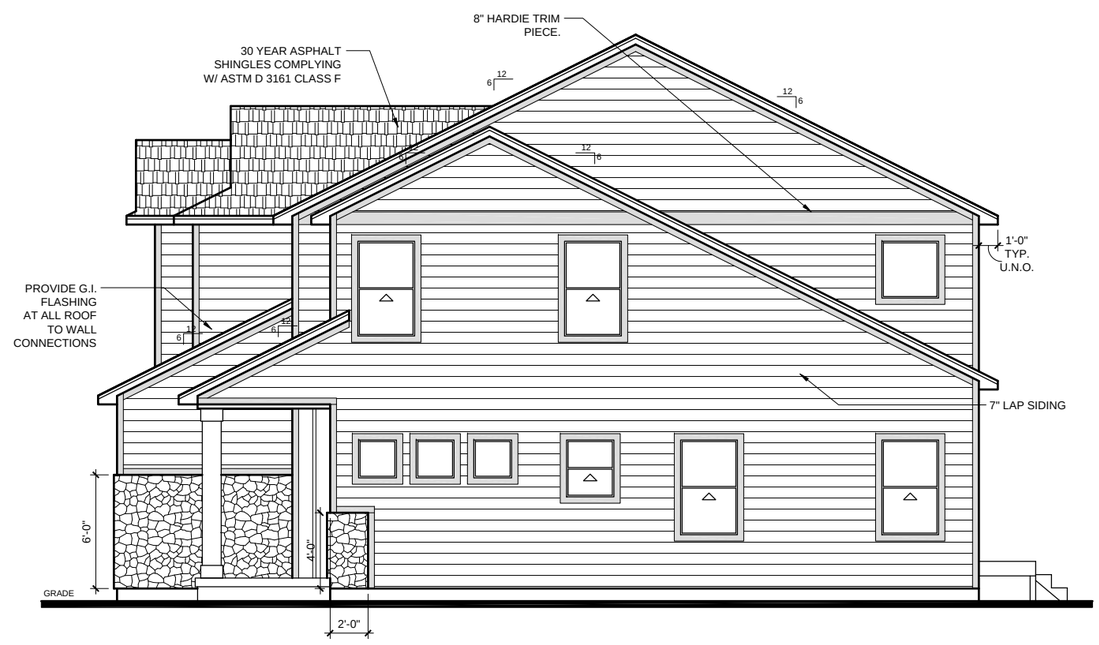
SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

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UTAH PRODUCTION

3557 PLAN

WILLOW SPRINGS
LOT # ____

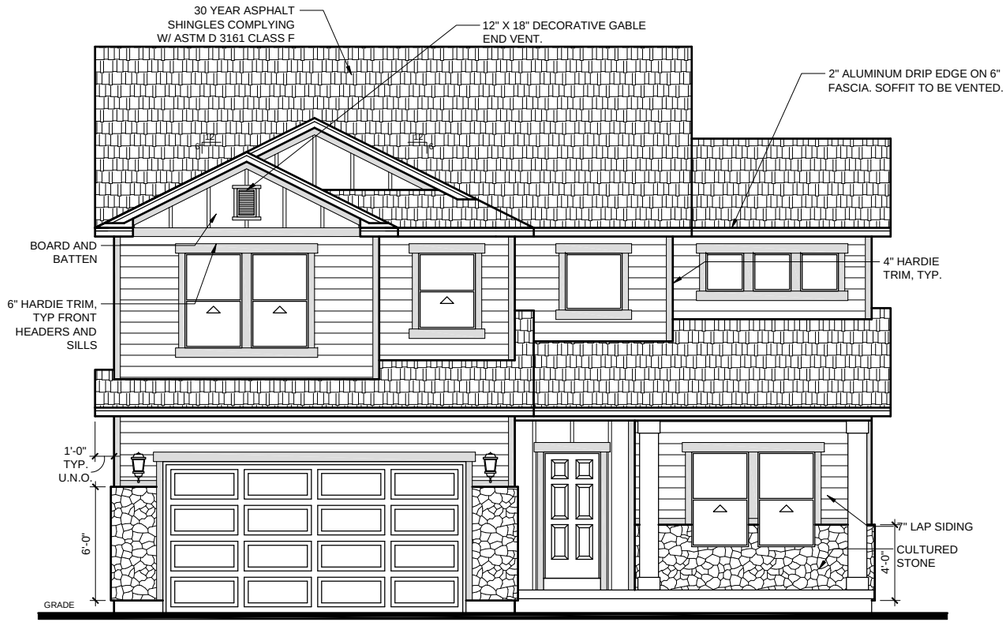
DATE:12/2/2014

LEHI
3557 PLAN

ELEVATION 'A'

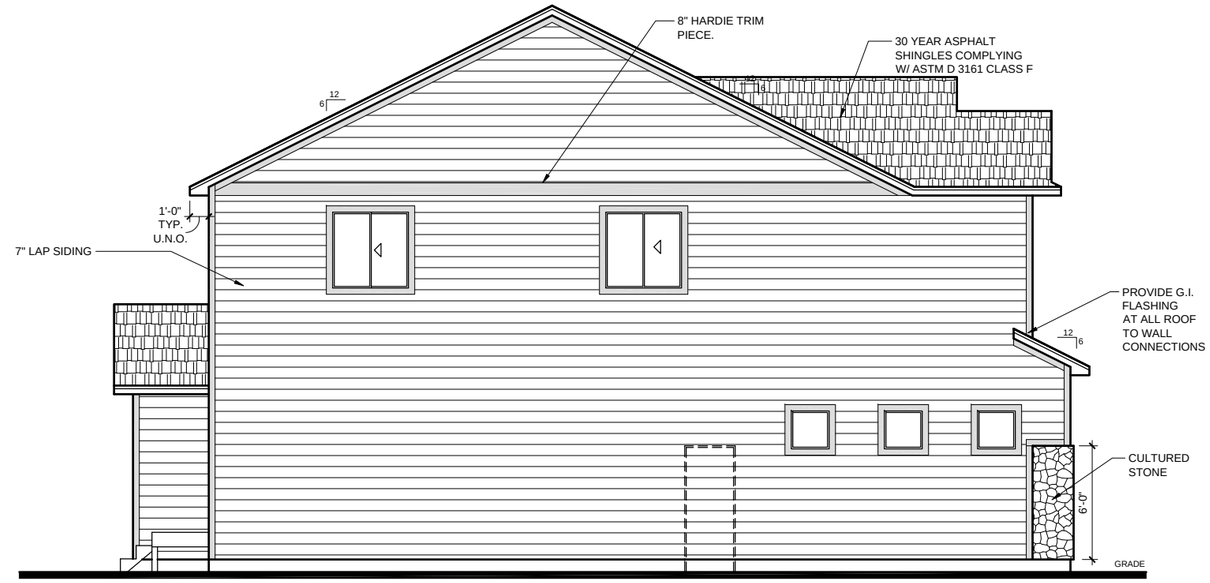
A2.1

PLOT DATE: 12/2/2014 PLOTTED BY: Michael Brown



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

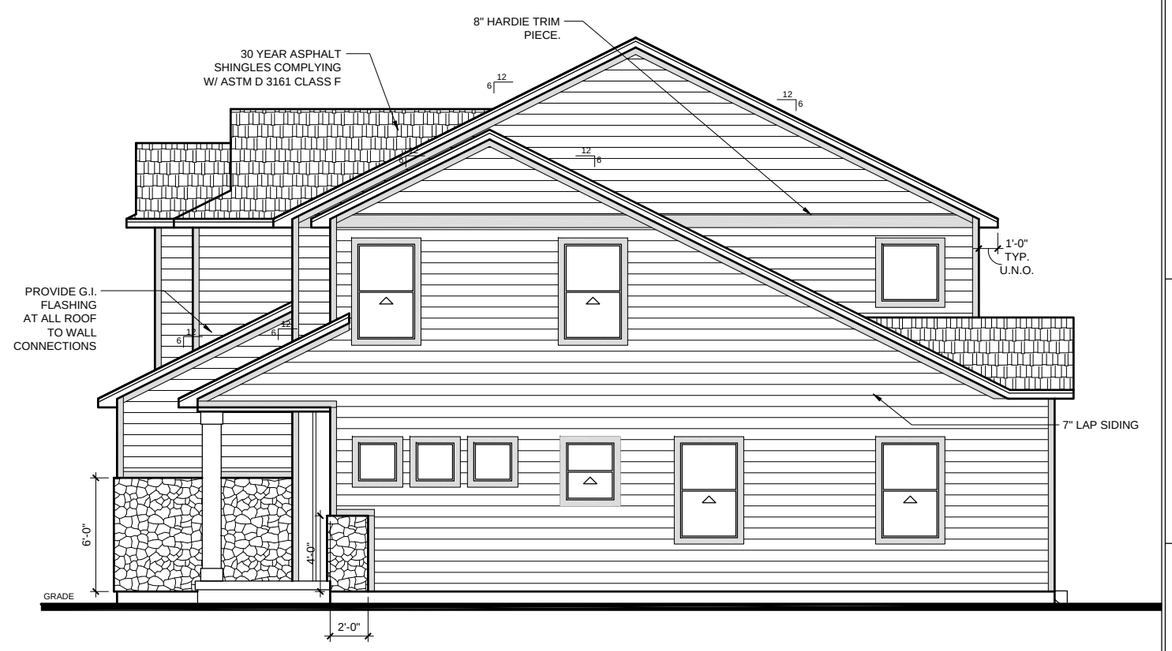


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

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REDLINER INITIALS: BBB 01/01/2001

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UTAH PRODUCTION

DATE:12/2/2014

3557 PLAN

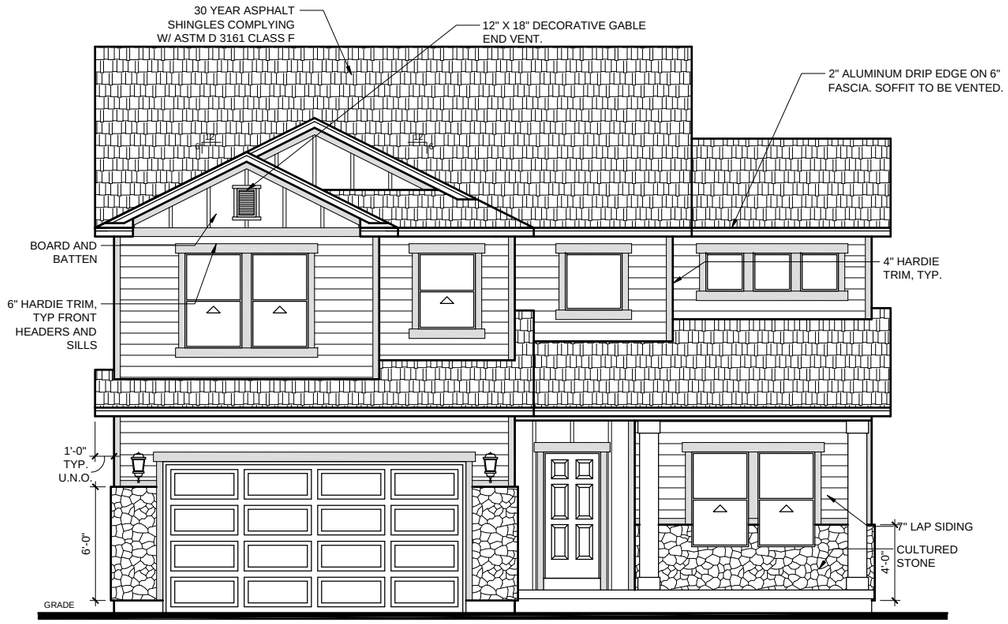
WILLOW SPRINGS
LOT # ____

LEHI
3557 PLAN

ELEVATION 'A'
FAMILY ROOM EXTENSION

A2.1

PLOT DATE: 12/2/2014 PLOTTED BY: Michael Brown



FRONT ELEVATION

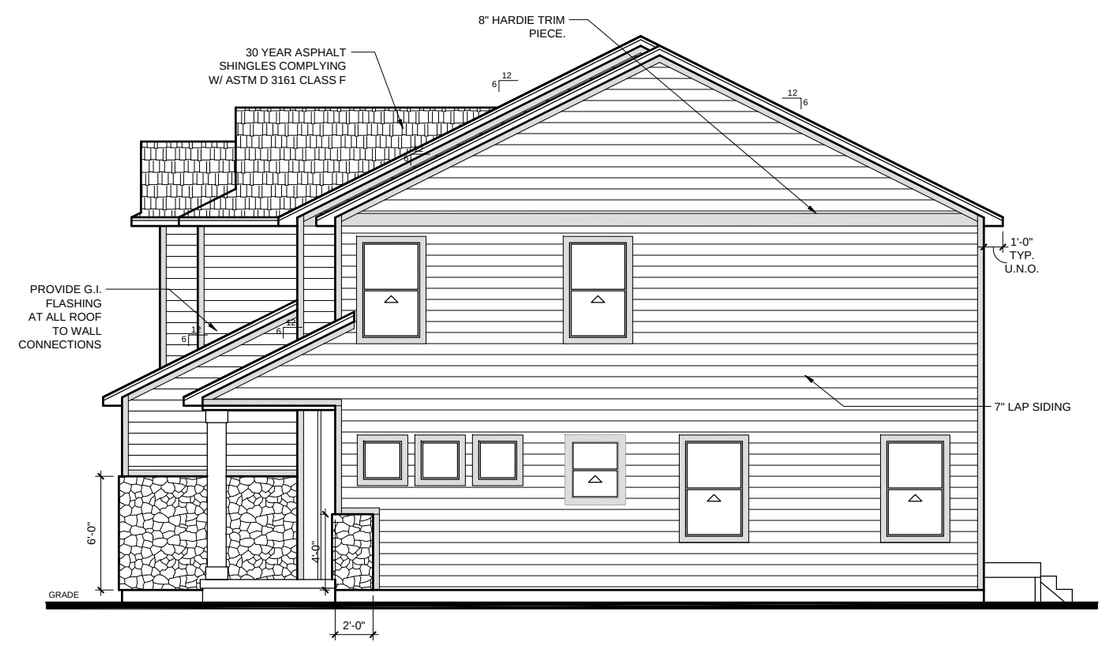
SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

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UTAH PRODUCTION

DATE:12/2/2014

3557 PLAN

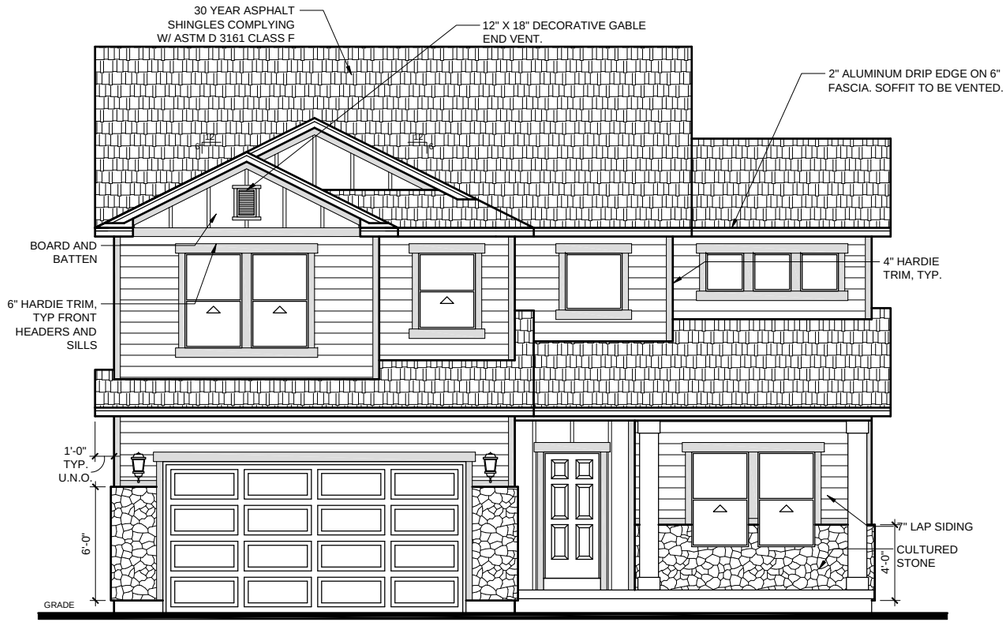
WILLOW SPRINGS
LOT # ____

LEHI
3557 PLAN

ELEVATION 'A'
PLAYROOM/BEDROOM 5

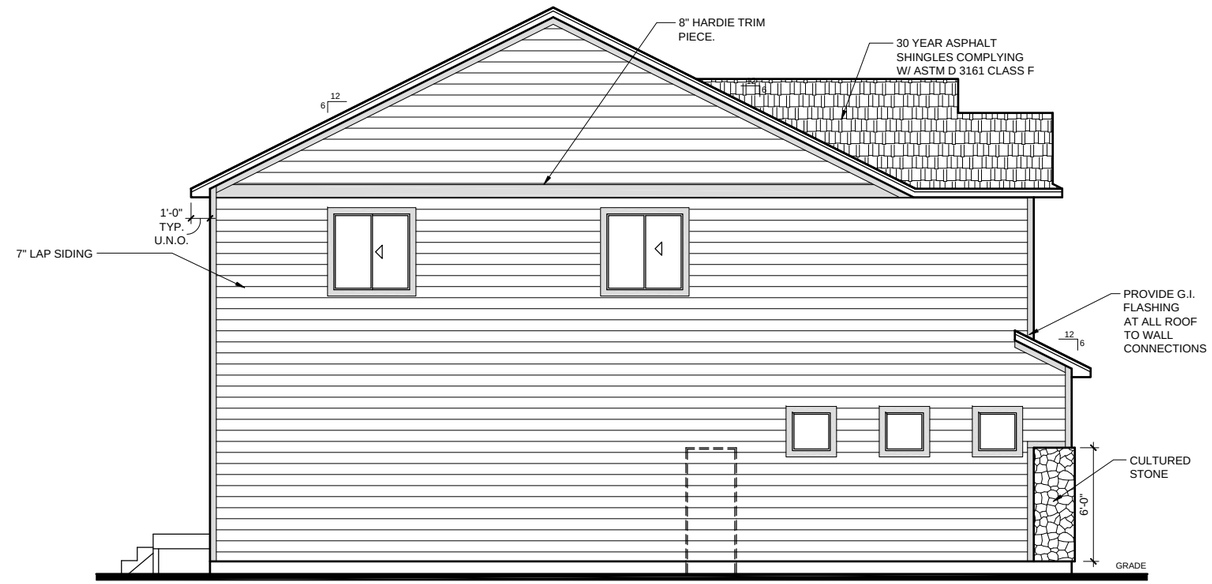
A2.1

PLOT DATE: 12/2/2014 PLOTTED BY: Michael Brown



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

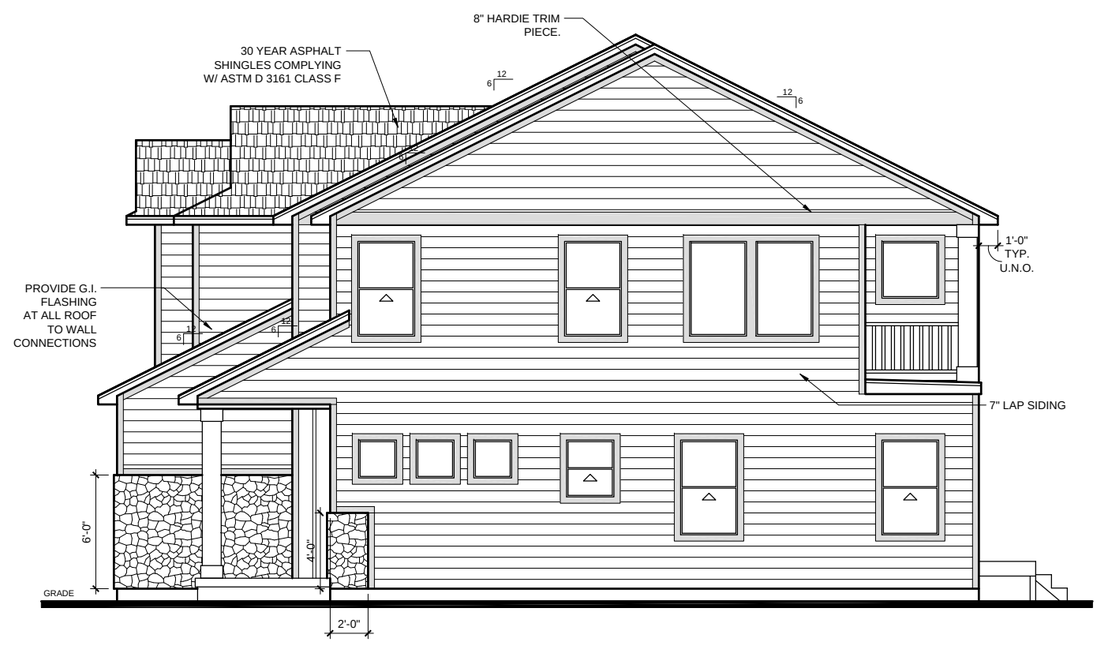


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

DRAFTER INITIALS: MSB 12/02/2014
REDLINER INITIALS: BBB 01/01/2001

Fieldstone Homes, Inc.
12896 South Pony Express Road Suite #400
Draper, UT, 84020
(801) 233-8300 FAX (801) 233-8600

UTAH PRODUCTION

3557 PLAN

DATE:12/2/2014

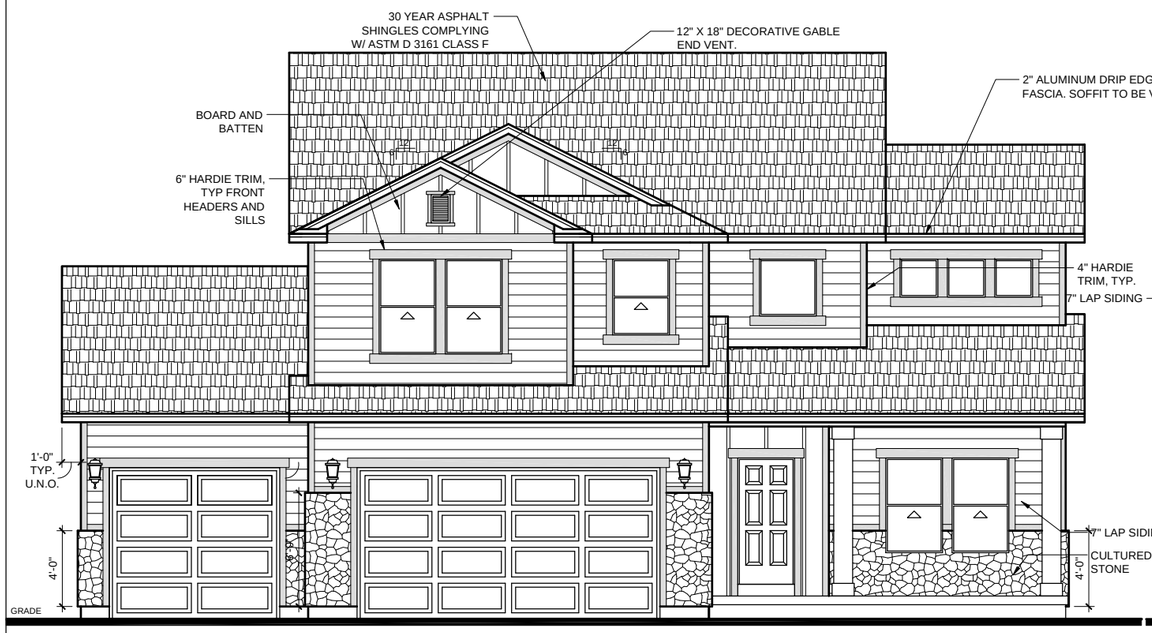
WILLOW SPRINGS
LOT # ____

LEHI
3557 PLAN

ELEVATION 'A'
MASTER SITTING

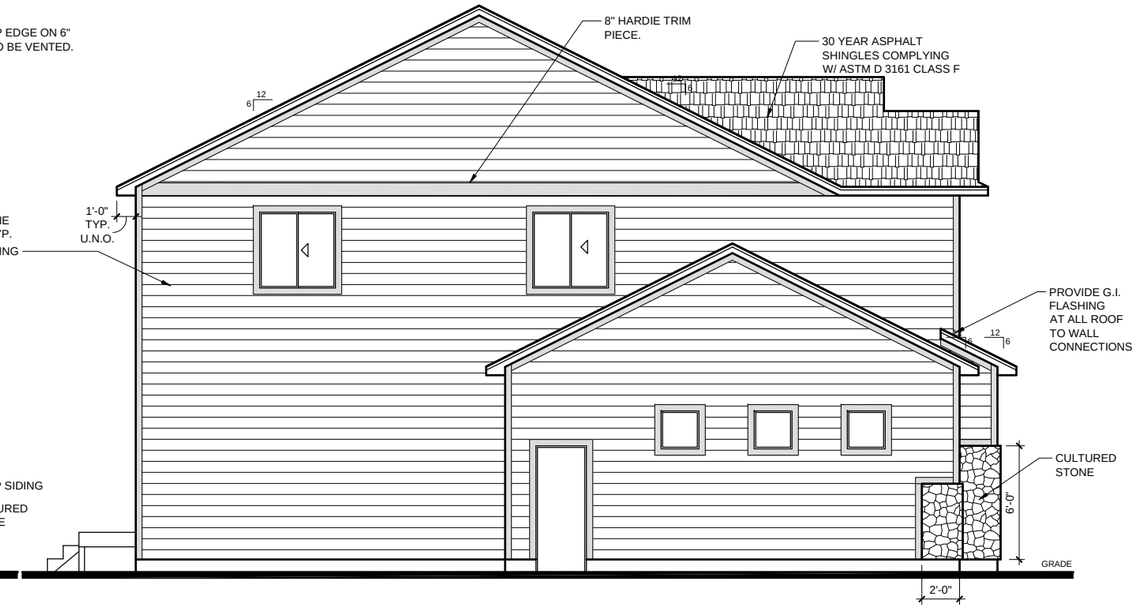
A2.1

PLOT DATE: 12/2/2014 PLOTTED BY: Michael Brown



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

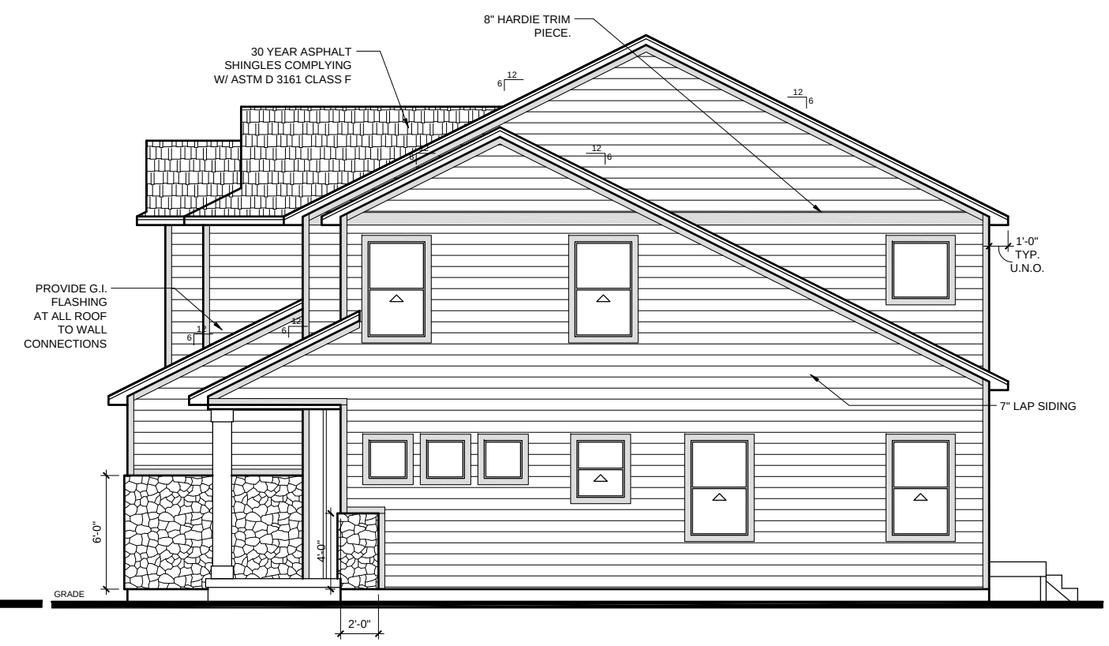


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

DRAFTER INITIALS: MSB 12/02/2014
REDLINER INITIALS: BBB 01/01/2001

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Draper, UT, 84020
(801) 233-8300 FAX (801) 233-8600

UTAH PRODUCTION

3557 PLAN

DATE:12/2/2014

WILLOW SPRINGS
LOT # ____

LEHI
3557 PLAN

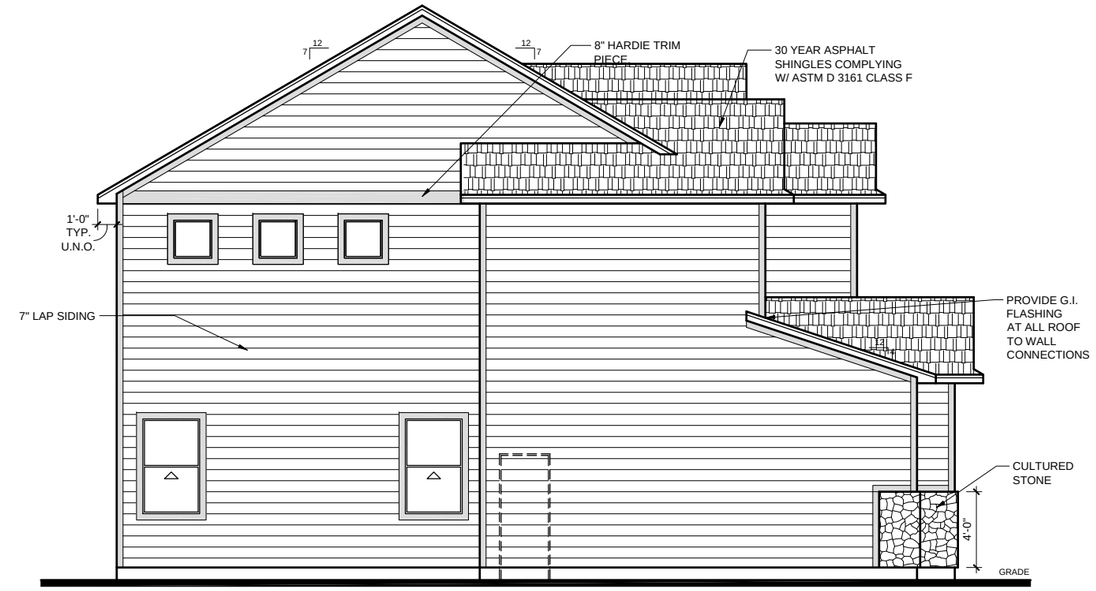
ELEVATION 'A'
NOOK EXTENSION

A2.1

PLOT DATE: 12/2/2014 PLOTTED BY: Michael Brown

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

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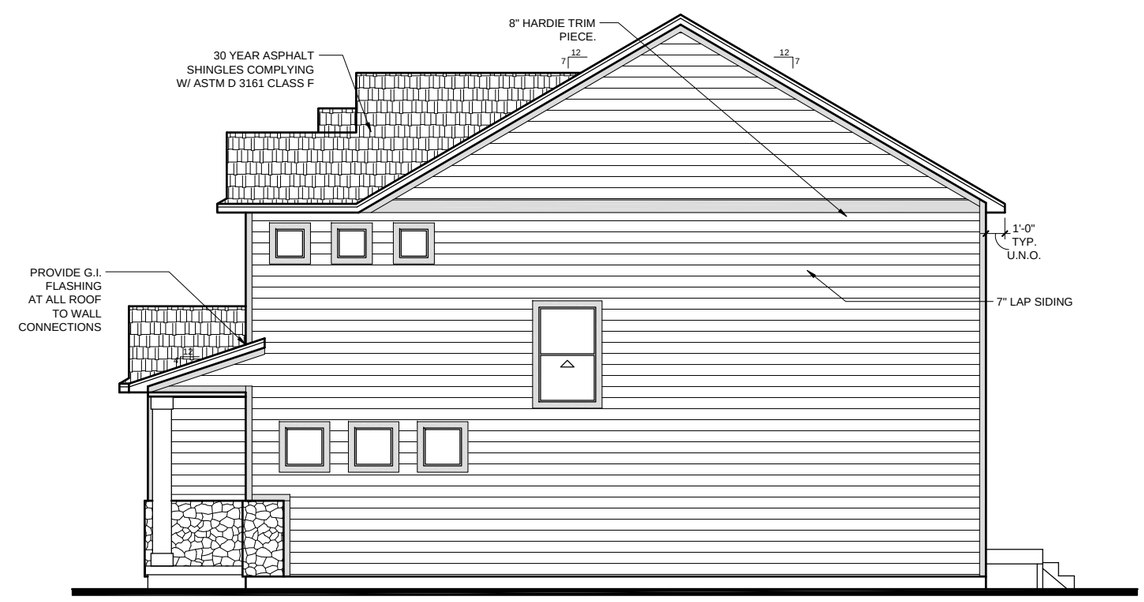
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

DRAFTER INITIALS: MSB 12/04/2014
REDLINER INITIALS: BBB 01/01/2001

Fieldstone Homes, Inc.
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Draper, UT, 84020
(801) 233-8300 FAX (801) 233-8600

UTAH PRODUCTION

DATE:12/5/2014

3662 PLAN

WILLOW SPRINGS
LOT #____

LEHI
3662 PLAN

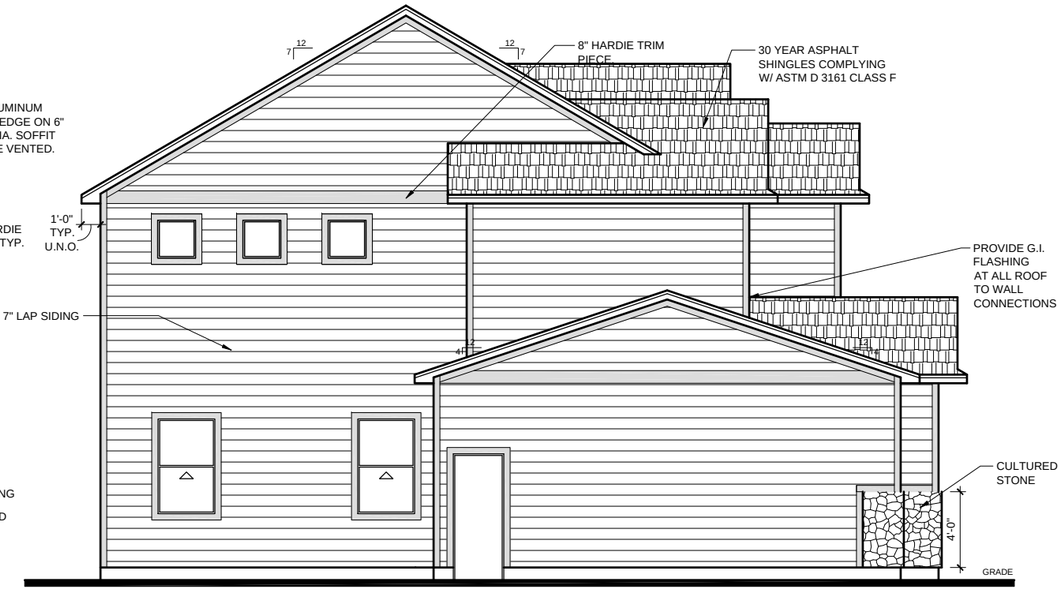
ELEVATION 'A'

A2.1

PLOT DATE: 4/6/2015 PLOTTED BY: Michael Brown

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

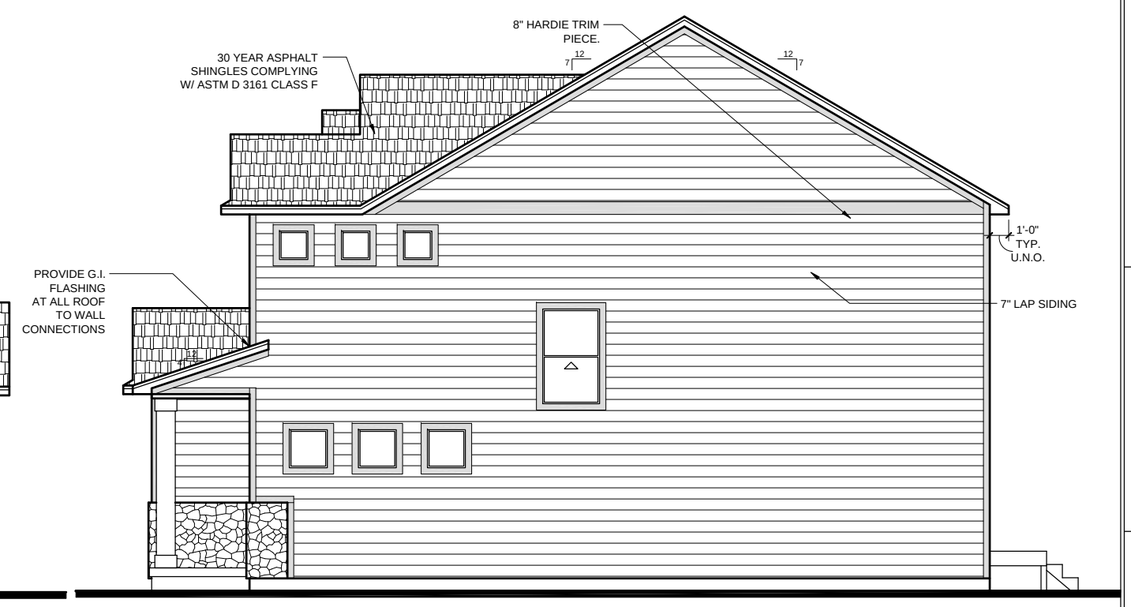


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FieldStone HOMES

DRAFTER INITIALS: MSB 12/04/2014
REDLINER INITIALS: BBB 01/01/2001

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Draper, UT, 84020
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UTAH PRODUCTION

3662 PLAN

DATE:12/5/2014

WILLOW SPRINGS
LOT #____

LEHI
3662 PLAN

ELEVATION 'A'
NOOK EXTENSION

A2.1

PLOT DATE: 4/6/2015 PLOTTED BY: Michael Brown

1 Front Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE

TYPE	HEAD HEIGHT	COMMENTS	COUNT
3030 FX	6' - 8"		1
3030 SL	6' - 8"		1
3050 SH	6' - 8"		4
4040 SL	6' - 8"		1
5040 SFS	7' - 8"		1
5040 SL	6' - 8"		6
5050 SL	6' - 8"		4

2 Rear Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

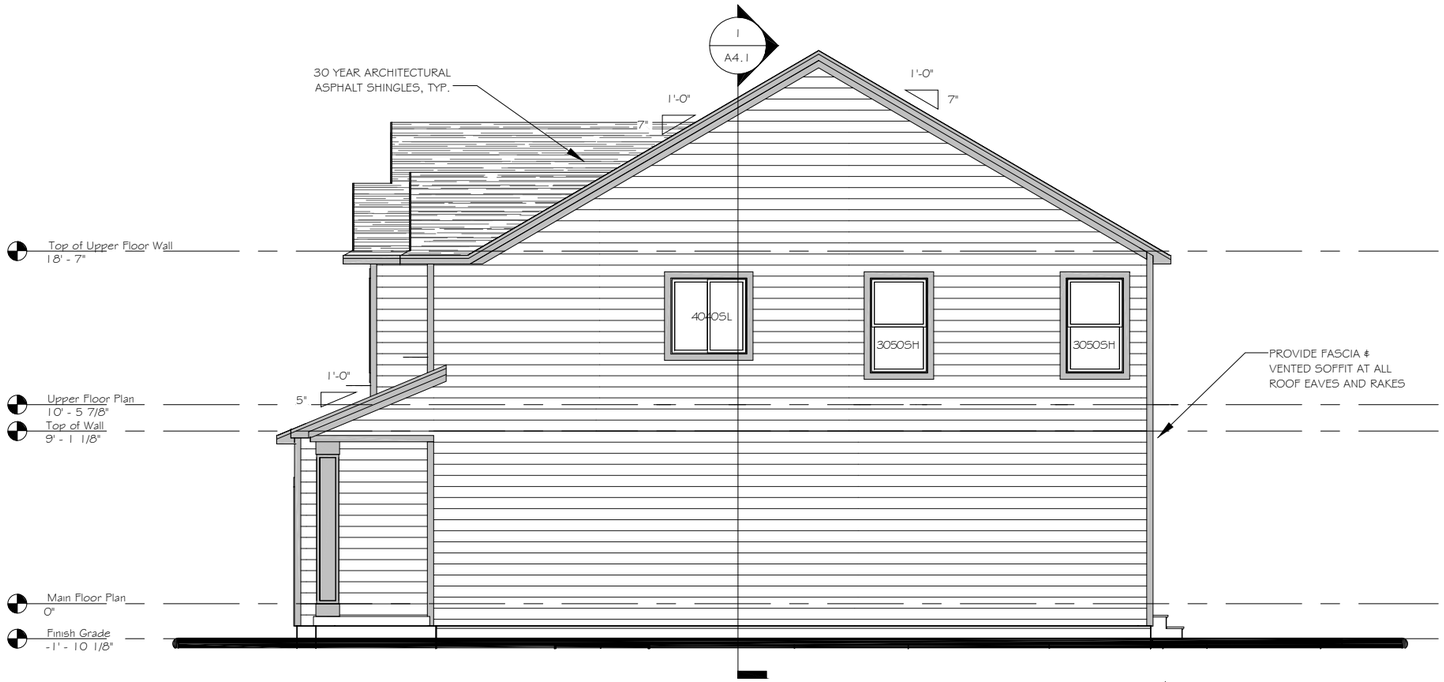
ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

3777 PLAN
WEST VALLEY CITY

FRONT/REAR ELEVATIONS

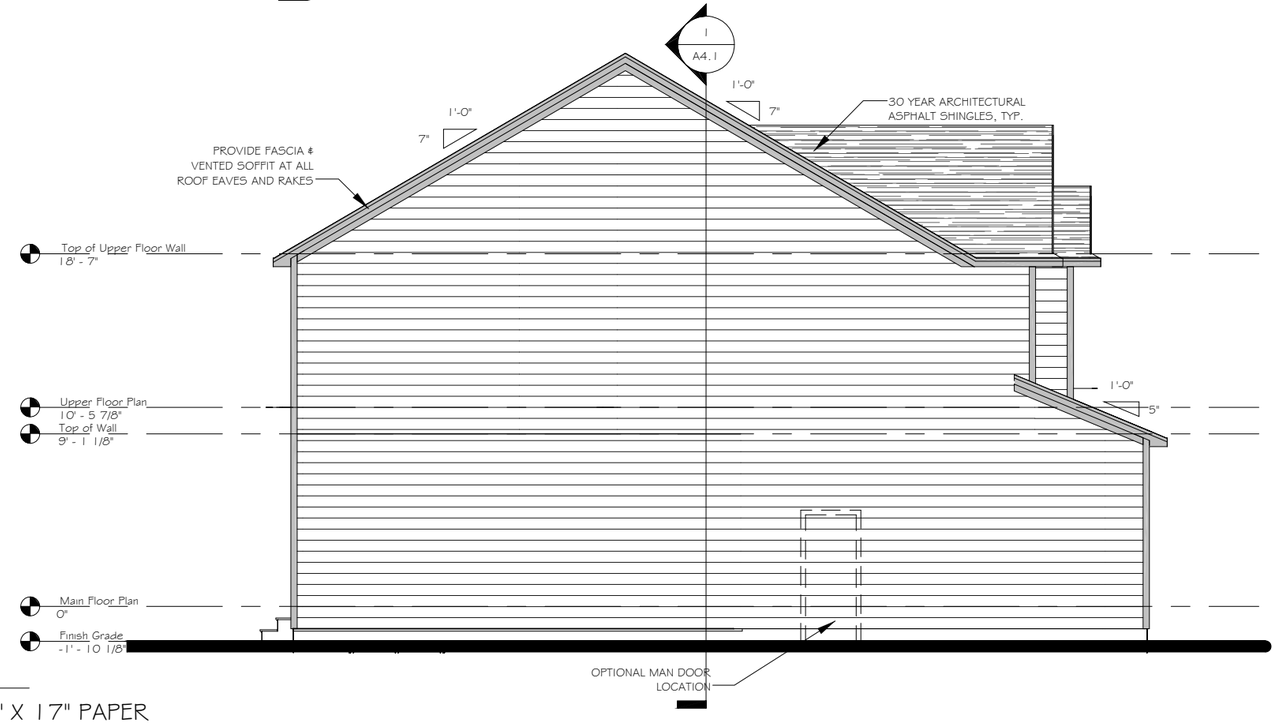
A2.1



1 Right Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER



2 Left Elevation

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE

TYPE	HEAD HEIGHT	COMMENTS	COUNT
3030 FX	6' - 8"		1
3030 SL	6' - 8"		1
3050 SH	6' - 8"		4
4040 SL	6' - 8"		1
5040 SFS	7' - 8"		1
5040 SL	6' - 8"		6
5050 SL	6' - 8"		4

FieldStone HOMES
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Phone (801)233-8300 Fax (801)233-8600

ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

3777 PLAN
WEST VALLEY CITY

SIDE ELEVATIONS

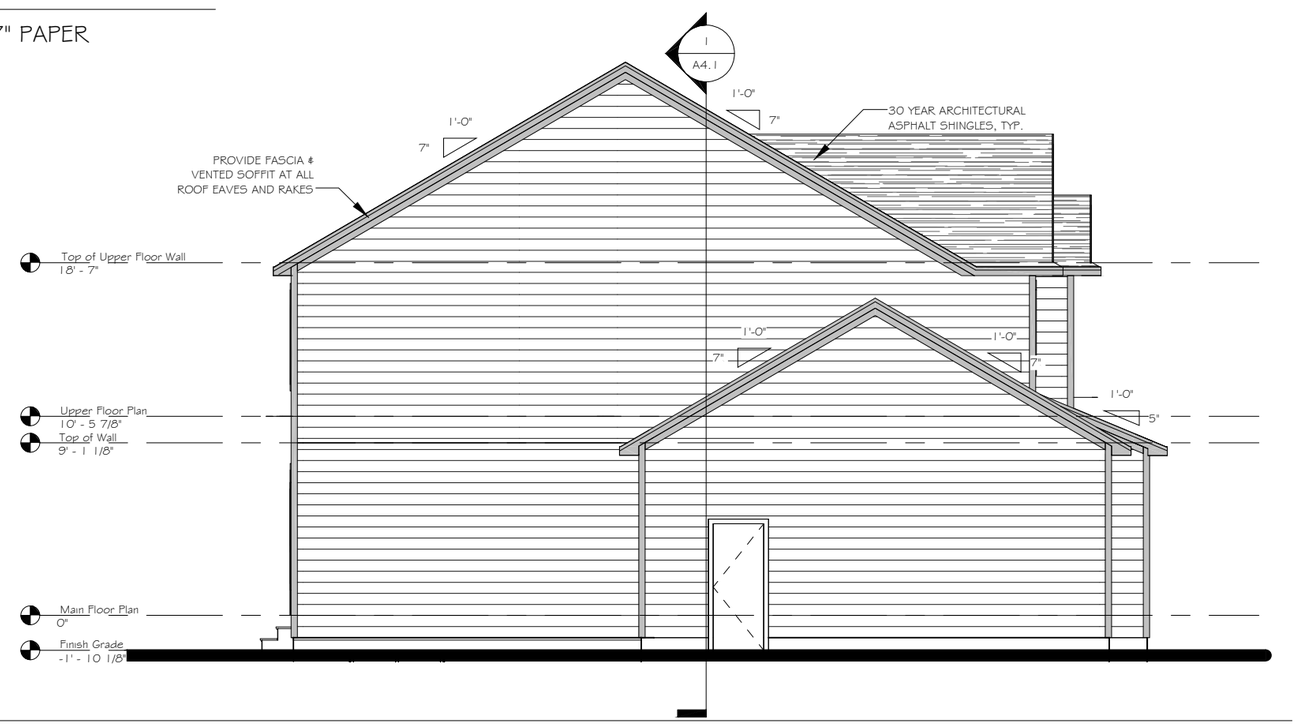
A2.2

1 Front Elevation - 3 Car

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
TYPE	HEAD HEIGHT	COMMENTS	COUNT
3030 FX	6' - 8"		1
3030 SL	6' - 8"		1
3050 SH	6' - 8"		4
4040 SL	6' - 8"		1
5040 SFS	7' - 8"		1
5040 SL	6' - 8"		6
5050 SL	6' - 8"		4



2 Left Elevation - 3 Car

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

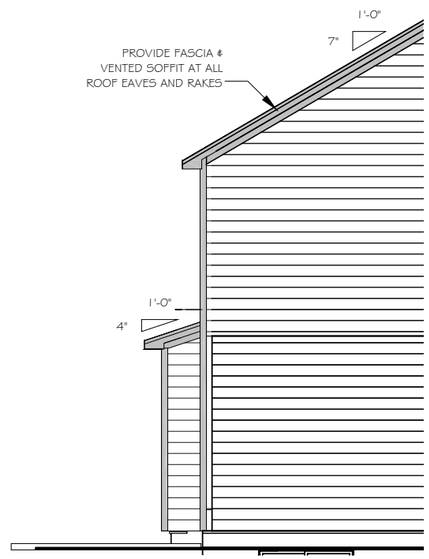
ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

3777 PLAN
WEST VALLEY CITY

3RD CAR ELEVATIONS

A2.3



1 Left Elevation - Fireplace

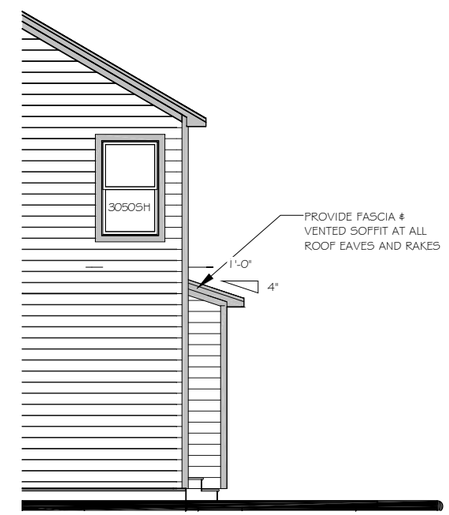
1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

2 Rear Elevation - Fireplace

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER



3 Right Elevation - Fireplace

1/8" = 1'-0" ON 11" X 17" PAPER

1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone HOMES
12896 S. Pony Express Road Suite #400 Draper, UT 84020
Phone (801)233-8300 Fax (801)233-8600

ASHLEE COMMONS
LOT #
Enter address here

03/03/2015

3777 PLAN
WEST VALLEY CITY

ELEVATION OPTIONS

A2.4

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Minor Amended Site Plan
CWP Chlorination Facility
June 25, 2015
Public Hearing

Report Date:	June 11, 2015
Applicant/Owner:	Central Utah Water Conservancy District
Location:	~62 North 800 West
Major Street Access:	800 West
Parcel Number(s) & Size:	49:729:001 / 0.33 acres
Parcel Zoning:	R-3, Single Family Residential
Adjacent Zoning:	A, Agricultural
Current Use of Parcel:	Turn out Vault for CWP
Adjacent Uses:	Closest development (~1,300 feet): Thunder Ridge Elementary
Previous Meetings:	Site Plan with PC 4/12/2012, with CC 5/01/2012
Previous Approvals:	CUP 12/14/10; Site Plan 5/01/2012
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for review of a Minor Amended Site Plan to facilitate a new ~760 square foot chlorination building for the Central Utah Water Conservancy District, to be located at approximately 62 North 800 West. The attached plans include the amended site plan and architecture.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Site Plan and choose from the options in Section "H" of this report. Options include approval with conditions, continuing the application to gather additional pertinent information, or denying the amendment based on specific information.

B. Background:

On May 1, 2012 the City Council approved a site plan and CUP for this property for "Public or Private Utility Building or Facility" in order for Central Utah Water Conservancy District (CUWCD) to construct a turn out vault. The property has been improved per the approval and currently includes the turn out vault (top 1-2 feet of the vault is above ground), gravel road base for maintenance vehicles, and black wrought iron style security fencing.

Scott Langford, AICP
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
slangford@saratogaspringscity.com • 801-766-9793 x 116 • 801-766-9794 fax

C. Specific Request:

The proposed Minor Amended Site Plan includes the following main changes:

- A new 760 square foot chlorination building (south of the existing vault)
- A backup generator will be located to the east of the new building and surrounded on the south and east sides with a screen wall.
- New asphalt paving and 45'x15' concrete offloading pad over existing gravel road base
- The existing fence running southeast through the property will be removed and relocated to tie into the southwest corner of the vault and southwest corner of the chemical building. The fence along the east side of the property will be extended south to tie into the Pony Express Pump Station fence. A 16 foot wide double leaf swing gate will be installed between the vault and the chemical building. A 15 foot wide single leaf swing gate will be installed between the vault and the western fence.

D. Process:

Section 19.14.06 of the Land Development Code states: Amended Minor Site Plan applications require approval by the Planning Commission after holding a public hearing.

The Land Development Code (19.14.06.8d) defines a Minor Site Plan Amendment as: "an amendment that does not alter the density, intensity of use, amount of open space, or unit type." Staff has reviewed the request and believes that the proposal meets the definition of a Minor Site Plan Amendment.

E. Community Review:

Per 19.13.04 of the City Code, this item has been noticed in *The Daily Herald*, and each property owner within 300 feet of the subject property was sent a notice at least ten calendar days prior to this meeting. As of the completion of this report, no public comment has been received.

F. General Plan:

The Land Use Map of the General Plan designates this property as Medium Density Residential. Public and Private utilities that support residential development are allowed as a conditional use in residential zones; therefore, the proposed continuation of the existing use substantially complies with the purpose and intent of the General Plan.

G. Code Criteria:

The requirements for the R-3 zone are outlined in Section 19.04.13 and the Site Plan requirements are in Chapter 19.14. Pertinent sections of these Chapters and sections are reviewed below.

Urban Design Committee Review: complies. Section 19.14.04 requires the Urban Design Committee to review site plans prior to the first Planning Commission meeting.
The Urban Design Committee reviewed the proposed site plan amendment and elevations on June 17, 2015 and recommended approval as shown.

Permitted or Conditional Uses: complies. Section 19.04.07 lists all of the permitted and conditional uses allowed in the R-3 zone. The proposed chlorination building is in conjunction with the existing water facilities for the Utah Water Conservancy District and has been previously approved as with a conditional use permit as "Public and Private Utility Facility"

Minimum Lot Sizes: complies. The site is 14,374.8 square feet (0.33 acres) and the minimum lot size for the R-3 zone is 10,000 square feet.

Setbacks and Yard Requirements: Section 19.04.13 outlines the setbacks required by the R-3 zone. The front of the building is facing 800 West. The setback requirements are reviewed below.

Front: complies. Minimum twenty five feet is required. *39 feet to property line shown.*

Sides: complies. Minimum twenty feet combined; 8 foot minimum. *12 feet to property line on the south, and 110 feet to the north is shown.*

Rear: complies. Minimum twenty five feet is required. *42 feet to the east property line is shown.*

Structure Height: complies. No structure in this zone shall be taller than 35 feet. *Building elevations are attached; and the building is approximately 9.5 feet tall to the peak of the roof.*

Maximum Lot Coverage: complies. The maximum lot coverage in this zone is fifty percent. *The proposed site is* 14,374.8 *square feet. The proposed building footprint is 760 square feet, which is approximately 5% of the site.*

Minimum Building Size: N/A. This applies to dwelling size; therefore, this is not applicable.

General Parking and Access Information: No public access will be permitted to the site; therefore no required parking is needed. Trucks delivering the chemicals to the site will enter from the south from Pony Express Parkway and exit the site via 800 West.

H. Recommendation and Alternatives:

After evaluating the required standards for developments in the R-3 zone, staff recommends that the Planning Commission conduct a public hearing and make the following motion:

Recommended Motion:

"Based upon the evidence and explanations received today, I move that the Planning Commission approve the Minor Site Plan Amendment for the CWP Chlorination Facility on property located at 62 North 800 West (parcel number 49:729:001), with the findings and conditions below:

Findings:

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

Conditions:

1. That all requirements of the City Engineer be met, including those listed in the attached staff report.
2. That all requirements of the Fire Chief be met.
3. That all new fencing and associated gates match the existing black wrought iron style currently on site.
4. That the Pony Express Minor Subdivision be recorded; conveying land from the city to the Central Utah Water Conservancy District which is currently using the land for a portion of their Pony Express Pump Station facility.
5. Any other conditions as articulated by the Planning Commission:

_____

Alternative Motions:

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

_____

_____

_____

Alternative Motion B – Negative
"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission deny the Minor Site Plan Amendment for the CWP Chlorination Facility on property located at 62 North 800 West (parcel number 49:729:001). I find that the application does not meet the requirements of City ordinances as more specifically stated below."

List Specific Code Standards and Requirements:

_____

_____

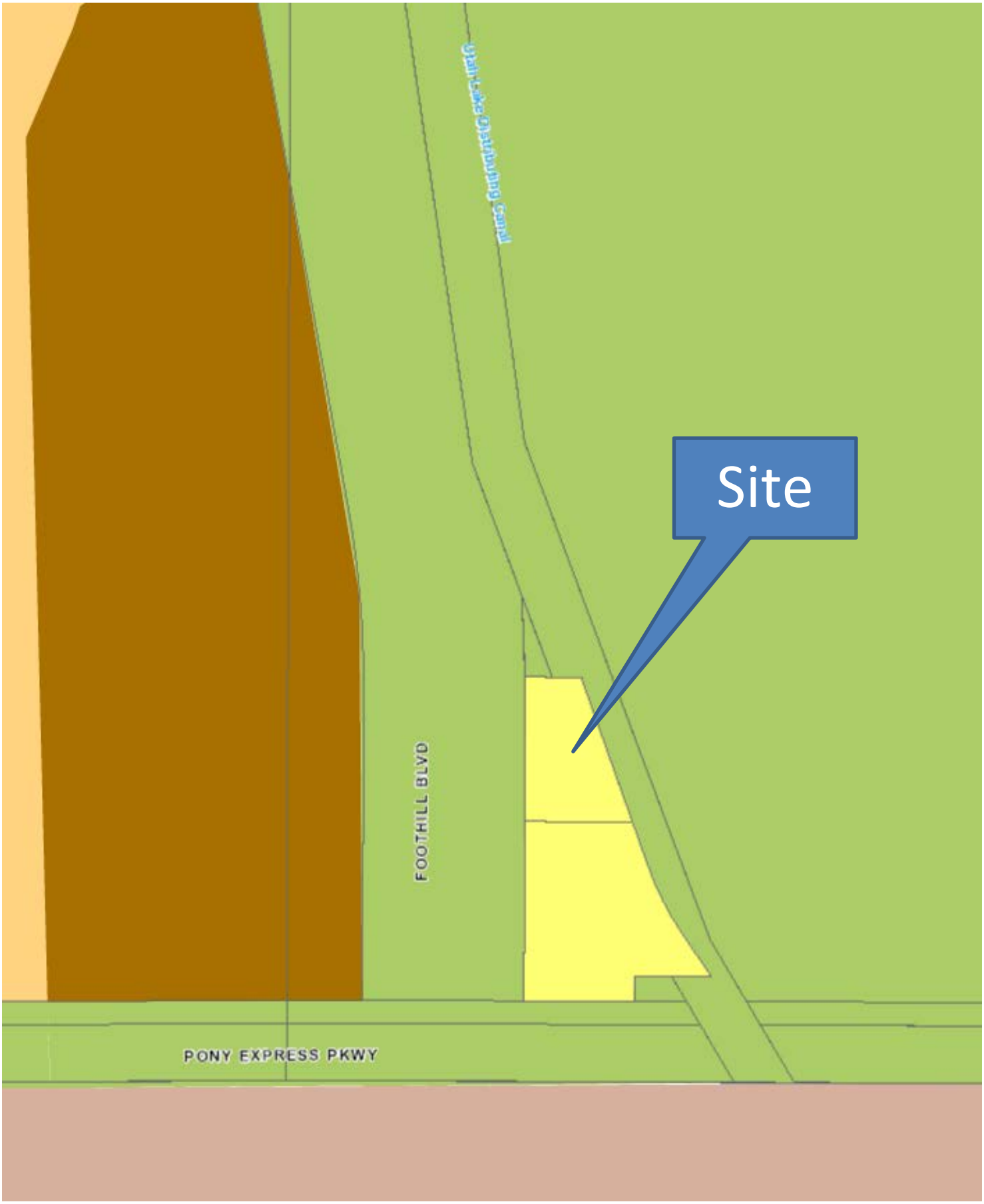
_____

_____

I. Exhibits:

1. Engineering Staff Report
2. Zoning / Location Map
3. Aerial Photo
4. Amended Site Plan
5. Building Elevations

Zoning Map

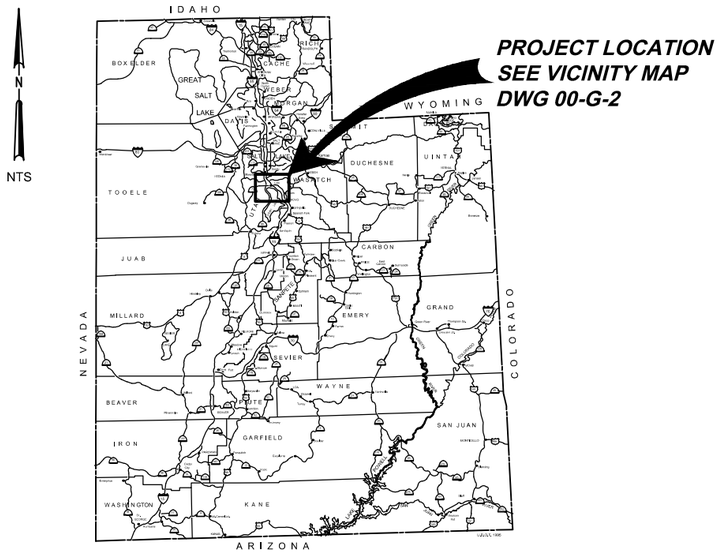

Utah Lake Distributing Canal
Site
FOOTHILL BLVD
PONY EXPRESS PKWY

Aerial Photo

CWP CHLORINATION FACILITIES

VOLUME 2 - DRAWINGS
APRIL 2015

SARATOGA SPRINGS SITE PLAN REVIEW APPLICATION



VICINITY MAP

RECOMMENDED: _____
MICHAEL A. BREWER, RCE 7657475 DATE
PROJECT MANAGER
CH2MHILL

APPROVED: _____
CORT LAMBSON, RCE 171798 DATE
PROJECT MANAGER
CENTRAL UTAH WATER CONSERVANCY DISTRICT

APPROVED: _____
DAVID O. PITCHER, RCE 169469 DATE
CHIEF ENGINEER / ASSISTANT GENERAL MANAGER
CENTRAL UTAH WATER CONSERVANCY DISTRICT

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

CENTRAL UTAH WATER CONSERVANCY DISTRICT

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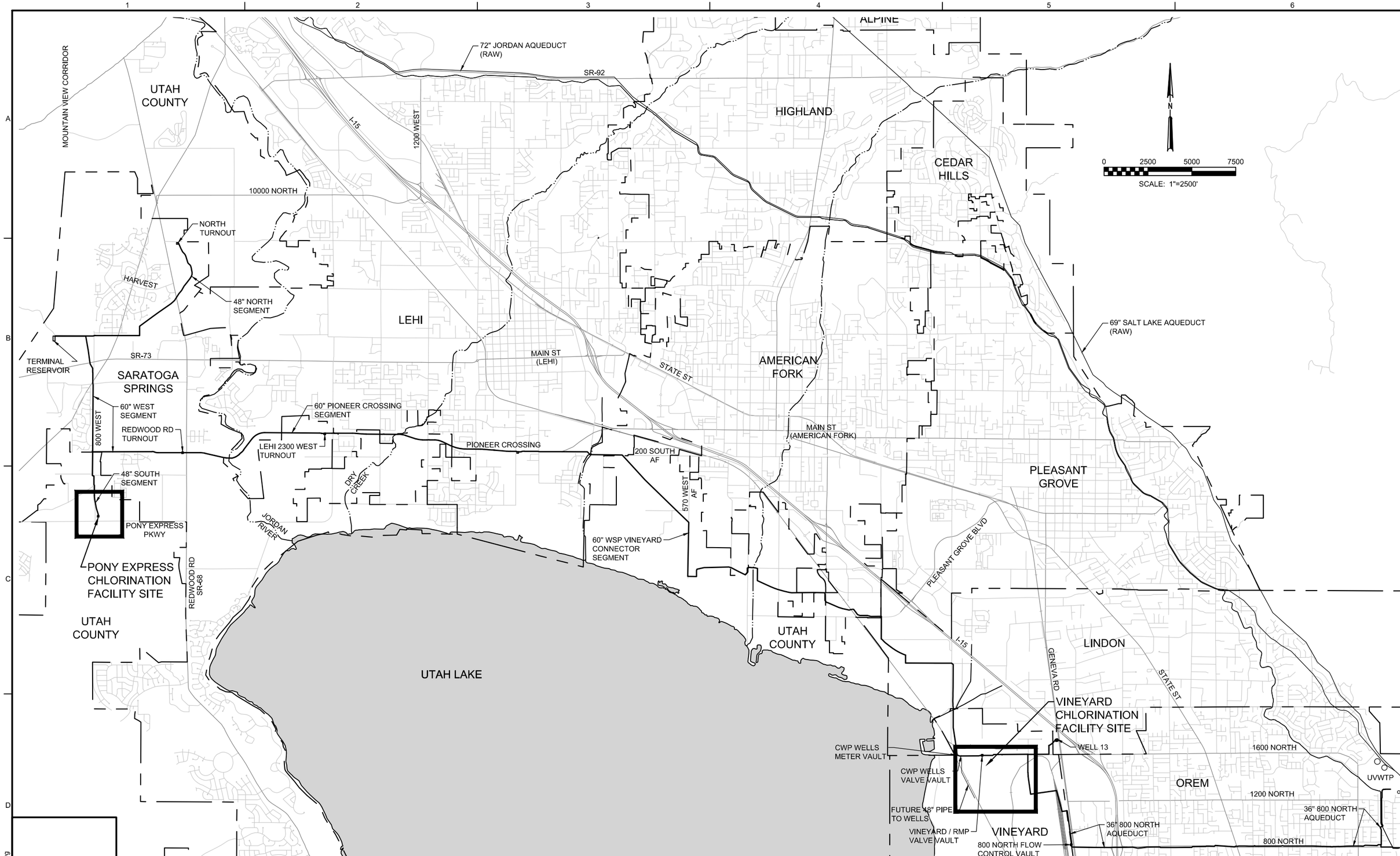

DSGN	C HOGGARD					
DR	C HOGGARD					
CHK	XXX					
APVD	XXX	NO.	DATE	REVISION	BY	APVD

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - CHLORINE FACILITIES
GENERAL
VICINITY MAP AND OVERALL KEY PLAN

SHEET	
DWG	00-G-2
DATE	APRIL 2015
PROJ	199815

90% SUBMITTAL

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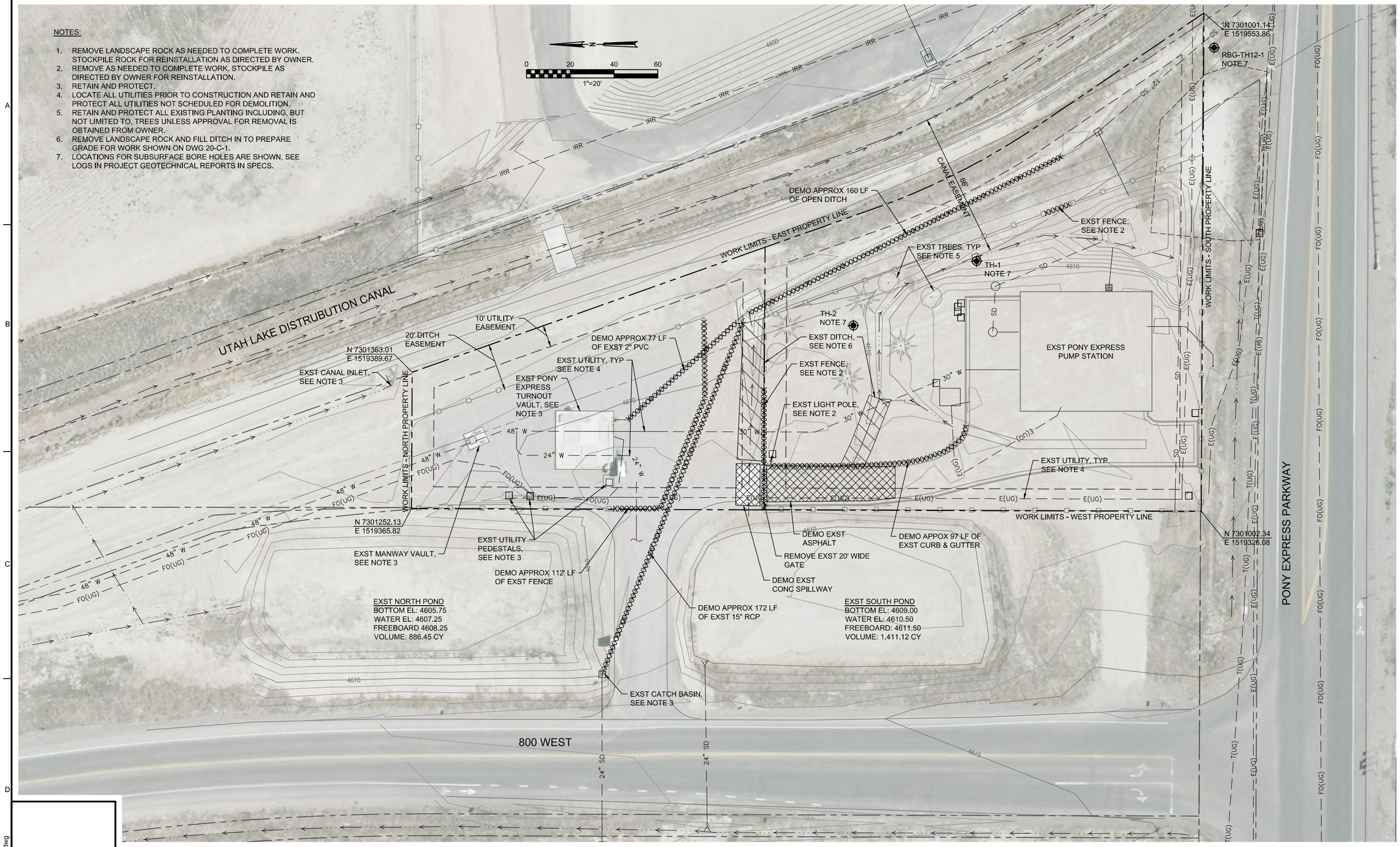
NOTES:

1. REMOVE LANDSCAPE ROCK AS NEEDED TO COMPLETE WORK. STOCKPILE ROCK FOR REINSTALLATION AS DIRECTED BY OWNER.
2. REMOVE AS NEEDED TO COMPLETE WORK. STOCKPILE AS DIRECTED BY OWNER FOR REINSTALLATION.
3. RETAIN AND PROTECT.
4. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND RETAIN AND PROTECT ALL UTILITIES NOT SCHEDULED FOR DEMOLITION.
5. RETAIN AND PROTECT ALL EXISTING PLANTING INCLUDING, BUT NOT LIMITED TO, TREES UNLESS APPROVAL FOR REMOVAL IS OBTAINED FROM OWNER.
6. REMOVE LANDSCAPE ROCK AND FILL DITCH IN TO PREPARE GRADE FOR WORK SHOWN ON DWG 20-C-1.
7. LOCATIONS FOR SUBSURFACE BORE HOLES ARE SHOWN, SEE LOGS IN PROJECT GEOTECHNICAL REPORTS IN SPECS.



DSGN	A THOMPSON					
DR	C HOGGARD					
CHK	A MURDOCK					
APVD	XXX	NO.	DATE	REVISION	BY	APVD

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - CHLORINE FACILITIES
PONY EXPRESS FACILITY
DEMOLITION PLAN

SHEET	
DWG	20-D-1
DATE	APRIL 2015
PROJ	199815

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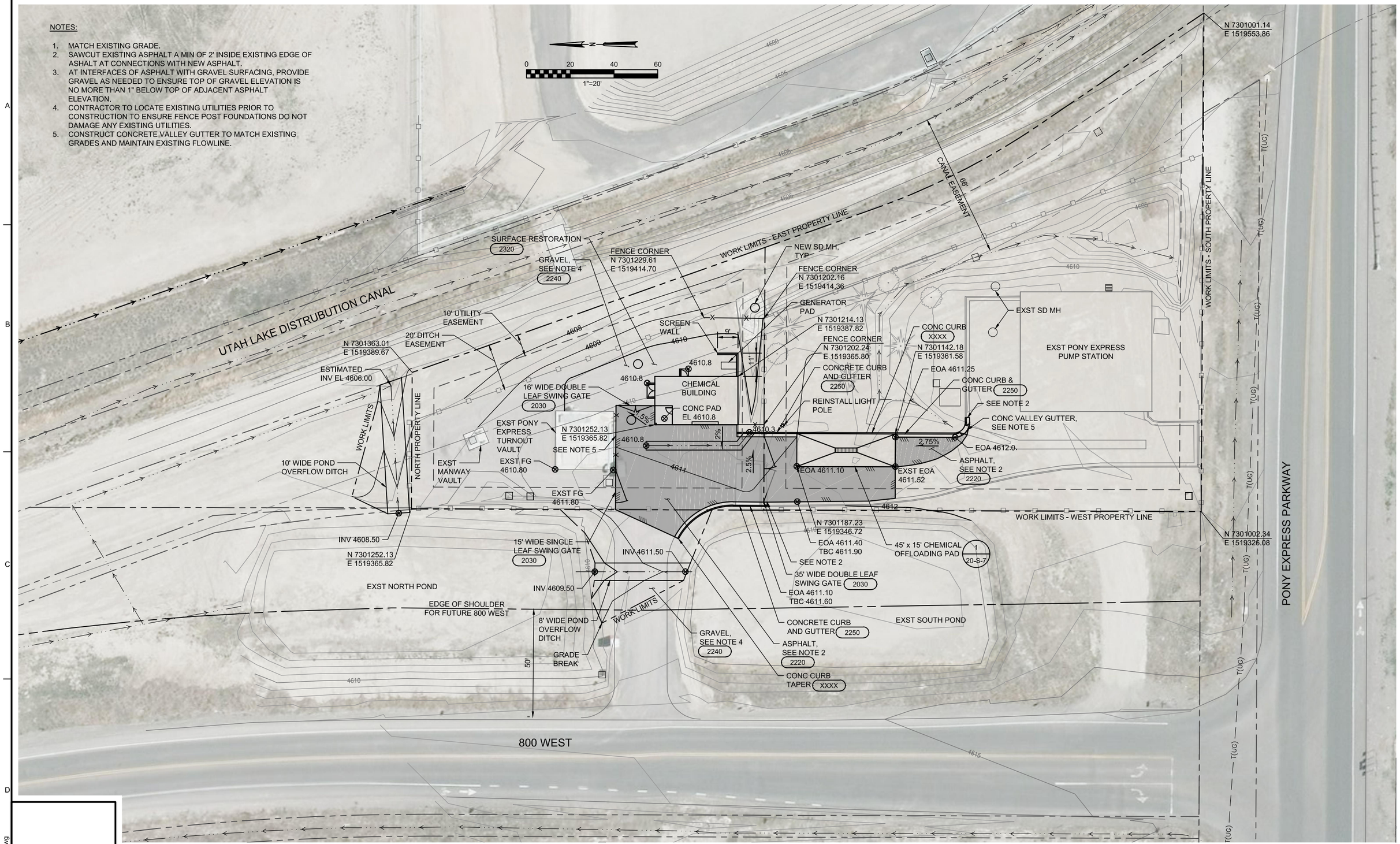
NOTES:

1. MATCH EXISTING GRADE.
2. SAWCUT EXISTING ASPHALT A MIN OF 2' INSIDE EXISTING EDGE OF ASHALT AT CONNECTIONS WITH NEW ASPHALT.
3. AT INTERFACES OF ASPHALT WITH GRAVEL SURFACING, PROVIDE GRAVEL AS NEEDED TO ENSURE TOP OF GRAVEL ELEVATION IS NO MORE THAN 1" BELOW TOP OF ADJACENT ASPHALT ELEVATION.
4. CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO ENSURE FENCE POST FOUNDATIONS DO NOT DAMAGE ANY EXISTING UTILITIES.
5. CONSTRUCT CONCRETE VALLEY GUTTER TO MATCH EXISTING GRADES AND MAINTAIN EXISTING FLOWLINE.



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90% SUBMITTAL

DSGN	M DABLING						
DR	C HOGGARD						
CHK	XXX						
APVD	XXX	NO.	DATE	REVISION	BY	APVD	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - CHLORINE FACILITIES
PONY EXPRESS FACILITY
OVERALL GRADING AND DRAINAGE PLAN

SHEET	
DWG	20-C-1
DATE	APRIL 2015
PROJ	199815

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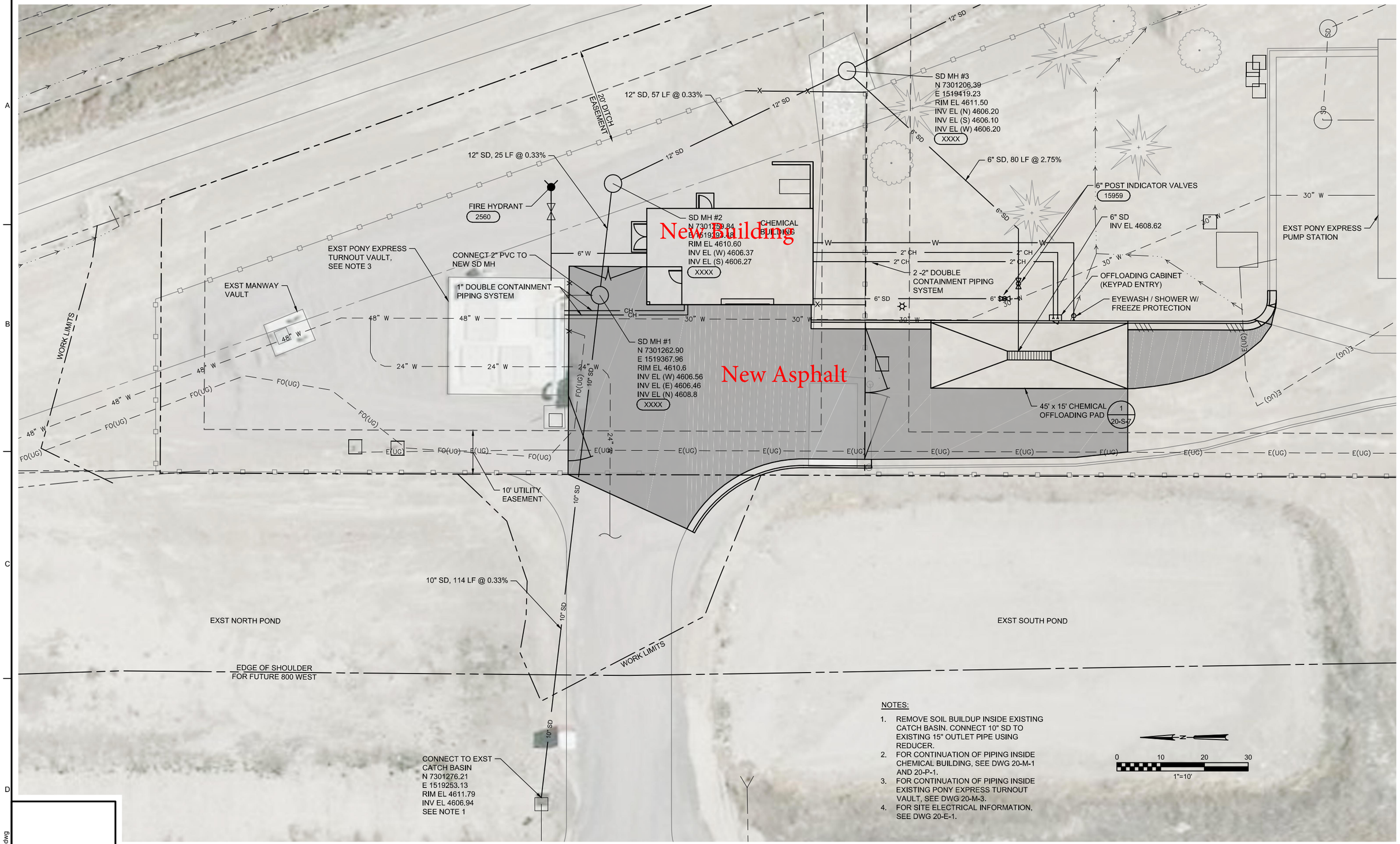

NOTES:

1. REMOVE SOIL BUILDUP INSIDE EXISTING CATCH BASIN. CONNECT 10" SD TO EXISTING 15" OUTLET PIPE USING REDUCER.
2. FOR CONTINUATION OF PIPING INSIDE CHEMICAL BUILDING, SEE DWG 20-M-1 AND 20-P-1.
3. FOR CONTINUATION OF PIPING INSIDE EXISTING PONY EXPRESS TURNOUT VAULT, SEE DWG 20-M-3.
4. FOR SITE ELECTRICAL INFORMATION, SEE DWG 20-E-1.

DSGN	M DABLING
DR	C HOGGARD
CHK	XXX
APVD	XXX

NO.	DATE	REVISION	BY	APVD

VERIFY SCALE
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0 1"
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CH2MHILL

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - CHLORINE FACILITIES
PONY EXPRESS FACILITY
UTILITY SITE PLAN

SHEET	
DWG	20-CY-2
DATE	APRIL 2015
PROJ	199815

90% SUBMITTAL

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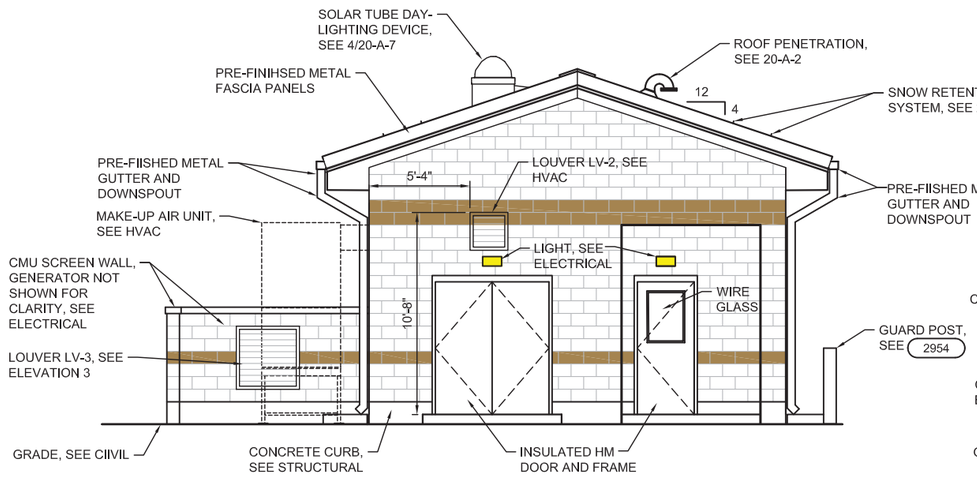
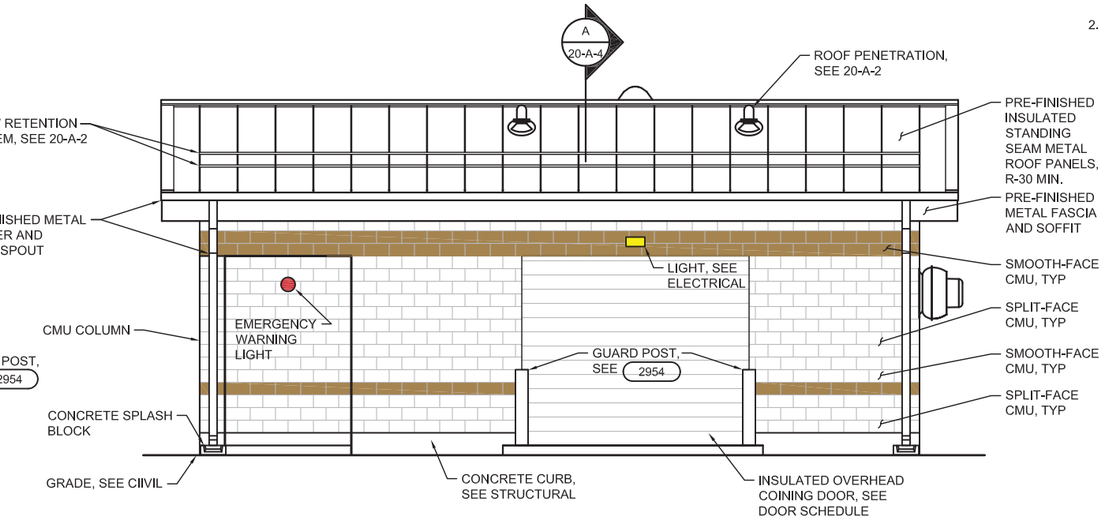
NOTE:

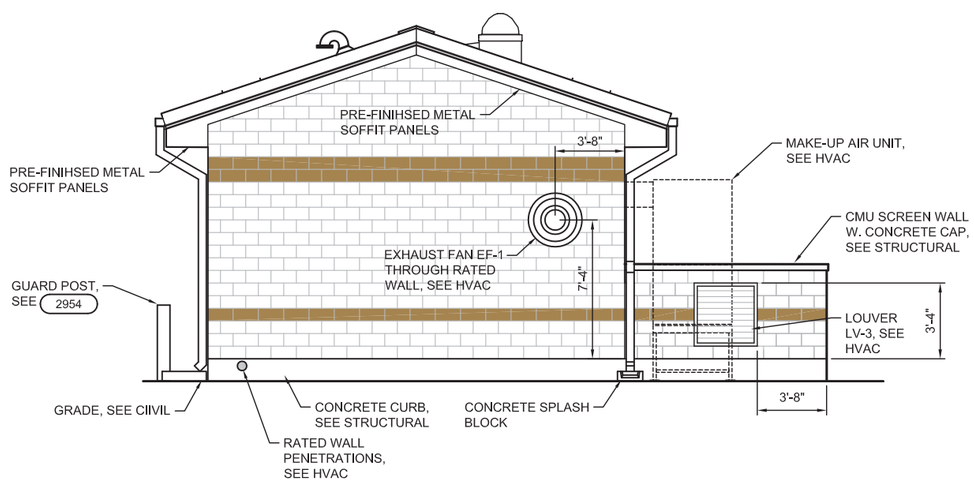
1. SEE STRUCTURAL DRAWINGS FOR TOP OF MASONRY ELEVATIONS.
2. SEE SHEET 20-A-6 FOR EXTERIOR COLOR SCHEDULE, COLOR LIST AND 1/20-A-6 FOR CMU WALL BANDING



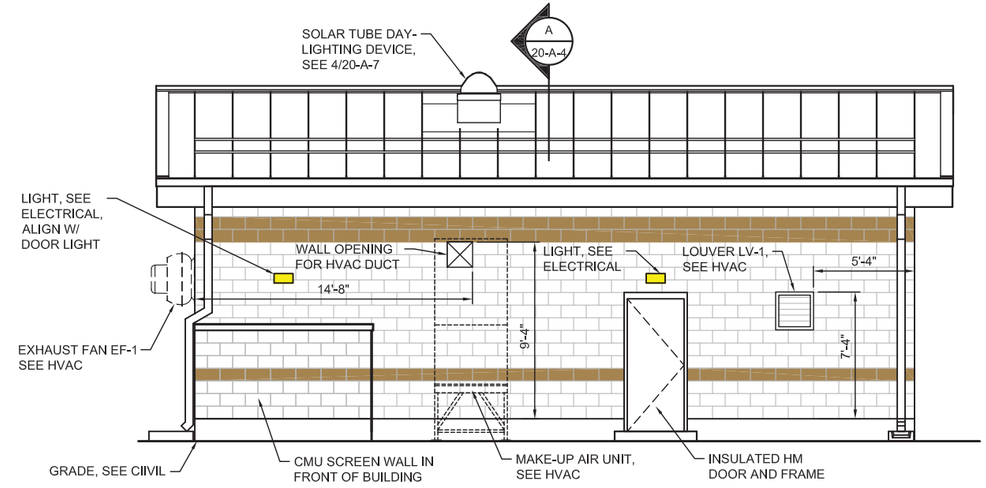
1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"
20-A-1



2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"
20-A-1



3 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"
20-A-1



4 EAST EXTERIOR ELEVATION
1/4" = 1'-0"
20-A-1

STATE OF UTAH
2 June 2015
JOHN P RESEIGH
NO. 8994098-0301
LICENSED ARCHITECT

DSGN	J RESEIGH					
DR	D DALSOGLIO					
CHK	G KIRSTEN					
APVD	J RESEIGH	NO.	DATE	REVISION	BY	APVD

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - CHLORINE FACILITIES
PONY EXPRESS CHLORINE FACILITY
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET	
DWG	20-A-3
DATE	JUNE 2015
PROJ	199815

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CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Code Amendments
Multiple Sections
Thursday, April 26, 2015
Public Hearing

Report Date:	Thursday, April 2, 2015
Applicant:	Staff and Subcommittee Initiated
Previous Meetings:	Code Subcommittee Meetings Planning Commission Work Session March 12, 2015
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The Code Subcommittee and Staff have been working on another round of code cleanups, amendments, and clarifications. The current packet proposes changes to the following sections:

- 19.02 – Definitions
- 19.05 – Supplemental Regulations
- 19.06 – Landscaping and Fencing
- 19.12 – Subdivisions
- 19.13 – Process
- 19.15 – Conditional Uses

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and vote to forward a positive recommendation to the City Council on all or some of the amendments with or without modifications. Alternatives include continuance to a future meeting or a negative recommendation for all or some of the amendments.

B. Background: The City has been working for the last several years to adopt amendments to the Land Development Code to improve transparency, increase consistency, close loopholes, increase standards, and remove contradictions. In October 2013 the Council appointed a Development Code (Code) Update Subcommittee consisting of two City Councilmembers, one member of the Planning Commission, and City staff as appropriate.

Additionally, the business community, development community, staff, Planning Commission, and City Council have expressed concern over the often lengthy application review process, and have set a goal of streamlining the application review process as the Code is improved.

The subcommittee and staff have drafted the enclosed amendments to further these goals.

Planning Commission Work Session

The Planning Commission held a work session on June 11, 2015, and provided input on the draft amendments. Amendments concerning Accessory Dwellings, Vehicle Storage, Vehicle Sales, planting standards outside of City Rights of Way, and Fencing were postponed to allow for additional work session discussion, while the sections in this report were moved to this public hearing. Changes based on work session and subcommittee direction, as well as recent additions, are highlighted in yellow in the exhibits.

C. **Specific Request:** The proposed amendments are summarized below, with details outlined in Exhibits A – I.

- 19.02, defining Solar Panels, and clarifying Edge Uses
- 19.05, multiple topics
  - Add standards for solar
  - Corrections to Temporary Uses
  - Relocate standards for Sales Trailers
- 19.06, multiple topics
  - Smart timers and water saving devices
  - Artificial Turf prohibitions
- 19.12 – permit plat amendments to affect plat boundaries
- 19.13 – implement expiration of applications for inactivity
- 19.15 – Temporary Sales Trailers are currently permitted in every zone, however their standards are in the Conditional Use section. Staff recommends relocating the standards to the Supplemental Regulations section, 19.05

D. **Process:** Section 19.17.03 of the Code outlines the process and criteria 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. *There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.*

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*; as these amendments affect the entire City, no mailed notice was required. A public hearing with the City Council will be scheduled and noticed prior to final action.

F. General Plan:

Land Use Element – General Goals
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, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

Staff conclusion: consistent
The proposed changes help to improve transparency and consistency by clarifying definitions, removing contradictions, increase efficiency by removing unnecessary regulations, and streamline additional processes while still ensuring a thorough review by City staff, the Planning Commission, and City Council.

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, 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 amendments help streamline the process, clarify inconsistencies, remove unnecessary regulations while ensuring negative impacts are mitigated through additional standards elsewhere as necessary, and the general welfare will be maintained.*

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 amendments helps to clarify the process and improve efficiency and consistency, thus ensuring economy in government expenditures by lessening the cost of application review, and maintaining a high standard of review by ensuring existing requirements are still met.

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. *The amendments will better protect the community through more efficient process, clarity and consistency in development review, and maintenance of high standards.*

H. Recommendation / Options:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and vote to forward a positive recommendation to the City Council on the amendments with or without modifications, or choose from the alternatives below.

Staff Recommended Motion – Positive Recommendation
The Planning Commission may choose to forward a **positive recommendation** on all or some of the amendments to the Code Sections listed in the motion, 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 amendments to Sections [19.02, 19.05, 19.06, 19.12, 19.13] 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.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
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 amendments shall be edited as directed by the Commission: _____
   a. _____
   b. _____
   c. _____

Alternative A – Continuance
Vote to **continue** all or some of 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 Sections [19.02, 19.05, 19.06, 19.12, 19.13] of the Code to the July 9, 2015 meeting, with the following direction on additional information needed and/or changes to the draft:

_____

_____

Alternative B – Negative Recommendation
Vote to forward a **negative** recommendation to the City Council for all or some of 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 Sections [19.02, 19.05, 19.06, 19.12, 19.13] 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. 19.02 – Definitions
2. 19.05 – Supplemental Regulations (Multiple Topics)
3. 19.06 – Landscaping and Fencing
4. 19.12 – Subdivisions (Plat Amendments)
5. 19.13 – Process (Expiration)
6. 19.15 – Conditional Uses (Remove Sales Trailers)

~~19.02.~~02.

85. "Edge Use" means a use allowed on the outside boundary of a specific land use zone that also has frontage on the collector or arterial roadway, up to a maximum of 300 feet into the land use zone from the outside boundary.

#TBD. "Solar Panel" means a panel designed to absorb the sun's rays as a source of energy for generating electricity for a structure or other purpose, and may or may not be connected to the power grid. This does not include individual low-voltage items that remain isolated from a structure or power grid, such as solar-operated walkway lights or garden lights.

Chapter 19.05. Supplementary Regulations.

Sections:

19.05.01. Purpose.
19.05.02. General Supplemental Regulations.
19.05.03. Wireless Telecommunication Equipment.
19.05.04. Non-Depository Institution.
19.05.05. Farm Animals in the A, RA-5, and RR Zones.
19.05.06. Keeping Chickens in the R-2 and R-3 Zones.
19.05.07. Outdoor Vending Machines.
19.05.08. Beekeeping.
19.05.09. Residential Facilities for Persons with a Disability.
19.05.10. Temporary Uses.
19.05.11. Accessory Buildings in Residential Development.
19.05.12. Solar Panels.
19.05.13. Edge Uses.
19.05.14. Temporary Subdivision Sales Offices.

19.05.10. Temporary Uses.

1. **Purpose and Intent.** The purpose and intent of the Temporary Use section is to allow certain uses within the City of Saratoga Springs which are temporary, or seasonal in nature, in a manner that such uses will be compatible with the land use zone and adjacent properties. A Temporary Use, which is subject to the provisions in this Section, is a commercial business venture for which a business license is required.

2. **Uses:** the following are acceptable Temporary Uses, as defined in Section 19.02.02:
   a. Produce Stand or Farmers Market
   b. Fireworks Stand*
   c. Christmas Tree Lot
   d. Snow Shack or Ice Cream Vendor*
   e. Pumpkin Patch
   f. Festivals including Bazaars or Fairs*
   g. Temporary Retail (tent or sidewalk sale)*
   h. Mobile Food Vendors*

   * These uses are limited to non-residential and agricultural zones, unless occurring as part of a City ~~approved~~ sponsored special event, or wholly within the property boundaries of an institutional use ~~or park~~.

3. **Standards for Temporary Uses.** A Temporary Use shall comply with the general standards as provided within this section:
   a. Written approval from all brick and mortar businesses, meaning a permitted business

in a permanent structure, within 300' shall be obtained for all Temporary uses.

b. All Temporary uses except for roadside stands require ~~curb, gutter, and~~ a paved surface on site. Temporary road base capable of supporting a minimum of 75,000 pounds and installed in compliance with the City Standard Technical Specifications and Drawings shall qualify as a paved surface, and shall be removed immediately upon completion of the Temporary use unless occurring as part of a separate development permit.

c. All Temporary uses except roadside stands are required to provide sanitary facilities for waste disposal for protection of community health and safety. This may be met through agreement with a host business or through temporary restroom facilities.

d. All temporary uses shall provide a receptacle for garbage, and shall be responsible for garbage removal.

e. Night lighting shall be compatible with adjacent uses. This requires all lighting to be shielded and directed downward to avoid light spill onto adjacent properties.

f. All signs must comply with City adopted sign regulations.

g. A use and/or display may not be placed within the right-of-way or on any landscaped area.

h. No temporary use may occur within the clear view triangle of any intersection.

i. No more than one temporary use is allowed per lot or parcel at any one time, including those approved by the Planning Commission.

j. When electricity will be utilized, an electrical permit must be obtained from the Building Department prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.

k. Accessibility requirements must be addressed with the Building Department prior to any sales occurring.

l. Where required, Health Department approval shall be provided prior to operation.

m. Where temporary structures are proposed, an inspection with the Fire Department is required prior to any sales occurring or prior to persons occupying the structure, whichever occurs earliest.

n. Hours of operation shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.

o. All temporary uses requesting temporary access from a public road shall obtain written permission from UDOT for state roads, and from the City Engineer for all other public roads.

i. A traffic study and safety mitigation may be required, including appropriate acceleration and deceleration areas.

~~a.~~ii. No curb shall be driven over unless temporary bridging is provided and approved by the City Engineer to prevent damage to the curb.

19.05.1~~5~~2. Solar Panels.

1. Solar panels installed in residential zones shall meet the following standards:
   a. Panels designed for residential use shall be used. No commercial grade panels may be installed.
   b. Roof-mounted panels shall be installed a minimum of three feet below the ridgeline and a minimum of three feet from eaves.
   c. Ground-mounted panels shall:

i. -be located only in rear yards and interior side yards, and
ii. comply with lot coverage limitations, and ~~only when~~
iii. not exceed fifteen feet in height, and
iv. be located behind an opaque fence or wall a minimum of six feet in height.

d. Panels shall be designed to minimize reflection.
e. Panels and panel systems that are designed to be tied into the utility grid shall be installed and connected by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

2. Solar panels installed in non-residential zones shall meet the following standards:
   a. Panels designed for commercial use shall be used. No residential grade panels may be installed.
   b. Roof-mounted panels shall be installed a minimum of six feet below the ridgeline and a minimum of six feet from eaves, and a minimum of six feet from all other reveals.
   c. Ground-mounted panels shall ~~comply with~~ :
      i. meet all ~~accessory~~ building height, setbacks, and lot coverage limitations, and
      ii. ,not obstruct required landscaping.
      ~~and shall be placed only in areas behind an opaque fence or wall a minimum of six feet in height.~~
   d. Panels shall be designed to minimize reflection.
   e. Panels and panel systems that are designed to be tied into the utility grid shall be installed and connected by a licensed photovoltaic contractor, in compliance with the National Electrical Code.

19.05.~~12~~13. Edge Uses.

1. Uses identified as Edge Uses shall meet the additional standards below.
   a. Reverse Frontage. Buildings shall be designed so that the main entrance is facing into the main development and not towards the adjacent arterial or collector street.
   b. Architecture. The rear of the buildings shall be treated with architectural standards equal to the treatment at the front of the building.
   c. Parking. Parking shall be located behind the building as viewed from the adjacent arterial or collector road.
   d. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, behind a landscaped berm or screen wall.
   ~~d.~~e. Edge uses shall be placed entirely within the area identified in the definition of Edge Use.

(Ord. 14-23)

19.05.14. Temporary Subdivision Sales Offices.

1. One temporary sales office may be granted so long as it is located in a subdivision of not less than five acres, located at least 200 feet from any existing dwelling outside of the subdivision measured along street lines, and issued a subdivision sales office permit.
   a. A permit for a subdivision sales office may be issued by the Planning Director and Building Department at any time after recording of the subdivision.

b. The permit shall become void one year following the date on which the permit was issued. The temporary office shall then be removed unless thirty days prior to the expiration of the one-year period, a request for an extension of time is made and granted by the Planning Director. In no case will more than one extension be granted, and such extension may not be more than one year.

19.06 – Smart Timers, Astroturf, Fencing to 3' height, planting standards for trees not in ROW

Chapter 19.06. Landscaping and Fencing.

Sections:

19.06.01. Purpose.
19.06.02. Required Landscaping Improvements.
19.06.03. General Provisions.
19.06.04. Landscaping Plan.
19.06.05. Completion of Landscape Improvements; Adequate Assurances.
19.06.06. Planting Standards and Design Requirements.
19.06.07. Amount of Required Landscaping.
19.06.08. Additional Landscaping Requirements.
19.06.09. Screening and Fencing Requirements and Restrictions.
19.06.10. Screening at Boundaries of Residential Zones.
19.06.11. Clear Sight Triangle.

19.06.03. General Provisions.

1. Park strips shall be landscaped and maintained by the property owner who abuts the park strip, unless otherwise noted on an ~~previously~~ approved subdivision plat or site plan.

2. Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential ~~and multi-family~~ developments as well as ~~and~~ for all irrigated open spaces that are held in common or ~~HOA~~Homeowner's Association ownerships in residential developments.

3. All landscaped areas shall be maintained by watering, weed removal, lawn mowing, or any other activity required to maintain healthy and well-manicured landscaping.

4. Trees which project over any sidewalk shall be pruned clear of all branches between ground and a height of eight feet for that portion of the plant located over the sidewalk.

5. Landscaping and fencing shall maintain a clear sight triangle as specified in Section 19.06.11.

6. All refuse areas shall be screened by approved fencing materials.

(Ord. 14-23)

19.06.06. Planting Standards and Design Requirements.

1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation of any landscaping plan by the City Council.

2. The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured at the diameter at breast height (DBH):
   a. Required trees are subject to the following standards:
      ~~a.~~i. **Deciduous Trees.** All deciduous trees shall have a minimum trunk size of two (2) inches in caliper.
      ~~b.~~ii. **Evergreen Trees.** All evergreen trees shall have a minimum size of 6 feet in height.
      ~~c. **Ornamental Trees.** All ornamental trees shall have a minimum trunk size of one and a half (1.5) inches in caliper.~~
   ~~a.~~b. **Shrubs.** At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.
   ~~b.~~c. **Turf.** No landscaping shall be composed of more than seventy percent turf.
   ~~c.~~d. **Drought Tolerant Plants.** Fifty percent of all trees and shrubs species shall be required to be drought tolerant.
   ~~d.~~e. **Rock:** rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements:
      i. a minimum of two separate colors, and a minimum of two different sizes shall be used; and
      ii. rock shall provide contrasting color to pavement and other hard surfaces within the property, and all colors used shall be earth tones; and
      iii. no rock shall be placed in an area at the base of the plant equal in size to the predicted canopy of shrubs and trees at maturity and shall instead be covered with wood chips, mulch, bark, or other non-rock cover.
   ~~e.~~f. **Planting and Shrub Beds.** Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in the Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements:
      i. high-quality weed barrier is used;
      ii. high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;
      iii. edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability;
      iv. drip lines are used for irrigation.
   g. **Artificial Turf.** Artificial turf is not permitted in institutional or commercial landscaping, and is not permitted in front or ~~interior~~corner side yards in residential development.
      ~~i.~~

3. The following design requirements will be used when reviewing landscaping plans in the City of Saratoga Springs:
    a. **Selection of Plants.** Plants shall be selected for texture, form, color, pattern of growth, and adaptability to local conditions.
    b. **Evergreens.** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.
    c. **Softening of Walls and Fences.** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.
    d. **Planting and Shrub Beds.** Planting and shrub beds are encouraged to be used in order to conserve water. Planting and shrub beds shall meet the requirements in subsection 19.06.06(2)(g) above.
    e. **Water Conservation.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees ~~and the use of secondary water where available~~.
    f. **Energy Conservation.** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures to provide shade over the structures in the summer months. Evergreens trees are encouraged to be planted on the north side of structures when feasible to dissipate the effects of winter winds.
    g. **Preservation of Existing Vegetation.** Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.
    h. **Tree Preservation.** Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. Trees smaller than four inches in caliper that are removed shall be replaced on a one to one ratio. Replacement trees shall be in addition to the minimum tree requirements of this Chapter.
    ~~i. **Berming and Screen Walls.** Berming or screen walls are is encouraged as a screen or buffer between opposing land uses.~~
    ~~j.~~i. **Placement.** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.

4. No trees shall be planted directly under or in close proximity to power lines, poles, or structures unless:
    a. the City Council gives its approval;
    b. the power company or owner of the power line gives written consent; and
    c. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

(Ord. 14-23)

19.12 – PLAT AMENDMENT PROCESS (BOUNDARIES)

19.12.09. Vacating or Amending a Subdivision Plat.

1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.

2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition ~~does not affect the location or boundary of a public road or the boundary of the plat, and~~ seeks to:
   ~~d.~~a. join two or more of the petitioning fee owner's lots; or
   ~~e.~~b. adjust internal lot lines between two or more of the petitioning fee owner's lots; or
   ~~f.~~c. vacate or alter private streets, rights-of-way, easements, or alleys, or
   d. adjust internal ~~lot~~ restrictions subject to the standards of this Title and applicable conditions of approval for the original plat, or
   ~~g.~~e. adjust the boundary of the plat to include adjacent property in one or more lots in the existing subdivision.

3. **Standards.** Plat amendments may be approved if:
   a. no new dwelling lot or dwelling results from the plat amendment; and
   b. the number of lots or parcels does not increase; and
   c. the amendment does not result in remnant land that did not previously exist; and
   d. the amendment does not violate conditions of approval for the original plat; and
   e. the amendment does not result in a violation of applicable zoning requirements; and
   f. if all requirements of Utah Code Chapter 10-9a are met.

4. **Application.** The owners of affected lots shall file an application on an approved City form and include the following items:
   a. Application form, applicant certification, and paid application fee.
   b. Amended Plat that conforms to all of the requirements of a Final Plat as provided in section 19.12.03.
   c. Data table including
      i. total project area
      ii. total number of lots, dwellings, and buildings
      iii. number of proposed garage parking spaces
      iv. number of proposed parking spaces
      v. percentage of buildable land
      vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
      vii. area and percentage of open space or landscaping, and recreational amenities
      viii. area to be dedicated as right-of-way (public and private)
      ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
   d. A copy of the Utah County plat map showing ownership and parcel numbers.

e. File of all plans, documents, and reports in pdf format.
f. Geolocated KML file or GIS Shapefile including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.

5. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.

6. **Land Use Authority.**
   a. The Planning Director is hereby designated as the land use authority for all plat amendments involving only lot combinations or lot line adjustments, plat amendments required to formalize a variance that has been granted by the Hearing Examiner, and all other plat amendments or vacations that do not affect public or private roads or easements or conditions of approval.
   b. The Planning Commission is hereby designated as the land use authority for all other plat amendments and vacations that do not affect a public road.
   c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.

7. **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above.
   g. For plat amendments where the Planning Director is the Land Use Authority, if the Planning Director determines that documents are complete the Planning Director shall take action on the application.
      i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and
   h. the Planning Director shall approve, approve with conditions, or deny the amendment. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.

8. **Planning Commission Review and Action.**
   a. For amendments where the Planning Commission is the Land Use Authority:
      i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;
      ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and
      iii. if the Planning Commission approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.
   b. **Public Hearing.**
      i. A public hearing shall not be held if all the property owners in the plat sign the amendment.
      ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and

provide notice to all property owners within 300 feet of the application, prior to final approval.

9. **Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.

(Ord. 14-23)

~~19.13 –~~ EXPIRATION FOR INACTIVITY

19.13.03. Application Forms ~~Required~~.

1. **Application Forms Required.** Applications for permits and other procedures (appeals, Site Plans, subdivisions, variances, Master Development Plans, plat amendments, etc.) established by this ordinance shall be filed on the forms provided by the City.
    a. Applications shall be accompanied by a Master Development Plan, when required, Concept Plan, Preliminary Plat for proposed subdivisions, Site Plan for commercial or multi-family subdivisions, Condominium Plat for proposed condominiums, Final Plat, and any other applications, maps, plans, drawings, tabulations, calculations, and text needed to demonstrate compliance with the City Code and as described in this Chapter.
    b. Applicants shall pay the cost to post and mail notices to all property owners as required in this Title prior to consideration by the Land Use Authority .
    c. An application is not complete until the Planning Director acknowledges in writing that the application is complete.

2. **Application Fees.** Application fees for each type of permit and other procedures established by this ordinance shall be set by resolution of the City Council. Payment of application fees shall always precede review of the application.

3. **Permission to inspect.** The filing of an application constitutes permission for the Mayor, City Council, City Manager, Planning Commission, Hearing Examiner, or City employees to inspect the proposed development site during their consideration of the application. The City may delay consideration of any application when inclement weather or snowpack prevents a useful site inspection.

4. **Application Closure for Inactivity.** When the Planning Director determines an application is inactive, the application shall be closed after giving 30 days written notice to the applicant containing instructions on information needed to move the application forward to the next step in the approval process. An application shall be deemed inactive and subject to closure, following on the basis of inactivity if, through the act or omission of the applicant and not the City, one of the following has occurred:
    a. More than twelve months have passed since the last meeting of staff and the applicant.
    b. More than twelve months have passed since a request for additional information was made by staff, which request has not been complied with, or reasons of noncompliance are not stated or indicated by the applicant.
    c. The applicant is more than 30 days in default of the payment of any fee assessed by ordinance.
    ~~3.~~d. The applicant has stated intent to abandon the project.

Exhibit 5 – Relocation of Sales Trailer Standards from CUP to Supplemental

Currently in 19.15.06, under Conditional Uses; propose relocating to 19.05 and making minor changes – the changes to the original are highlighted in red below for comparison with the proposed language in 19.05 above, however this entire section would then be deleted from 19.15:

19.15.06

2. Temporary Subdivision Sales Offices. One temporary sales office may be granted ~~as a conditional use~~ so long as it is ~~listed as a conditional use in the use regulations of this Title,~~ located in a subdivision of not less than five acres, located at least 200 feet from any existing dwelling outside of the subdivision measured along street lines, and issued a subdivision sales office permit.

~~a.~~c. A permit for a subdivision sales office may be issued by the Planning ~~Commission~~ Director and Building Department at any time after recording of the subdivision~~; however, the applicant may proceed with the conditional use approval process simultaneously with the subdivision approval process~~.

~~b.~~d. The permit shall become void one year following the date on which the permit was issued. The temporary office shall then be removed unless thirty days prior to the expiration of the one year ~~-~~period, a request for an extension of time is made and granted by the Planning ~~Commission~~Director. In no case will more than one extension be granted, and such extension may not be more than one year.

Kimber Gabryszak, AICP
Planning Director

Planning Commission Memorandum

Author: Kimber Gabryszak, AICP
Memo Date: Thursday, June 18, 2015
Meeting Date: Thursday, June 25, 2015
Re: Work Session on Code Amendments

Background:
The Planning Commission held a work session on June 11, 2015 to review several potential Code amendments, and elected to move several sections to a public hearing, while requesting further work session discussion on the remaining sections. A summary is below, including additional information based on Commission input and direction.

Potential Amendments

- 19.02, Yard Definition – cleaning up definition to avoid confusion, and replacing graphics
  - *The Commission requested modified graphics to reflect the clear view triangles – attached*
- Multiple sections, Gateway – removing the Gateway definition and references from Code, as the defined Gateway is no longer the primary entrance into the City
  - *Postponed to accompany standards for auto sales and other uses, included for reference*
- 19.05, multiple –
  - Standards for Auto Sales and Large Parking Lots and Vehicle Storage
    - *The Commission requested a graphic to accompany the 30' landscaped buffer – attached*
    - *The Commission requested separate criteria for vehicle storage – already in Code*
    - *The Commission requested information on which zones permit vehicle storage: only the Industrial Zone*
  - Discussion of potential code for Accessory Dwelling Units
    - *Discussion begun at last work session; additional discussion postponed pending additional information and further research*
- 19.06, multiple –
  - Discussion of location that fencing should drop to 3' height for corner lots
    - *The Commission requested an updated graphic to reflect clear view triangle – the graphics have not been revised as the triangle is always measured from ROW, whether a sidewalk is there or not, and upon further review Staff has found the exhibit is correct.*
  - Discussion of planting standards for trees not in ROW
    - *Postponed pending Engineering input and discussion*

Recommendation
Staff recommends that the Planning Commission discuss the proposed Code amendments, and give feedback on the amendments in preparation for future public hearing(s).

Exhibits

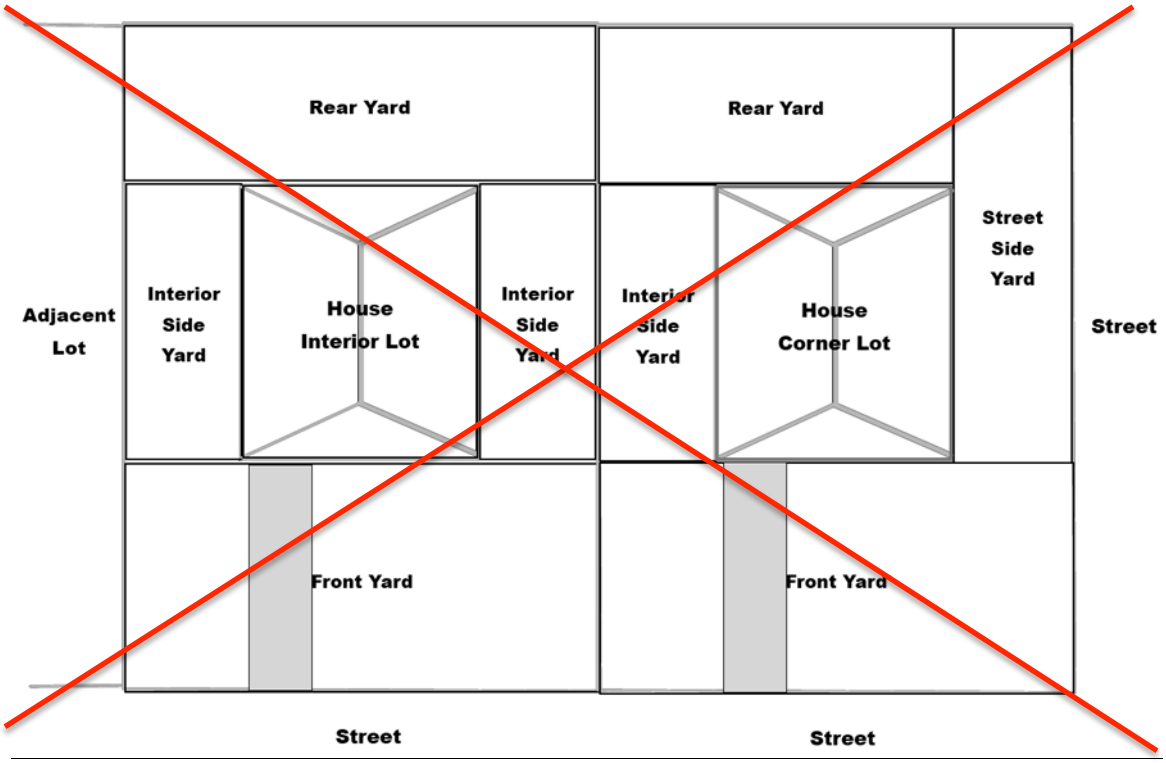
1. 19.02 – Yard Definition
2. Multiple Sections – Gateway Removal
3. 19.05 – Vehicle Sales, Vehicle Storage, Accessory Dwellings
4. 19.06 – Fencing and Planting

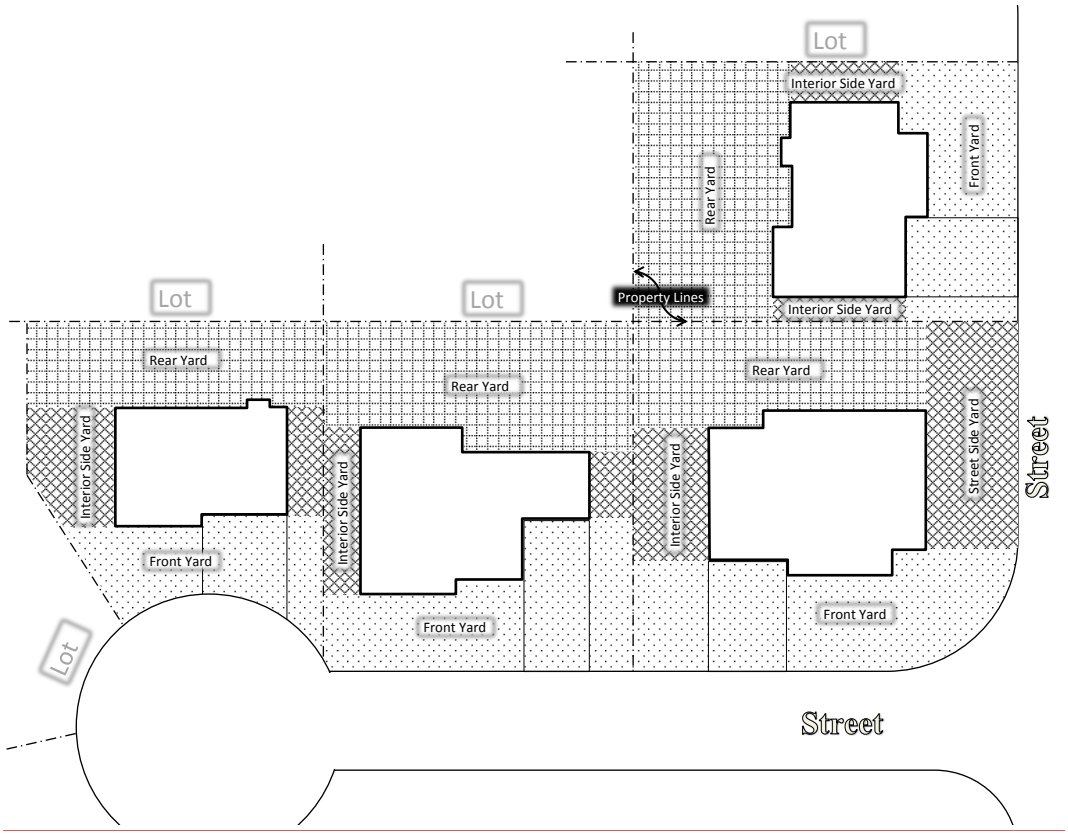
Exhibit 1 – 19.02, Definitions

~~1.~~ #TBD. **"Yard, side"**

a. Interior ~~lot~~side yard: means a yard between the interior side lot line and the side facade of a main building, extending from the front yard to the rear yard, and
b. ~~Corner lot~~Street side yard: a yard between the street side lot line and the side façade of a main building on a corner lot, extending from the front yard to the rear lot line, as illustrated in Drawing 1 below.

Drawing 1, Interior and Corner Lot Yards




Lot
Lot
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Lot
Interior Side Yard
Front Yard
Rear Yard
Property Lines
Interior Side Yard
Rear Yard
Rear Yard
Rear Yard
Interior Side Yard
Interior Side Yard
Interior Side Yard
Street Side Yard
Front Yard
Front Yard
Front Yard
Street
Street

Exhibit 2 – Multiple Sections, Gateway Removal

GATEWAY **Sections 19.02, 19.04, 19.15, 19.18, 19.23**

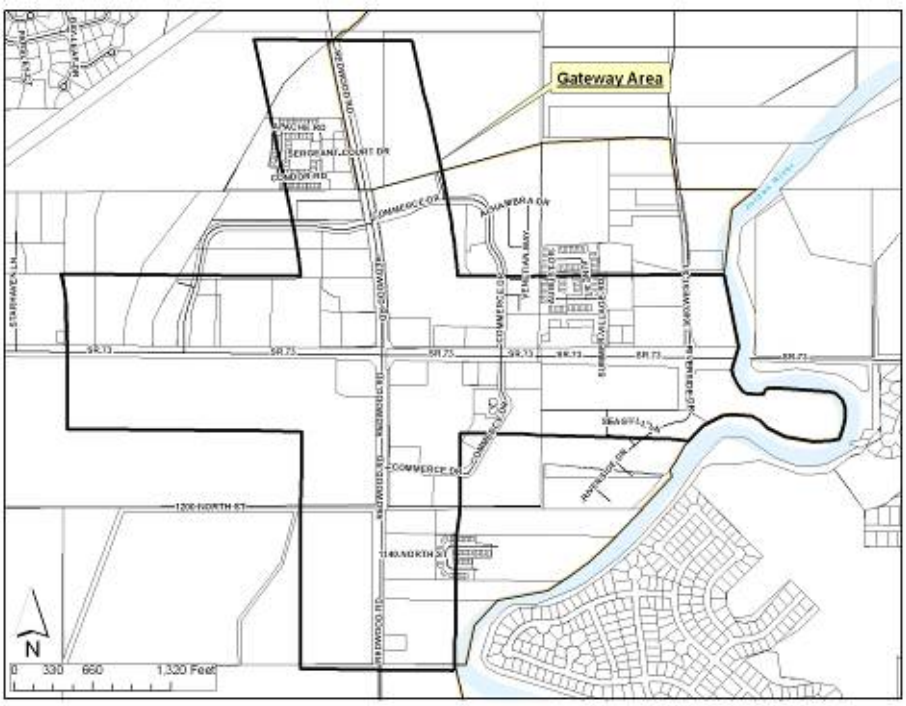
19.02.02. Definitions.

~~**117. "Gateway Area"** means the following areas, as also shown on the exhibit below, which is subject to certain land use restrictions in the Regional Commercial (RC) Zone as identified in Section 19.04.18:~~

~~a. **North and south of the intersection of Redwood Road and SR 73:** The area of land that is located within 600 feet of the edge of right-of-way along State Route 68 (Redwood Road) and a distance of 2,640 feet north and south of the intersection of the centerlines of State Routes 68 and 73.~~

~~b. **West of the intersection of Redwood Road and SR 73:** The area of land that is located within 600 feet of the edge of right-of-way along SR 73 and a distance of 2,640 feet west of the intersection of the centerlines of State Routes 68 and 73.~~

~~c. **East of the intersection of Redwood Road and SR 73:** The area of land within 600 feet of the edge of right-of-way between the west bank of the Jordan River and the intersection of the centerlines of State Routes 68 and 73.~~



19.04.07.2
Permitted and Conditional Uses by Zone – Commercial

	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Automobile Repair, Minor			C**	C	C		CE		
Automobile Sales			C**		C				
Automobile, Boat, All-Terrain Vehicle (ATV),			C**	C	P				

Motorcycle, Recreation Vehicle, Sales & Service									
Building Material Sales (with outdoor storage)			**C~~**~~**	**C**	**P**				
Car Wash (self service)			**C~~**~~**	**C**	**C**				
Convenience Store/Fast Food Combination			**C~~**~~**				**CE**		
Recreational Vehicle Sales			**C~~**~~**						

~~** The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.~~

19.04.22. Regional Commercial (RC).

1. **Purpose.** The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

2. **Permitted Uses.** The uses identified in 19.04.07.3 as Permitted Uses in the Regional Commercial (RC) Zone.

3. **Conditional Uses.** The uses identified in the table in 19.04.07.3 as Conditional Uses in the Regional Commercial (RC)~~ Zone allows the Conditional Uses with some uses as identified in the table only permitted outside the Gateway Area~~.

19.15.06. Special Standards and Considerations Governing Particular Uses.

In addition to the general standards and considerations set forth in 19.15.08, the following special standards shall be considered in relation to an application for a Conditional Use permit for any of the following uses:

1. **Automobile refueling stations and car wash operations.** As Conditional Uses, automobile refueling stations and car wash (self-serve) operations may be permitted under the following conditions:
    a. The proposed location of the Conditional Use is in accord with the Land Use Ordinance and land use zone in which the site is located.
    b. They do not break up contiguity for pedestrians of retail store frontage.
    c. They will not be a nuisance to residences and other surrounding uses.
    d. They will not cause traffic hazards or undue traffic congestion.
    e. For automobile refueling stations or free standing car washes, the lot frontage, if located on a major street, shall not be less than 125 feet.
    f. For automobile refueling stations or car wash operations with gasoline, diesel, or natural gas pumps shall have buildings of the type of construction as required in applicable building codes, and are to be located at a distance of not less than twenty-five feet from property or building setback lines, whichever is greater.

g. Gasoline pumps and pump islands for car wash operations or automobile refueling stations shall have a canopy and the setback, measured from the edge of the canopy, shall be not less than twenty-five feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater.
h. Driveway design and spacing for automobile refueling stations or car wash operations shall be reviewed by the City Engineer, whose recommendation will be forwarded to the Planning Commission.
i. The minimum closest distance from the automobile refueling stations or car wash with gas pumps site to an existing school, park, playground, museum, or place of public assembly shall not be less than 500 feet.
j. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the automobile refueling stations or car wash operation except when such equipment or merchandise is screened by an approved fence not less than six feet in height.
~~k. In the Regional Commercial (RC) Land Use Zone, these land uses will not be allowed within the Gateway Area.~~

19.18.04. Signs not requiring a permit.

9.d. Two off-premise development identification signs may be allowed to guide traffic to a site.
i. These signs are limited to thirty-two square feet in area and eight feet in height.
ii. These signs must be placed entirely upon private property.
iii. These signs must have written permission of the property owner and be presented to the Planning Director for approval before they are erected.
iv. The duration of display shall be the same as On-Premise development identification signs.
~~v. These off-premise signs are prohibited in the City's "Gateway Area" as defined within this Code, unless the development is specifically accessed from within the Gateway.~~

19.23.03. Permitted Locations and Restrictions.

Sexually oriented businesses shall only be permitted in areas zoned Industrial, as defined in the Saratoga Springs Land Development Code, Section 19.04.20. Sexually oriented businesses are subject to the following additional restrictions:

1. No sexually oriented business shall be located within a 1,000 foot radius of any church, park, school, or residential zone, as measured by a straight line without regard to intervening structures. The distance is measured from the property line of the church, park, school, or residential zone nearest the sexually oriented business and the property line of the sexually oriented business nearest the church, park, school, or residential zone.

2. ~~No sexually oriented business shall be permitted within the Gateway area or within 1,000 feet of the Gateway area.~~

Exhibit 3 – 19.05, Vehicle Sales, Accessory Dwellings

19.05.14. Vehicle Sales.

1. Uses identified as any type of outdoor vehicle ~~storage~~ or sales shall meet the additional standards below.
    a. Landscaped buffer. Parking and sales lots shall be separated from adjacent roadways by a minimum 30-foot wide landscaped buffer area, as measured from back of curb. The buffer area may include required setbacks, ROW, walkways, and park strips, but shall be increased outside of these areas to accommodate proposed vehicle display.
    ~~b. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, through the use of a landscaped berm or screen wall in with a minimum height of 3 feet installed in the landscaped buffer.~~
    ~~c~~c. Vehicle Display. Vehicles may be parked in the landscaped buffer area only in areas outside the required setbacks, ROW, walkways, and park strips on locations designated for such display through the site plan approval process. Such display areas shall comply with clear view triangle setbacks, and shall not exceed 10% of the landscaped buffer area.

IMAGEs FROM SCOTT ARE NOT FINALIZED - WILL BE SHOWN IN POWERPOINT

19.05.15. Accessory Dwellings.

Potential Definition:
#TBD. "Dwelling, Accessory" means a secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling, and which may be wholly contained within the primary dwelling, or may be detached from but on the same lot as the primary dwelling. Such a dwelling is an accessory use to the primary dwelling.

Code Options:

- For lots smaller than ½ acre: shall be contained entirely within the primary dwelling (not on a detached building)
- For lots ½ acre or larger, permit detached (e.g. caretaker ag unit, and permit attached to a detached garage or outbuilding
- May need partial impact or connection fee for sewer and water; then metered so paying for increased use
    - No impact fee, instead require Master Meter (two base rates and enables tracking)
- Require business license at all times
- Require owner occupancy of one unit
- Limit to 800 or 1000 or 1200 sq.ft. of living area, or 1/3 of main home sq.ft., whichever is greater
- Require 1 off-street parking stall, hard-surface, or require 2 but allow to be tandem, in addition to 2-car garage and driveway for home (18' width)
- Comply with building code:
    - Separate air and heat
    - 1 hour fire separation
    - 2 points of egress (door, & window in sleeping area ok, both required in studio)
    - Separate entrance
- Building permit required
- Consider good-landlord program, a la Ogden (for SFD as well?)

    - Background checks = discount on business license fee
    - Annual training opportunity
- Look at covenants to see where in city actually possible
- The property owner shall be the party responsible for compliance with all City ordinances, and shall be the named party for all City utility accounts
- Separate entrance from outside the structure;
- The landscaping shall be completely installed prior to occupancy for an accessory apartment
- The property shall remain in compliance with all City ordinances; business license may be revoked upon noncompliance

Exhibit 4 – 19.06, Planting and Fencing

19.06.06. Planting Standards and Design Requirements.

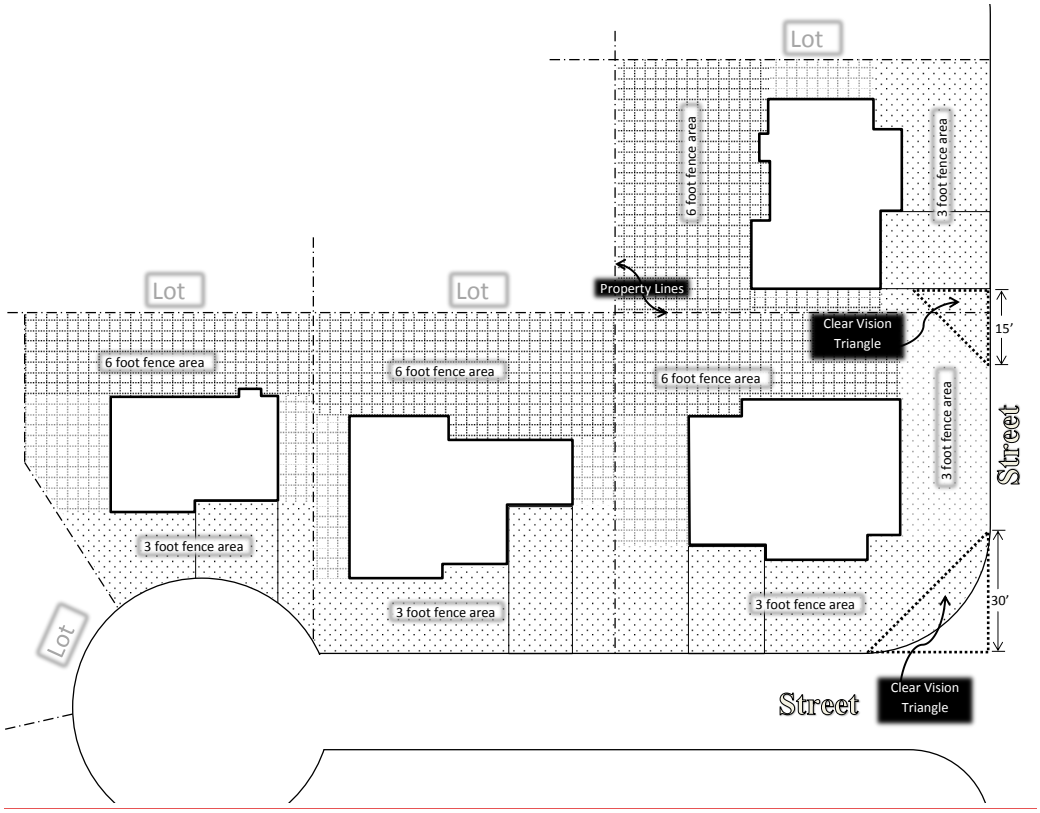
1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation of any landscaping plan by the City Council.

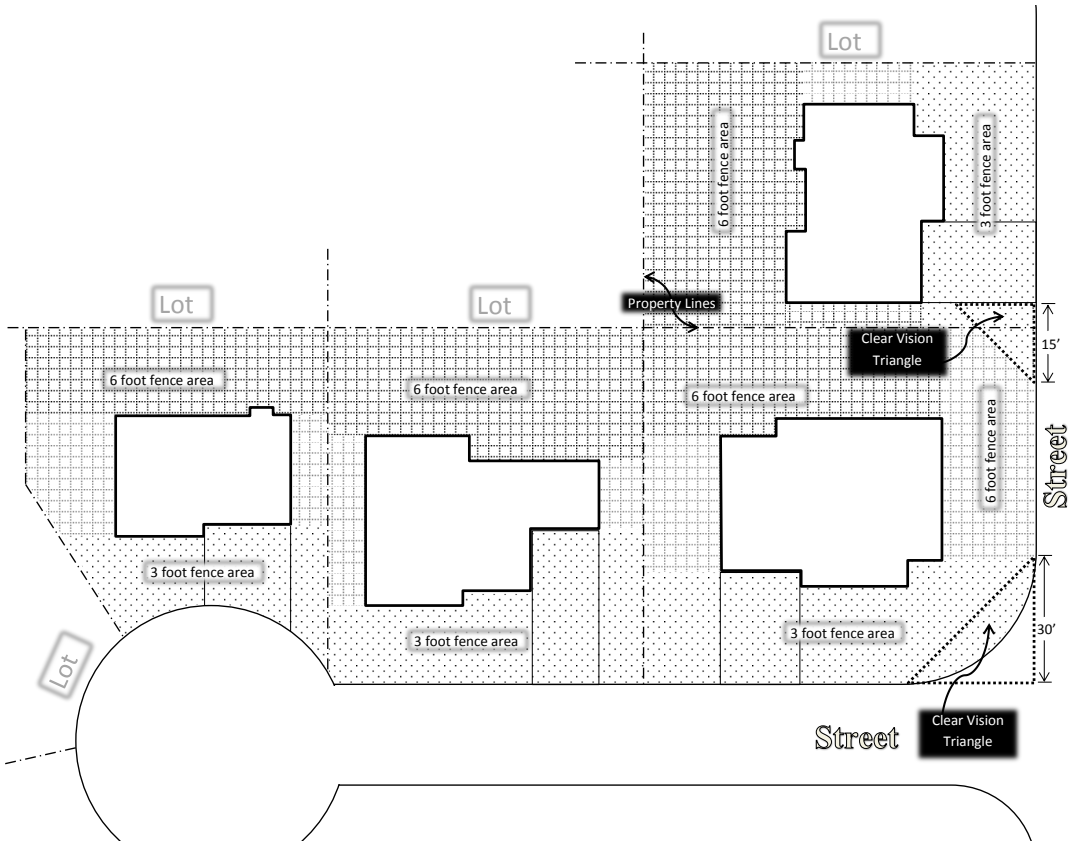
2. The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured at the diameter at breast height (DBH):
   a. All required trees shall be planted according to the public planting standards outlined in the City Standard Technical Specifications and Drawings. Required trees are also subject to the following standards:
   b. [See previous amendment for requirements]

19.06.09. Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

1. **Front yards:** fences exceeding three feet in height shall not be erected in any front yard space, or street side yard space that abuts a neighboring front yard, ~~space~~ of any residential lot.




Lot
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6 foot fence area
6 foot fence area
6 foot fence area
6 foot fence area
3 foot fence area
3 foot fence area
3 foot fence area
3 foot fence area
Property Lines
Clear Vision Triangle
Clear Vision Triangle
15'
30'
Street
Street

City of Saratoga Springs
Planning Commission Meeting
June 11, 2015
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, Kirk Wilkins, Sandra Steele, Hayden Williamson, Ken Kilgore
Staff: Kimber Gabryszak, Sarah Carroll, Jeremy Lapin, Nicolette Fike
Others: Greg Haws, Krisel Travis, Boyd Martin, Garrett Seely, Patti Robe, Jeff Robe.
Excused: Jarred Henline, David Funk

Call to Order - 6:31 p.m. by Chairman Jeff Cochran
Pledge of Allegiance - led by Hayden Williamson
Roll Call – A Quorum was present

Jeff Cochran welcomed Ken Kilgore to the Planning Commission who then introduced himself. He has lived in the city for 17 years.

Public Input Open by Chairman Jeff Cochran
No input was given at this time.
Public Input Closed by Chairman Jeff Cochran

4. Election of a Planning Commission Vice Chair.

Sandra Steele nominated Kirk Wilkins for Vice Chair. Hayden Williamson seconded the nomination. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Ken Kilgore. Abstain: Kirk Wilkins. Motion passed in the majority.

5. Public Hearing and Possible Action: Preliminary Plat for Lakeside Plat 27 located at 2700 South Redwood Road, Woodside Homes, applicant.

Sarah Carroll presented the plat. The applicant is requesting Preliminary Plat approval for Lakeside Plat 27. Two very short streets were eliminated to allow for improved lot configurations and larger blocks. The triangular 0.62 acres of open space shown on the concept plan has been eliminated and replaced with open space adjacent to the drainage channel. The lots adjacent to the drainage channel have been reconfigured to comply with the requirement that lots may not contain any portion of the drainage channel. The proposed phasing plan for all three plats has been revised. Plat 26 is intended to be their next phase. Staff recommends amenities but feedback they got was that the HOA was not inclined to take care of amenities, but the neighbors did want more play areas. Staff suggested more natural, native style amenities to make it easier to take care of. Staff recommends adding a condition to formalize amenities at the final plat. The proposed lakeshore trail would connect to existing trails. She showed examples of approved elevations. There are many different schemes that can be chosen and they would have to be approved by the SSOA as well. She noted the Conditions in the staff report, staff recommends approval. They are asking for a variation on the setbacks.

Garrett Seely with Woodside Homes was present to answer questions.

Public Hearing Open by Chairman Jeff Cochran

Jeff Robe had some questions concerning the landscaping along Redwood Road. There is a berm along the property to the north of this and he asked how this would be set up with the elevation of homes.

Sarah Carroll responded that berming is required in this landscaping area. This applicant will be similar to parts of Saratoga Springs Development north of this.

Jeff Robe wanted to get an idea of how high the homes would be above the berm.

Garrett Seely answered that it would be no more than about 15 feet above.

Jeff Robe asked if this was the only access for the whole subdivision onto Redwood Road.

Sarah Carroll noted that it was the only access to Redwood Road in this phase but other phases had connectors.

Jeff Robe wanted to know about site lines of the homes west of this area and how it would affect homes that already had unobstructed views and commented about how the Redwood Road was already becoming quite congested.

Public Hearing Closed by Chairman Jeff Cochran

Sarah Carroll responded that Sherwood drive was rated and would be constructed to handle the traffic proposed.

Jeremy Lapin commented that UDOT is scheduled to widen Redwood Road in 2018 to 5 lanes down to Stillwater. There will probably be more widening beyond that at some point. There are also stub roads connected to future development.

Jeff Cochran commented that it sounded as though it was modeled to be able to handle the proposed traffic.

Sarah Carroll noted the maximum height of a home is 35 feet measured from the existing grade. Where the homes west of Redwood Road are higher and this side is a bit lower she anticipates a two story home would be about 15 feet higher than the berming.

Garrett Seely if you look at the contour lines on the plat and carry it across the road the fall is such that line of sight won't be impeded much.

Sandra Steele noted the public had asked about 200 some residents coming out of this road. She indicated that with this phase it was only 69 homes and then another road would be built with the next phase and that would take some of that traffic also. She asked how many floor plans did they intend to use.

Garrett Seely replied about 6-8

Sandra Steele commented that if it's the same floor plan near each other you can usually tell but you appear to have enough plans that you can mix them up.

Garrett Seely replied that each floor plan had 3 different elevations to choose form as well.

Sandra Steele looked at the reduction in setback from the other projects and a corner setback had been 20' instead of 15' and does staff feel that is sufficient to keep a clear line of site.

Sarah Carroll responded that with the 20-25 in the front and 15 feet on the side, so not directly.

Kimber Gabryszak commented that the house could be articulated to make it work.

Sandra Steele feels that is her main concern, that it would be not sufficient and she asked the applicant what he would say.

Garrett Seely replied that they were already following what was already approved in the area and they have increased side setbacks from there.

Sandra Steele thinks we need to add a condition that they meet City Standards for a clear view triangle on the corner lots and it will be up to the applicant to make sure the homes meet that.

Hayden Williamson wanted to echo Commissioner Steele's comments. He wanted to talk about the amenities and that the SSOA didn't want to maintain the additional amenities. He talked to Doug Rand and he recollected that the HOA did want more.

Garrett Seely said they were still in negotiations with the HOA.

Hayden Williamson recommended that they look at adding the additional amenities. As for the setbacks if they meet the clear view triangle he would be ok with that.

Kirk Wilkins asked about the green along Redwood Road and asked what kind of grass would go there and if it would be maintained.

Garrett Seely replied they would match everything north of the golf course and it would probably be Kentucky and Fescue and the HOA would take care of it.

Kirk Wilkins asked if there was any variety with the outside elevations.

Garrett Seely replied yes there will be different pitches and styles of roofs.

Sarah Carroll commented that she didn't include the whole packet because of the size and they are required to not have any of the same side by side or across the street and because it was a condition of the SSOA she doesn't see the need for an additional condition.

Kirk Wilkins echoes the concern about the setbacks and would support an additional condition to keep the clear view triangle on corner lots. He asked about allowing 3 car garages.

Garrett Seely responded that about 50% of the plan allowed for 3 car garages.

Ken Kilgore asked about the lakeshore trail, the report said it can comply as opposed to it does comply, what are they thinking as to the type of trail.

Garrett Seely replied that it has been unique in working with the State in going across State land to connect the trails. They are working with FFSL to get the trail to transition across the state property and they are waiting from notification from the AG office.

Jeff Cochran asked if the setbacks were consistent to what was approved before.

Sarah Carroll said different phases have different setbacks approved so it's doesn't match any of them. There has been a 15' rear setback in other phases. She put some comparisons in the staff report. On the corner side the narrowest they found was 20' and they are asking for 15'.

Jeff Cochran supports the amenities and suggests they work with the HOA to decide what that may be. He also agrees with Sandra Steele on the clear view triangle.

Hayden Williamson thought they could add a condition to work with the HOA on the amenities.

Sarah Carroll said they could add to that condition and add that it be presented with the final plat.

Motion made by Kirk Wilkins that the Planning Commission recommend approval to the City Council of the Preliminary Plat for Lakeside Plat 27 located at approximately 2700 South Redwood Road, based on the findings and conditions found in the Staff Report. With the added conditions that 1. For lots with approved setback reductions they maintain the City Code for Clear Site View Triangle and ~~2. That the developer work with staff to agree on a method to provide architectural variety and proximity to adjacent homes and those across the street and~~ **3. that they will work with the HOA to determine acceptable amenities for open space and present that with the final plat. Seconded by Sandra Steele.**

Hayden Williamson asked about the condition requiring maintaining architectural variety between homes; it sounds like the HOA is already managing that and he doesn't feel a need to double up with the HOA.

Sarah Carroll noted that they ask for an approval letter from the SSOA before they issue the building permit and it works well. It's easier for the HOA to maintain that review than for the city.

Kirk Wilkins will agree to **strike the second condition.**

Sandra Steele liked what Kirk Wilkins said better than what SSD proposes.

Kirk Wilkins said he originally understood that it wasn't solidified but now he is hearing it different

Garrett Seely said it's in the CCR's that you can't build the same color scheme house or elevation directly across the street or next to another.

Sandra Steele would be ok with that.

Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Motion passed 5 - 0.

6. **Public Hearing and Possible Action: Community Plan Amendment for Legacy Farms located on the southeast corner of Redwood Road and 400 South, DR Horton, applicant.**

Krisel Travis noted that they got a CLOMAR yesterday.

Kimber Gabryszak presented the amendment. The applicants are requesting approval of an amendment to the Legacy Farms Community Plan (CP) to modify the permitted material for the shared lanes from concrete to asphalt. There are some minor changes to some of the standards. Some of the entrances are elevated to encourage drivers to slow down and show they are entering a new plaza area.

Krisel Travis was here to discuss the shared lanes. In Village Plan1 there are three shared lanes. The proposal in the packet is because one of the things that came up was they interpreted the code to be asphalt because

it was a shared lane. They also wanted to make sure Chief Campbell was ok with it and he asked that some tree boxes be moved so they can maneuver better. So they have changed the orientation of some of the trees. They haven't eliminated any trees and they have added extra. She demonstrated how the cars could maneuver in the lanes. As part of the proposal they will be using asphalt in the shared lanes and they are complying with city standards and with geotechnical issues. There is not a standard high back curb but there will be 6 inch curbing around the edge and between the driveways. Part of the measures to let you know you are entering something different, is that the drive is raised and stamped and colored. She noted some of the positives. They are proposing taller baskets at the entrances that will also be branded.

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

Sandra Steele noted she brought up strong opposition before about the shared lanes and she feels that it still should be concrete. She is concerned that their definition of shared lanes only includes bicycles and automobiles, not pedestrians. She hopes this will be the last time they come to them on something like this. She also feels the community that came to the open houses are expecting concrete. She thinks they are using the extra trees and stamped asphalt as consideration for making the amendment.
Krisel Travis said that could be a consideration but it was never intended to be plain.
Sandra Steele asked how high the transition was up to the shared lanes.
Krisel Travis replied about 6 inches like a regular driveway, from the street to the sidewalk elevation.
Sandra Steele commented that they are asking them to change what they thought they were getting and yet when we ask for things we are told you can't do that. She feels like they are going down a one way street on this and right now she is not in favor of the asphalt. Her research is that asphalt does not last as long as concrete. She feels this will be a starter home area with a sub-HOA with a greater amount of maintenance on asphalt, that there wouldn't be on concrete, and their fees will be higher. She commented that colored asphalt does not hold up as well as colored concrete. She did her own research and she believes concrete would be a better option for those people who would have to pay through their HOA to maintain it. The other residents don't have this burden. On the colored part of the asphalt, she has seen it not very old, and it doesn't look very pretty to her. Her research is that it's not durable. She would hope they would get a raised berm. Sandra asked what was next to the tree wells, a flat concrete curb?
Krisel Travis replied it was a metal edge that would support the tree wells that weren't raised. There would be gravel in the wells. The trees in there would be what were on the water wise list that was approved.
Sandra Steele asked what color the rock would be.
Krisel Travis noted they hadn't looked for the rock yet, probably brown, but she noted the different kinds listed on pg. 99.
Sandra Steele asked about the 12' lanes and she noticed that they changed the tree well sizes from 8 feet to 6 feet. The road section now shows 13' and 6' and 13'.
Krisel Travis said the overall width of the road has not changed, the width of the median is still 8' and 12' the dimension on the engineering changed to show the accurate placing of the tree wells.
Sandra Steele asked why they changed the size of the tree wells
Krisel Travis replied that they changed the tree wells for better function because the City had voiced concern about room to maneuver.
Sandra Steele said normally the asphalt needs street sweepers to clean it and how would they handle the street sweeping and maintaining.
Krisel Travis said the same way it's handled in other areas. They can get a sweeper if needed.
Sandra Steele asked why they didn't do a turn radius at the end of the street, for garbage or delivery trucks.
Krisel Travis said it's a dead end and they are under the fire access compliance and they would have to back out with a larger trailer. She showed how garbage would be collected.
Sandra Steele asked when they were talking about the planters and tree wells and ground cover, are you counting the gravel as ground cover.
Krisel Travis said no, they are saying it is possible for ground cover to be there, for that option. In the raised tree wells there are options for annual planting.

Sandra Steele said this is a walkway, walkways are 12ft. wide and their definition for walkway is exclusively for pedestrians and there is a disconnect there.

Krisel Travis said in the original plan she thinks there was a disconnect there, they were looking at the transportation way as being what was the main purpose and that's why they saw it as asphalt and it's clear the City saw it as a walkway. This is not exclusively for pedestrians; it's always been a shared lane.

Sandra Steele said they need to work on their definitions and take walkway out of there. They have provided nothing for pedestrians other than asphalt, and anywhere else in the city they have required concrete.

Mark Christensen raised a thought that they did just change their standards about asphalt and concrete trails a couple meetings ago and this is like the decision they made then.

Sandra Steele said they approved this as concrete thinking it would include pedestrians and now it doesn't. She thinks concrete would serve the purpose better of entering a unique area.

Mark Christensen said the last application has modified street cross sections as well. He sees her argument to keep the concrete but fundamentally they do allow for those modified cross sections.

Sandra Steele thinks it was not sold to them as an asphalt lane. It is comparing apples and oranges, that this is a different scenario. She feels like asphalt will do many things the last of which is the contrast between the dark and white with cars and children on it you need the contrast of dark and light and light might save some of the trees. Also the only light there is in extra parking and wall packs.

Krisel Travis replied there will be lights on the garages and lights at the stalls.

Hayden Williamson thinks for him, it comes down to what will be better for the residents long term. In his HOA the upkeep on asphalt is a big drain on them. Switching to concrete here may save them some money long term. He would default to Jeremy and Jeff and their professional expertise. He asked what the better substance was and what the advantages of moving this to asphalt from a city and resident standpoint.

Mark Christensen asked if Jeremy would also identify other road cross sections in the city where they require concrete for the road material.

Jeff Cochran spoke that from a long term point concrete is a better product, but there are advantages to asphalt, short term it requires additional maintenance. It should be sealed every 3-5 years. He is concerned that it will become an HOA issue and when a homeowner comes in they will find out the funds are insufficient and the fees will go up. Concrete has some maintenance as well but you might get twice the life out of it.

Jeremy Lapin would lean more towards that it was sixes; he thinks it may be where you want to put the money in the end. When concrete fails it is expensive to fix but if it is installed right and well maintained it would increase the life. Asphalt requires regular maintenance to get the full life out of it.

Jeff Cochran said the cost on asphalt is more of an over-time cost, concrete is more up front.

Jeremy Lapin noted that private roads tend to be the biggest expense an HOA has, whether it's concrete or asphalt.

Mark Christensen asked if we required any other concrete cross sections for a roadway.

Jeremy Lapin replied that we do not, we only do asphalt because from a maintenance standpoint it's easier to get in and out with the maintenance, you can get in and out quickly, shorter shut down of roads and such and concrete takes longer to repair.

Jeff Cochran said both concrete and asphalt are great products; they have different levels of maintenance and to Jeremy's point concrete is more expensive to repair.

Kirk Wilkins asked about the raised area and how much higher are they.

Krisel Travis said it would be like you were entering a driveway, you rise as you approach and then you would stay at that elevation. It will be so when you turn to go into this area it will be like turning into a private drive.

Kirk Wilkins said with concrete vs asphalt, he would go with concrete. He believes their motivation is to save money.

Krisel Travis said it is more expensive but that is not total motivation, they feel the product they can give them with asphalt will look nicer and be more decorative and stamped asphalt costs more than concrete. If they do concrete that's all it is, a white slab, top to bottom.

Kirk Wilkins thinks stamped asphalt would have ridge that fill with ice and salt and have more areas for damage. For shared purpose and safety and pedestrian use he feels concrete is better for residents and for longevity, it's better for maintenance and snow removal and cracks. He knows previously as a Planning Commission they agreed on the concrete along Redwood Road.

Ken Kilgore asked what year of tree growth would be put in the area.
Krisel Travis noted it would be mature trees.
Greg Haws replied they would be columnar oaks and he did not know how long it would take them to reach full growth.
Ken Kilgore noted there were some of those along the trail in Saratoga Springs Development. And the trail is asphalt and depending on how the trees mature and grow it can damage the asphalt, he wondered if they thought about that.
Greg Haws said they had considered those and there are methods to make sure growth goes down. The tree species was selected to try and minimize damage
Krisel Travis further commented and also to accommodate the canopy for the fire lane.
Ken Kilgore wondered if a cost analysis was done to compare concrete vs. asphalt.
Krisel Travis said they hadn't done that over a ten year period. D.R. Horton has a goal to not turn over a burden to the HOA. They do a cost analysis, a reserve study, prior to setting the HOA fees. They will establish the budgets based on replacement costs in 6-10 years. An independent third party does that and they set the fees accordingly. As far as the initial installation concrete goes in at about $6 a sq. ft. asphalt at about $2.41 sq. ft. Stamped asphalt at $6.75 sq. foot. It's expensive to do all concrete; about $400,000 in cost with all the shared lanes in concrete, the asphalt cost would be about $200,000. What they would spend on the proposal tonight would be about $283,000.
Boyd Martin said this has turned more into more of a maintenance issue than what they meant. They felt from day one it was always meant as asphalt, they aren't trying to pull a bait and switch. He is hoping there is a better compromise than it all has to be concrete because "we gotcha." They wanted to talk about fairness, are all townhomes in the city to be concrete now? He has never done a townhome road in concrete. They have tried to make this work and they need to be fair; not just punish him and have everyone else including the city do concrete. If the maintenance points are valid for him, they are valid for everyone. People think it's all about the money but they are here for the long run. They have never not done a warranty request even if it's 10 years old. If it's wrong they go back and fix it. If the argument is maintenance then let's be fair. If the point is a misunderstanding then let's address that issue and we could maybe come up with a compromise. That is a more fair discussion.
Mark Christensen thinks Boyd needs credit on an issue. He noted years ago they had a project in Harvest Hills and under no obligation they took care of an issue that was long out of their scope. He feels there is some legitimacy to the issue that Boyd has brought up, they have taken care of the issues they have seen come up.
Boyd Martin said they do a good research study; they don't come in low and jack it up when they leave. They are fair and have third parties do the studies, they don't play games they are too big to do that. He would be glad to share other studies with them.
Jeff Cochran thanked him for his comments. He doesn't think anyone is trying to play a "you gotcha." He doesn't feel like anyone is trying to cut a fat hog here, working in the industry he knows that is not the case. They are trying to make sense of it for the city and not take advantage of it. He is getting mixed messages. What is the purpose tonight, why are they here tonight, why are they considering asphalt as opposed to concrete.
Boyd Martin replied their understanding all along was that it was asphalt. There was some ambiguity because it was a shared lane and someone brought up that because it was shared it was a "walkway" and had to be concrete. But it's also a road which is always done in asphalt. They never proposed concrete. They are here to clarify and trying to get to the heart of the matter, He understood they are being told that it's a shared lane and thus part of it is a walkway so the whole thing has to be concrete.
Jeff Cochran remarked that if they asked them to place it in concrete what would be his answer.
Boyd Martin replied it is a significant change in money.
Krisel Travis feels if it's just concrete then it's just plain concrete but the asphalt would look nicer.
Jeff Cochran asked staff what their opinion is.
Mark Christensen thinks they are split across the board
Kimber Gabryszak replied that the applicant is right, we never discussed asphalt or concrete, it was brought up in a meeting here. In an attempt to be sure that we are fairly interpreting and applying their CP, there is some ambiguity but in looking at the plans it appeared to them to be concrete but they never discussed the

material for the shared lane just that it would feel like a plaza and that is usually handled by different street treatments so it feels more like a shared space and makes it more uncomfortable to a driver. If it is just straight concrete or straight asphalt that is not going to do it. Either way it needs to have some differing of materials so it doesn't feel like a big driveway.

Sandra Steele said asphalt is hot and concrete holds heat longer but doesn't get as hot. With other townhomes they require sidewalks and if they would give them sidewalks then she might be ok with it as asphalt.

Greg Haws said this was partly his fault as he took tables from thoroughfares and copied them over and that is where the walkways came from and he missed editing the tables and this is where the problem is. The color originally was tan, as a designer he was trying to indicate that it was something different, not asphalt or concrete, that is was a pedestrian shared auto bicycle, something different.

Sandra Steele asked if the driveways were going to be concrete.

Greg Haws replied they would be. Trees are damaged in the winter because of the white reflection. There are more trees next to driveways that suffer damage than next to asphalt.

Mark Christensen said he is not the one prone to look at the artistic side of things. He values the views of the staff and this has had very lively discussions that the Commission doesn't usually see. He values staff opinion and defers to them. There have been some critical arguments that have come up but there should be some compromise that can come about. He thinks there is a balance that can be found here. They have put effort to come to a workable solution. They have come up with a staff recommendation and he stands by that.

Kimber Gabryszak noted that staff recommended approval as is or with changes. There is just a standard that they create a design and adopt standards. When staff reviewed this it does appear they have provided standards and made effort to do shared space, there are arguments and concerns but is there some middle ground? Straight concrete is going to feel as plain just straight asphalt.

Hayden Williamson said it looks like we are looking at what are the advantages if we are not talking about durability. There is basically no other advantage given to concrete other than durability.

Kimber Gabryszak with change going to stamped and colored on the asphalt to break it up that is correct.

Hayden Williamson commented that with that in mind there might actually be an advantage to the asphalt so to add the colors and variance.

Jeff Cochran said the stamped and colored asphalt looks good initially but may present a maintenance disadvantage in the future. He might suggest something other than the stamped colored asphalt.

Kimber Gabryszak does have images of stamped asphalt nearby.

Ken Kilgore asked about what was on the entry of Parkway Blvd. area that was stamped.

Jeremy Lapin said what was near here was all stamped concrete.

Ken Kilgore said his opinion is leaning towards the staff recommendation.

Kirk Wilkins commented that he was hit by a car when he was a kid, that there was no sidewalk then, and he would like something that stood out as a separate walkway.

Hayden Williamson is leaning toward staff recommendation.

Sandra Steele said she doesn't think the stamped asphalt will last very long. She would rather see no stamped asphalt because she thinks it will be a maintenance problem and putting burden on future homeowners. She agrees with staff about 19.26 but there is another section that says they need to use pedestrian and transit design. She would recommend concrete.

Kimber Gabryszak showed examples, from Eagle Mt. about 10 years old. It still looked alright.

Krisel Travis noted downtown Provo Center Street is stamped asphalt and it has been there many many years.

Jeff Cochran feels split. He feels asphalt would have challenges before the concrete would, but he would probably vote concrete.

Jeremy Lapin wanted to clarify that the job here was to decide if this complies with Land Development Code. He referred them to training a few weeks ago from Brent Bateman. It makes him uncomfortable that they are talking about maintenance; that is not really about complying with code. Council makes the decision based on findings of whether it complies with code or not.

Jeff Cochran feels that it does comply with code.

Sandra Steele had another comment, that because she felt so strongly about it, she read from Code 19.01.04 about preserving the fiscal welfare and general welfare of the City. She feels this is fiscal welfare.

Mark Christensen pointed out that there is a State code on how HOAs need to do their studies. We need to be careful to not overstretch and say this is for us protecting the HOA.

Jeremy Lapin wanted to be clear that his opinion was even between the two surfaces.

Motion made by Hayden Williamson to forward a positive recommendation to the City Council for the proposed amendment to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report. Seconded by Ken Kilgore. Aye: Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore. Nay: Sandra Steele. Motion passed 4 - 1.

A five minute break was taken at this time.

7. Work Session: Discussion of potential Code Amendments.

Kimber Gabryszak led a discussion for the following amendments to the Code.

- 19.02, Yard Definition – cleaning up definition to avoid confusion, and replacing graphics with more comprehensive ones.
- Gateway – removing the Gateway definition and references from multiple sections of Code, as defined Gateway is no longer the primary entrance into the City.
- 19.05, multiple –
  - Add standards for solar
  - Correction to Temporary Uses
  - Standards for Auto Sales and Large Parking Lots
  - Solar Panels
  - Discussion of potential code for Accessory Dwelling Units
- 19.06, multiple –
  - Smart Timers already in Code
  - Artificial Turf discussion
  - Discussion of where fencing drops to 3' height for corner lots
  - Discussion of planting standards for trees not in ROW
- 19.12 – permit plat amendments to affect plat boundaries
- 19.13 – implement expiration of applications for inactivity

Kimber Gabryszak reviewed the specific changes made in each section and helped define them with examples for the Commissioners.

Jeff Cochran asked if they removed the Gateway then how would they still curb undesirable businesses.

Kimber Gabryszak replied some codes are not quite ready to go on, but they could add additional standards to solve the issue.

Kirk Wilkins had a question about the solar, that it says a licensed photovoltaic contractor had to install the solar equipment, does it matter as long as it is installed to code?

Kimber Gabryszak replied that it was recommended to them by the official and she didn't want to answer for him. Kimber noted they are trying to clarify the code that only City sponsored events could be at the parks, not just City approved. There would need to be clear standards as to what could and couldn't be allowed. They are removing "curb and gutter" to temporary road base and adding to comply with Standard Technical specification.

Ken Kilgore asked about the health department approvals.

Kimber Gabryszak responded about the things the health department would require when there was more than 300 people in addition to the standard Food Handlers permit.

Mark Christensen noted that prepared food would have different rules than unprepared food.

Kimber Gabryszak continued with vehicle sales and storage.

Hayden Williamson had a comment on vehicles sales and requiring screening that seems a little onerous to him. You see tons of cars in parking lots all over the city and they aren't required to be screened. Dealerships need their cars to be seen.

Mark Christensen noted a car dealership is a tremendous boon to have in a city.

Kirk Wilkins also feels you need to see the cars.

Sandra Steele said there is a car lot in Pleasant Grove that was an eyesore. She wanted to see a graphic about a 30' wide landscape buffer, she is wondering how that will work.

Mark Christensen thinks you could separate the two; vehicle storage is different from vehicle sales.

Kimber Gabryszak thinks she has some direction to bring standards for auto sales back. She moved on to Solar panels.

Kirk Wilkins asked if someone was to put in panels but they were not connecting into the grid, maybe they used them only to power their upward lights at night.

Mark Christensen said they could have certain rights as a homeowner, with this they couldn't even put walkway solar lights. There needs to be a definition for solar panels.

Kirk Wilkins had some good questions.

Kimber Gabryszak noted the few changes in landscaping and fencing. Automated water sensors were required in some areas. They are looking into planter standards for trees in and out of right of ways. They suggested ornamental and deciduous trees having the same caliper regulation.

Mark Christensen suggested taking out the different types of trees, couldn't an evergreen also be an ornamental tree?

Sandra Steele asked how high would it have to be to be a decorative tree and not a shrub. Food for thought.

Kirk Wilkins asked about a code for view blocking with spiked walls or tall trees.

Kimber Gabryszak noted that they could discuss it but views are not a protected property right. For the benefit of the community they could identify view corridors and put restrictions in the area, but not he view of an individual homeowner. Kimber continued with artificial turf, it is not truly zero water because it needs to be washed. Artificial turf is not allowed in some areas because it can have negative impacts.

Sandra Steele has a concern that you could go put green carpet down; we need to say you can't do it or have installation standards.

Kimber Gabryszak noted we are allowed to regulate aesthetics per state code. You can get it to look nice but you have to get quality but there are the other concerns like a heat island increased runoff, sanitation and several other items. They could consider it, in small shaded areas or allow a percentage to be turf, but right now staff is not recommending tha we pursue allowing it. It needs more research. In the meantime it's prohibited. They recommend keeping it prohibited in residences and commercial.

Mark Christensen thinks it has some applications in some medians.

Sandra Steele noted Montego Bay in Wendover is all artificial turf and it looks good.

Ken Kilgore had a thought about installing little golf pads in back yards.

Kimber Gabryszak took notes for later. She discussed screening and fencing requirements in front yards abutting side yards, corner lots. There were two options, allowing 6' fence along the street/side yard or not.

Ken Kilgore thinks the house that faces the street with the fence should take priority.

Kimber Gabryszak noted staff is recommending that option.

Sandra Steele likes the 3 ft. fence option. She noted concerns with children walking along tall fences or runners that can't see what's coming around it.

Kimber Gabryszak said they have to have the clear view at a minimum.

Kirk Wilkins noted the clear view triangle should be calculated including the park strip.

Kimber Gabryszak noted that curb and gutter is not part of the setback, it is measured from the back of the sidewalk to the house. They will bring in a new graphic.

Kimber Gabryszak noted there was some cleanup on boundary, plat amendments. She spoke on the Expiration for Inactivity; she noted there are plats that can sit for several years without an approval and the code amendments made since then don't apply to them after that long. Staff is recommending that after due process when they haven't heard from an applicant for a while then an application can be deemed inactive and subject to closure under certain criteria. They have to give the city information to move forward, they can't just say keep it open.

Mark Christensen said we do need some legal opinion on this.

Sandra Steele thinks they could say we move it forward to a certain point instead of just coming in with new concept plans.

Kimber Gabryszak noted that concept plans don't vest you, once they expire they lose all vesting.

Sandra Steele said with new preliminary plats they keep coming again and again.

Mark Christensen thinks we could handle that with an additional fee. There are marketing conditions where we may not want to kill a project because property values drop and we may want to hold onto it. There is some value in preserving that.

Kimber Gabryszak thinks it does say when the planning director determines it is inactive. If that were the case they just wouldn't send the notices. She returned to Accessory Dwellings. She had people inquire about doing basement apartments. She thinks it a good option to have in the city; they have certain obligations under Federal housing laws and State laws. They require that you have a plan to implement affordable housing. The concern if you are in violation is that a developer comes in and if they show you are not in compliance then they can sue you and overthrow prohibition on a certain density or zone. If we can show that we are providing the affordable housing then they can avoid those problems. Basement apartments are 99% of the time included in affordable housing. The concern is if you suddenly allow accessory units there will suddenly be a lot of them. They haven't really seen that in other cities, usually there is only a trickle because of the requirements in place. Some things you are requiring are additional utilities so they pay their fair share and additional parking and building code with separate air and heat, there are codes in place that not everyone can just do it. Those units count towards affordable housing. There are concerns that it draws down the neighborhood. That is not the case according to studies. She noted her own city and neighborhood as an example. There was some discussion on additional parking.

Sandra Steele feels there needs to be an additional covered parking space for equity.

Kimber Gabryszak has been looking at the studies and the more parking you require the less accessory dwellings you have. You need something besides the driveway, but it probably doesn't need to be covered. The average homeowner is not going to be able to make an additional parking space.

Hayden Williamson noted if they required that it is covered that most people would put a cover over their boat space and it would look ugly.

Mark Christensen noted that it has some value to it and it's something we should consider for the City. Having the rules in place makes it built right to begin with and avoids problems down the road. For instance when family/kids move out of the mother-in-law apartment and now they want to make it available for rent, they would have to tear it out to meet the requirements.

Kirk Wilkins asked if we are doing this mainly for the affordable housing.

Kimber Gabryszak said we are not in trouble now but in a few years we may be. This is a desirable area to build but as home prices rise the ratio of affordable housing goes down. But there are many reasons this has come up. Do we want to be the ones that make people rip it out after they spent the money and now are losing their house to foreclosure? Do we want to turn a blind eye and allow it to go on while not looking out for the safety and health of people living in them? Do we want to say no to this and yes to something we don't want later. This is one tool and doesn't have to be allowed in every zone. HOAs would be able to say no to this. There is a potential change in property tax rates.

Jeff Cochran is not opposed to this but it needs to be carefully considered.

Kirk Wilkins thinks it does change the dynamic of the neighborhood, he noted examples in his neighborhood where there are kids doing bad things and vandalizing in the neighborhood that are living in basement apartments.

Sandra Steele asked if Mark Christensen was aware of the Ogden City good landlord program.

Mark Christensen said yes.

Sandra Steele had a problem with the neighbor's yard that didn't get put in and the enforcement told them they didn't need to because it was a rental unit and it is still not put in with many problems. Had this been in place she thinks we could have alleviated that problem and would like to see us put it in place.

Mark Christensen responded that generally the good landlord program is not going to be required for someone renting their house out; it's more for a duplex scenario. He thinks the business license incentive will kick in for the bigger renters more than 4 units. One of the biggest advantages to this is that when people know this is in place they will make the improvements right the first time instead of having to go back and rip it out to make it legal.

Hayden Williamson is in favor of this. It is how many people get their start, in basement apartments.

Sandra Steele is against it, it can change the whole dynamic of a neighborhood, to the detriment of the neighborhood. She reads the definitions and she came into the city reading those and the definition of a

single family dwelling on a lot. How many areas in the city could do it without violating the recorded CCRs.

Jeff Cochran agrees, that it is much more difficult than people envision.

Sandra Steele could see it not as a trickle but as a flood and noted it affected utilities and traffic and also changes ERUs and other things.

Kirk Wilkins thinks we are not enforcing the rules we have now.

Mark Christensen noted people catch on and say they just have a family member in the basement. We can't prove that. If we don't do this we will need to do approve a lot more high density complexes. The way the referendum went we will be in violation of the Affordable Housing Act. He is hoping that the church will do more of this in their Mixed Unit developments and Community Plans.

Jeff Cochran thinks it would be a great idea to encourage that.

Sandra Steele doesn't have a problem with the accessory units in the larger lots or subdivisions.

Mark Christensen noted we have restricted it to such a small number of lots at that point.

Ken Kilgore didn't want to assume, is there a way where it was positive, could they look in other communities.

Kimber Gabryszak said she is working on it. It is hard to get accurate information because a lot of them are illegal. The key is owner occupancy and adequate parking.

8. Work Session: Discussion of Vision and Long Range Planning.

Kimber Gabryszak noted a few things on their radar that were priorities. They need to update the General Plan overhaul the open space code, architectural standards for multifamily residential, sign code overhaul, downzones, zone system overhaul, PUD & PC zone standards, process streamlining, low impact development, affordable housing, ongoing cleanups.

9. Approval of Minutes:

1. May 28, 2015.

Motion made by Hayden Williamson to approve the minutes for May 28, 2015. Seconded by Kirk Wilkins. Aye: Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Sandra Steele. Motion passed.

10. Reports of Action.

Legacy Farms – positive recommendation was given, the vote was 4-1 in favor.

Motion made by Hayden Williamson to approve the Report of Action for the Legacy Farms amendment. Seconded by Sandra Steele. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Ken Kilgore, Motion passed 5-0.

11. Commission Comments. No additional comments.

12. Director's Report:

- **Council Actions**
  - Council appointed a new Planning Commissioner and approved a Plat amendment.
- **Applications and Approval**
- **Upcoming Agendas**
  - Minor plat amendment to CWP coronation facility.
  - Foxhollow neighborhood 6.
    - This will trigger several more neighborhoods getting developed.
  - Code amendments that they didn't cover tonight.
  - Vision discussion.
- **Other**
  - The July 23rd is the day before Pioneer Day so they suggested they move that meeting to the following week. The consensus was to bump it back a week.

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

No closed session.

Meeting adjourned by Chairman Jeff Cochran

Adjourn 10:14 p.m.

_____
Date of Approval

_____
Planning Commission Chair
Jeff Cochran

_____
Lori Yates, City Recorder