Planning Commission Meeting

Thursday, July 30, 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: Site Plan, Conditional Use and Preliminary Plat for Harbor Bay Church located at 163 East Harbor Bay Drive, EA Architecture, applicant. Presented by Sarah Carroll.

5. Public Hearing and Possible Action: Site Plan and Conditional Use for Jacobs Ranch 1 & Israel Canyon Stake located 163 West Ring Road, EA Architecture, applicant. Presented by Sarah Carroll.

6. Public Hearing and Possible Action: Plat Amendment for Sergeant Court located at 1675 North 95 West, Randy Rindlisbacher, applicant. Presented by Scott Langford.

7. Work Session: Discussion of the Village Plan and Community Plan for The Crossing located NW corner of Pioneer Crossing and Redwood Road, Boyer, applicant. Present by Scott Langford.

8. Approval of Minutes:

   1. July 9, 2015.

9. Reports of Action.

10. Commission Comments.

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

12. 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.

13. Adjourn.

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

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

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Site Plan, Conditional Use Permit, Preliminary Plat
Harbor Bay Church
July 30, 2015
Public Hearing

Report Date:	July 23, 2014
Applicant/Owner:	Evans and Associates Architecture
Location:	168 East Harbor Bay Drive
Major Street Access:	Redwood Road
Parcel Number(s) and size:	45:228:0144, 45:228:0162, ~4.677 acres
General Plan Designation:	Low Density Residential
Zone:	R-3
Adjacent Zoning:	R-3
Current Use:	vacant
Adjacent Uses:	nearby single family residential
Previous Meetings:	N/A, Concept reviewed by staff
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Sarah Carroll

A. Executive Summary:

This is a request for review of a Site Plan, Conditional Use Permit, and Preliminary Plat for the Harbor Bay Church, to be located at 168 East Harbor Bay Drive. The site plan includes a church building, a pavilion, a storage building, and associated parking and landscaping. The preliminary plat is a one lot subdivision to formally create the lot for the church and dedicate a portion of Harbor Bay Drive.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Site Plan, Conditional Use Permit, and Preliminary Plat, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the application, or recommending denial to the City Council.

B. Background:

The LDS church has owned this property for some time now and demand in the area has created the need for a new meetinghouse. The Development Review Committee (DRC) reviewed the concept plan prior to receiving the proposed applications. Comments provided by the DRC have been incorporated into the plans.

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C. Specific Request:

This is a request for site plan approval, a conditional use permit, and preliminary plat approval for a proposed LDS church to be located at 168 East Harbor Bay Drive.

D. Process:

Section 19.13.04 of the City Code states that Site Plans and Conditional Uses require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation. 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. The City Code also requires that an applicant hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. *The applicant held a neighborhood meeting on Wednesday July 29, 2015 and will present the outcome of their meeting at the Planning Commission public hearing.*

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

Finding: consistent. The proposed use is a church which is listed as a conditional use in the Low Density Residential Zone; thus, the use is anticipated in this land use designation and will offer a location for nearby residents to participate in religious services.

G. Code Criteria:

Pertinent sections of the Land Development Code are reviewed below.

- 19.04, Land Use Zones: Section 19.04.13 regulates development in the R-3 zone. **Complies**.
  - Zone: R-3
  - Use: Church – *Conditional Use*
  - Density: N/A
  - Setbacks: R-3 zone requires 25' front and rear, 8'/12' sides – *Complies.*
  - Accessory Building Setbacks:
    - Front/Corner Side: same as primary structure - *Complies*
    - Sides/rear: 5' – *Complies.*
  - Lot width, depth, size, coverage
    - 70' wide min, 1 acre min for non-residential, 50% max coverage – *Complies.*
  - Dwelling/Building size
    - *N/A for nonresidential*
  - Height: 35' maximum – *Complies.*
  - Open Space: Complies.
    - 15% required – *N/A, Open space is not required for a church site.*
    - *This church will be serving nearby residents and park space has or will be provided within the nearby developments. The proposed plans indicate 31.02% of the site will be landscaped. Landscaping is reviewed later in this report.*

- Sensitive Lands: *N/A*
- Trash: A dumpster enclosure is proposed and shall comply with 19.14.04(4). *Complies.*

- 19.05, Supplemental Regulations
  - Flood Plain: No building, structure, fence, or other obstruction may be constructed within any portion of Zone A as defined on the FEMA Flood Insurance Map. *Complies.*
  - Transportation Master Plan: Not building or lot shall be created or erected within a location of a proposed road, street, highway, or right-of-way shown on the approved Transportation Master Plan. *Complies.*
  - Property access: lots must have access onto a public or private street, prior to issuance of a building permit. *Complies.*

- 19.06, Landscaping and Fencing: **Can Comply**
  - General Provisions: *Complies.*
    - Park strips shall be landscaped and maintained by the property owner that abuts the park strip. *The landscape plans indicate that the park strips will be landscaped.*
    - Automated water-conserving irrigation systems, including low flow sprinkler heads and rain sensors are required. ***Can Comply*** *– refer to condition #4.*
  - Landscaping Plan: see attached. *Complies.*
  - Planting Standards & Design. *Complies.*
    - Deciduous Trees. All deciduous trees shall have a minimum trunk of two inches in caliper. *The plans indicate 2.5″ caliper. Complies.*
    - Evergreen Trees. All evergreen trees shall have a minimum size of six feet in height. *The plans indicate 7′-8′. Complies.*
    - Shrubs. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at the time of installation; all other required shrubs shall be a minimum of 1 gallon in size. *The plans indicate 333 5-gallon shrubs. The Code requires 37 shrubs. Complies.*
  - Amount: Table 19.06.07 specifies the amount of required trees, shrubs and turf. ***Can Comply.***
    - The plans indicate a total landscape area of 58,016 square feet (32% of the total site). For this amount of landscaping the following is required:

For landscape areas greater than 15,000 sq. ft.	**Required**	**Provided**
Deciduous Trees: 7+1 per additional 3,000 sq.ft.	22	*117*
Evergreen Trees: 5 + 1 per additional 3,000 sq. ft.	20	***19****
Shrubs: 25 + 1 per additional 3,000 sq. ft.	40	*333*
Minimum Percentage of Turf	25%	*35%*

**One more evergreen tree is required. Refer to Condition #3.*

- Fencing & Screening: 19.06.09 outlines fencing requirements. *Complies.*
    - Fencing may be required adjacent to undeveloped property and is to be approved by the City Council through the Site Plan review process for nonresidential development. *The applicant is proposing a 6′ tall vinyl privacy fence along the north and east property lines which will provide a buffer between the church site and future neighboring development.*
- Clear Sight Triangle: fencing shall be no taller than three feet in the clear sight triangle. *Complies.*
    - *Sheet C4.1 provides a note that indicates compliance.*

- 19.09, Off Street Parking: ***Can Comply.***
    - Dimensions: *Complies.*
        - For 90 degree parking, the stalls shall be 9′ wide by 18′ deep. The drive aisle shall be 24′ wide.
    - Accessible Parking: ***Can Comply.***
        - Every application shall comply with ANSI 117.1 and IBC regulations with regard to location, number, size, dimension, type, marking, surface, clearance, identification, and all other particulars.
            - *One additional accessible parking stall is required, see condition #5.*
    - Parking Lot Landscaping: *Complies.*
        - Parking adjacent to public streets: All parking areas for non-residential uses adjacent to a public street shall have a landscape berm of not less than 10 feet between the sidewalk and the parking area. *Complies.*
            - *The parking lot that is closest to McGregor Lane has more than 10 feet of separation and the parking lot is approximately 7 feet lower than the sidewalk, addressing this requirement.*
        - Curbs: Landscaped areas abutting a paved surface shall be curbed. *Complies.*
        - Clear Sight: At intersections, landscaping shall be not taller than 3′ in the clear sight triangle and shall not be bermed. *Complies.*
        - Components of Landscaped Areas: *Complies.*
            - Landscaped parking areas shall consist of trees, shrubs, and groundcover.
        - Required Parking Islands: *Complies.*
            - There shall be a landscape island every 10 stalls that is either 9′x36′ for double rows of parking or 9′x18′ for single rows of parking.
                - For 9′x36′ planters there shall be a minimum of two trees per planter. For 9′x18′ planters there shall be a minimum of one tree per planter.
            - Landscape islands shall be placed and shaped to direct traffic through the parking area.
            - There shall be a break at a minimum of forty parking stalls for each double row.
        - Landscape Boundary Strip: *Complies.*
            - All landscape boundary strips shall be a minimum of eight feet in width.

- Pedestrian Walkways & Accesses: *Complies.*
    - Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. *The proposed site has two parking lots and they do not exceed 75,000 square feet.*
- 19.09.11, Required parking stalls: *Complies.*
    - Churches require 1 stall per 3 seats. *The proposed chapel will have 242 seats; requiring 81 stalls. The plans indicate 233 stalls are provided.*

- 19.11, Lighting: **Complies.**
    - General Standards: *Complies.*
        - Material: all assemblies shall be metal.
        - Base: a 16" tall decorative base is required.
        - Type: All fixtures shall be full cut-off
        - Angle: All fixtures shall be directed downward.
        - Lamp: The color shall be soft white or amber.
        - Drawings: Fixtures shall be specified in the development drawings.
        - Flags: The US flag may be illuminated from dusk to dawn *(no flag proposed)*
    - Nonresidential Lighting: *Complies.*
        - Trespass light shall not exceed 0.1 foot-candles measured at the property line.
        - All free standing lighting fixtures and assemblies shall be black.
        - Pole design shall be an arm and bell shade.
        - Parking lot poles shall be limited to a height of 16' when within 200' of a residential zone.
        - Fixtures shall be full cut-off.
        - At least 50% of the lights shall be turned off one hour after closing or by 11:00 p.m., whichever is earlier. *They intend to turn off all the parking lot lights at night.*

- 19.12, Subdivisions: **Complies.**
    - Preliminary and Final Plat requirements apply, 19.12.03(2-4): *Complies.*
    - General Subdivision Improvements, 19.12.06: *Complies.*
        - Maximum block length is 1,000 feet. *Complies.*
        - If a block is more than 800 feet in length a pedestrian walkway is required through the block. *N/A*
        - Connecting streets are required: *A portion of McGregor Lane will be reconstructed with this development. Harbor Bay Drive will be completed. Complies.*
        - Pedestrian walkways, trials, and other logical linkages are required. *The site plan includes pedestrian walkways around the building. Public sidewalks will create additional linkage*. Complies.
        - Driveway location for lots next to an arterial: *N/A – no lots are proposed next to an arterial.*
        - Access: Two separate means of access are required whenever the total number of dwelling units exceeds 50. *N/A – one lot is proposed.*
        - Lot design: The design shall not create lots that are not buildable due to size, shape, topography, terrain, etc. *Complies.*

- Lot frontage: all lots shall have frontage on a road that meets City standards. *Complies.*
- Flag lots: *None proposed.*
- Public roads may not be included in lots. *Complies.*
- Property lines: Side property lines shall be at approximate right angles to the street line or radial to the street line. *Complies.*
- Corner lots: Corner lots shall be platted ten percent larger than the minimum for the zone. The minimum lot size for nonresidential development in this zone is 1 acre. *The proposed lot is a corner lot and is ~3.88 acres.*
- Boundary: No lot shall be divided by a municipal boundary line. *Complies.*
- Remnants: Remnants of property that do not meet the code requirements shall not be left in a subdivision. *Complies.*
- Double access lots are not permitted with the exception of corner lots. *Complies.*
- Arterials: Subdivisions along arterials shall comply with the adopted arterial cross section. *N/A – this is not along an arterial.*

- Section 19.13, Process: **Can Comply** – *neighborhood meeting needed.*
  - General Considerations:
    - General Plan: See Section G of the staff report.
    - Natural Features: Wetlands shall be preserved with the future plats that are adjacent to the lake.
    - Community & Public Facilities: N/A
  - 19.13.04 requires a neighborhood meeting for nonresidential development adjacent to developed property in a residential zone.
    - *As of the date of this report the neighborhood meeting has not yet been held. The applicant will hold the neighborhood meeting on July 29, 2015 and will present the outcome at the Planning Commission meeting on July 30, 2015.*
  - Notice / Land Use Authority: The City Council is the land use authority for Site Plans, Conditional Use Permits, Preliminary and Final Plats. *Mailed notices were sent prior to the public hearing with the Planning Commission for the Site Plan, Conditional Use Permit, and Preliminary Plat. The Final Plat will only go the Council. Mailed notices are not required for final plats.*
  - Development Agreement / MDA: *N/A for this project.*
  - Payment in Lieu of Open Space: *N/A for this project.*
  - 19.13.09(9) requires a phasing plan for phased developments. *N/A – no phasing is proposed.*

- 19.14, Site Plans: **Complies.**
  - Urban Design Committee: *Complies.*
    - Mechanical Equipment – screened
    - Windows – may be used as accents. Untreated metal or aluminum is prohibited.
    - Building Lighting – shall be shielded and directed downward and shall not project above or beyond the property line.
    - Trash Enclosures, Storage Areas, and External Structures: *Complies.*

        - Shall be comparable to the proposed building and oriented away from public view.
        - Solid gates are required.
        - When adjacent to parking areas, a 3' landscape buffer shall be provided.
    - Exterior Materials – *shall be reviewed by the Urban Design Committee*
    - Comments: *Reviewed by the Urban Design Committee on July 22, 2015; the Committee recommended approval as proposed.*

- 19.15, Conditional Use Permit: **Complies.**
  - Determination.
    1. The Planning Commission may only permit a Conditional Use to be located within a zone where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
    2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
    3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

  - General standards: *Complies.*
    - The siting of the structure or use, and in particular:
      - the adequacy of the site to accommodate the proposed use or building and all related activities;
        - *The site is located in an R-3 zone where churches are anticipated as conditional uses. The site is designed to accommodate the proposed use.*
      - the location and possible screening of all outdoor activities;
        - *The site will have a 6' tall privacy fence on the north and east property lines.*
      - the relation of the proposed building or use to any adjoining building with particular attention to protection of views, light, air, and peace and quiet;
        - *The proposed building will not significantly impact the views, light, air, and peace and quiet in this area.*
      - the location and character of any display of goods and services; and
        - *There will not be any displays.*
      - the size, nature, and lighting of any signs.
        - *The signs include a small sign on the front of the building that is built into the face, with the name of the religion; the sign is not lit.*

  - Traffic circulation and parking: *Complies.*
    - the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
      - *The City Engineer has reviewed the site and the circulation. McGregor Lane will be reconstructed along the frontage of the property and to the south until it meets with existing improvements. Harbor Bay Drive will be constructed from the existing stub along the property frontage.*
    - the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and

        - *The access locations have been reviewed by the City Engineer, and the access points meet spacing requirements.*
    - the amount, timing, and nature of traffic generated by the proposed conditional use.
        - *The amount of traffic generated by the site varies throughout the week and is at its peak on Sundays, when the neighboring uses have minimal traffic. The proposed site is laid out in a configuration that will accommodate the anticipated traffic.*

- The compatibility of the proposed conditional use with its environment, and in particular:
    - the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
        - *The proposed church is a compatible use in the R-3 zone and will serve the nearby residents. The proposed church will have a membership of approximately 300-600 people per ward, but attendance at Sunday meetings will vary and will not include all members.*
    - hours of operation;
        - *The hours of operation will vary depending on the activities being held. For the most part the peak hours will be on Sunday between 9:00 a.m.-4:00 p.m.*
    - adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
        - *The operations will not create off-site noise, dust, odors, light, or glare.*
    - adequacy of provisions for protection of the public against any special hazards arising from the intended use;
        - *No special hazards are proposed.*
    - the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.
        - *The proposed location offers an additional church building for nearby residents. The building is expected to be permanent.*

- The Conditional Use shall meet the following standards:
    - the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
        - *The proposed church will not be detrimental to the health, safety, or general welfare of persons in the area but will offer a new church building for religious services.*
    - the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
        - *The intent of the land use ordinance is to prohibit incompatible uses in residential areas. The proposed church will provide a location for religious services for nearby residents and is compatible with residential development.*
    - the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
        - *See Section "F" of this report. The proposed site can comply with the land use ordinance requirements and regulations as reviewed earlier in this report.*
    - the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police

protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
        - *The proposed use will not result in a situation that is cost ineffective to the City.*
    - the proposed use will conform to the intent of the City of Saratoga Springs General Plan.
        - *The proposed use conforms to the intent of the General plan as outlined in Section "F" of this report.*

- When necessary, the City Council may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
    - additional parking;
    - water, sewer, and garbage facilities;
    - landscape screening to protect neighboring properties;
    - requirements for the management and maintenance of the facilities;
    - changes in layout or location of uses on the lot; and
    - any other condition the City Council finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

  Additional mitigation is not necessary. *The site plan indicates adequate parking for the proposed use, site landscaping, and perimeter fencing, which will buffer the activities from abutting residents. The parking lot lights will be no taller than 16′ and will be full cut-off directed downward.*

- 19.18, Signs: **Complies.**
    - A small identification/wall sign is proposed on the front of the building.
        - This falls under the criteria for signs for Institutional uses which allows:
            - Size: one square foot for every lineal foot of width of the building face to which the sign is attached. *The building width 115′ wide. The proposed sign is approximately 9 square feet.*
            - Height: the height shall not exceed three feet. *Complies.*

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 forward a positive recommendation to the City Council for approval of the Harbor Bay Church Site Plan, Conditional Use Permit, and Preliminary Plat, located at 168 East Harbor Bay Drive, with the findings and conditions below:

Findings:

1. The proposed site plan, conditional use, and preliminary plat are 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, conditional use, and 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 staff report.
2. That all requirements of the Fire Chief be met.

3. One evergreen tree shall be added to the landscape plans to comply with the landscape requirements.
4. The sprinkler system for the landscaping shall include automated water-conserving irrigation systems, including low flow sprinkler heads and rain sensors.
5. One additional accessible stall is required.
6. Any other conditions as articulated by the Planning Commission:
   _____

Alternative Motions:

Alternative Motion A
"I move to **continue** the item to another meeting, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

_____
_____
_____
_____

Alternative Motion B
"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Harbor Bay Church site plan, conditional use permit, and preliminary plat, for property located at 168 East Harbor Bay Drive. Specifically I find that the following standards and/or code requirements have not been met:"

1. The applications are not consistent with the General Plan, as articulated by the Planning Commission:
   _____, and/or,

2. The applications are not consistent with Section(s) [19.04,19.05,19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.15, 19.18] of the Code, as articulated by the Planning Commission:
   _____

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. Preliminary/Final Plat
4. Architectural Site Plan
5. Landscape Plan
6. Elevations
7. Photo of colors/materials board

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Harbor Bay Church
Date: July 30, 2015
Type of Item: Site Plan and Preliminary Plat Approval

Description:

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

B. Background:

Applicant:	*Evans and Associates Architecture – Chad Spencer*
Request:	*Site Plan and Preliminary Plat Approval*
Location:	*Approx. 168 East Harbor Bay Drive*
Acreage:	*4.677 acres*

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

D. Conditions for Site Plan:

A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling the building permit.

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

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

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

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

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

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

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

I. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

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

K. Harbor Bay and McGregor Drive shall be improved to City Standards for a 56-ft ROW local road and dedicated to the City before occupancy can be granted.

L. The geotechnical report for Harbor Bay Church shall have a lab tested CBR value as this value cannot be assumed.

M. Vertical curves shall be provided on roadways with a change in grade of 1% or more.

N. Structural calculations and designs stamped by a licensed engineer shall be provided for all retaining walls four feet or greater. A building permit shall be obtained prior to commencing construction on these walls.

O. Parking lot lights shall not exceed 16’ in height when within 200’ of a residential zone.

P. Maximum light spillover onto adjacent residential properties shall not exceed 0.1 ft-candles.

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

E. Conditions for Preliminary Plat:

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

B. Developer shall bury and/or relocate any overhead utilities that are within or adjacent to this plat.

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

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

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

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

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

H. All review comments and redlines provided by the City Engineer during the preliminary process are to be complied with and implemented into the final plat and construction plans.

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

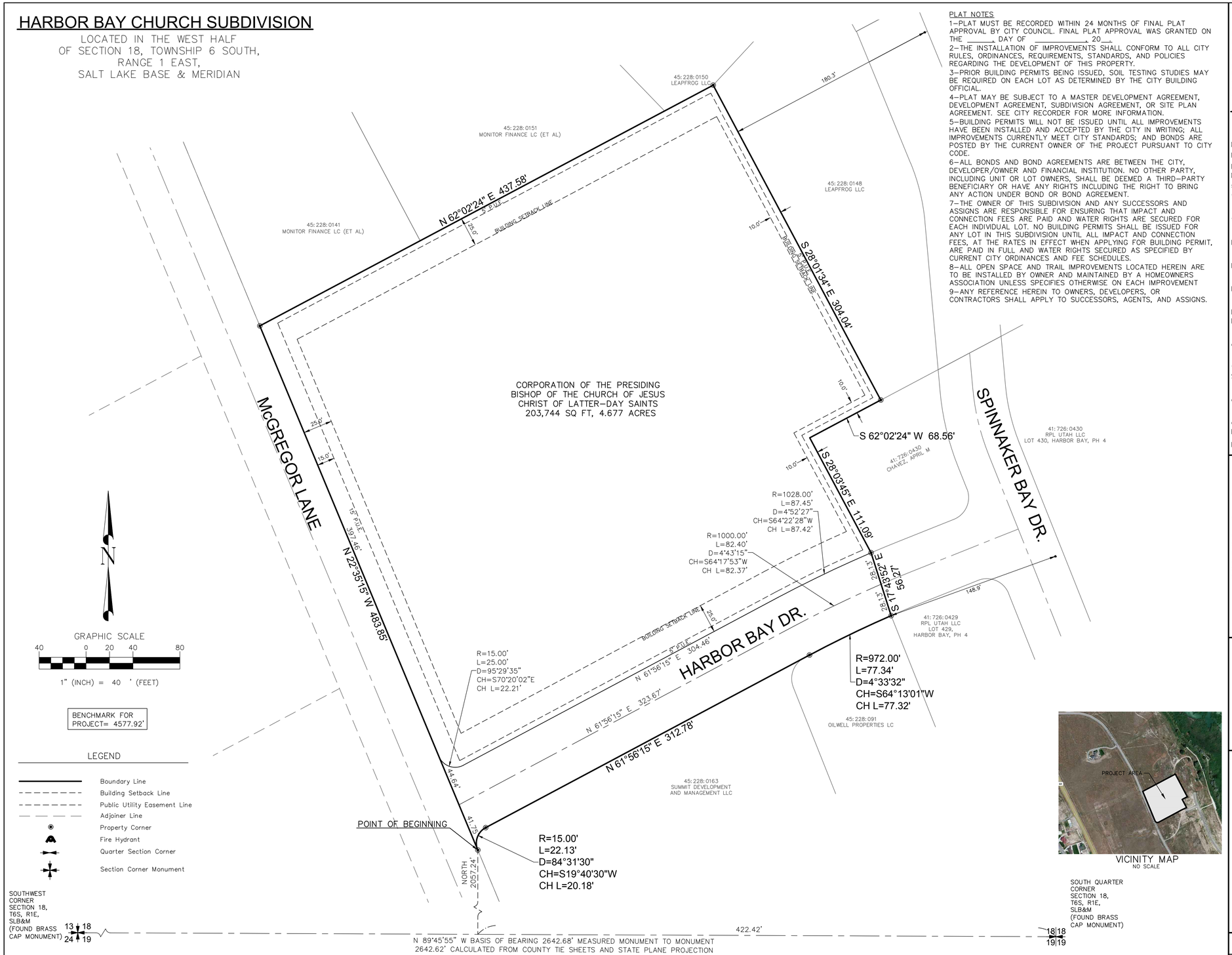
J. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for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

K. McGregor Drive shall be improved as per City standards for a 56-ft from Harbor Bay Plat 5 (Catamaran Way) to the north boundary of the church property. These improvements shall include a complete reconstruction of the existing roadway as necessary to bring it into compliance with all adopted City standards for structural and horizontal designs.

LOCATION MAP

HARBOR BAY CHURCH SUBDIVISION

LOCATED IN THE WEST HALF
OF SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- Boundary Line
- Building Setback Line
- Public Utility Easement Line
- Adjoiner Line
- Property Corner
- Fire Hydrant
- Quarter Section Corner
- Section Corner Monument

PLAT NOTES

1–PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____, DAY OF _____, 20__.

2–THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.

3–PRIOR BUILDING PERMITS BEING ISSUED, SOIL TESTING 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 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 A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT

9–ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, Nathan B. Weber, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 5152762, 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 the 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 the plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of 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 Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in the City of Saratoga Springs, County of Utah, State of Utah, being more particularly described as follows:

Beginning at a point on the Easterly Right–of–Way line of Lake View Drive, as shown on Lake Mountain Estates Plat B, located in the office of the Utah County Recorder in Book 45 at Page 228, said point is North 89°45'55" West 422.42 feet along the Section line and North 2057.24 feet from the South 1/4 Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian;

thence North 22°35'15" West 483.85 feet along the Easterly Right–of–Way line of said subdivision to the Southerly line of Parcels 45:228:0141, 45:228:0151, and 45:228:0150;

thence North 62°02'24" East 437.59 feet along the Southerly line of said parcels to the Westerly line of parcel 45:228:0148;

thence South 28°01'34" East 304.04 feet along the Westerly line of said parcel to the Northerly line of parcel 41:726:0430;

thence South 62°02'24" West 68.56 feet along the Northerly line of said parcel to the Westerly line of said parcel;

thence South 28°03'45 " East 111.01 feet along the said Westerly line of said parcel to Westerly line of Harbor Bay Phase 4 Subdivision, as recorded in the Office of the Utah County Recorder as Entry #62044:2009;

thence South 17°43'52" East 56.27 feet along the Westerly line of said subdivision to a point of curvature and the Southerly Right–of–Way line of Harbor Bay Drive;

thence Southwesterly 77.34 feet along the arc of a 972.00 foot radius curve to the left through a central angle of 04°33'32" (chord bears South 64°13'01" West 77.32 feet) along the Southerly Right–of–Way line of said road;

thence South 61°56'15" West 312.78 feet along the Southerly line of said road to a point of curvature along the Southerly Right–of–Way line of said road;

thence Northwesterly 22.13 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 84°31'30" (Long Chord Bears South 19°40'30" West 20.18 feet) to the point of beginning.

Parcel Contains 203,744 sq. ft. or 4.677 acres.

OWNER'S DEDICATION

Know all men by these presents that _____, the _____undersigned owners of the above described tract of land having caused same to be subdivided into lots and streets to be known as

HARBOR BAY CHURCH SUBDIVISION

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 is 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–surace 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__.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE) S.S.

On the _____day of _____a.d. 2015, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer(s) 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

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public of the perpetual use of the public.
This _____, day of _____, A.D. 2015.

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

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

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

CENTURYLINK
APPROVED THIS _____ DAY OF _____ A.D., 20__.
CENTURYLINK

ROCKY MOUNTAIN POWER
APPROVAL AS TO FORM THIS_____ DAY OF _____ A.D., 20__.
ROCKY MOUNTAIN POWER

COMCAST
APPROVAL AS TO FORM THIS_____ DAY OF _____ A.D., 20__.
COMCAST

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

DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

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

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

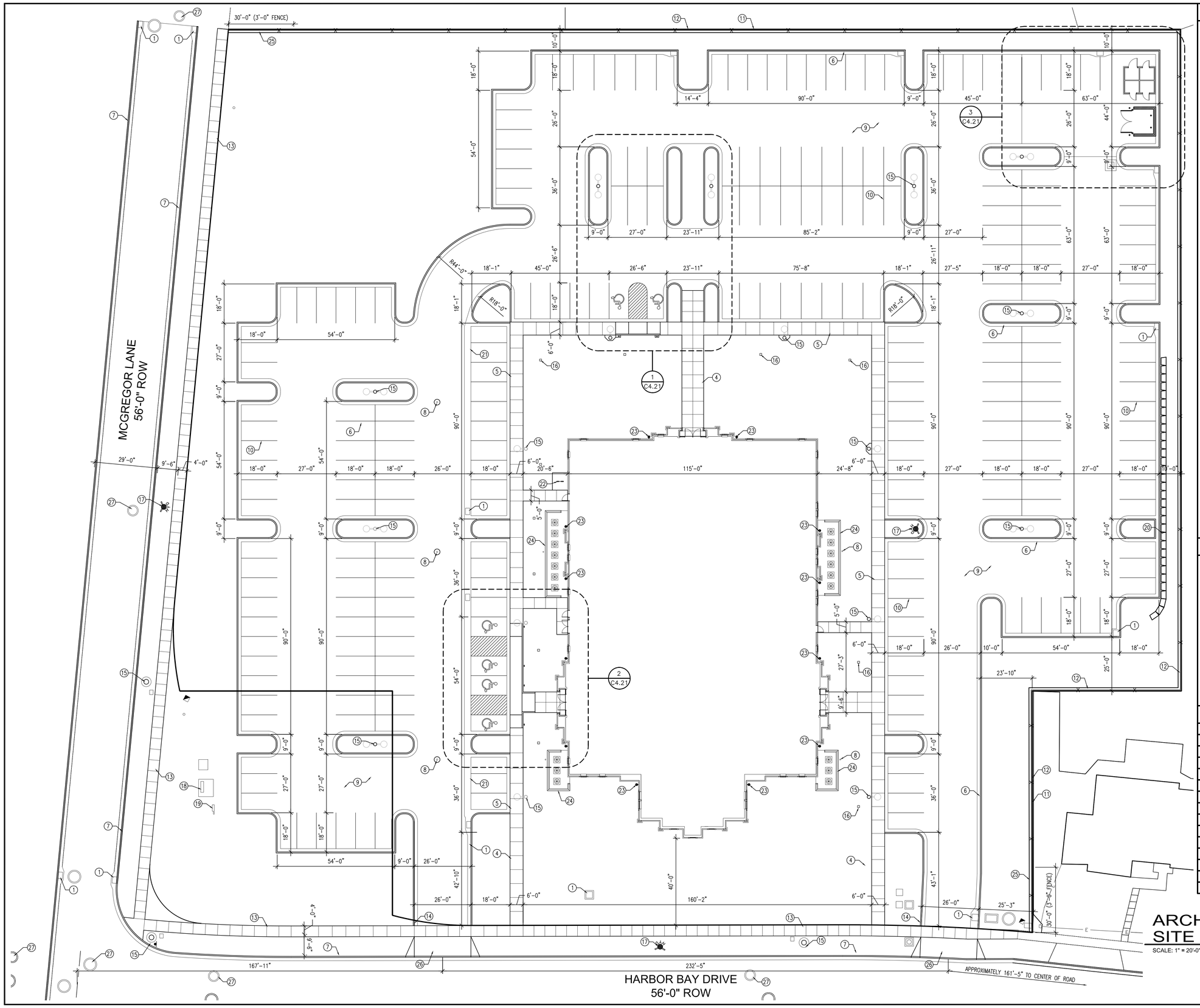
SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D., 20__.
SARATOGA SPRINGS ATTORNEY

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

HARBOR BAY CHURCH SUBDIVISION

LOCATED IN THE WEST HALF
OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK–RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 7/1/15 No. 5152762 NATHAN B. WEBER STATE OF UTAH			



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. CLEANOUT BOX – SEE SITE GRADING AND DRAINAGE PLAN AND A/C5.13 SIMILIAR
3. VORTSENTRY HYDRAULIC TREATMENT SYSTEM – SEE SITE GRADING AND DRAINAGE PLAN
4. CONCRETE WALK – SEE D/C5.12
5. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
6. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
7. CONCRETE CURB AND GUTTER PER SARATOGA SPRINGS CITY STANDARDS
8. CLEAN OUT TO GRADE – SEE E/C5.12 AND UTILITY PLAN – PROVIDE A 1'–0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
9. ASPHALT PAVEMENT – SEE C/C5.12
10. 4" WIDE PAINTED PARKING STRIPS – TYPICAL
11. PROPERTY LINE
12. 6'–0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
13. CONCRETE SIDEWALK PER SARATOGA SPRINGS CITY STANDARDS
14. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – SEE F/C5.13
15. LIGHT POLE – SEE ELECTRICAL
16. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
17. FIRE HYDRANT – SEE UTILITY PLAN
18. TRANSFORMER – SEE ELECTRICAL
19. CT CABINET – SEE ELECTRICAL
20. REDI–ROCK RETAINING WALL – SEE GRADING AND DRAINAGE PLAN AND H/C5.21
21. CONCRETE WATERWAY – SEE H/C5.11 AND GRADING AND DRAINAGE PLAN
22. BICYCLE RACK WITH AN 8'–0" x 8'–0" CONCRETE PAD – SEE K/C5.12
23. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
24. MECHANICAL ENCLOSURE – SEE B/C5.21
25. 3'–0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP EXTEND FROM SIDEWALK TO 30'–0" FROM THE RIGHT OF WAY
26. CONCRETE DRIVE APPROACH – SEE ST–4/C5.11
27. SANITARY SEWER MANHOLE – SEE UTILITY PLAN

GENERAL NOTES

1. CONCRETE RADII ARE 4'–0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'–0" X 18'–0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SITE INFORMATION

ON SITE IMPROVMENTS	SQ. FT.	ACRES	
TOTAL PARCEL AREA	169,064	3.881	100%
BUILDING AREAS			
CHAPEL	19,422		
STORAGE BUILDING	190		
IMPERVIOUS AREAS			
CONCRETE – WALKS, PADS, APRONS	8,185		
CONCRETE CURB & GUTTER (LF)	3,767		
ASPHALT	80,500	1.848	47.61%
TOTAL LANDSCAPE AREA	52,441	1.204	31.02%
TOTAL PARKING SPACES PROVIDED			
REGULAR	227 STALLS		
ACCESSIBLE	1 STALLS		
VAN ACCESSIBLE	5 STALLS		
TOTAL SPACES PROVIDED	233 STALLS		

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-9272 fax 801-553-9273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Harbor Bay
Saratoga Springs UT South Stake
168 East Harbor Bay Drive
Saratoga Springs, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description
	3/1/2015	Concept Plan Submittal
	4/30/2015	Conditional Use Submittal
	5/12/2015	Engineering Redlines
	6/3/2015	Revised Site Layout

Project Number
15-17

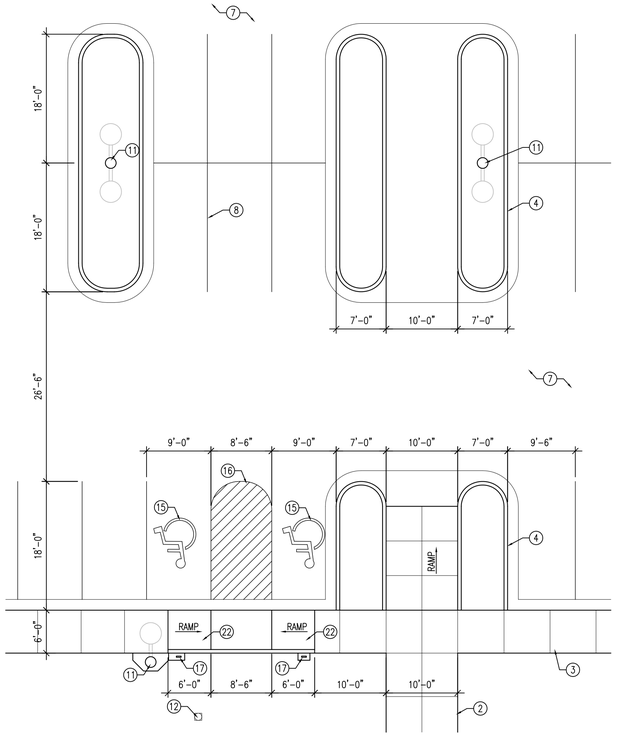
Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

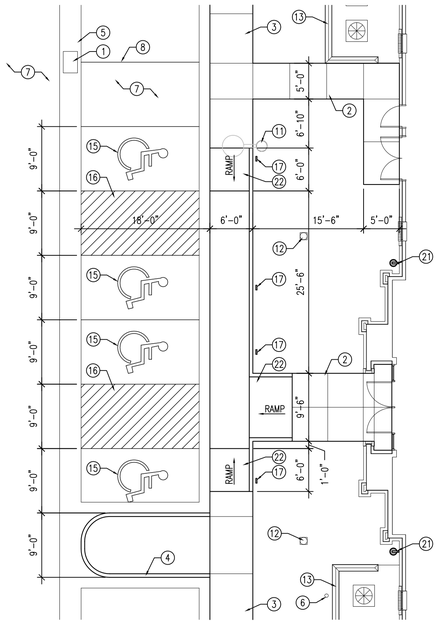
Date
March 1, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

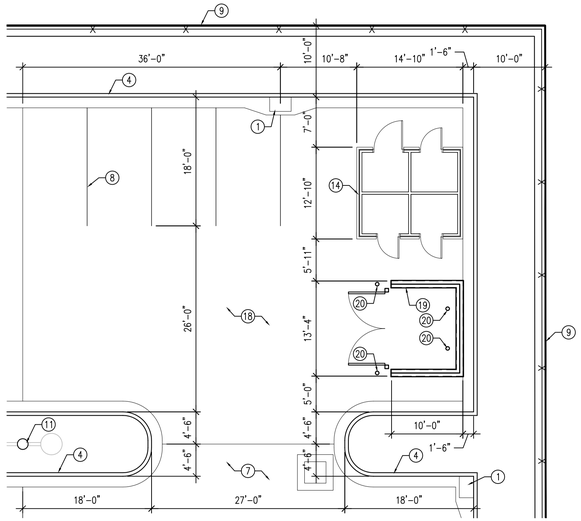
Sheet
C4.11



1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



3 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

NORTH

NORTH

NORTH

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C/C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. CONCRETE WATERWAY – SEE H/C5.11 AND GRADING AND DRAINAGE PLAN
6. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN – PROVIDE A 1'–0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL
9. PROPERTY LINE
10.
11. LIGHT POLE – SEE ELECTRICAL
12. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
13. MECHANICAL PAD AND ENCLOSURE – SEE B/C5.21
14. STORAGE BUILDING
15. PAINTED ACCESSIBLE PARKING SYMBOL
16. PAINTED ACCESSIBLE AISLE
17. ADA PARKING SIGNAGE WITH CONCRETE APRON – SEE A/C5.12
18. CONCRETE PAVEMENT – SEE L/C5.12
19. DUMPSTER ENCLOSURE – SEE A/C5.21 AND C/C5.21
20. BOLLARD – SEE G/C5.12
21. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
22. CURB RAMP – SEE E/C5.13

GENERAL NOTES

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4. PARKING STALLS ARE 9'–0" X 18'–0" UNLESS NOTED OTHERWISE.
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	6/3/2015	Revised Site Layout

Project Number
15-17

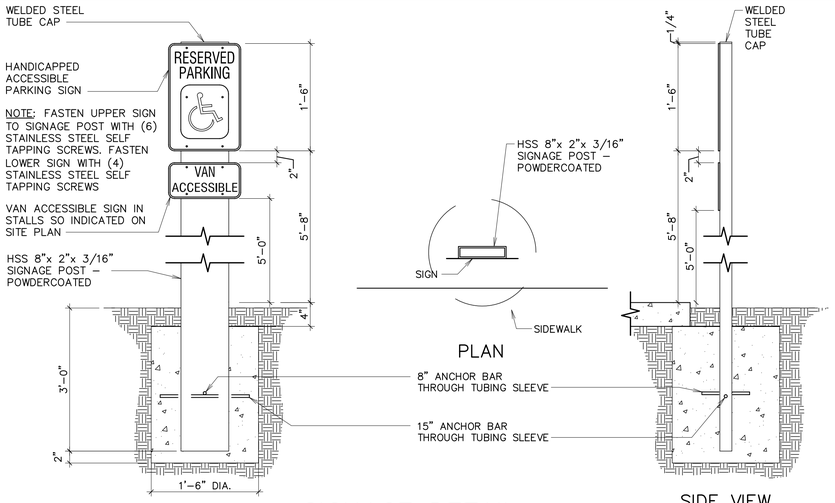
Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

Date
March 1, 2015

Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C4.21



A SIGNAGE DETAIL
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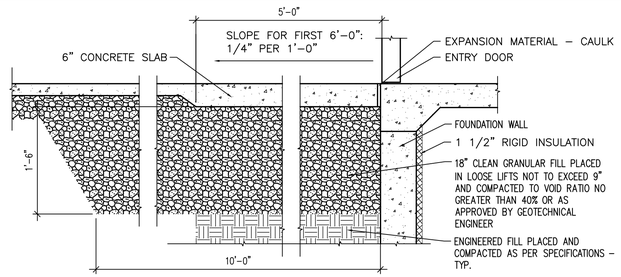
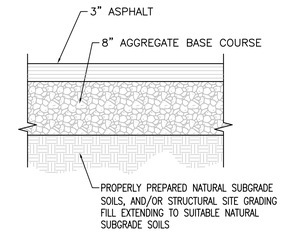


TYPICAL OF ALL ENTRIES

B ENTRY DETAIL
1" = 1'-0"



ON-SITE PARKING LOT

C ASPHALT SECTION
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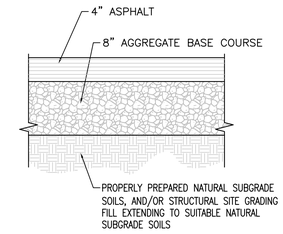

HARBOR BAY AND MCGREGOR

C1 ASPHALT SECTION
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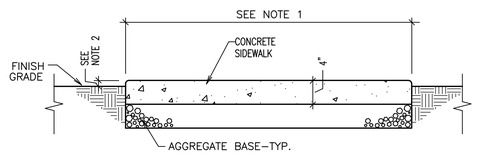
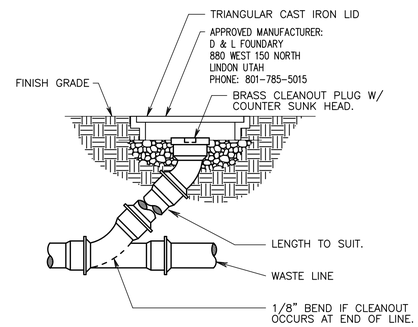
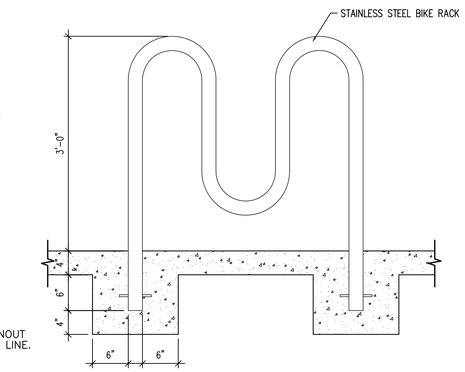


D CONCRETE WALK
1" = 1'-0"



E CLEANOUT TO GRADE
NONE



K BICYCLE RACK
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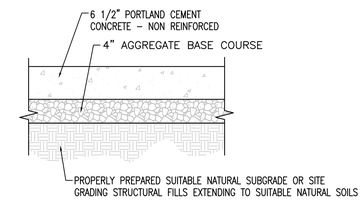

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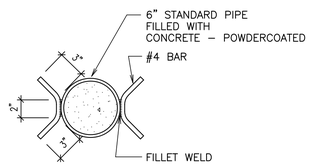
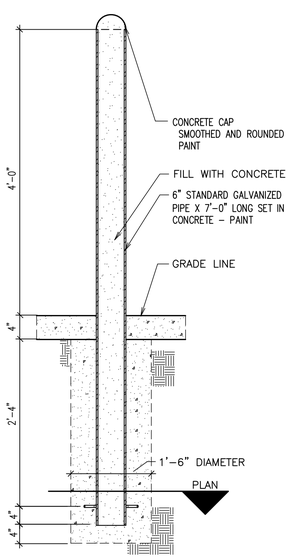


F BOLLARD PLAN
1" = 1'-0"



G BOLLARD SECTION
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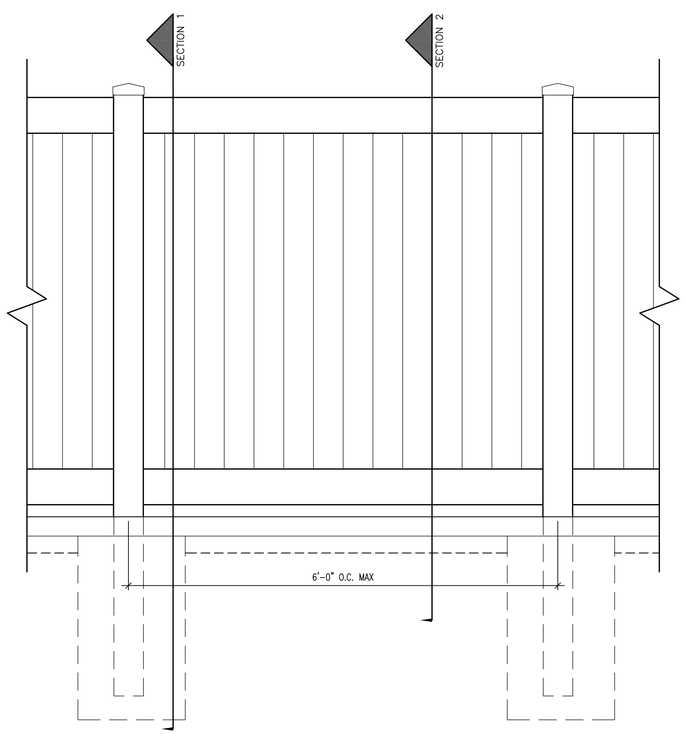
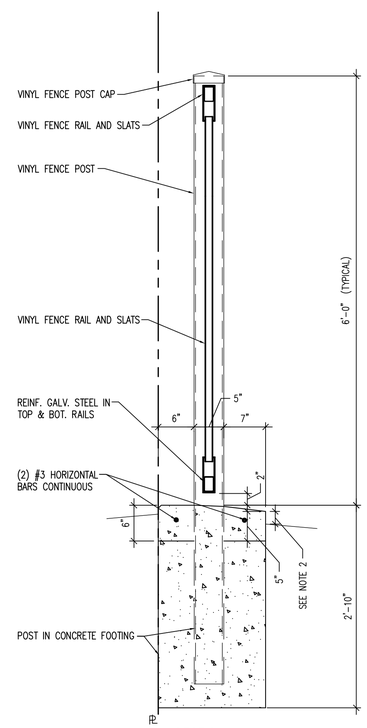
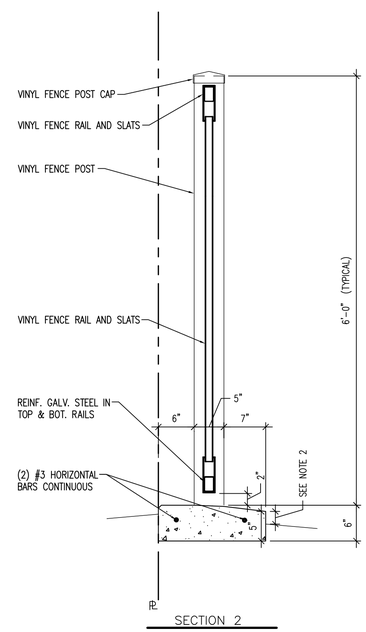


J FENCE
1" = 1'-0"



SECTION 1



SECTION 2

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE – USE 4,500 PSI. MIN. TYPE D IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MIN. TYPE C OTHERWISE.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

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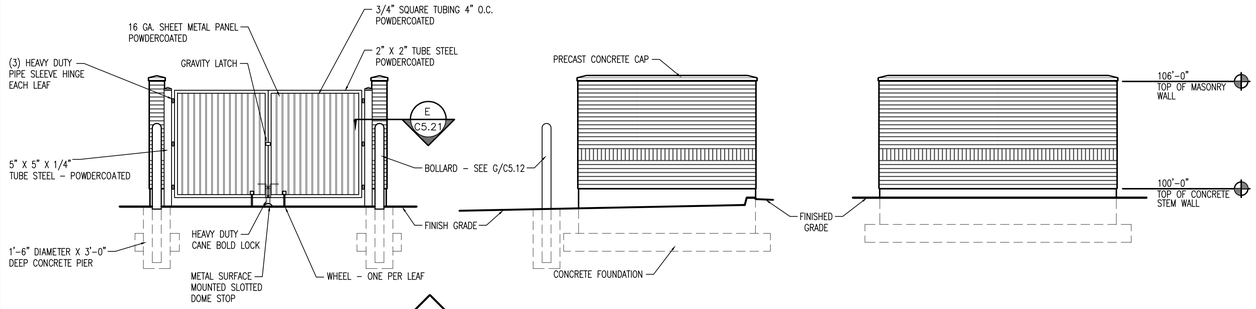
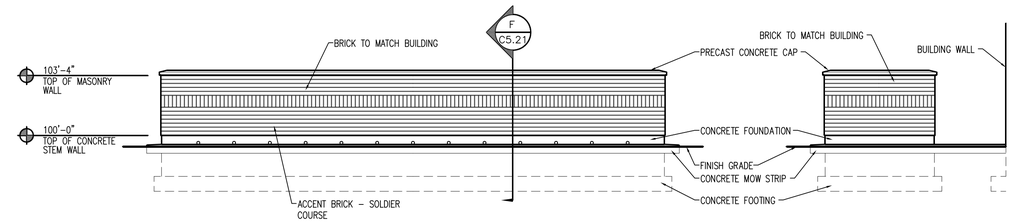
Sheet Title
SITE DETAILS

Sheet
C5.12



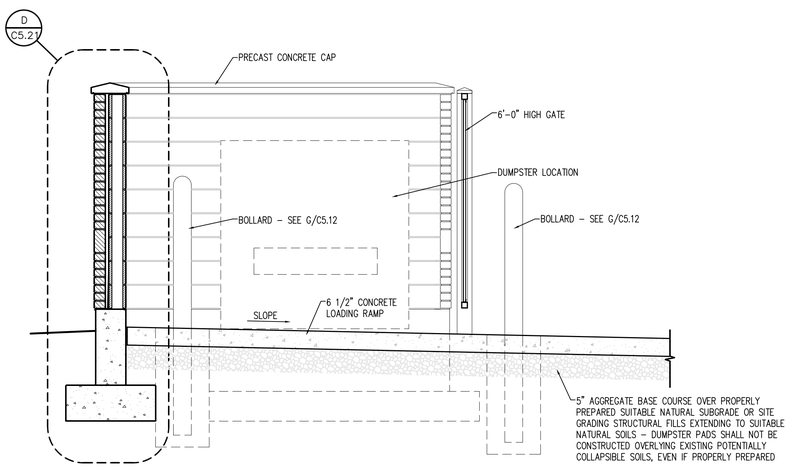
A DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



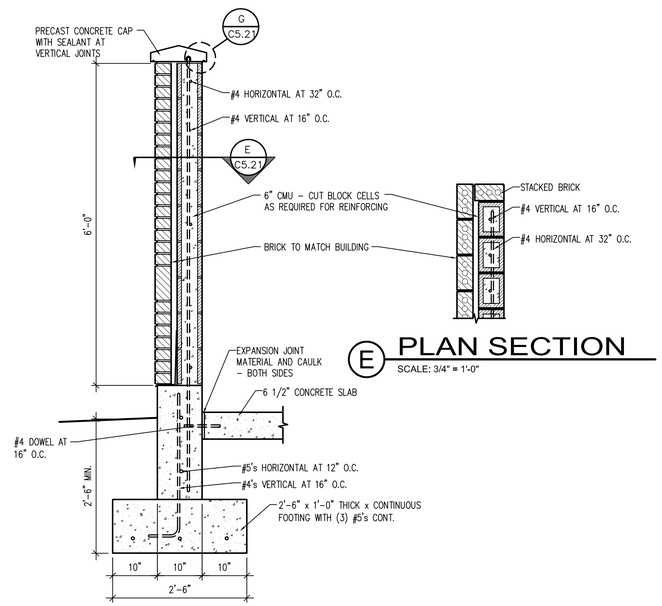
B MECHANICAL ENCLOSURE
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR WALK LOCATIONS AND WIDTH
2. 2" PRIOR TO SODDING

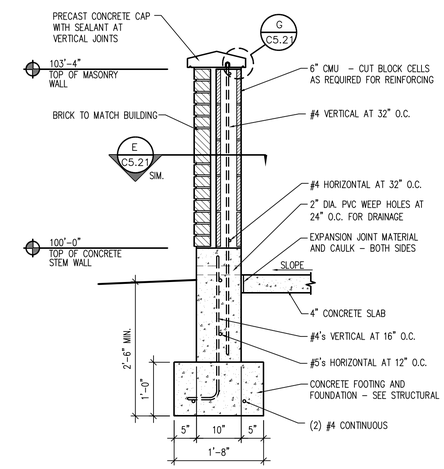


C DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

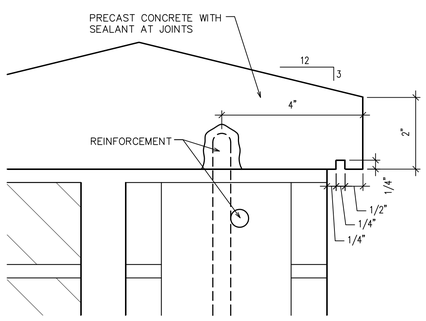


E PLAN SECTION
SCALE: 3/4" = 1'-0"

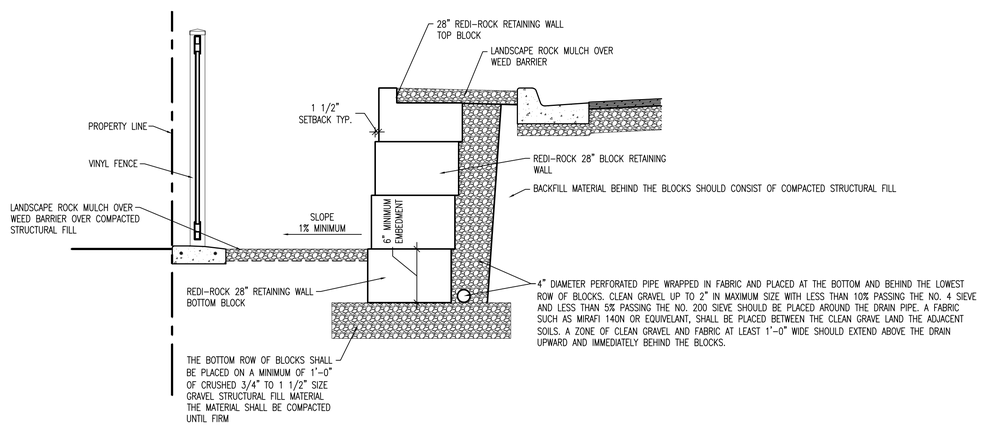
D DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



F MECHANICAL ENCLOSURE
SCALE: 3/4" = 1'-0"



G SECTION
SCALE: 6" = 1'-0"



H RETAINING WALL
SCALE: 1/2" = 1'-0"

evans + associates architecture
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Stamp

LICENSED ARCHITECT PAUL ANTHONY EVANS 273770 STATE OF UTAH

A New Meetinghouse for:
Harbor Bay
Saratoga Springs UT South Stake
168 East Harbor Bay Drive
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description
	3/1/2015	Concept Plan Submittal
	4/30/2015	Conditional Use Submittal
	5/12/2015	Engineering Redlines
	6/3/2015	Revised Site Layout

Project Number
15-17

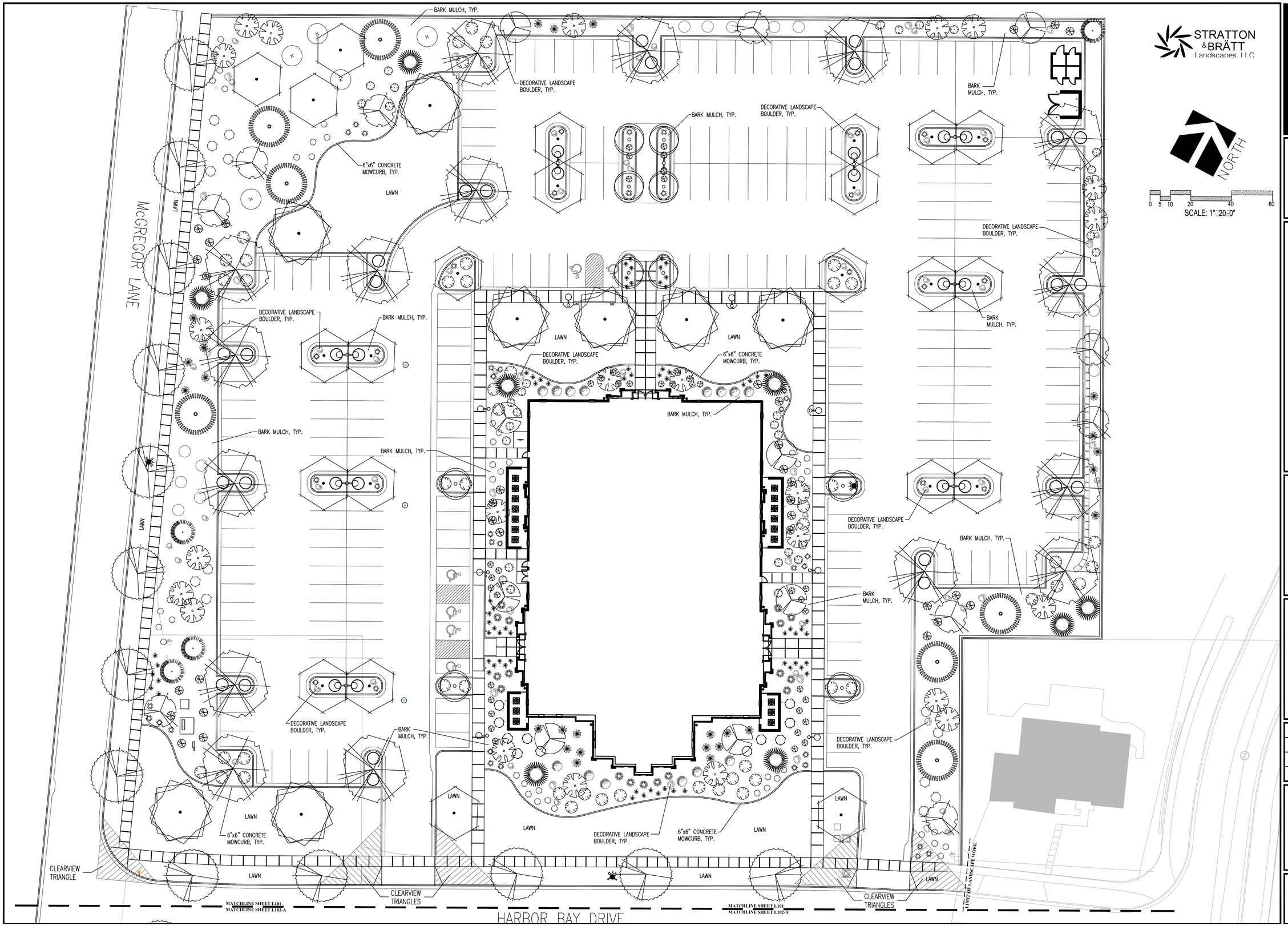
Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

Date
March 1, 2015

Sheet Title
MECHANICAL AND DUMPSTER ENCLOSURE DETAILS

Sheet
C5.21



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Stamp

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Harbor Bay
Saratoga Springs UT South Stake
Mcgregor Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description

Project Number
15-17

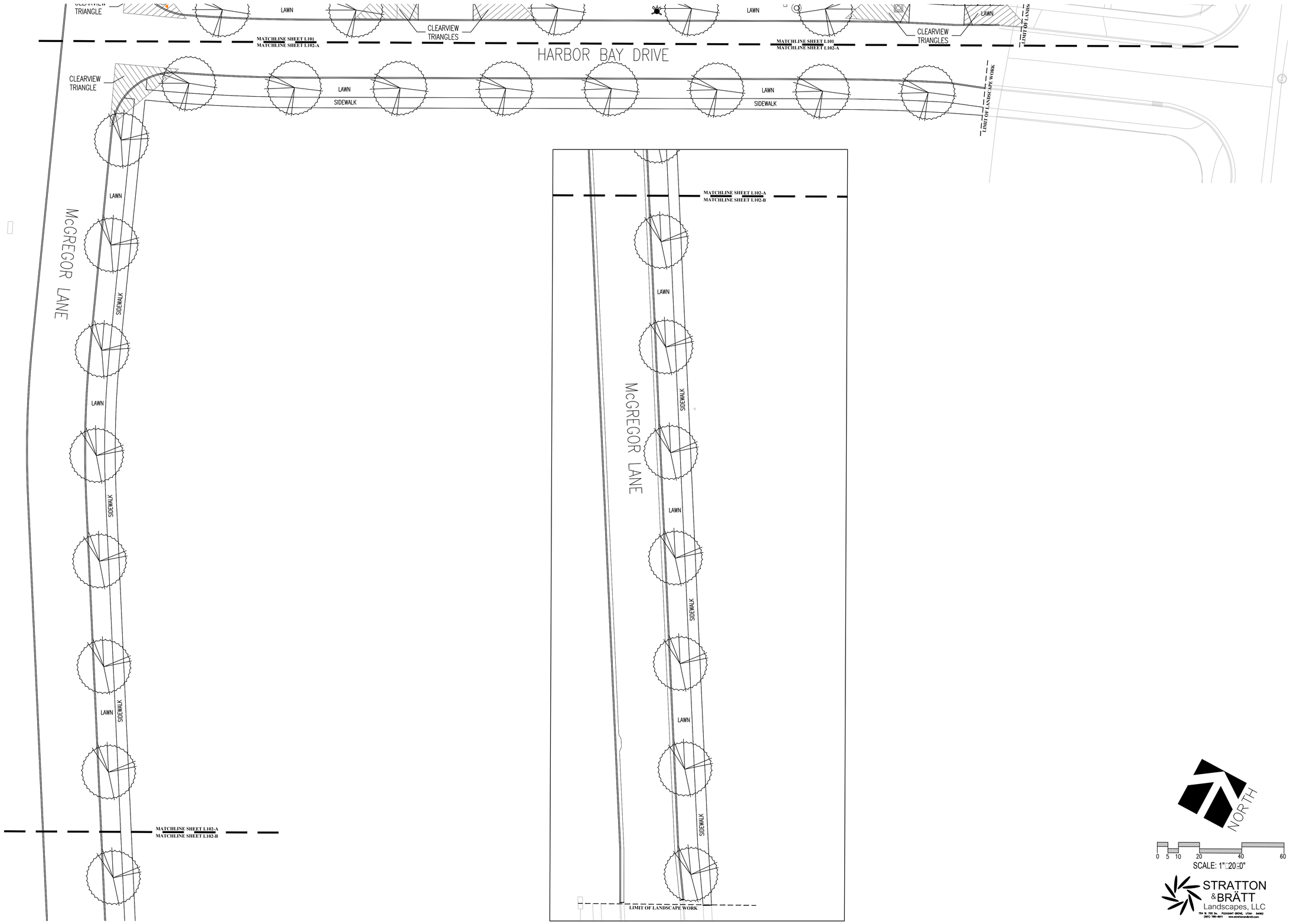
Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

Date
June 22, 2015

Sheet Title
LANDSCAPE PLAN

Sheet
L101



NORTH

0 5 10 20 40 60

SCALE: 1"=20'-0"

STRATTON &BRÄTT Landscapes, LLC

754 N. 700 So. PLEASANT GROVE, UTAH 84062
(801) 785-0051 www.strattonandbratt.com

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Stamp

STATE OF UTAH
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Harbor Bay
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Revisions

Mark	Date	Description

Project Number
15-17

Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

Date
June 22, 2015

Sheet Title
LANDSCAPE PLAN

Sheet
L102

PLANTING SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	AmAB	Amalanchier grandiflora 'Autumn Brilliance' clump	Autumn Brilliance Serviceberry	2.5"–Cal	23
	AcKe	Acer truncatum x 'Keithsform'	Norwegian Sunset Maple	2.5"–Cal	23
	Crcr	Crataegus crus–galli 'Crusader'	Thornless Cockspur Hawthorn	2.5"–Cal	9
	Ceoc	Celtis occidentalis	Common Hackberry	2.5"–Cal	8
	Frma	Fraxinus mandshurica 'Mancana'	Manchurian Ash	2.5"–Cal	21
	Gllm	Gleditsia triancanthos 'Imperial'	Imperial Honeylocust	2.5"–Cal	16
	PrsaC	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2.5"–Cal	7
	SoaB	Sorbus aucuparia 'Blackhawk'	Blackhawk Mountain Ash	2.5"–Cal	10

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Pigd	Picea glauca densata	Black Hills Spruce	7'–8' Ht.	8
	Pihe	Pinus heldrichii leucodermis	Bosnian Redcone Pine	7'–8' Ht.	4
	Pini	Pinus nigra	Austrian Pine	7'–8' Ht.	7

Perennial

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	HePM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1–Gal	72

Grass

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hese	Helictrotrichon sempervirens	Blue Oat Grass	1–Gal	50

Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	BuPE	Buddleia davidii 'Purple Emperor'	Purple Emperor Butterfly Bush	5–Gal	25
	JusaS	Juniperus sabina 'Scandia'	Scandia Juniper	5–Gal	13
	PhopN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5–Gal	11
	PhLD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5–Gal	31
	PimuP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5–Gal	17
	PoGD	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5–Gal	45
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5–Gal	50
	Rial	Ribes alpinum	Alpine Currant	5–Gal	31
	RoMR	Rosa 'Meidiland Red'	Meidiland Red Rose	5–Gal	13
	RoMW	Rosa 'Meidiland White'	Meidiland White Rose	5–Gal	14
	SychH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5–Gal	40
	Viopn	Viburnum opulus nanum	Dwf. European Cranberry	5–Gal	38
	Virhy	Viburnum rhytidophyllum	Leatherleaf Viburnum	5–Gal	5

NOTES:

1) Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
2) Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
4) Shredded Bark Mulch to be natural (non–dyed) bark in a 2–3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
5) Rock Mulch to be 1–1/2" size "Southtown Cobble" from Nephi Sandstone, Nephi, Utah. Implement Rock Mulch in areas indicated at a 3" depth over weed barrier fabric. Rock Mulch to be clean and free of debris, placed at uniform depth, and raked smooth.
6) DeWitt #5 Landscape Fabric to be implemented in all shrub beds and other indicated areas prior to bark mulch or rock mulch implementation. Follow manufacturers installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
8) Landscape Boulders to be 3'–4' size 'McGuire Boulders' from Staker Parsons in Willard, Utah. Bury boulders a minimum of 6" in ground. (74 Total)
9) No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

DESIGN CRITERIA

Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	35% of Total Landscape (20,865 sq. ft.)*

* Park Strip (church side) landscape of 6,728 sq. ft. NOT included in this total
* Park Strip (south side of Harbor Bay Dr) landscape of 9,675 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	4.15 acres*
Shrubs/Groundcover	37,151 sq. ft.
Total Landscape Area	58,016 sq. ft. (32%)*
Trees On Site	125

* Park Strip landscape of 4,592 sq. ft. NOT included in this total
* Park Strip (south side of Harbor Bay Dr) landscape of 9,675 sq. ft. NOT included in this total

PLANT COVERAGE TABLE

	Shrub–Mature Coverage	Tree–Coverage Intent
Street Frontage	22%	Frame Building
Primary Entries	23%	Frame Entry
Building Perimeter	19%	Accent Building
Perimeter Sides	13%	Screen Lot
Perimeter Rear	12%	Screen Lot

CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	19	117
Evergreen Trees	17	19
Shrubs (incl. Grasses & Perennials)	37	526
Drought Tolerant	50%	463 (82%)

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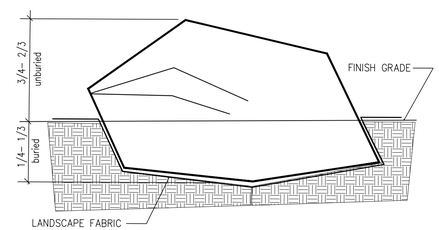
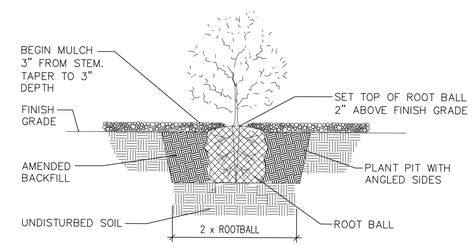


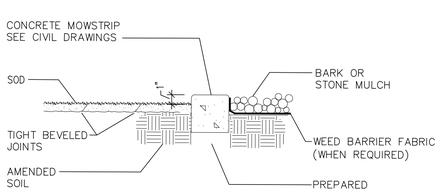
NOTE:
1) FOR BOULDERS WITH A FLAT EDGE, BURY FLAT EDGE 3–6" MIN. IN GROUND.
2) PLACE ONE LAYER OF FABRIC BENEATH EACH BOULDER. OVERLAP SHRUB BED FABRIC OVER BOULDER FABRIC A MINIMUM OF 12".

A BOULDER PLACEMENT DETAIL

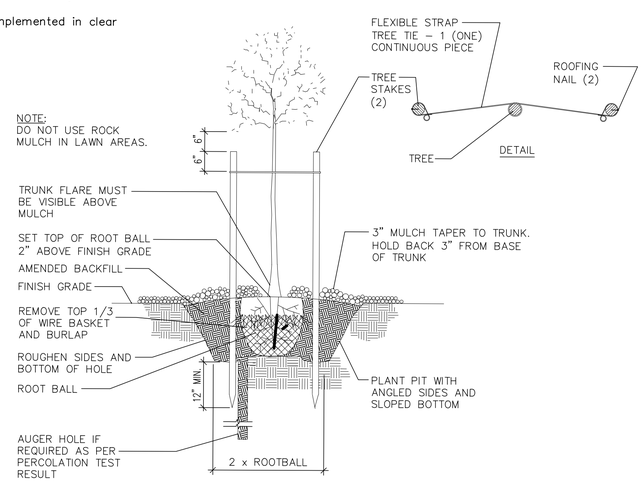


B SHRUB PLANTING DETAIL

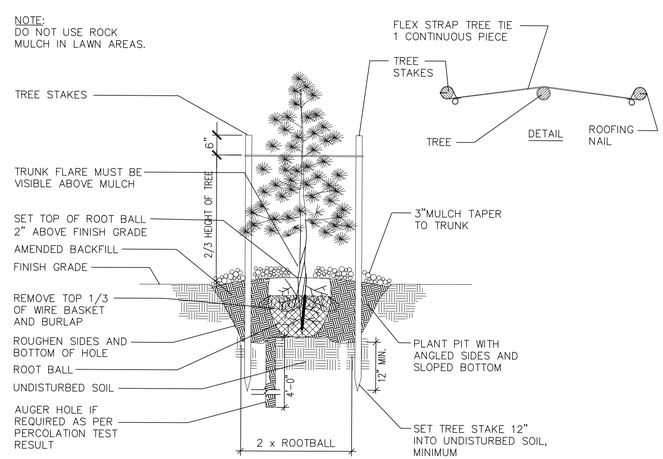
NOTES:
1. MOWSTRIP TO BE CAST–IN–PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS–DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



C CONCRETE MOWSTRIP



D TREE PLANTING AND STAKING



E CONIFER PLANTING AND STAKING

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STATE OF UTAH
DARREN G. WILSON
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LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Harbor Bay
Saratoga Springs UT South Stake
Mcgregor Lane
Saratoga Springs, Utah

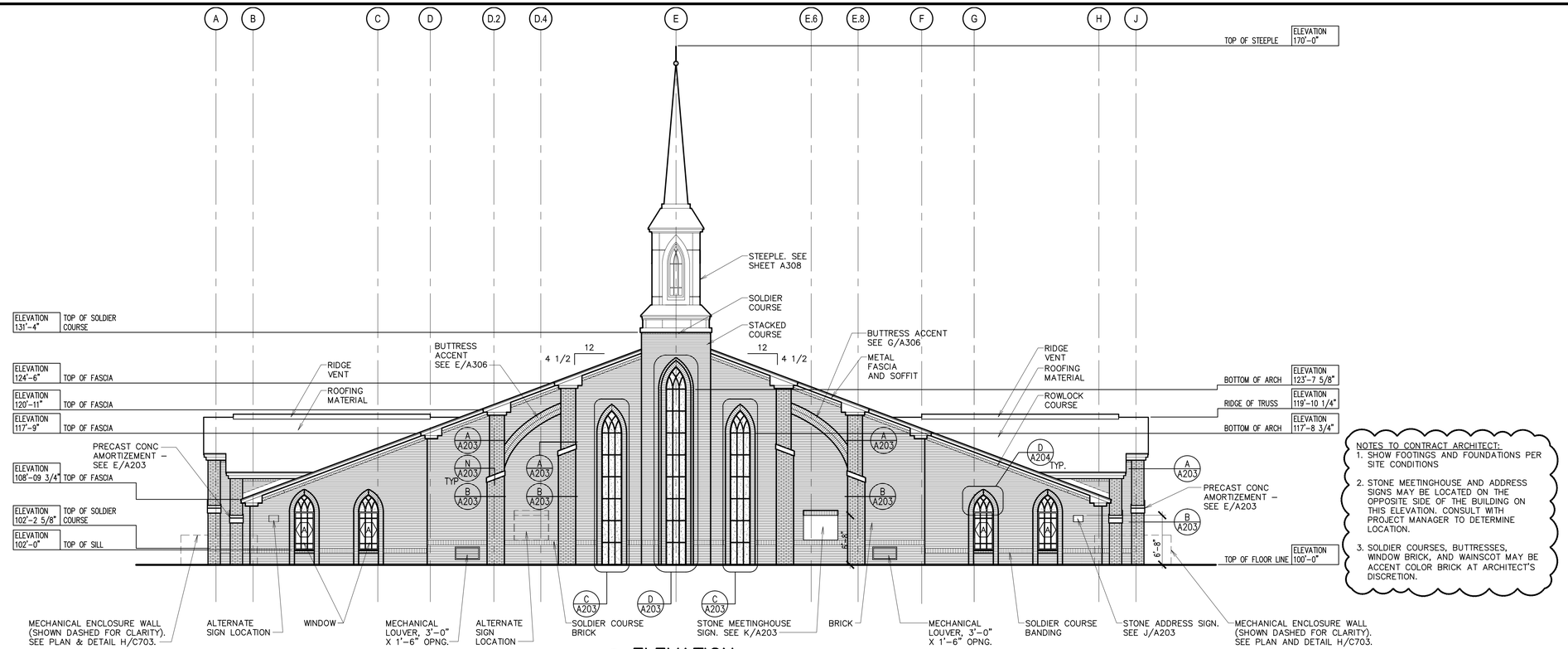
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number 15-17
Plan Series HET-MAS-09-05 (Style A)
Property Number 500-0617
Date June 22, 2015

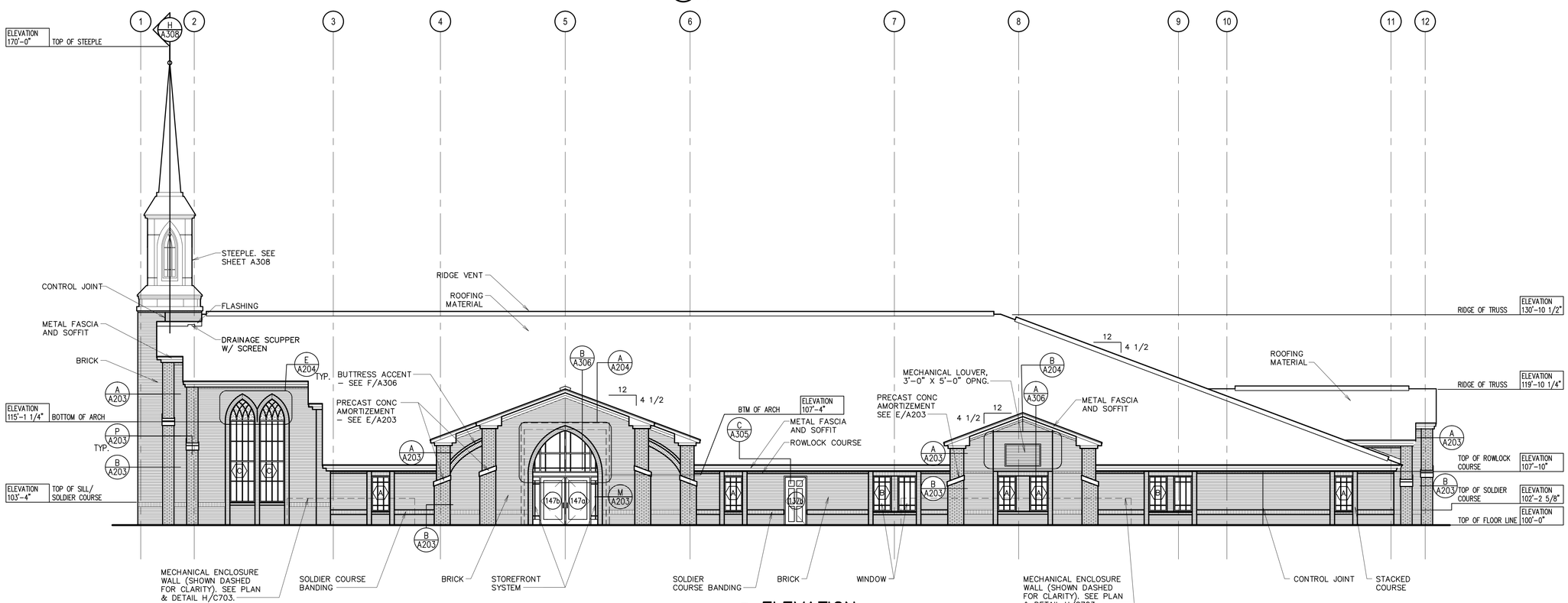
Sheet Title
LANDSCAPE PLAN

Sheet
L103



1 ELEVATION
1/8" = 1'-0"

NOTES TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS
2. STONE MEETINGHOUSE AND ADDRESS SIGNS MAY BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING ON THIS ELEVATION. CONSULT WITH PROJECT MANAGER TO DETERMINE LOCATION.
3. SOLDIER COURSES, BUTTRESSES, WINDOW BRICK, AND WAINSCOT MAY BE ACCENT COLOR BRICK AT ARCHITECT'S DISCRETION.



2 ELEVATION
1/8" = 1'-0"

Architect :Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (D-M-Y)	Description

Project Number:

Plan Series:
HET-MAS-09-05

Property Number:

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A201

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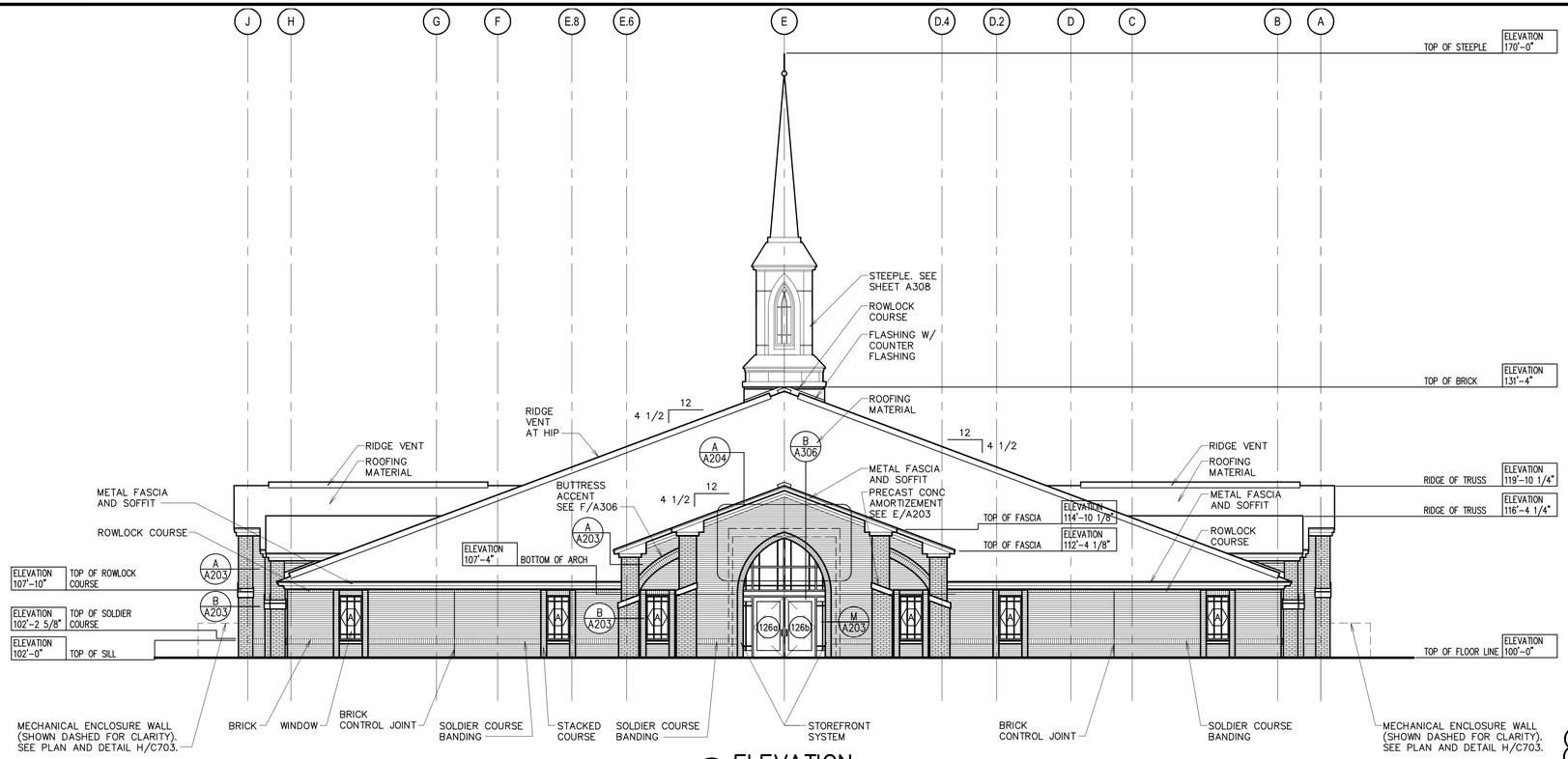
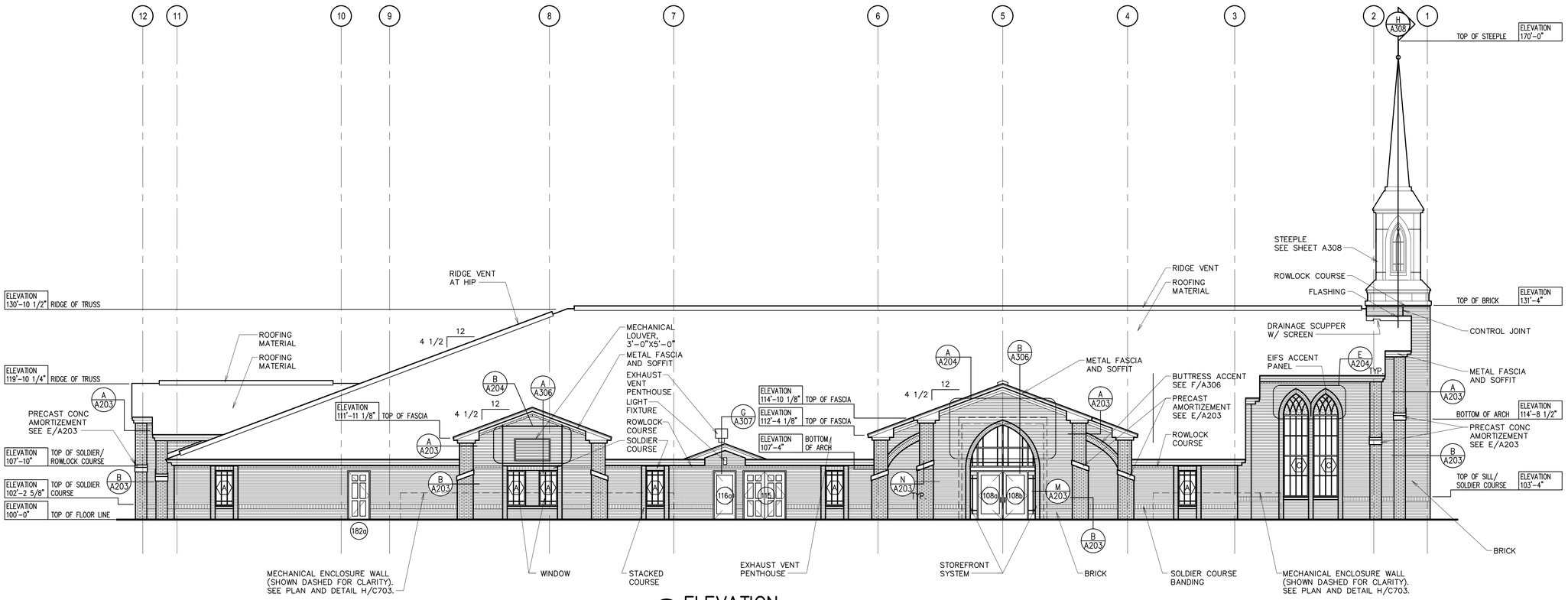


NOTE TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS.

1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

Architect :Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (D.M.Y)	Description

Project Number:

Plan Series:
HET-MAS-09-05

Property Number:

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A202

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Harbor Bay

Saratoga Springs UT South Stake

Brick Veneer: Interstate Brick Dartmouth
EIFS: Dryvit #310 China White
Soffit + Fascia: Bone White
Asphalt Shingles: Moire Black

CITY OF SARATOGA SPRINGS

Planning Commission
Staff Report

Site Plan and Conditional Use Permit
Jacobs Ranch 1 and Israel Canyon Stake
July 30, 2015
Public Hearing

Report Date:	July 23, 2014
Applicant/Owner:	Evans and Associates Architecture
Location:	163 West Ring Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	a portion of 59:002:0135, ~5.17 acres
General Plan Designation:	Neighborhood Commercial (approved 6/16/15)
Zone:	NC
Adjacent Zoning:	R-3, RC
Current Use:	vacant
Adjacent Uses:	single family residential, undeveloped land
Previous Meetings:	Rezone, GPA, Concept reviewed by PC on 5/28/15
Previous Approvals:	Rezone, GPA approved by CC on 6/16/15 and concept reviewed
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Sarah Carroll

A. Executive Summary:

This is a request for review of a Site Plan and Conditional Use review for the Jacobs Ranch 1 and Israel Canyon Stake Church, to be located at 163 West Ring Road. The site plan includes a church building, a pavilion, a storage building, and associated parking and landscaping.

Recommendation:
Staff recommends that the Planning Commission conduct a public hearing, take public comment and discuss the proposed Site Plan and Conditional Use Permit and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation with conditions to the City Council, continuing the application, or recommending denial to the City Council.

B. Background:

The applicant recently requested a rezone and general plan from Regional Commercial to Neighborhood Commercial (NC) zoning for the subject property. This request was approved by the City Council on June 16, 2015. The concept plan was also reviewed at that time. Minutes from that meeting are attached.

Sarah Carroll, Senior Planner
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scarroll@saratogaspringscity.com • 801-766-9793 x 106 • 801-766-9794 fax

C. Specific Request:

This is a request for site plan approval and a conditional use permit for a proposed LDS church to be located at 163 West Ring Road.

D. Process:

Section 19.13.04 of the City Code states that Site Plans and Conditional Uses require City Council approval after the Planning Commission holds a public hearing and forwards a recommendation. 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. The City Code also requires that an applicant hold a neighborhood meeting for any non-residential development proposal adjacent to developed property in a residential zone. *The applicant held a neighborhood meeting on Wednesday July 29, 2015 and will present the outcome of their meeting at the Planning Commission public hearing.*

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 letter 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 General Plan designates this area for Neighborhood Commercial development and states:

> The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.
>
> Commercial structures in these areas shall be limited to 15,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 10 acres in size.
>
> Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered and essential part of developments in the Neighborhood Commercial areas.
>
> Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 4 equivalent residential units (ERU's)."

Finding: consistent. The proposed use is a church which is listed as a conditional use in the Neighborhood Commercial Zone; thus, the use is anticipated in this land use designation and will offer a location for nearby residents to participate in religious services.

G. Code Criteria:

Pertinent sections of the Land Development Code are reviewed below.

- 19.04, Land Use Zones: Section 19.04.20 regulates development in the NC zone. **Complies**.
  - Zone: NC
  - Use: Church – *Conditional Use*
    - Drive through windows are not permitted.
    - Hours of operation are 7:00 a.m. to 10:00 p.m.

- Setbacks: Setbacks – front/rear/sides: 25 feet each – *Complies.*
- Lot width, frontage:
    - 100' wide minimum, 100' of width minimum – *Complies.*
- Height: 35' maximum – *Complies.*
- Building Size: Commercial structures in this zone shall have a max size of 15,000 square feet. *N/A – this is not a commercial structure.*
- Landscape requirements: *Complies.*
    - 25% of the site shall be landscaped. *40% of the site is landscaped.*
    - All sensitive lands shall be protected. *N/A – none on site.*
- Trash: A dumpster enclosure is proposed and shall comply with 19.14.04(4). *Complies.*
- Sensitive Lands: shall not be included in base acreage when determining ERU's permitted in a development. *N/A for Institutional.*

- 19.05, Supplemental Regulations: **Complies.**
    - Flood Plain: No building, structure, fence, or other obstruction may be constructed within any portion of Zone A as defined on the FEMA Flood Insurance Map. *Complies.*
    - Transportation Master Plan: Not building or lot shall be created or erected within a location of a proposed road, street, highway, or right-of-way shown on the approved Transportation Master Plan. *Complies.*
    - Property access: lots must have access onto a public or private street, prior to issuance of a building permit. *Complies.*

- 19.06, Landscaping and Fencing: **Can Comply**
    - General Provisions: *Complies.*
        - Park strips shall be landscaped and maintained by the property owner that abuts the park strip. *The landscape plans indicate that the park strips will be landscaped.*
        - Automated water-conserving irrigation systems, including low flow sprinkler heads and rain sensors are required. *Can Comply – refer to condition #4.*
    - Landscaping Plan: see attached. *Complies.*
    - Planting Standards & Design. *Complies.*
        - Deciduous Trees. All deciduous trees shall have a minimum trunk of two inches in caliper. *The plans indicate 2.5" caliper. Complies.*
        - Evergreen Trees. All evergreen trees shall have a minimum size of six feet in height. *The plans indicate 7'-8'. Complies.*
        - Shrubs. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at the time of installation; all other required shrubs shall be a minimum of 1 gallon in size. *The plans indicate 294 5-gallon shrubs. The Code requires 45 shrubs. Complies.*
    - Amount:
      Table 19.06.07 specifies the amount of required trees, shrubs and turf. **Complies.**
        - The plans indicate a total landscape area of 89,231 square feet (40% of the total site). For this amount of landscaping the following is required:

For landscape areas greater than 15,000 sq. ft.	Required	Provided
Deciduous Trees: 7+1 per additional 3,000 sq.ft.	32	*82*
Evergreen Trees: 5 + 1 per additional 3,000 sq. ft.	30	*30*
Shrubs: 25 + 1 per additional 3,000 sq. ft.	45	*294*
Minimum Percentage of Turf	25%	*25%*

- Fencing & Screening: 19.06.09 outlines fencing requirements. *Complies.*
    - Fencing may be required adjacent to undeveloped property and is to be approved by the City Council through the Site Plan review process for nonresidential development. *The applicant is proposing a 6' tall vinyl privacy fence along the south and west property lines which will provide a buffer between the church site and existing residential development.*
- Clear Sight Triangle: fencing shall be no taller than three feet in the clear sight triangle. Complies.
    - *The clear site triangles do not include fencing.*

- 19.09, Off Street Parking: **Complies.**
    - Dimensions: *Complies.*
        - For 90 degree parking, the stalls shall be 9' wide by 18' deep. The drive aisle shall be 24' wide.
    - Accessible Parking: *Complies.*
        - Every application shall comply with ANSI 117.1 and IBC regulations with regard to location, number, size, dimension, type, marking, surface, clearance, identification, and all other particulars.
    - Parking Lot Landscaping: *Complies.*
        - Parking adjacent to public streets: All parking areas for non-residential uses adjacent to a public street shall have a landscape berm of not less than 10 feet between the sidewalk and the parking area. *N/A – no parking is adjacent to the public street.*
        - Curbs: Landscaped areas abutting a paved surface shall be curbed.
        - Clear Sight: At intersections, landscaping shall be not taller than 3' in the clear sight triangle and shall not be bermed.
        - Components of Landscaped Areas: *Complies.*
            - Landscaped parking areas shall consist of trees, shrubs, and groundcover.
        - Required Parking Islands: *Complies.*
            - There shall be a landscape island every 10 stalls that is either 9'x36' for double rows of parking or 9'x18' for single rows of parking.

        - For 9'x36' planters there shall be a minimum of two trees per planter. For 9'x18' planters there shall be a minimum of one tree per planter.
    - Landscape islands shall be placed and shaped to direct traffic through the parking area.
    - There shall be a break at a minimum of forty parking stalls for each double row.
  - Landscape Boundary Strip: *Complies.*
    - All landscape boundary strips shall be a minimum of eight feet in width.
- Pedestrian Walkways & Accesses: *Complies.*
  - Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways.
  - Walkways shall be a minimum of 10 feet wide and shall be placed through the center of the parking area and extend to the entrance of the building.
  - *This criteria is intended for large "big box" parking lots; in this case the parking lot surrounds three sides of the building and there is an entrance on three sides. However, a 12' wide walkway is provided from the pavilion to the building.*
- 19.09.11, Required parking stalls: *Complies.*
  - Churches require 1 stall per 3 seats. *The proposed chapel will have 242 seats; requiring 81 stalls. The plans indicate 271 stalls are provided.*

- 19.11, Lighting: **Complies.**
  - General Standards: *Complies.*
    - Material: all assemblies shall be metal.
    - Base: a 16" tall decorative base is required.
    - Type: All fixtures shall be full cut-off
    - Angle: All fixtures shall be directed downward.
    - Lamp: The color shall be soft white or amber.
    - Drawings: Fixtures shall be specified in the development drawings.
    - Flags: The US flag may be illuminated from dusk to dawn *(no flag proposed)*
  - Nonresidential Lighting: *Complies.*
    - Trespass light shall not exceed 0.1 foot-candles measured at the property line.
    - All free standing lighting fixtures and assemblies shall be black.
    - Pole design shall be an arm and bell shade.
    - Parking lot poles shall be limited to a height of 16' when within 200' of a residential zone.
    - Fixtures shall be full cut-off.
    - At least 50% of the lights shall be turned off one hour after closing or by 11:00 p.m., whichever is earlier. *They plan to turn all the parking lot lights off at night.*

- Section 19.13, Process: **Can Comply** – *neighborhood meeting needed.*
  - General Considerations:
    - General Plan: *See Section G of the staff report.*

        - Natural Features: Wetlands shall be preserved with the future plats that are adjacent to the lake. *N/A*
        - Community & Public Facilities: *N/A*
    - 19.13.04 requires a neighborhood meeting for nonresidential development adjacent to developed property in a residential zone.
        - *As of the date of this report the neighborhood meeting has not yet been held. The applicant will hold the neighborhood meeting on July 29, 2015 and will present the outcome at the Planning Commission meeting on July 30, 2015.*
    - Notice / Land Use Authority: The City Council is the land use authority for Site Plans and Conditional Use Permits. *Mailed notices were sent prior to the public hearing with the Planning Commission.*
    - Development Agreement / MDA: *N/A for this project.*
    - Payment in Lieu of Open Space: *N/A for this project.*
    - 19.13.09(9) requires a phasing plan for phased developments. *N/A – no phasing is proposed.*

- 19.14, Site Plans: **Complies.**
    - Urban Design Committee: *Complies.*
        - Mechanical Equipment – screened
        - Windows – may be used as accents. Untreated metal or aluminum is prohibited.
        - Building Lighting – shall be shielded and directed downward and shall not project above or beyond the property line.
        - Trash Enclosures, Storage Areas, and External Structures: *Complies.*
            - Shall be comparable to the proposed building and oriented away from public view.
            - Solid gates are required.
            - When adjacent to parking areas, a 3' landscape buffer shall be provided.
        - Exterior Materials – shall be reviewed by the Urban Design Committee
        - Comments: *Reviewed by the Urban Design Committee on July 22, 2015; the Committee recommended approval as proposed.*

- 19.15, Conditional Use Permit: **Complies.**
    - Determination.
        1. The Planning Commission may only permit a Conditional Use to be located within a zone where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
        2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
        3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

    - General standards: Complies.
        - The siting of the structure or use, and in particular:

        - the adequacy of the site to accommodate the proposed use or building and all related activities;
            - *The site is located in an NC zone where churches are anticipated as conditional uses. The site is designed to accommodate the proposed use.*
        - the location and possible screening of all outdoor activities;
            - *The site will have a 6' tall privacy fence on the south and west property lines which will screen activities from abutting residential development.*
        - the relation of the proposed building or use to any adjoining building with particular attention to protection of views, light, air, and peace and quiet;
            - *The proposed building will not significantly impact the views, light, air, and peace and quiet in this area.*
        - the location and character of any display of goods and services; and
            - *There will not be any displays.*
        - the size, nature, and lighting of any signs.
            - *The signs include a small sign on the front of the building that is built into the face, with the name of the religion; the sign is not lit.*

- Traffic circulation and parking: Complies.
    - the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
        - *The City Engineer has reviewed the site and the circulation. Ring Road is adequate for the proposed amount of traffic.*
    - the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
        - *The access locations have been reviewed by the City Engineer, and the access points meet spacing requirements.*
    - the amount, timing, and nature of traffic generated by the proposed conditional use.
        - *The amount of traffic generated by the site varies throughout the week and is at its peak on Sundays, when the neighboring uses have minimal traffic. The proposed site is laid out in a configuration that will accommodate the anticipated traffic.*

- The compatibility of the proposed conditional use with its environment, and in particular:
    - the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
        - *The proposed church is a compatible use in the NC zone and will serve the nearby residents, and will provide a transition between R-3 and RC zoning. The proposed church will have a membership of approximately 300-600 people per ward, but attendance at Sunday meetings will vary and will not include all members.*
    - hours of operation;
        - *The hours of operation will vary depending on the activities being held. For the most part the peak hours will be on Sunday between 9:00 a.m.-4:00 p.m.*
    - adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
        - *The operations will not create off-site noise, dust, odors, light, or glare.*
    - adequacy of provisions for protection of the public against any special hazards arising from the intended use;
        - *No special hazards are proposed.*

- the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.
    - *The proposed location offers an additional church building for nearby residents. The building is expected to be permanent.*

- The Conditional Use shall meet the following standards:
    - the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
        - *The proposed church will not be detrimental to the health, safety, or general welfare of persons in the area but will offer a new church building for religious services.*
    - the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
        - *The intent of the land use ordinance is to prohibit incompatible uses in residential and commercial areas. The proposed church will provide a location for religious services for nearby residents and will act as a transition buffer between R-3 and NC zoning.*
    - the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
        - *See Section "F" of this report. The proposed site can comply with the land use ordinance requirements and regulations as reviewed earlier in this report.*
    - the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
        - *The proposed use will not result in a situation that is cost ineffective to the City.*
    - the proposed use will conform to the intent of the City of Saratoga Springs General Plan.
        - *The proposed use conforms to the intent of the General plan as outlined in Section "F" of this report.*

- When necessary, the City Council may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
    - additional parking;
    - water, sewer, and garbage facilities;
    - landscape screening to protect neighboring properties;
    - requirements for the management and maintenance of the facilities;
    - changes in layout or location of uses on the lot; and
    - any other condition the City Council finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

  Additional mitigation is not necessary. *The site plan indicates adequate parking for the proposed use, site landscaping, and perimeter fencing, which will buffer the activities from abutting residents. The parking lot lights will be no taller than 16′ and will be full cut-off directed downward.*

- 19.18, Signs: **Complies.**
    - A small identification/wall sign is proposed on the front of the building.
        - This falls under the criteria for signs for Institutional uses which allows:
            - Size: one square foot for every lineal foot of width of the building face to which the sign is attached. *The building width 115′ wide. The proposed sign is approximately 9 square feet.*
            - Height: the height shall not exceed three feet. *Complies.*

H. Recommendation and Alternatives:

After evaluating the required standards for developments in the NC 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 forward a positive recommendation to the City Council for approval of the Jacobs Ranch 1 and Israel Canyon Stake Church Site Plan and Conditional Use Permit, located at 163 West Ring Road, with the findings and conditions below:

Findings:

1. The proposed site plan and conditional use are 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 and conditional use 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. The sprinkler system for the landscaping shall include automated water-conserving irrigation systems, including low flow sprinkler heads and rain sensors.
4. Any other conditions as articulated by the Planning Commission:

_____

Alternative Motions:

Alternative Motion A

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

_____

_____

_____

_____

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the Planning Commission forward a negative recommendation to the City Council to deny the Jacobs Ranch 1 and Israel Canyon Stake Church Site Plan and Conditional Use Permit, located at 163 West Ring Road. Specifically I find that the following standards and/or code requirements have not been met:"

1. The applications are not consistent with the General Plan, as articulated by the Planning Commission:
   _____, and/or,

2. The applications are not consistent with Section(s) [19.04,19.05,19.06, 19.09, 19.11, 19.13, 19.14, 19.15, 19.18] of the Code, as articulated by the Planning Commission:
   _____

I. Exhibits:

1. Engineering Report
2. Zoning / Location map
3. CC minutes, 6/16/15 – concept review
4. Architectural Site Plan
5. Landscape Plans
6. Elevations
7. Photo of colors/materials board

City Council
Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Jacobs Ranch I & Israel Canyon Stake
Date: July 30, 2015
Type of Item: Site Plan Approval

CITY OF
SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	Evans and Associates Architecture - Chad Spencer
Request:	*Site Plan Approval*
Location:	*Approx. 163 West Ring Road*
Acreage:	*5.17 Acres*

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

D. Conditions:

A. Meet all engineering conditions and requirements in the construction of the project. Review and inspection fees must be paid and a bond posted as per the City's Development Code prior to any construction being performed on the project. Impact and water fees are due when pulling at building permit.

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

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

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

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

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

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

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

I. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

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

K. Structural calculations and design details stamped by a licensed engineer shall be submitted for all retaining walls that are four feet or taller. A building permit will also be required prior to commencing construction.

L. Parking lot poles shall be limited to a height of 16’ when within 200’ of a residential zone.

LOCATION MAP

City of Saratoga Springs
City Council Meeting
June 16, 2015

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

Work Session Minutes

Present:

Mayor: Jim Miller
Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska
Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Nicolette Fike
Others:

Call to Order - 6:30 p.m.

~~Item 2 was pulled forward.~~

~~**2. Departmental Update from the Planning Department.**~~

~~Kimber Gabryszak gave an update and highlighted some of the department's goals and projects. In the last few years the number of applications per week has gone up to an average of 2.36.~~

~~Councilwoman Baertsch asked if they couldn't change the name of the Cahill Chapel to reflect where it was located and that it would probably be referred to as the Israeli Canyon Stake Center. She doesn't want there to be confusion as to where this church is located.~~

~~Kimber Gabryszak noted that The Springs Annexation has been recorded today. She introduced a project they have been working on with overlays on Google Earth.~~

~~Councilman McOmber noted that the Wiltshire fence issue has been resolved.~~

~~Kimber Gabryszak noted how it has been a great tool so far in catching potential problems.~~

~~Councilwoman Call asked Jeremy Lapin to update them on the south well.~~

~~Councilwoman Baertsch asked if the overlays were available to the residents.~~

~~Kimber Gabryszak said it is internal only for now. A lot of it is public information but some of it is not yet. They can work towards that goal with a map that has a pending layer and a map with a recently approved layer. Then they can put links on the City website.~~

~~Mark Christensen commented that they have included neighborhoods that are not shown on google earth yet and this helps to find issues ahead of time.~~

~~Councilman McOmber hoped it could be available on the front computer to help the public.~~

~~Jeremy Lapin replied about the well. He said the drill rig was down but should be up in the next day or so. They are at about 1000 feet now. They have been taking samples, the water is warm but in the realm of useable. He noted the findings so far. They believe they need to go a little deeper to see if the fractured zones continue. If they are still at 1200 ft. they may explore deeper. They will meet soon to talk about the findings. They are making pretty good progress. At this point it's good to do more exploratory work. He said most of their wells produce about 1000 gpm. They hope this will produce between 1000-2000 gpm. After the test pumping it will give them direction on how large to make the hole and pump.~~

~~Councilwoman Baertsch asked if there was an estimate to how long to finish the well.~~

~~Jeremy Lapin said they are near the end of phase one. They would estimate the end of august to finish the hole, and then they need to design and build the pump.~~

~~Mark Christensen noted it would be next spring before the well would be online.~~

~~**1. Discussion of the Resolution supporting HB 362 regarding additional 0.25% Sales and Use Tax for Transportation.**~~

~~Kevin Thurman noted the League of Cities and Towns has asked the cities to pass a resolution to encourage County commission to submit this for voter approval. The draft resolution also encourages voters to~~

Policy Session Minutes

Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Kimber Gabryszak, Kyle Spencer, Owen Jackson, Kevin Thurman, Jeremy Lapin, Sarah Carroll, Chelese Rawlings, Jess Campbell, Andrew Burton, Nicolette Fike, Melissa Grygla

Others: Stephen Hilton, Kevin McMillan, Darrell and LeAnn Marth, E .Kaipo Rokobuludrau, Margaret Weddle, Paul Weddle, Tim and Danai Willden, Janae Wahnschaffe, Jeremy Vick, K. Becraft.

Call to Order 7:02 p.m.

Roll Call - Quorum was present

Invocation / Reverence - Given by Councilman McOmber

Pledge of Allegiance - led by Councilman Willden

~~**Public Input - Opened** by Mayor Miller~~

~~Ahtu Rokobuludrau is doing his Eagle project through the City. He is doing storm drain awareness, with markers and fliers. He came by to thank them and make them aware of his project.~~

~~**Public Input - Closed** by Mayor Miller~~

~~**Awards, Recognitions and Introductions**~~

- ~~Library Board Recognitions – postponed to another meeting.~~

~~Item 4 was moved forward.~~

~~**4. REPORTS:**~~

~~**a. Mayor**~~

~~Mayor Miller commented that baseball complex was a great announcement. It brings community together and helps build character in the kids. He has met with the landowner and others involved making sure it gets done right the first time.~~

~~**b. City Council**~~

~~Councilwoman Baertsch said we had a successful Splash and thanked all who came and all who helped. They had a great concert and fireworks and they had more entries in the parade than usual. There was great attendance from patrons and vendors. She felt the best part of the whole thing was that they announced the new City Sports Complex that they have acquired land for, and they shared the Plans for Shay Park. They also had a small carnival at Splash. She announced that they got the Fence issue with Wiltshire resolved. They had a minor code issue come up that they would like to take care of with the number of animals listed as per person; it needs to be changed to per household.~~

~~Councilman McOmber wanted to also thank everyone for their support with Splash days. They have some fun plans coming up with their 20th anniversary in a couple years. They were only able to acquire a few minutes of fireworks but got some more for free and he thanked those who were able to step up. He also expressed thanks that the new road resurfacing for Pioneer crossing was much better. He also thanked staff for getting the light at the North Commerce Drive on Redwood Road going with UDOT. He also wanted to thank Kimber Gabryszak and the planning department for helping to mitigate the problems with the Wiltshire subdivision fence. It will be a great asset to the community.~~

~~Councilwoman Call also echoed the others appreciation of Civic Events for Splash Days. She wanted to officially welcome Rocky Mt. Chocolate factory and Cold Stone into the City. She updated on the Phragmite on the lake and everything that has been treated so far will be smashed down this year. She announced the new Sports Complex to the Jordan River Commission because it will be next to that area. They would like to help get some non-motorized boat put-in's near there on the river. She shared kudos to Mayor Miller and the Parks committee for their work on this.~~

~~Kimber Gabryszak noted it could be the difference between the sq. footage in the floor plan and the finished product measured outside the walls. They will still be reviewing when they submit for building permits as well.~~

~~Councilwoman Baertsch noted to public that when they get the packets they don't see every detail and so she wants to make sure it all matches. She noted she emailed changes to the minutes.~~

~~Councilman McOmber had a change to the minutes. Row 169 about amenities for Shay Park. He means the additional trees.~~

~~Councilwoman Call wanted to clarify on the parking, she had a noted about a space adjacent to lot 108 and it has on the plat one parking stall. She also noted she had sent in changes to the minutes.~~

~~Councilwoman Baertsch noted that was the note she talked about that Jeremy Lapin would take care of.~~

~~Kimber Gabryszak recommended adding a condition that there should be semi- private fencing along 400 E.~~

~~Council agreed to add that.~~

~~Councilman Poduska noted they have improved the layout from the original design and they have improved the use of the buildings and open space.~~

~~Councilman Willden is excited to approve the no tax rate increase.~~

~~**Motion made by Councilwoman Baertsch to approve Consent Items a. b. c. adding to item a. condition 4. A railing compliant with building code shall be installed along the sidewalk by all retaining walls. And 5. Fencing along 400 east shall be semi-private. Including all minutes changes previously emailed in and Councilman McOmber's change to minutes stated at this meeting. Seconded by Councilman Poduska. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 – 0.**~~

~~**3. PUBLIC HEARING ITEMS:**~~

~~**a. Public Hearing: Budget Amendments for Fiscal Year 2014-2015.**~~

~~**i. Resolution R15-28 (6-16-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date.**~~

~~Chelese Rawlings presented the Budget amendment for approval. The majority is for book entries for depreciation of capital assets. For Shay Park estimated costs and budgeting for Sports complex design, also in roads fund for a light at 800 west.~~

~~Councilman McOmber gave a heads up for the 20th anniversary for Saratoga Springs, he thought that instead of funding all the extra in one year, he would suggest funding that over two years.~~

~~**Public Hearing – Opened** by Mayor Miller~~

~~No comments at this time.~~

~~**Public Hearing - Closed** by Mayor Miller~~

~~**Motion made by Councilman Willden to approve Resolution R15-28 (6-16-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date. Seconded by Councilman McOmber. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 – 0.**~~

b. Public Hearing: Rezone, General Plan Amendment and Concept Plan for Cahill Chapel located at 163 West Ring Road, LDS Church, applicant.

i. Ordinance 15-20 (6-16-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning Map and Land Use Map of the General Plan for certain real property totaling 5.17 acres located at approximately 163 West Ring Road; instructing the City staff to amend the City Zoning Map and Land Use Map of the General Plan; and establishing an effective date.

Sarah Carroll presented the plans for the project. The applicant is requesting a General Plan (GP) amendment and Rezone for 5.17 acres in order to submit applications for a new church in this location. The request is to change the land use designation and zone from Regional Commercial

(RC) to Neighborhood Commercial (NC). Churches are Conditional uses in the NC zone, but are not allowed in the RC zone. NC zoning would help preserve the original commercial intent of the area. Staff recommends approval. The Concept plan does not require a public hearing.

Public Hearing – Opened by Mayor Miller

Stephen Hilton would really appreciate this plan moving ahead. He thinks the church will add to property values and will not obstruct a view as much as other homes and businesses would. He is in favor of this.

Public Hearing - Closed by Mayor Miller

Councilman Poduska appreciates the modifications they have made and going to a NC zone would take care of the concerns they had previously.

Councilwoman Call has no concerns but would point out that Regional Commercial in the remaining area here is a good place for businesses. They think the church makes a good buffer area here between the homes and RC and has no concerns with the application for the church parcel rezone.

Councilman McOmber echoes Councilwoman Call's comments. This location is good but he doesn't want to set precedence that they will be changing Regional Commercial to NC as a regular practice. He does not want the church coming back with a landscape plan that is all rocks, the grass looks nice and inviting and is cooler. He asked staff to please encourage them to not ask for variance on that again. Other than that it looks good.

Councilwoman Baertsch has no problem with the rezone and also thinks it will be a great buffer. She asked if they could please change the name because it is not on the actual Cahill Road. This is a highly sloped area and should not block much if any of the view for homeowners. She echoes Councilman McOmber's comments on landscaping. Her one concern on the concept plan is that they need to address the garbage surround and storage. It is in the middle of the parking and affects several stalls.

Councilman Willden thinks the downzone is the best solution, it provides a good buffer and it's a great place to put it.

Motion made by Councilman McOmber to approve Ordinance 15-20 (6-16-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs Official Zoning Map and Land Use Map of the General Plan for certain real property totaling 5.17 acres located at approximately 163 West Ring Road; instructing the City staff to amend the City Zoning Map and Land Use Map of the General Plan; and establishing an effective date. Seconded by Councilwoman Call.

Councilwoman Baertsch asked if they had findings with this.

Councilman McOmber **amended the motion to include "with the appropriate findings."**

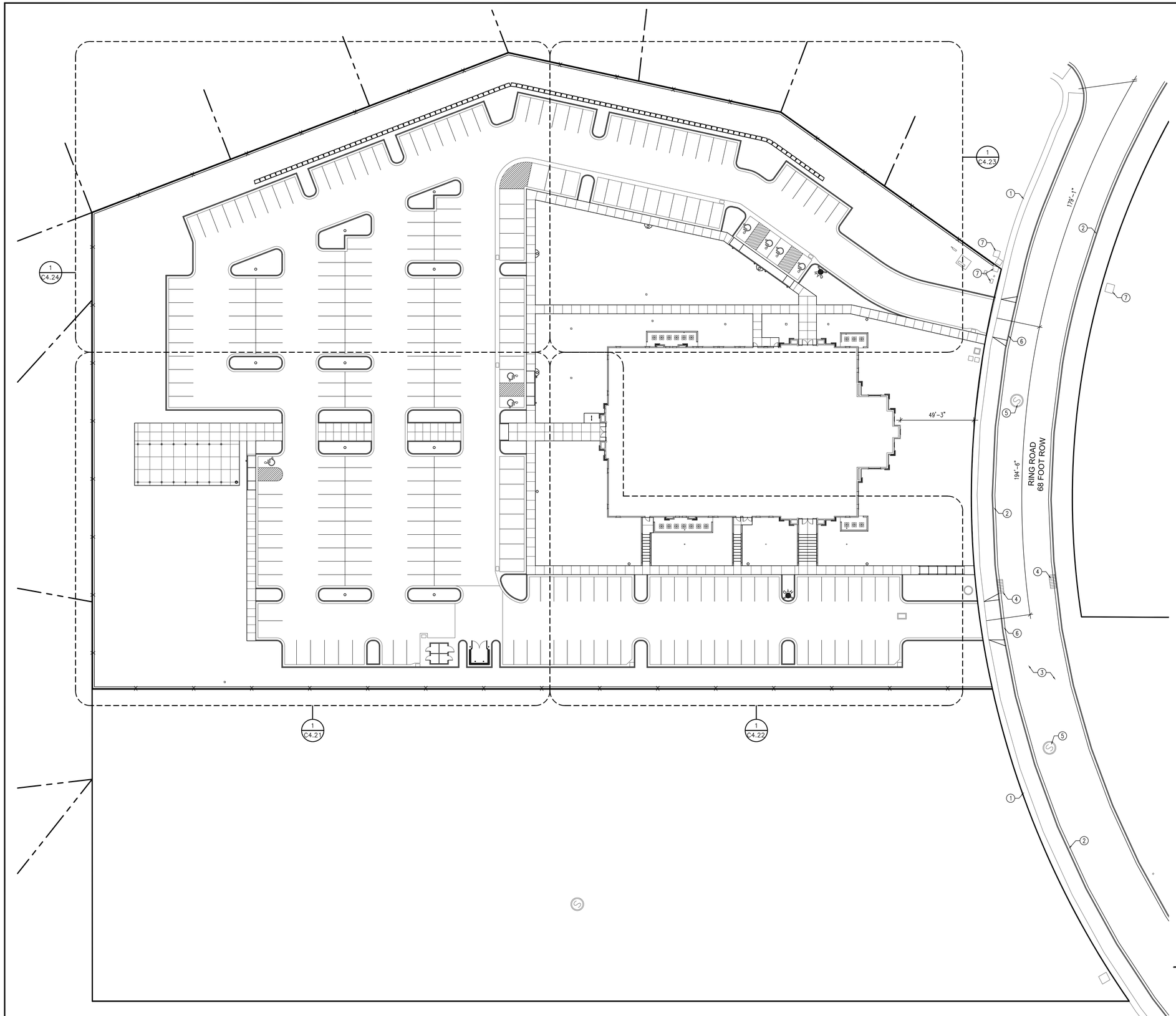
Councilwoman Call **seconded the amendment.**

Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.

c. ~~**Public Hearing: Amendments to Legacy Farms Community Plan located at 400 South Redwood Road, DR Horton, applicant.**~~

~~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. The applicant expressed that it was always their intent to have this be asphalt. Kimber noted that to be fair staff and the applicant never discussed the material for this lane, so there were two thought processes going on. They are not looking to be a plain asphalt drive, it will have stamped features and a raised entrance.~~

~~**Public Hearing - Opened** by Mayor Miller~~



KEYED NOTES

1. EXISTING CONCRETE WALK TO REMAIN – PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN – PROTECT DURING CONSTRUCTION
3. EXISTING ASPHALT PAVING TO REMAIN – PROTECT DURING CONSTRUCTION
4. EXISTING STORM DRAIN CATCH BASIN TO REMAIN – PROTECT DURING CONSTRUCTION
5. EXISTING SANITARY SEWER MANHOLE TO REMAIN – PROTECT DURING CONSTRUCTION
6. NEW CONCRETE DRIVE APPROACH PER SARATOGA SPRINGS CITY STANDARDS – SEE ST-4/C6.11 – SAWCUT AND REMOVE EXISTING CURB AND SIDEWALK AS NECESSARY
7. EXISTING ELECTRICAL BOXES TO REMAIN – PROTECT DURING CONSTRUCTION

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SITE INFORMATION

	SQ. FT.	ACRES	
TOTAL PARCEL AREA – TOTAL	360,243	8.27	100%
TOTAL PARCEL AREA – LOT A	225,195	5.17	100%
TOTAL PARCEL AREA – LOT B	135,048	3.10	100%
ON SITE IMPROVEMENTS – LOT A			
BUILDING AREAS			
CHAPEL	21,043		
STORAGE BUILDING	190		
PAVILION	1,800		
IMPERVIOUS AREAS			
CONCRETE – WALKS, PADS, APRONS	17,670		
CONCRETE CURB & GUTTER (LF)	4,020		
ASPHALT	88,404		
TOTAL LANDSCAPE AREA	90,038	2.06	39.84%
TOTAL PARKING SPACES PROVIDED			
REGULAR	264 STALLS		
ACCESSIBLE	5 STALLS		
VAN ACCESSIBLE	2 STALLS		
TOTAL SPACES PROVIDED	271 STALLS		

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
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Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Cahill
Saratoga Springs UT Israel Canyon Stake
163 West Ring Road
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description
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	5/14/2015	Conditional Use/Site Plan

Project Number
14-68

Plan Series
HET-SDS-09-05 (Style D)

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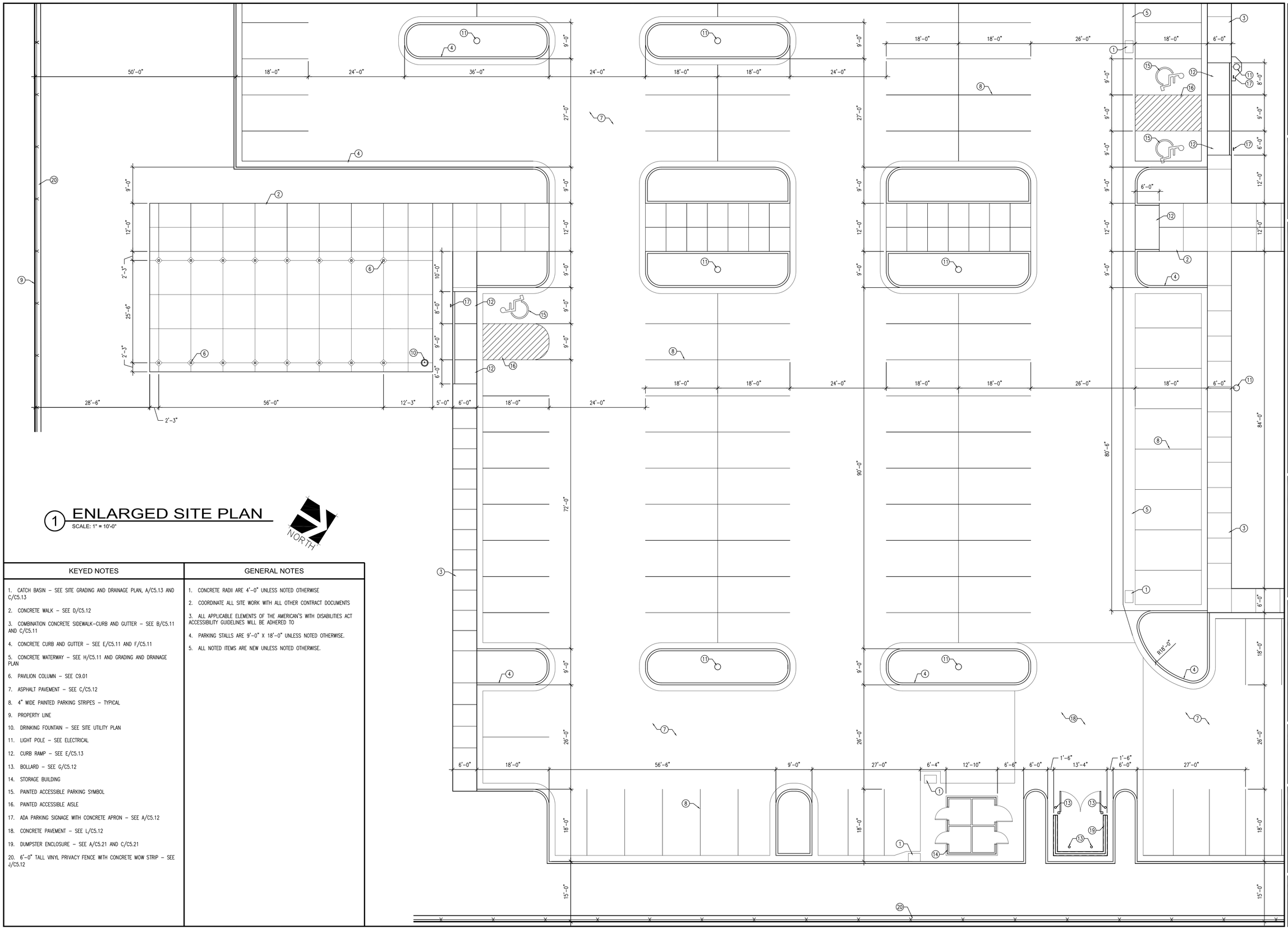
501-0932

Date
April 15, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C4.11



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN, A/C5.13 AND C/C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. CONCRETE WATERWAY – SEE H/C5.11 AND GRADING AND DRAINAGE PLAN
6. PAVILION COLUMN – SEE C9.01
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL
9. PROPERTY LINE
10. DRINKING FOUNTAIN – SEE SITE UTILITY PLAN
11. LIGHT POLE – SEE ELECTRICAL
12. CURB RAMP – SEE E/C5.13
13. BOLLARD – SEE G/C5.12
14. STORAGE BUILDING
15. PAINTED ACCESSIBLE PARKING SYMBOL
16. PAINTED ACCESSIBLE AISLE
17. ADA PARKING SIGNAGE WITH CONCRETE APRON – SEE A/C5.12
18. CONCRETE PAVEMENT – SEE L/C5.12
19. DUMPSTER ENCLOSURE – SEE A/C5.21 AND C/C5.21
20. 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

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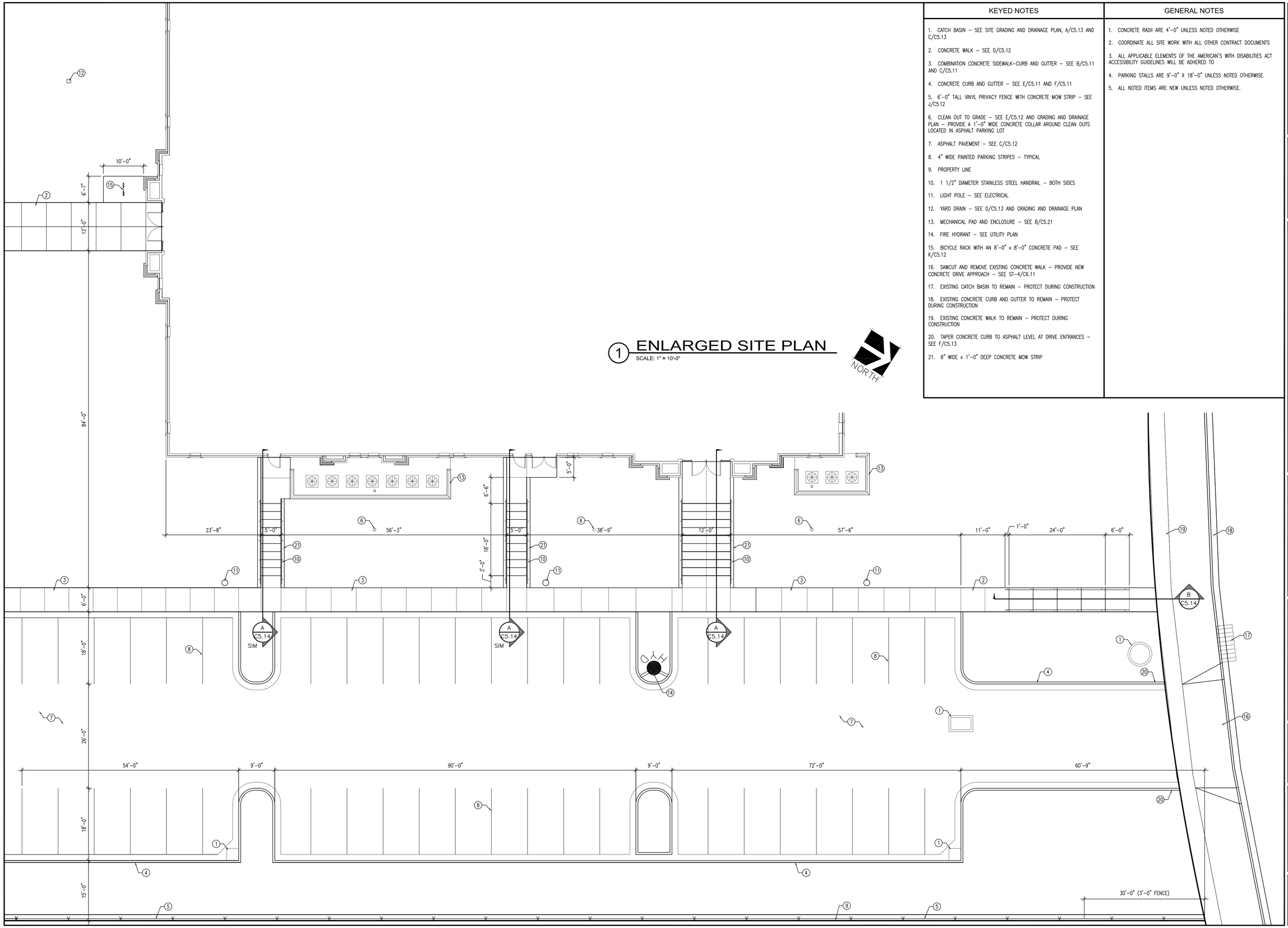
April 15, 2015

Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C4.21



1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN, A/C5.13 AND C/C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
6. CLEAN OUT TO GRADE – SEE E/C5.12 AND GRADING AND DRAINAGE PLAN – PROVIDE A 1'-0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL
9. PROPERTY LINE
10. 1 1/2" DIAMETER STAINLESS STEEL HANDRAIL – BOTH SIDES
11. LIGHT POLE – SEE ELECTRICAL
12. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
13. MECHANICAL PAD AND ENCLOSURE – SEE B/C5.21
14. FIRE HYDRANT – SEE UTILITY PLAN
15. BICYCLE RACK WITH AN 8'-0" x 8'-0" CONCRETE PAD – SEE K/C5.12
16. SAWCUT AND REMOVE EXISTING CONCRETE WALK – PROVIDE NEW CONCRETE DRIVE APPROACH – SEE ST-4/C6.11
17. EXISTING CATCH BASIN TO REMAIN – PROTECT DURING CONSTRUCTION
18. EXISTING CONCRETE CURB AND GUTTER TO REMAIN – PROTECT DURING CONSTRUCTION
19. EXISTING CONCRETE WALK TO REMAIN – PROTECT DURING CONSTRUCTION
20. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – SEE F/C5.13
21. 8" WIDE x 1'-0" DEEP CONCRETE MOW STRIP

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
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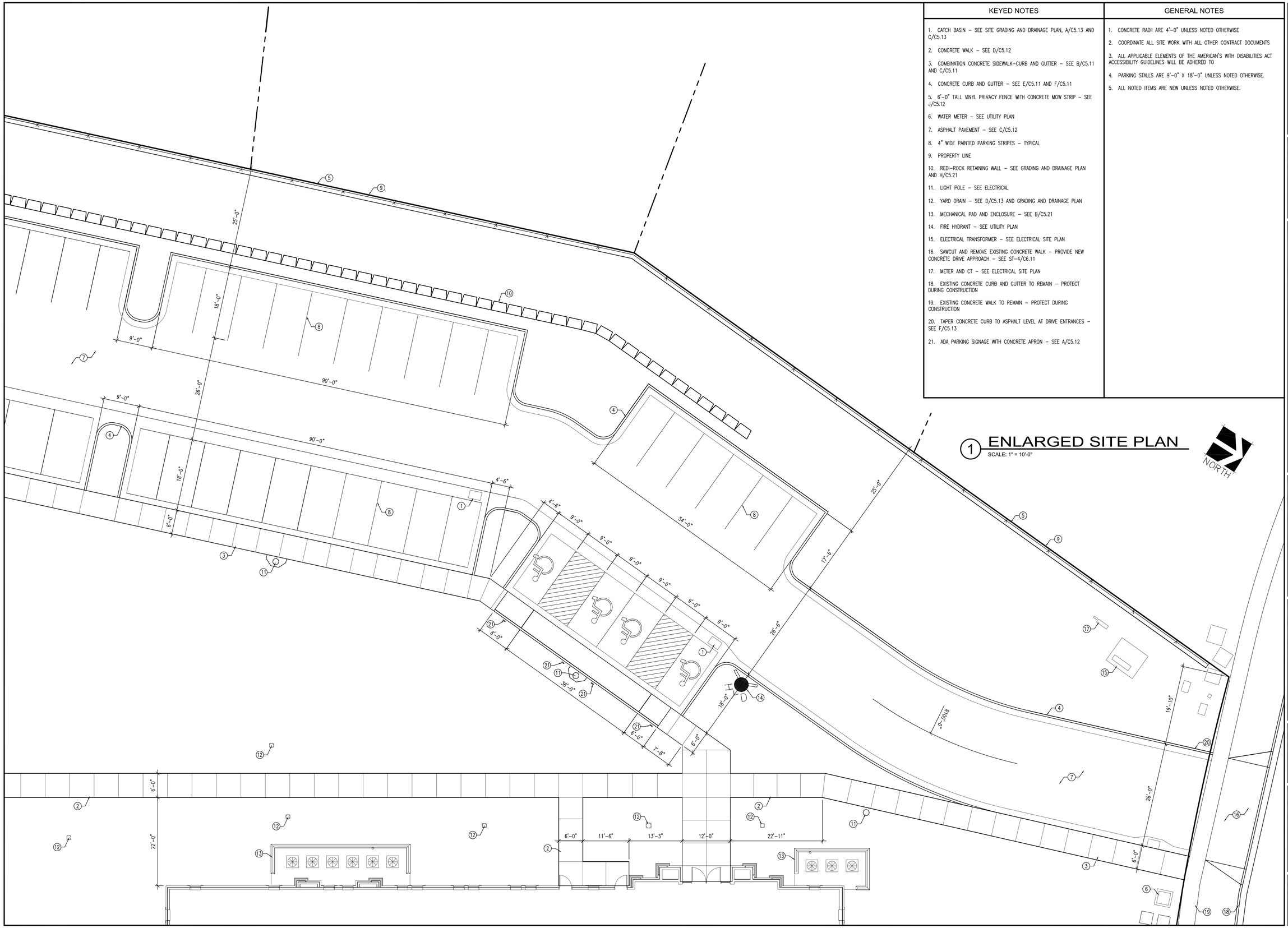
Date
April 15, 2015

Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C4.22



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN, A/C5.13 AND C/C5.13
2. CONCRETE WALK – SEE D/C5.12
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
5. 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
6. WATER METER – SEE UTILITY PLAN
7. ASPHALT PAVEMENT – SEE C/C5.12
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL
9. PROPERTY LINE
10. REDI-ROCK RETAINING WALL – SEE GRADING AND DRAINAGE PLAN AND H/C5.21
11. LIGHT POLE – SEE ELECTRICAL
12. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
13. MECHANICAL PAD AND ENCLOSURE – SEE B/C5.21
14. FIRE HYDRANT – SEE UTILITY PLAN
15. ELECTRICAL TRANSFORMER – SEE ELECTRICAL SITE PLAN
16. SAWCUT AND REMOVE EXISTING CONCRETE WALK – PROVIDE NEW CONCRETE DRIVE APPROACH – SEE ST-4/C6.11
17. METER AND CT – SEE ELECTRICAL SITE PLAN
18. EXISTING CONCRETE CURB AND GUTTER TO REMAIN – PROTECT DURING CONSTRUCTION
19. EXISTING CONCRETE WALK TO REMAIN – PROTECT DURING CONSTRUCTION
20. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – SEE F/C5.13
21. ADA PARKING SIGNAGE WITH CONCRETE APRON – SEE A/C5.12

GENERAL NOTES

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April 15, 2015

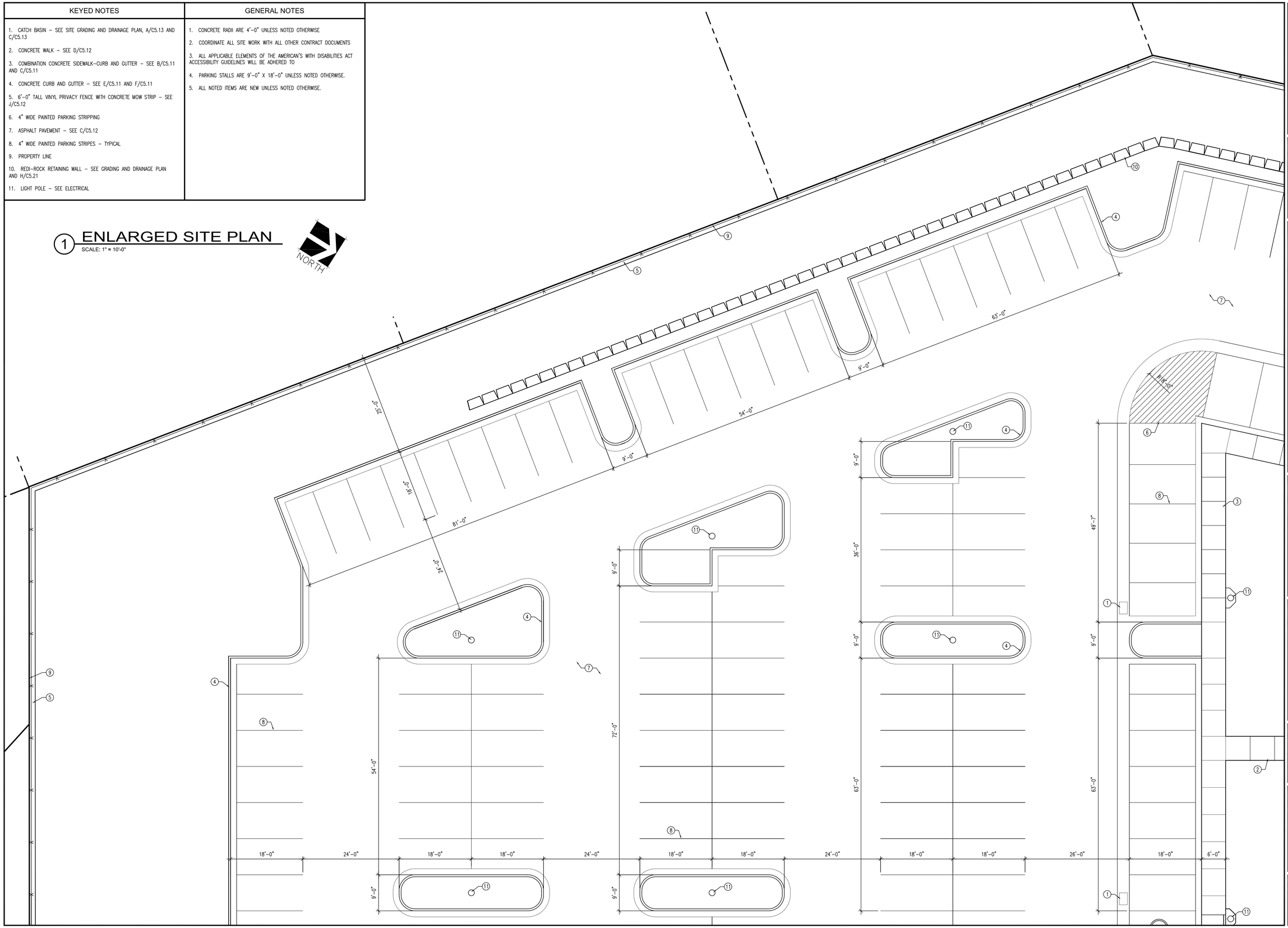
Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C4.23

KEYED NOTES	GENERAL NOTES
1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN, A/C5.13 AND C/C5.13	1. CONCRETE RADII ARE 4'–0" UNLESS NOTED OTHERWISE
2. CONCRETE WALK – SEE D/C5.12	2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11	3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11	4. PARKING STALLS ARE 9'–0" X 18'–0" UNLESS NOTED OTHERWISE.
5. 6'–0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12	5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
6. 4" WIDE PAINTED PARKING STRIPPING	
7. ASPHALT PAVEMENT – SEE C/C5.12	
8. 4" WIDE PAINTED PARKING STRIPES – TYPICAL	
9. PROPERTY LINE	
10. REDI–ROCK RETAINING WALL – SEE GRADING AND DRAINAGE PLAN AND H/C5.21	
11. LIGHT POLE – SEE ELECTRICAL	

1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"



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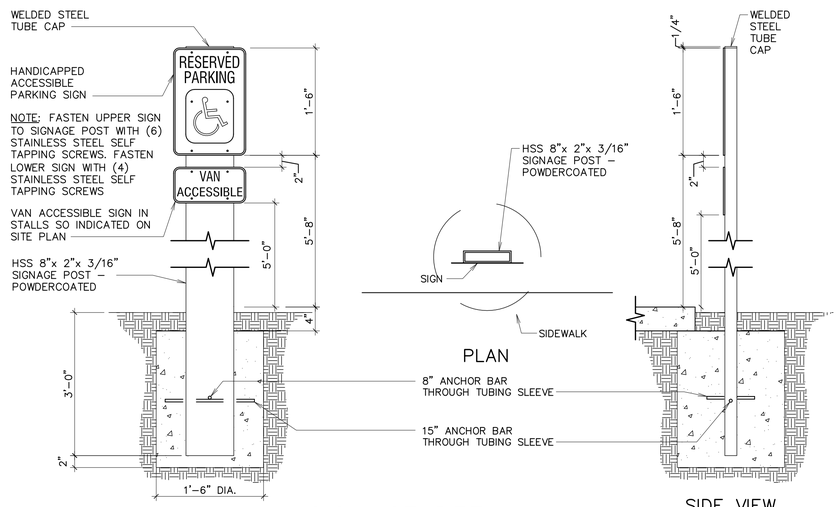
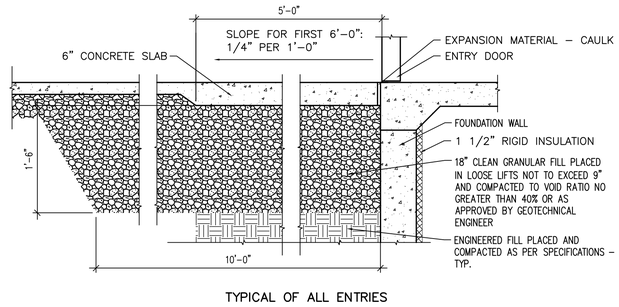
Sheet Title
ENLARGED ARCHITECTURAL SITE PLANS

Sheet
C4.24

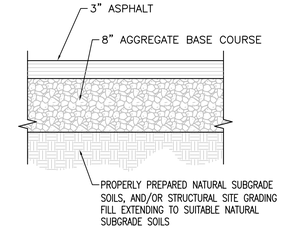


A SIGNAGE DETAIL
1" = 1'-0"

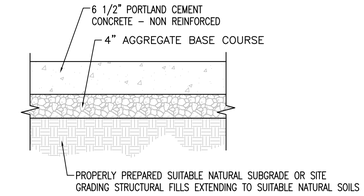


TYPICAL OF ALL ENTRIES

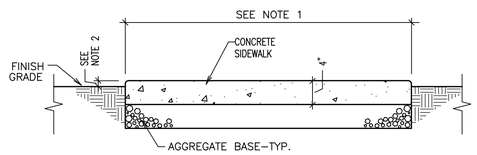
B ENTRY DETAIL
1" = 1'-0"



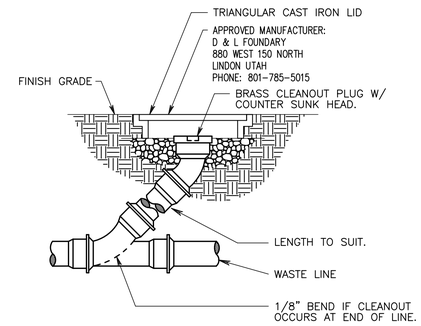
C ASPHALT SECTION
1" = 1'-0"



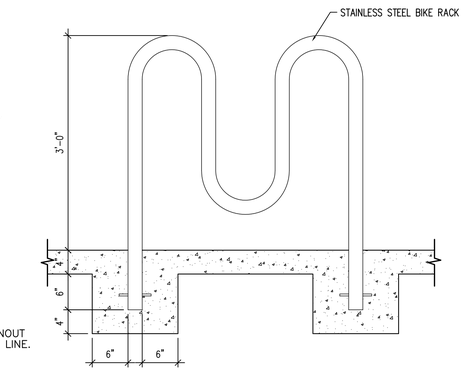
L CONCRETE SECTION
1" = 1'-0"



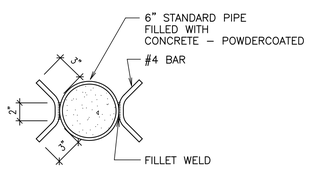
D CONCRETE WALK
1" = 1'-0"



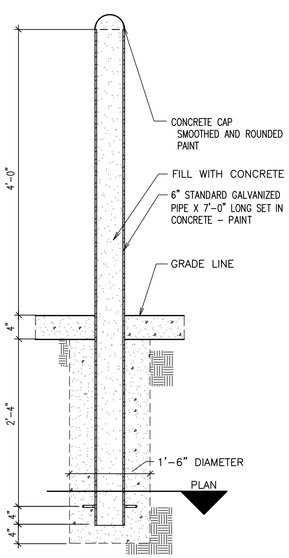
E CLEANOUT TO GRADE
NONE



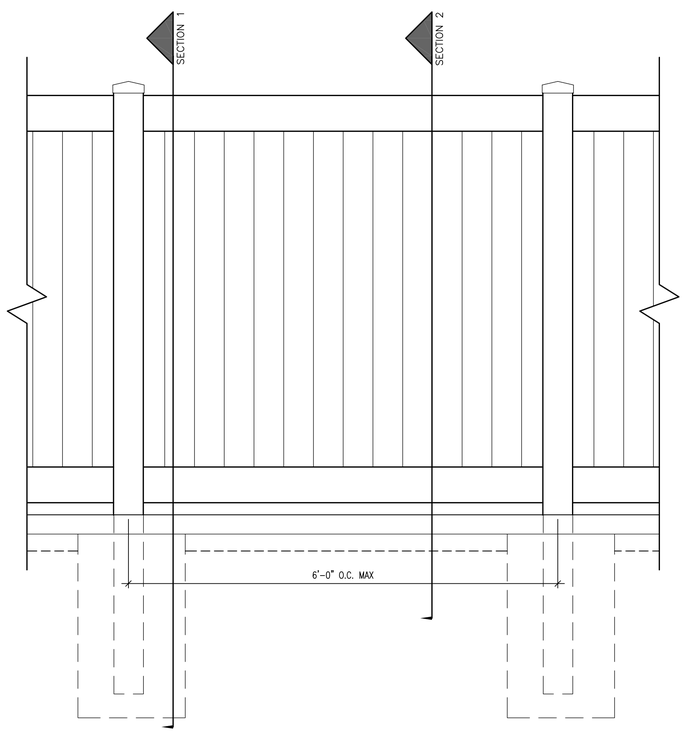
K BICYCLE RACK
1" = 1'-0"



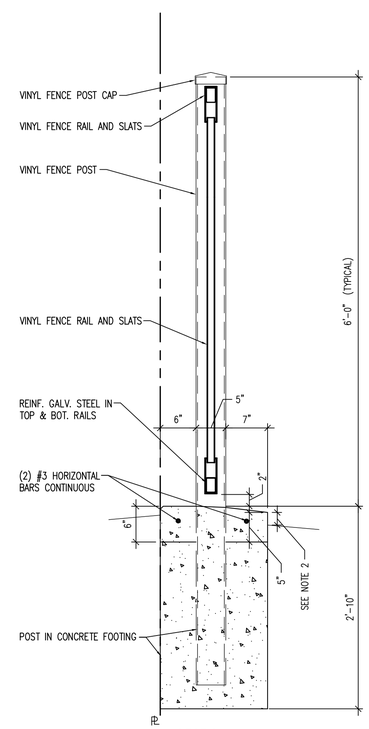
F BOLLARD PLAN
1" = 1'-0"



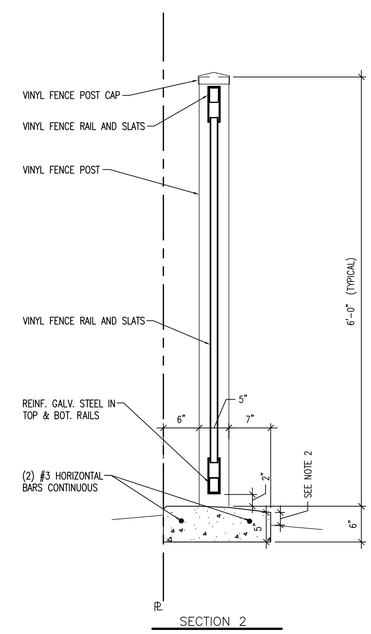
G BOLLARD SECTION
1" = 1'-0"



J FENCE
1" = 1'-0"



SECTION 1



SECTION 2

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE – USE 4,500 PSI. MIN. TYPE D IF EXPOSED TO FREEZING AND/OR DE–ICERS, 4,000 PSI. MIN. TYPE C OTHERWISE.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

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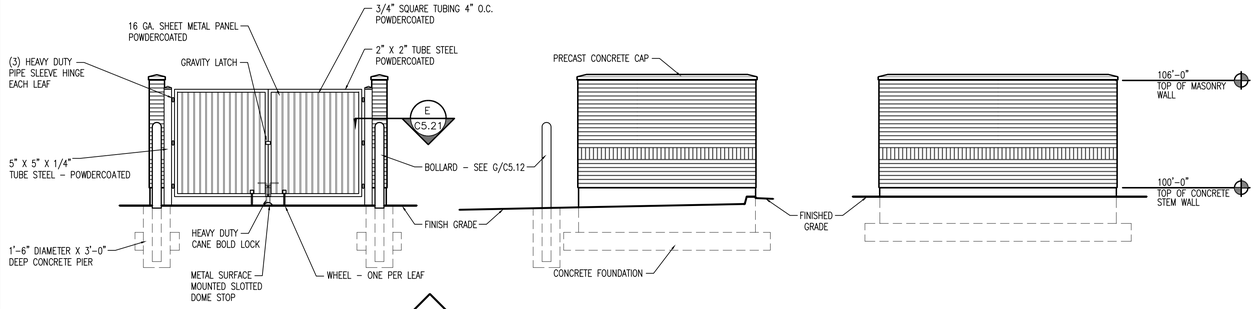
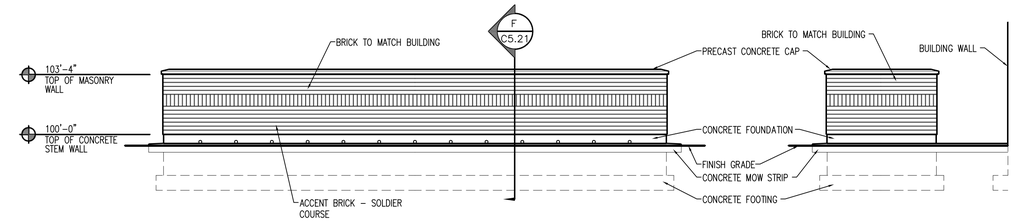
Sheet Title
SITE DETAILS

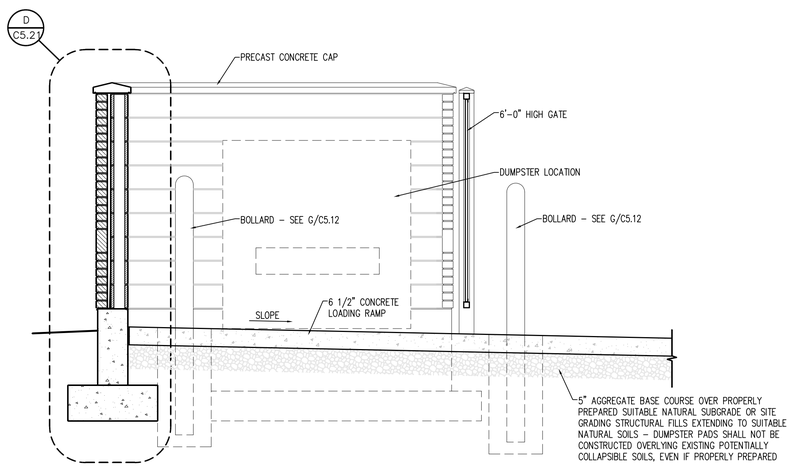
Sheet
C5.12



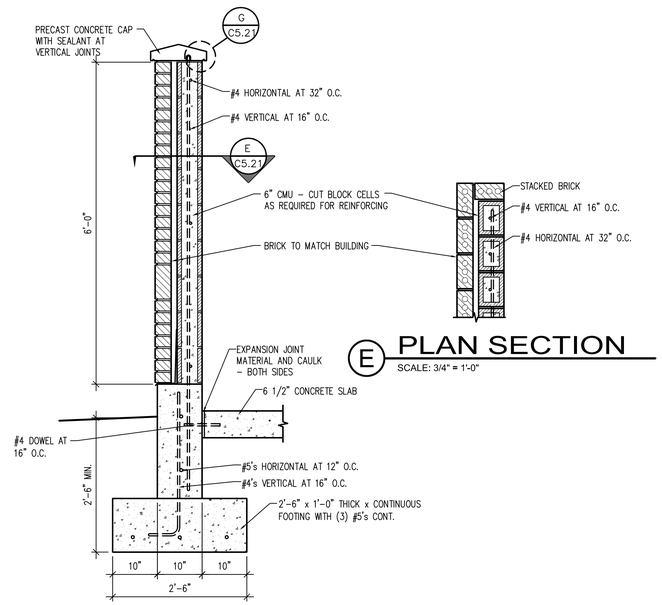
A DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



B MECHANICAL ENCLOSURE
SCALE: 1/4" = 1'-0"

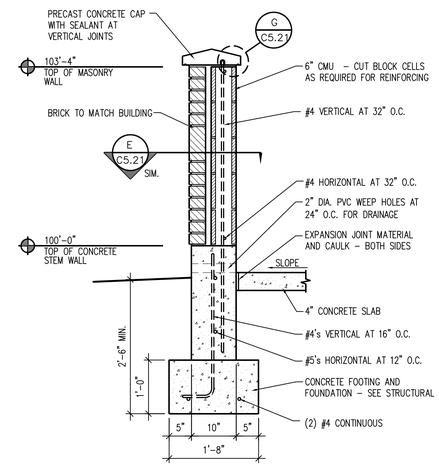


C DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



E PLAN SECTION
SCALE: 3/4" = 1'-0"

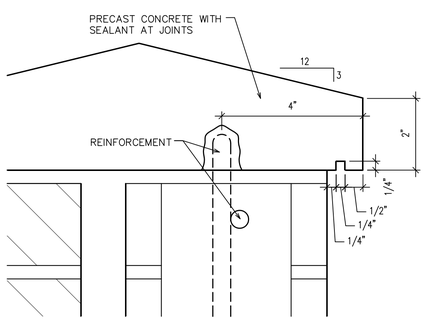
D DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



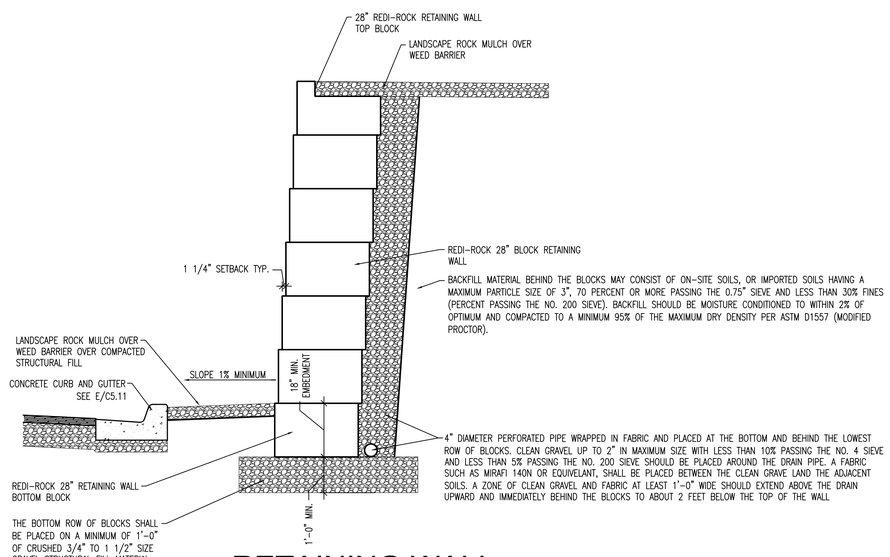
F MECHANICAL ENCLOSURE
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR WALK LOCATIONS AND WIDTH
2. 2" PRIOR TO SODDING



G SECTION
SCALE: 6" = 1'-0"



H RETAINING WALL
SCALE: 1/2" = 1'-0"

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Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

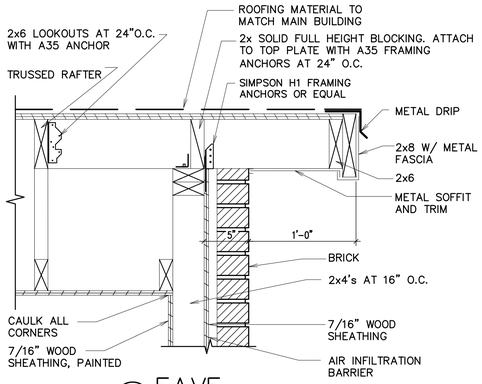
Revisions

Mark	Date	Description
	5/1/2015	Concept Plan Submittal
	5/14/2015	Conditional Use/Site Plan

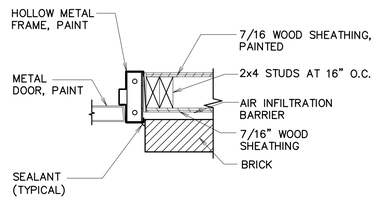
Project Number
14-68
Plan Series
HET-SDS-09-05 (Style D)
Property Number
501-0932
Date
April 15, 2015

Sheet Title
MECHANICAL AND DUMPSTER ENCLOSURE DETAILS

Sheet
C5.21



A EAVE
1 1/2" = 1'-0"



B JAMB
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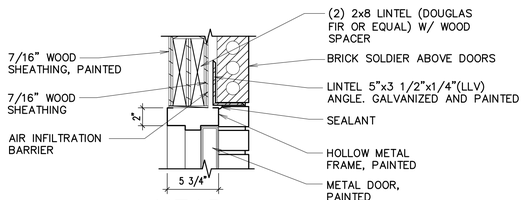

C HEAD
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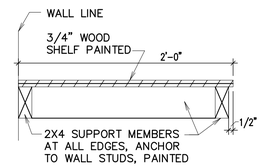

D SHELF SECTION
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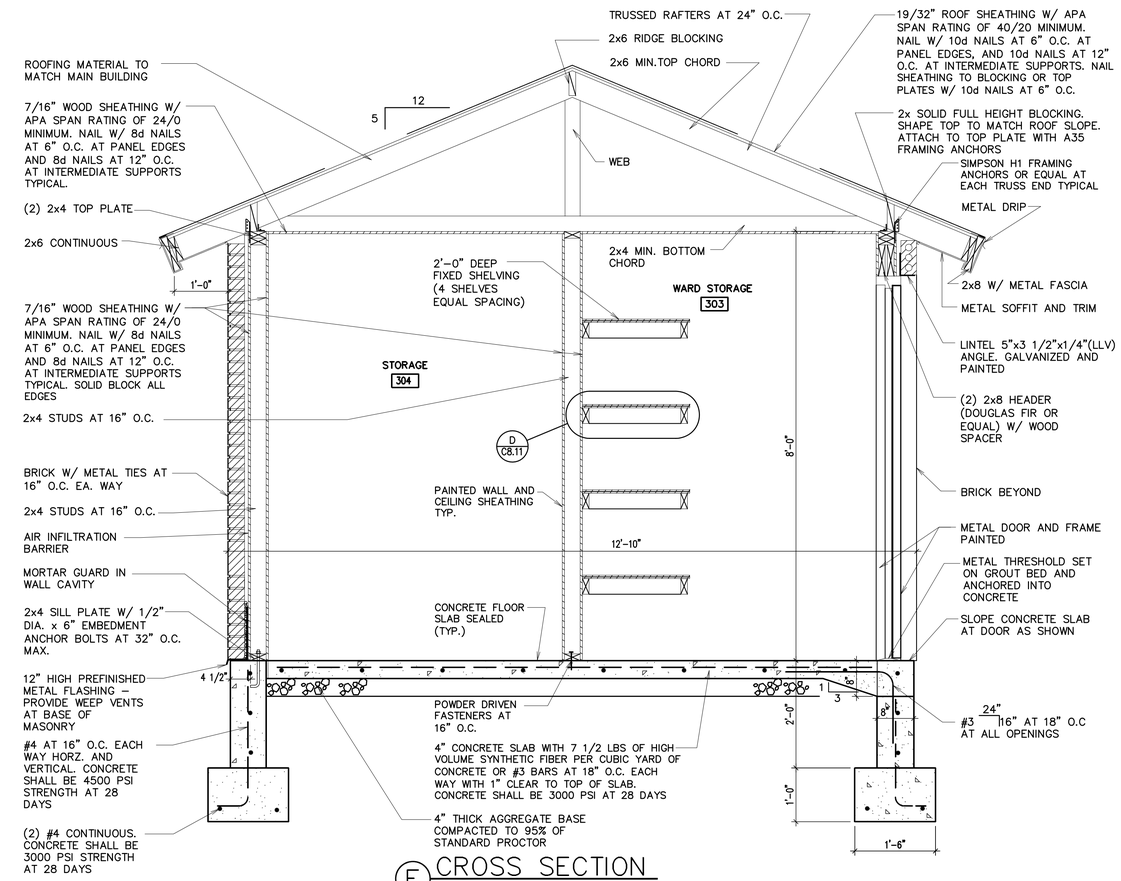

E CROSS SECTION
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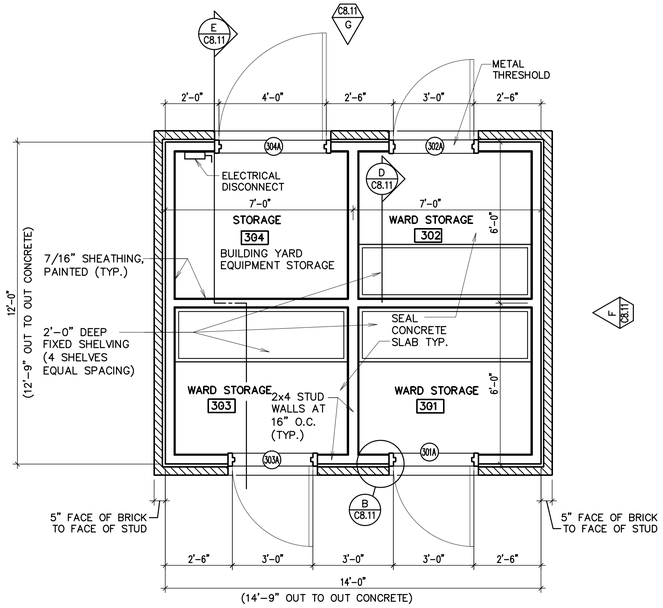
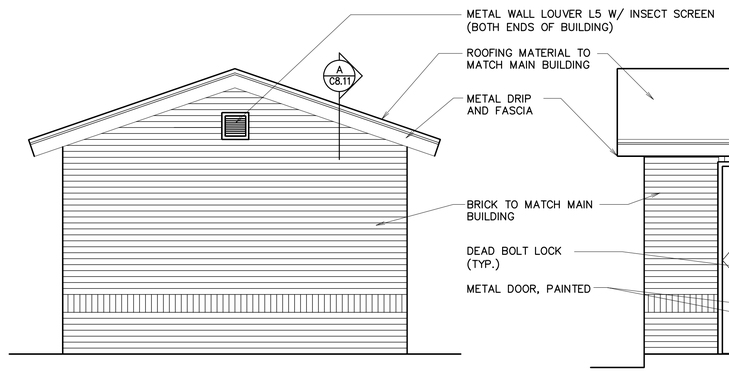
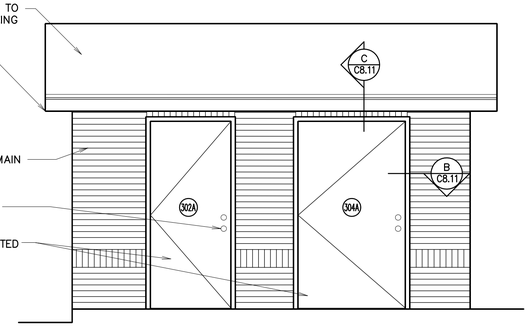


1 FLOOR PLAN
3/8" = 1'-0"



F ELEVATION
3/8" = 1'-0"
(OPPOSITE END SIMILAR)



G ELEVATION
3/8" = 1'-0"
(OPPOSITE SIDE SIMILAR)

evans + associates architecture
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Stamp
LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Cahill
Saratoga Springs UT Israel Canyon Stake
163 West Ring Road
Saratoga Springs, Utah

Project for:
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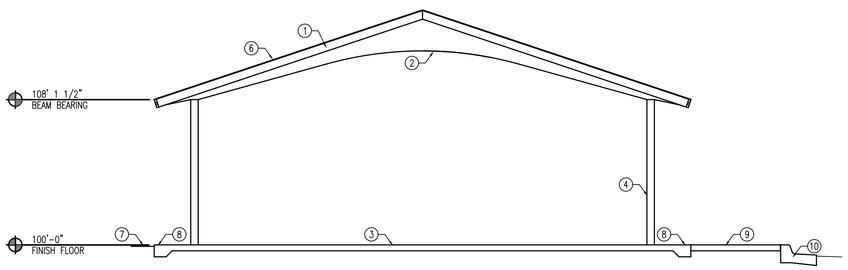
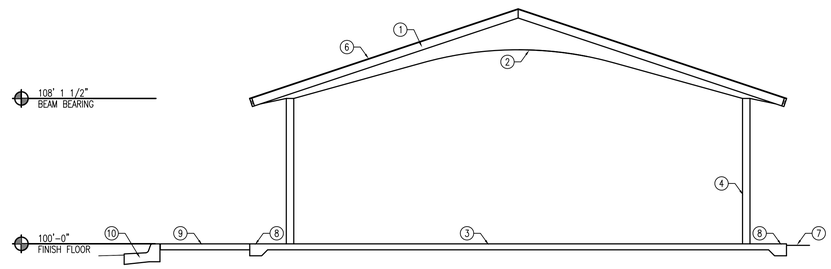
Sheet Title
STORAGE BUILDING

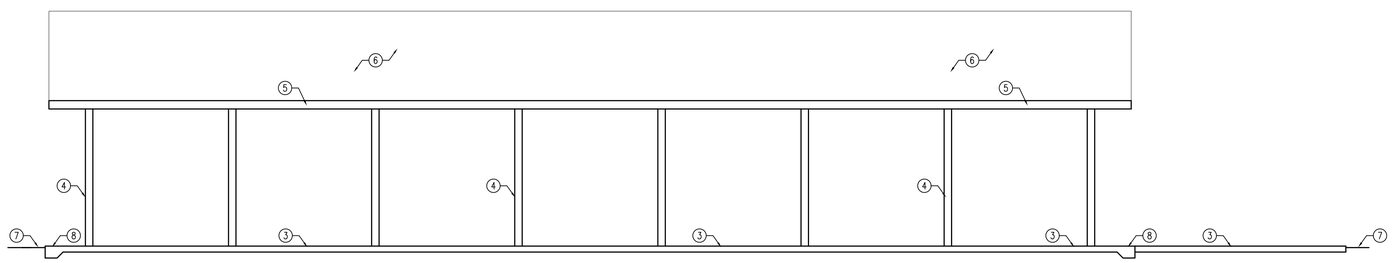
Sheet
C8.11



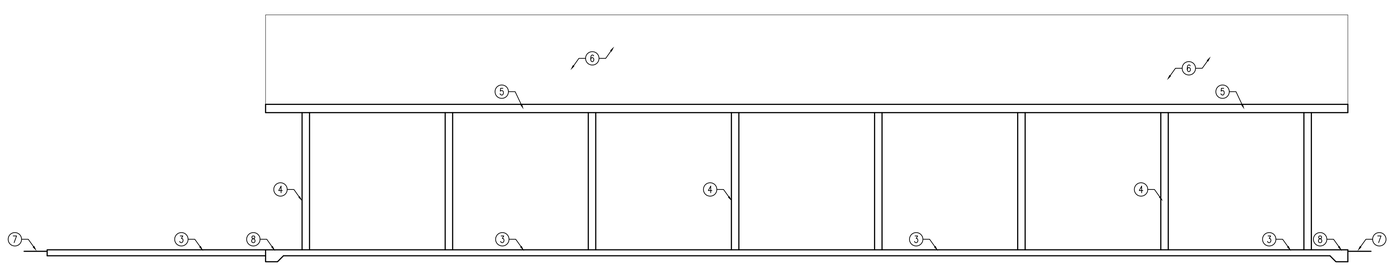
A ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

KEYED NOTES

1. PREFINISHED METAL FASCIA OVER WOOD FASCIA – SEE B/C903
2. GLU-LAM BEAM – SEE RCP SHEETS
3. CONCRETE SLAB – SEE A/C903 AND RCP SHEETS
4. STEEL COLUMN – SEE RCP SHEETS – TOUCH UP PAINT AS NECESSARY AFTER CONSTRUCTION
5. PREFINISHED METAL FASCIA OVER WOOD FASCIA – SEE C/C903
6. FIBERGLASS SHINGLE ROOFING – SEE RCP SHEETS
7. FINISH GRADE
8. THICKENED EDGE OF CONCRETE SLAB – SEE RCP SHEETS
9. CONCRETE WALK – SEE C4.11 FOR CONTINUATION
10. CONCRETE CURB AND GUTTER – SEE C5.11

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LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
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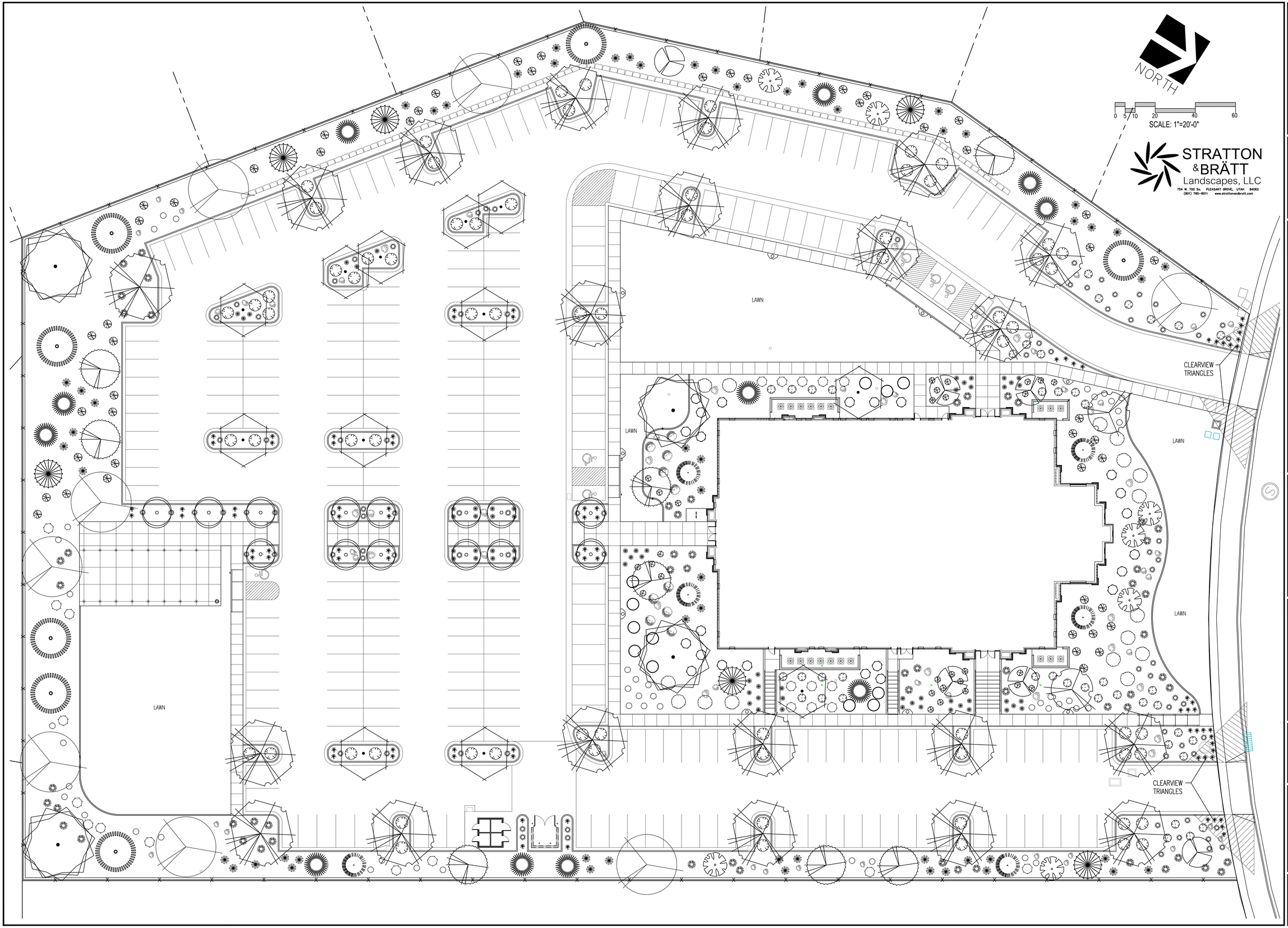
PAVILION EXTERIOR ELEVATIONS

Sheet
C9.02



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STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:

Cahill
Saratoga Springs UT Israel Canyon Stake

163 West Ring Road
Saratoga Springs, Utah

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1:=6::

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HET-SDS-09-05 (Style D)

Property Number
501-0932

Date
April 15, 2015

Sheet Title

LANDSCAPE PLAN

Sheet

L101

PLANTING SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	AcgiF	Acer ginnala 'Flame' (multi-stem)	Flame Amur Maple (clump)	6'-8' Ht.	23
	AcKe	Acer truncatum x 'Keithsform'	Norwegian Sunset Maple	2.5"-Cal	20
	AmAB	Amalanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"-Cal	8
	Ceoc	Celtis occidentalis	Common Hackberry	2.5"-Cal	4
	Frma	Fraxinus mandshurica 'Mancana'	Manchurian Ash	2.5"-Cal	8
	Gllm	Gleditsia triancanthos 'Imperial'	Imperial Honeylocust	2.5"-Cal	15
	PrsaC	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2.5"-Cal	8
	SoaB	Sorbus aucuparia 'Blackhawk'	Blackhawk Mountain Ash	2.5"-Cal	10

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Pigd	Picea glauca densata	Black Hills Spruce	7'-8' Ht.	8
	Pihe	Pinus heldrichii leucodermis	Bosnian Redcone Pine	7'-8' Ht.	4
	Pini	Pinus nigra	Austrian Pine	7'-8' Ht.	5

Perennial

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	HePM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1-Gal	72

Grass

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hese	Helictrotrichon sempervirens	Blue Oat Grass	1-Gal	47

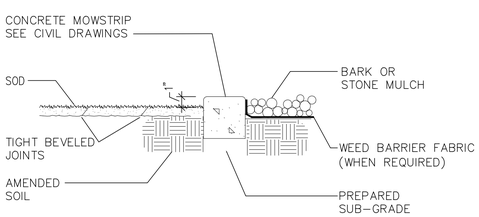
Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	BuPE	Buddleia davidii 'Purple Emperor'	Purple Emperor Butterfly Bush	5-Gal	17
	JusaS	Juniperus sabina 'Scandia'	Scandia Juniper	5-Gal	8
	PhopN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5-Gal	11
	PhLD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5-Gal	21
	PimuP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5-Gal	17
	PoGD	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5-Gal	45
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5-Gal	49
	Rial	Ribes alpinum	Alpine Currant	5-Gal	28
	RoMR	Rosa 'Meidiland Red'	Meidiland Red Rose	5-Gal	10
	RoMW	Rosa 'Meidiland White'	Meidiland White Rose	5-Gal	12
	SychH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5-Gal	38
	Viopn	Viburnum opulus nanum	Dwf. European Cranberry	5-Gal	38

NOTES:

1) Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
2) Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
4) Shredded Bark Mulch to be natural (non-dyed) bark in a 2-3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
5) Rock Mulch to be 1-1/2" size "Southtown Cobble" from Nephi Sandstone, Nephi, Utah. Implement Rock Mulch in areas indicated at a 3" depth over weed barrier fabric. Rock Mulch to be clean and free of debris, placed at uniform depth, and raked smooth.
6) DeWitt #5 Landscape Fabric to be implemented in all shrub beds and other indicated areas prior to bark mulch or rock mulch implementation. Follow manufacturers installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
8) Landscape Boulders to be 3'-4' size 'McGuire Boulders' from Staker Parsons in Willard, Utah. Bury boulders a minimum of 6" in ground. (74 Total)
9) No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



C CONCRETE MOWSTRIP

DESIGN CRITERIA

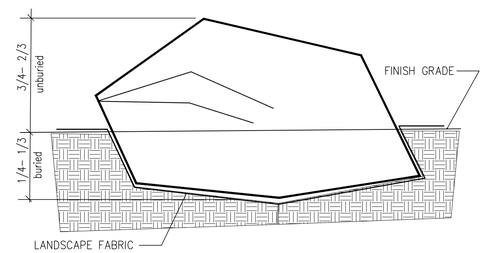
Climate	U.S. Hardiness Zone 5
Zoning Ordinance	Saratoga Springs City
Water Availability	NA
Soil Type	See Soils Report
Solar Orientation	See North Arrow
Utilities	See Utility Plan
Slopes	See Grading Plan
Site Layout	Road bordered
Wind	South Prevailing
Setbacks/Easements	NA
Microclimates	NA
Soil ph	See Soils Report
Lawn Area	25% of Total Landscape (22,473 sq. ft.)*

* Park Strip landscape of 2,183 sq. ft. NOT included in this total

CNA INFORMATION

Total Site Area	5.17 acres*
Shrubs/Groundcover	66,868 sq. ft.
Total Landscape Area	89,231 sq. ft. (40%)*
Trees On Site	113

* Park Strip landscape of 2,183 sq. ft. NOT included in this total



NOTE:
1) FOR BOULDERS WITH A FLAT EDGE, BURY FLAT EDGE 3-6" MIN. IN GROUND.
2) PLACE ONE LAYER OF FABRIC BENEATH EACH BOULDER. OVERLAP SHRUB BED FABRIC OVER BOULDER FABRIC A MINIMUM OF 12".

A BOULDER PLACEMENT DETAIL

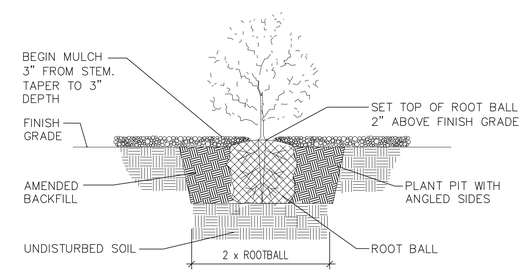
PLANT COVERAGE TABLE

	Shrub-Mature Coverage	Tree-Coverage Intent
Street Frontage	22%	Frame Building
Primary Entries	23%	Frame Entry
Building Perimeter	19%	Accent Building
Perimeter Sides	13%	Screen Lot
Perimeter Rear	12%	Screen Lot

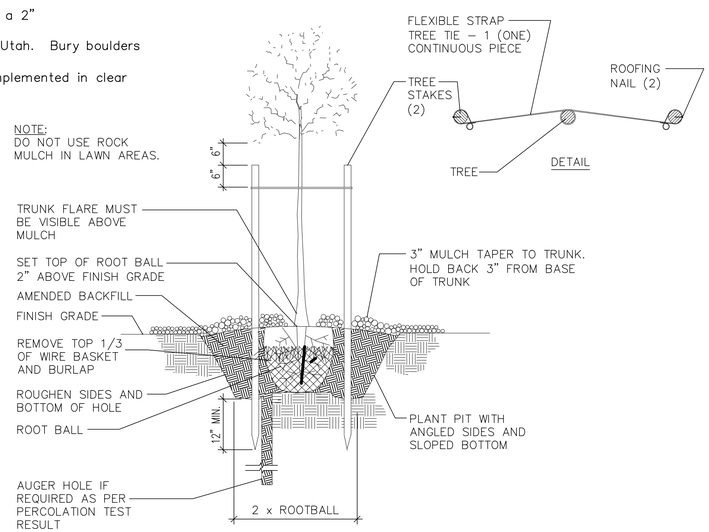
CITY REQUIREMENTS

Landscape Element	Required	Per Plan
Deciduous Trees	32	82
Evergreen Trees	30	30
Shrubs (incl. Grasses & Perennials)	50	413
Drought Tolerant	50%	431 (82%)

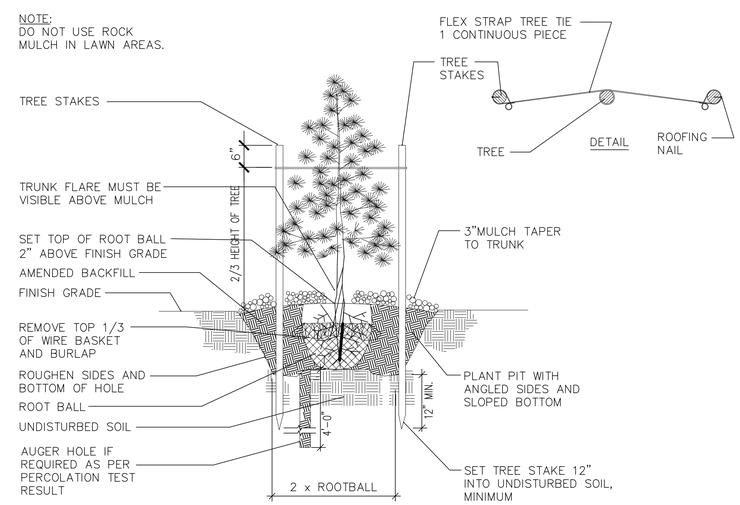
STRATTON & BRÄTT Landscapes, LLC
754 W. 700 So. PLEASANT GROVE, UTAH 84062
(801) 785-8011 www.strattonandbratt.com



B SHRUB PLANTING DETAIL



D TREE PLANTING AND STAKING



E CONIFER PLANTING AND STAKING

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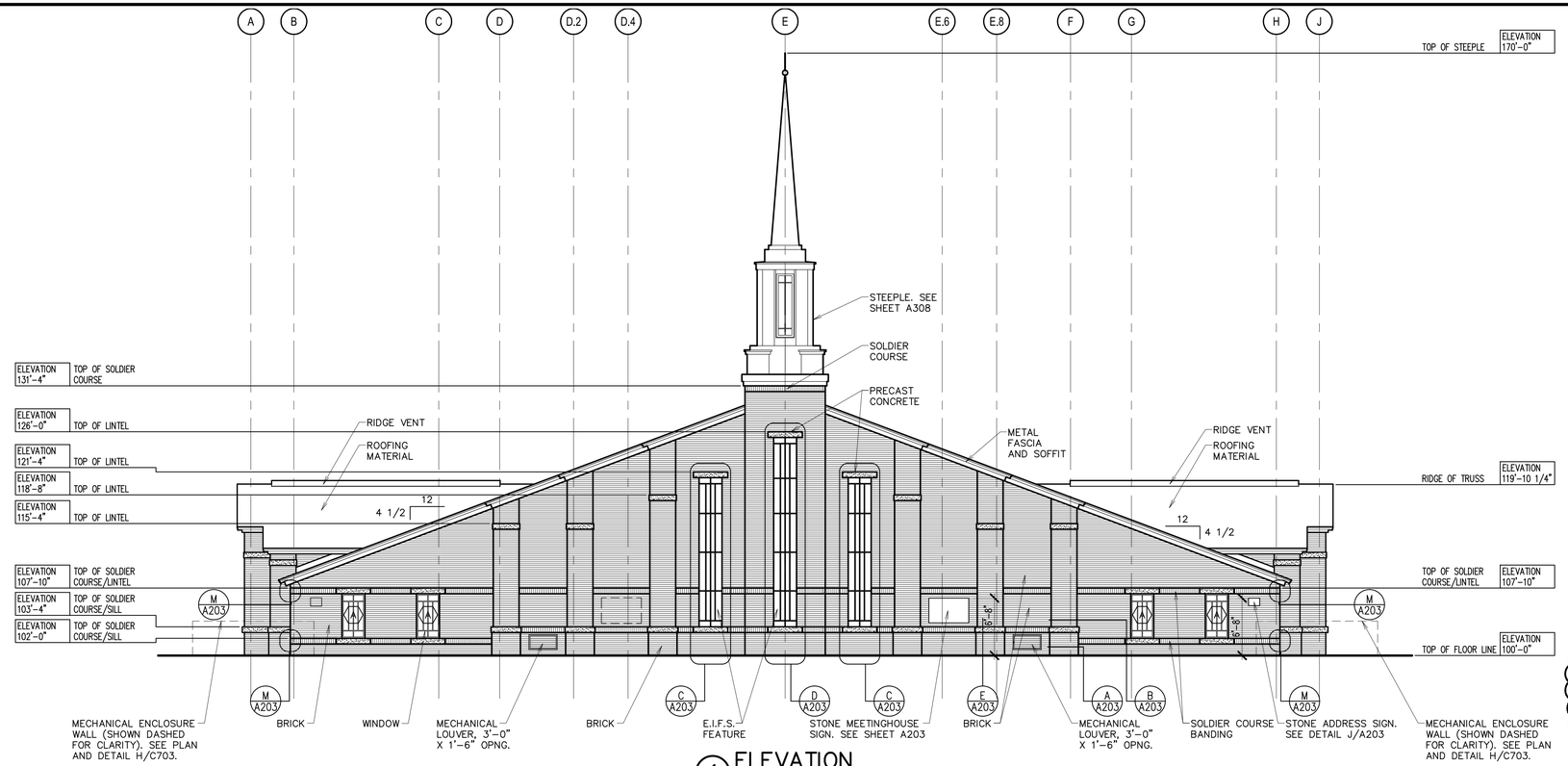
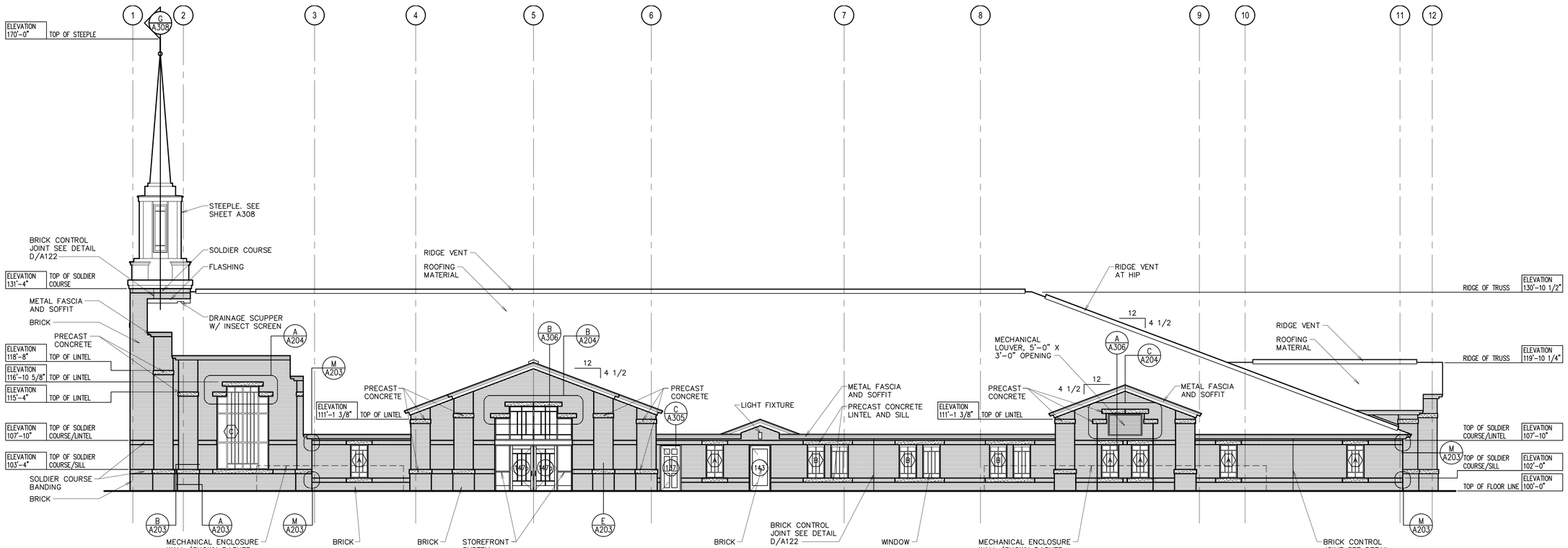
LANDSCAPE PLAN

Sheet
L102



NOTES TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS
2. STONE MEETINGHOUSE AND ADDRESS SIGNS MAY BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING ON THIS ELEVATION. CONSULT WITH PROJECT MANAGER TO DETERMINE LOCATION.

1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"

Architect □Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date	Description

Project Number:

Plan Series:
HET-SDS-09-05

Property Number:

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A201

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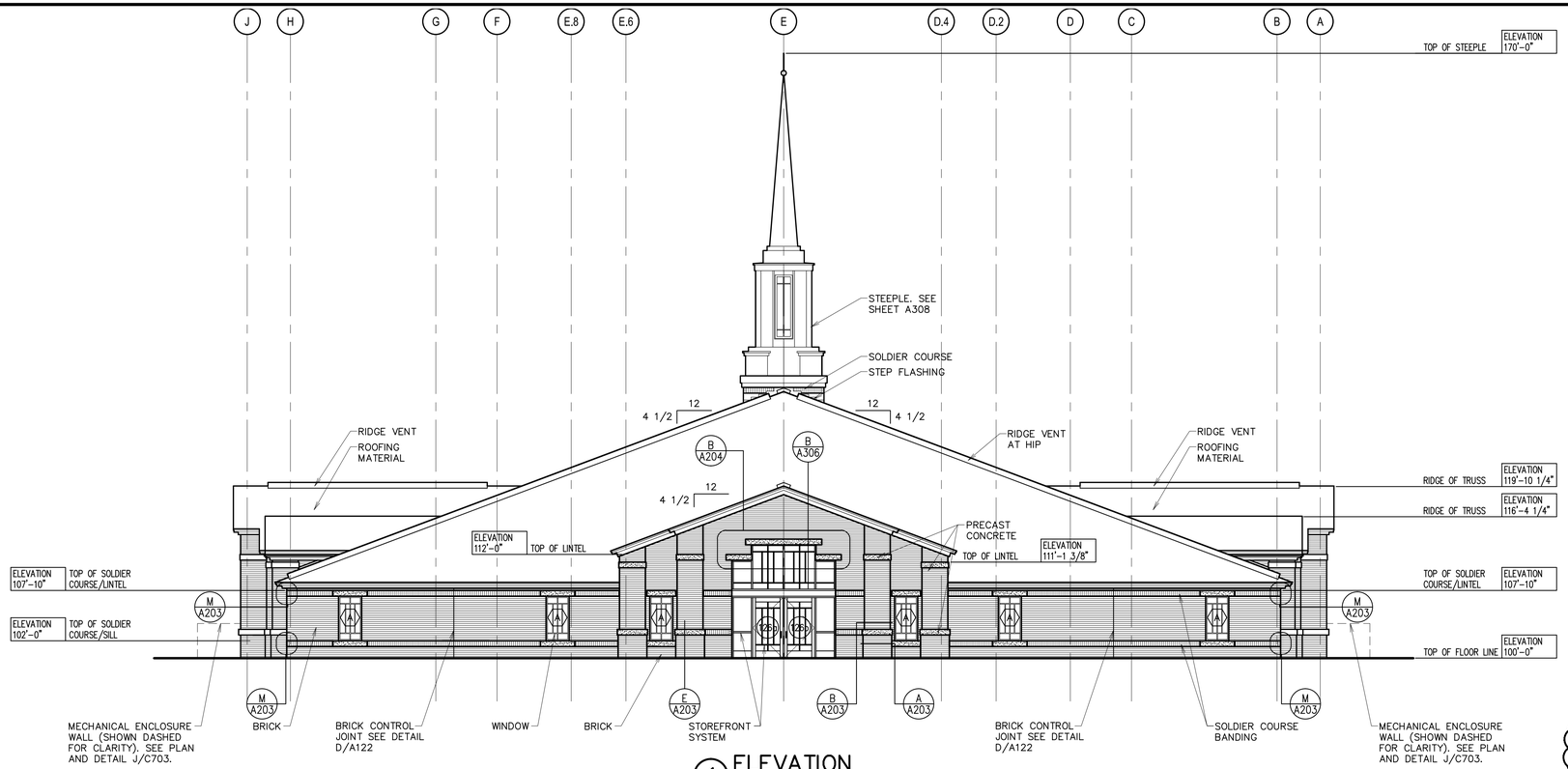

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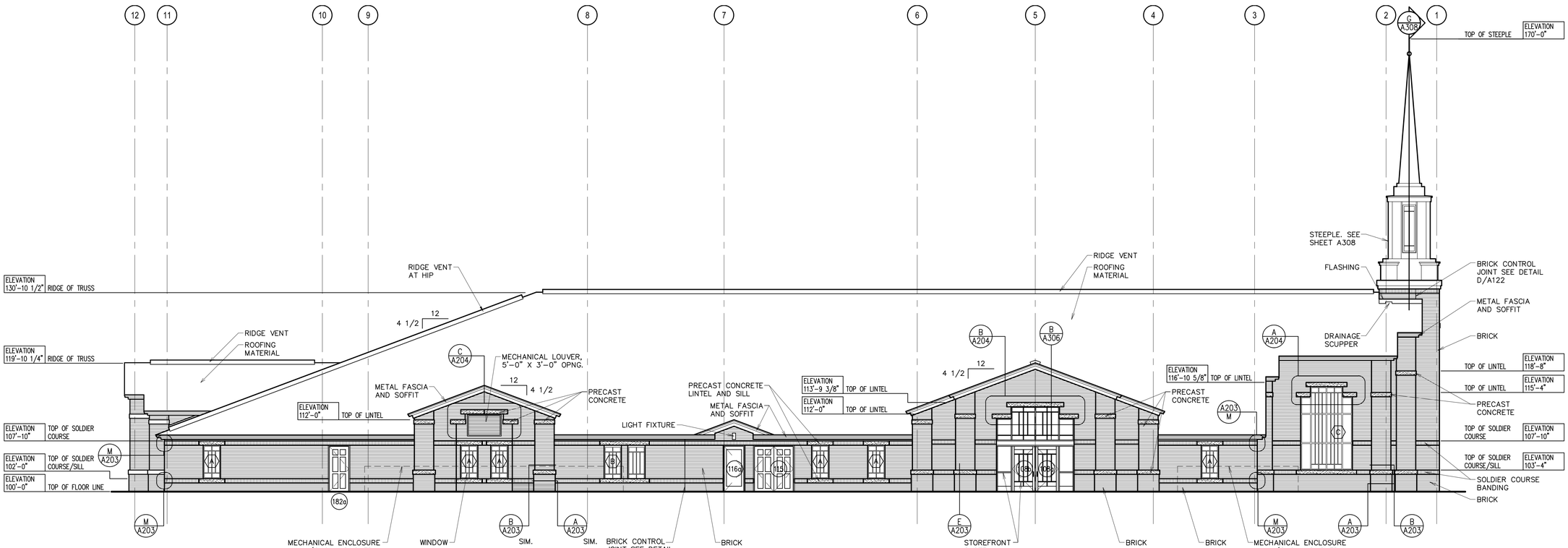

2 ELEVATION
1/8" = 1'-0"

Architect □Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (D-M-Y)	Description

Project Number:

Plan Series:
HET-SDS-09-05

Property Number:

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A202

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Cahill
Saratoga Springs UT
Israel Canyon Stake
Brick Veneer: Interstate Brick Hampton
EIFS: Dryvit #108 Manor White
Soffit + Fascia: Bone White
Asphalt Shingles: Moire Black

CITY OF SARATOGA SPRINGS

P□□□□□□□C□□ □ □□□□□□□
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Report Date:	July 14, 2015
Applicant/Owner:	Bach Homes
Location:	Approximately 1675 North 95 West
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58-023-0097; 3.54 acres
Parcel Zoning:	MU (PUD), Mixed Use Planned Unit Development
Adjacent Zoning:	A, Agricultural; RC, Regional Commercial; R-3, Low Density Residential
Current Use of Parcel:	Vacant
Adjacent Uses:	Townhome Development
Previous Meetings:	Rezone to MU(PUD) and Concept Plan approval September 2013
Previous Approvals:	Three Phased MPD in 2006; Phase 3 Final Plat May 6, 2014
Action Type:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	N/A
Author:	Scott Langford, Senior Planner

A. Executive Summary:

This is a request for approval of the Sergeant Court Phase 3 Amended Subdivision Plat located at approximately 1675 North 95 West. The proposed plat amendment includes the same number of units that were approved May 6, 2014, which is 41 townhomes. Phase 3 is the last phase of this development, which began in 2006. The purpose of the plat amendment is to change the building elevations to more closely resemble the product line being built the applicant in the River Heights development.

Recommendation:
Staff recommends that the Planning Commission conduct a public *meeting*, at their discretion take public comment, discuss the proposed Amended Plat, and choose from the options in Section "I" of this report. Options include approval of the plat amendment as proposed, a motion to continue the item to gather additional supportive information, or a denial based on findings of non-compliance with specific criterion.

B. Background:

The Sergeant Court development was rezoned from Agricultural to Mixed Use in 2006. At that time the City approved an overall concept plan for the entire project. In reviewing the development plan, the City found sufficient evidence that this property was originally intended for a PUD overlay. In September 2013 the City officially added the PUD overlay to the project area to support the approved setback reductions granted in 2006 under the original approval.

Scott Langford, AICP, Senior Planner
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slangford@saratogaspringscity.com • 801-766-9793 x116 • 801-766-9794 fax

This development was approved for three phases. Phase 1 is the commercial portion along Redwood Road, which has been platted but only partially developed. Phase 2 is the first phase of the townhomes which includes 55 units and some project amenities. The final phase, Phase 3, includes the remaining 41 townhome units and was given approval by the City Council on May 6, 2014, subject to the following conditions:

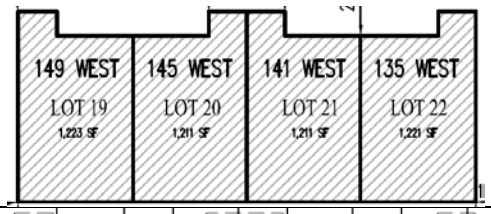
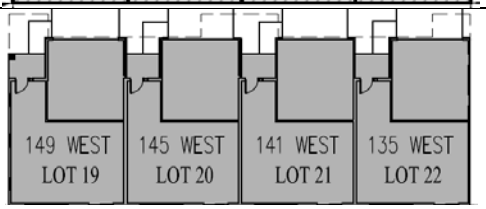
1. Per Section 19.12.02(5) of the City Code, the Final Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."
2. Section 19.12.06 of the City Code shall be amended prior to the recordation of this plat to allow for a modified curb and gutter on the proposed private roads. If the City Council does not amend Section 19.12.06 to allow for modified curb and gutter for private roads, the construction drawings shall be amended to provide standard 6-inch vertical curb and gutter as part of the private street design.
3. Prior to occupancy of any unit within Phase 3, the landscape island in the main entrance leading from this overall development to Redwood Road, shall be modified to the satisfaction of the Fire Chief to provide secondary emergency access to the Sergeant Court Development.
4. All requirements of the City Engineer shall be met, including but not limited to those outlined in the attached report.
5. The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west and be constructed in to follow the alignment of Option #3 as shown on the Sergeant Court Phase 3 Open Space Plan, which is attached to this report.
6. No fences are allowed along the back of the individual townhomes.

C. Specific Request:

The specific request is to amend the approved Final Plat to revise the building elevations. The applicant has stated that the revisions to the building elevations are needed to adjust to the changing market of home buyers.

The following tables compare the differences between the approved plat and the proposed amended plat.

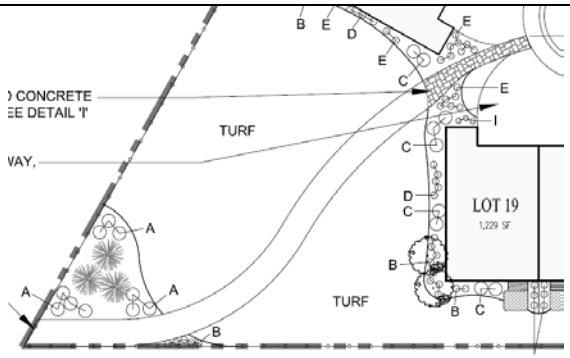
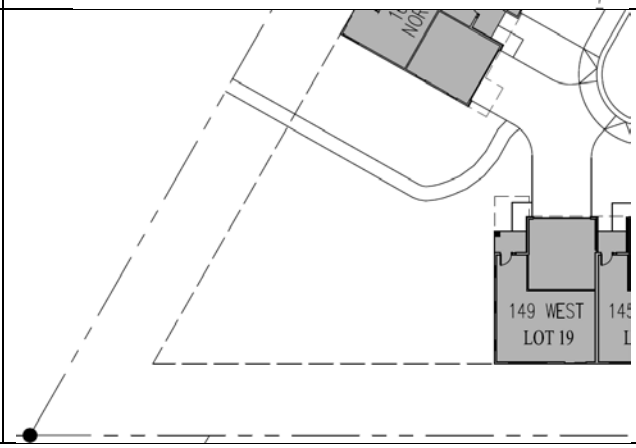
Townhome Square footage and Building Footprints:

Approved	• 1,223 to 1,211 square feet per unit • Shared (combined) driveways, one for every unit	
Proposed	• 1,137 square feet per unit • The dashed lines show the footprint of the approved townhomes • Individual driveways for each unit	
Analysis	The change in square footage between the two proposals is very small. The length of the driveways has not changed (still a minimum 20'). The change in building footprint has allowed individual driveways to each unit, which should create a better living environment. Staff supports the proposed changes to the building footprints and separate driveways.	

Townhome Building Elevations:

Approved	• Building materials include: stucco, and cultured stone • Stone wainscot is provided on the front and side elevations.	
Proposed	• Building materials include: stucco, cultured stone, and cement fiberboard. • Stone wainscot is provided on only the front elevation.	
Analysis	In many respects architecture is a very subjective topic; however, there are some components that are more easily reviewed to ensure that the community will continue to look good for an extended period of time, regardless of personal taste. The application of high quality materials is an element of architecture that is more easily measured. For reasons of durability, continuity, and aesthetics, staff recommends that the proposed building elevations at minimum wrap the stone wainscot on the front and side elevations. This would be more consistent with the existing townhomes in the area and with the previous approval.	

Trail Connection:

Approved	• The City Council chose Option #1, which was a trail connection with the most direct route to the school. • The City Council required as a condition of plat approval that the trail be constructed of concrete and the it be delineated from vehicular driveways with a colored and stamped concrete design.	
Proposed	• The detail of the trail connection was not provided with the amended plat, but from the graphic provided it appears that the trail does not comply with the alignment approved by the City Council.	
Analysis	The alignment chosen by the City Council was the most direct to the elementary school and to the shopping areas to the south. The requirement for concrete was chosen to match the future regional trail system and to reduce the maintenance costs for future residents of this development. Colored stamped concrete was required in the driveway areas of Lots 18 and 19 to create a delineated visual cue to drivers that this space is to be shared with pedestrians to facilitate trail access. Staff recommends that the trail be realigned with the alignment and conditions approved by the City Council.	

D. Process:

Per section 19.12.03 of the City Code, all subdivisions must receive Final Plat approval. An application for an Amended Plat shall follow the approved City format and must contain specific information outlined in section 19.12.09. The application was found to contain all of the required information.

Section 19.12.09 of the City Code states that the Planning Commission is designated as the land use authority for all plat amendments with the following exceptions; 1. amendments that do not affect a public road, and 2. amendments that only involve lot combinations or lot line adjustments.

E. Community Review:

Per 19.12.09(8b) of the City Code, a notice is not required in *The Daily Herald*; however, each property owner within 300 feet of the subject property was sent a letter at least ten calendar days prior to the Planning Commission meeting. As of the completion of this report, the City has not received any public comment regarding this Amended Plat application.

F. General Plan:

The site is designated as Mixed Use on the adopted Future Land Use Map. The General Plan states, *"The Mixed Use designation is designed to provide for developments that have a*

combination of well integrated residential and commercial uses." This townhome development provides a good transition from the commercial uses on the east, to the lower density residential and school facilities to the west.

The application was submitted and reviewed by the Planning Commission prior to the passing of Proposition 6, which modified the General Plan to advise the limitation of the amount of multi-family residential development in the City. Therefore, this application is not subject to the General Plan guidance on unit type.

G. Code Criteria:

Section 19.12.03 of the City Code states, *"All subdivisions are subject to the provisions of Chapter 19.13, Development Review Process".* The following criteria have been drawn from the requirements listed in Sections 19.13 (Subdivision Requirements), 19.04.21 (MU Zone Requirements) of the City Code, and 19.07 (PUD Requirements). Upon additional review of the City Code, staff finds that the proposed Amended Plat will meet all the code requirements if all the recommended conditions of approval listed in this report are met.

Permitted or Conditional Uses: complies. Section 19.04.21(2) lists "Multi-family Structures" as a permitted use in the MU zone. This project is proposing 41 residential townhomes; thus, the proposal is a permitted use in the MU zone.

Setbacks and Yard Requirements: complies. Section 19.04.21(5) outlines the setbacks required by the MU zone. These requirements are:

Front: 20 feet; may be reduced to 12 feet if garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.
Sides: 5 feet minimum, 10 feet total; corner side: 15 feet
Rear: 20 feet

The site design shown on the Amended Plat indicates that this plat will comply with the minimum MU(PUD) required setbacks.

Minimum Lot Width: not applicable. Section 19.04.21(6) states there are no minimum lot width requirements for other land uses or projects apart from single-family homes.

Minimum Lot Frontage: complies. Section 19.04.21(7) outlines the requirements for lot frontages in the MU zone. This section states that for multi-family, two-family, and three-family structures, where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual dwelling. The minimum frontage requirement is 35 feet, the minimum frontage for the smallest building is 56.83 feet; therefore, this townhome development complies with this code requirement.

Maximum Height of Structures: complies. Section 19.04.21(8) outlines the requirements for the building height in the MU zone and states that no structure in this zone shall be taller than four stories in height. The reviewed building elevations are only two stories.

Maximum Lot Coverage: complies. Section 19.04.21(9) outlines the requirements for lot coverage in the MU zone and states that the maximum lot coverage in this zone is 50%. The overall building coverage for this phase is 29%. Therefore the proposed townhome development, with its individual ownership for each unit, complies with this code requirement.

Minimum Dwelling Size: complies. Section 19.04.21(10) outlines the requirements for minimum dwelling sizes within the MU zone and states that every dwelling in this zone shall contain a minimum of 1,000 square feet of living space above grade. The floor plans submitted show a total of 1,677 square feet of livable area on the first and second floors for each dwelling unit.

Open Space Requirement: complies. Section 19.07.06(7) states that the minimum open space required in a PUD overlay is 30% of the entire development; however, the City Council may reduce the open space requirement to 25% if in their estimation it provides for a better development.

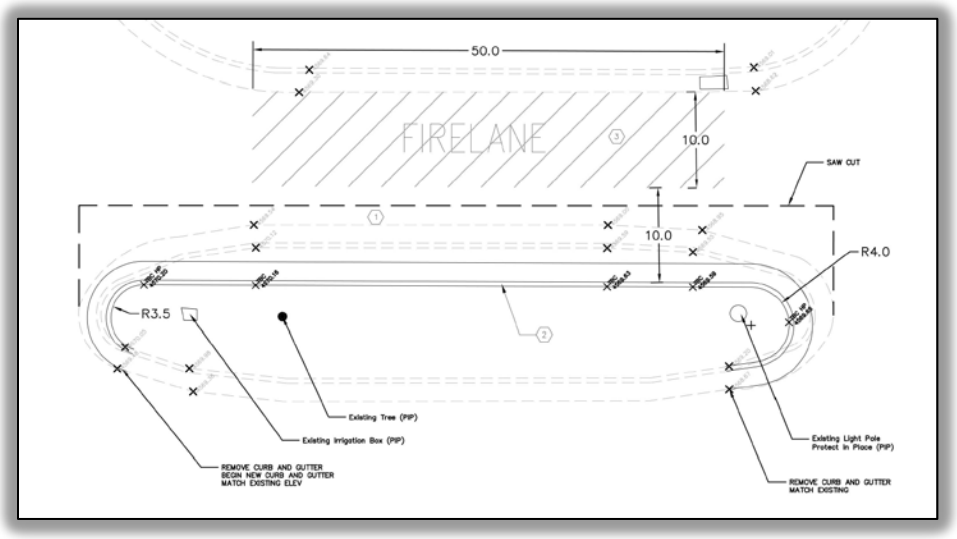
As a condition of Final Plat approval, the City Council prohibited the complete fencing of the open space behind each of the units. The required this condition to ensure that the total amount of open space remained above 30%. The approved and proposed amount of open space is 33.75%.

Parking, vehicle and pedestrian circulation: can conditionally comply. Section 19.09.11 requires multi-family homes to have a minimum 2.25 parking stalls with a minimum 1 stall in an enclosed garage. Each of the 41 townhomes will have a two car garage. In addition to the parking within the garages (which are all setback at least 20' from the property line) there are 16 off-street parking spaces. Therefore there are 98 parking stalls provided for this phase, creating a parking ratio of 2.39 parking stalls per unit. The amended plat does not propose any changes to the parking.

Emergency Access:
During the May 6, 2014 Final Plat approval, the City Council required the following condition:

> "Prior to occupancy of any unit within Phase 3, the landscape island in the main entrance leading from this overall development to Redwood Road, shall be modified to the satisfaction of the Fire Chief to provide secondary emergency access to the Sergeant Court Development."

The applicant has worked closely with the Fire Chief to come up with a satisfactory design. This design identifies the modification of the landscape median at the entrance to this development from Redwood Road. The following exhibit illustrates the modifications that are required in order to meet the Fire Department's access needs:



The amended plat will be under the same obligation for the access improvements.

Private Road Design:
During review of the concept plan for Phase 3, the Planning Commission raised concerns about how the multiple curb cuts have affected the usability of the sidewalks in the existing Phase 2. Because these private roads have been developed with no park strips, the sidewalk and curb and gutter are integrated as one monolithic concrete site improvement. The limited spacing of driveways requires frequent curb cuts to the vertical curb, which in turn requires the sidewalk to dip down to match the cut curb.

This built environment creates vertical undulations in the sidewalk that are visually unappealing and more importantly, challenging for people to use.

The city requirements have been updated to allow a modified curb and gutter design for private roads. Such design does not require formal curb cuts and therefore does not create an undulating sidewalk. Phase 3 will use a modified curb and gutter.

Trail Connection:
One of the conditions of approval the City Council applied to the Final Plat stated:

> "The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west and be constructed in to follow the alignment of Option #3 as shown on the Sergeant Court Phase 3 Open Space Plan, which is attached to this report."

The amended plat *does not* show compliance with this condition of approval. Please see Section "C" of this report for more information and staff recommendation.

Landscaping, fencing, and signage: complies. Phase 3 provides 35.5% open space, which is landscaped above what is required per code. A 3 rail vinyl fence will be installed along the west, north, and a portion of the south boundaries of Phase 3 in order to provide proper project delineation. The existing cinderblock wall built by the Town Center Storage will provide part of the delineation on the south boundary of the project, with the remaining length to the west property line being delineated with a 3 rail vinyl fence.

H. Recommendation and Alternatives:

After evaluating the required standards for an amended plat and residential developments located in an MU zone, staff recommends that the Planning Commission conduct a public meeting and choose one of the following motions:

Recommended Motion:
"Based upon the evidence and explanations received today, I move that the Planning Commission approve the Sergeant Court Phase 3 Amended Plat on property located at approximately 1675 North 95 West, approving the proposed building elevations, with the findings and conditions below:

Findings:
1. As stated in Section H of this report, the Amended Plat is consistent with the General Plan and Land Development Code. All findings in Section H of this report are incorporated into these findings by this reference.

Conditions:
1. Per Section 19.12.02(5) of the City Code, the Final Subdivision Plat shall remain valid for twenty-four months from the date of City Council approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extensions must be requested within twenty-four months of site plan/Subdivision approval and shall not exceed twelve months."
2. Per Section 19.12.06 of the Land Development Code, the private streets within this development shall incorporate a modified curb and gutter.
3. Prior to occupancy of any unit within Phase 3, the landscape island in the main entrance leading from this overall development to Redwood Road, shall be modified to the satisfaction of the Fire Chief to provide secondary emergency access to the Sergeant Court Development.
4. All requirements of the City Engineer shall be met, including but not limited to those outlined in the attached report.
5. The on-site pedestrian trail shall be constructed of concrete to match the future public trail to the west and be constructed in to follow the alignment of Option #1, which is the most direct route from the sidewalk between Lots 18 and 19 and the southwest corner of the property,

as approved by the City Council on May6, 2014. Said trail shall be a minimum 5 feet in width through the duration of its length from sidewalk to property line. The trail shall be colored and stamped to delineate it from the driveways serving Lot 18 and 19.

6. The Building elevations shall incorporate a stone wainscot on the front and sides of all buildings. Wainscot shall be a minimum 3 feet in height and shall architecturally blend with the masonry work on the front elevation.
7. A 3 rail vinyl fence shall be installed along the north, west, and south portions of this plat; with the exception that the vinyl fence shall not be required along the portion of the south property line where the existing Town Storage wall is currently constructed.
8. Any other conditions as articulated by the Planning Commission: _____

Alternative Motions:

Alternative Motion A

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

_____

Alternative Motion B

"Based upon the evidence and explanations received today and the following findings, I move that the City Council deny the Sergeant Court Phase 3 Amended Plat on property located at approximately 1675 North 95 West. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

_____

I. Exhibits:

1. Engineering Report
2. Approved Final Subdivision Plat
3. Approved Building Elevations
4. Proposed Amended Plat
5. Proposed Building Elevations
6. City Council Minutes (May 6, 2014)

SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION
FINAL PLAT
SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

0 40 80
SCALE 1"=40'

LEGEND & NOTES:

1. SECTION CORNER MONUMENTS FOUND (AS NOTED)
2. SET 5/8 INCH BY 18 INCH STEEL BAR WITH SURVEYORS IDENTIFICATION CAP STAMPED: "MERIDIAN PLS 4938744" ON ALL PROPERTY CORNERS. PROPERTY CORNERS SET ON, OR ABOUT THE DATE OF THIS CERTIFICATION.
3. NAIL TO BE SET (AS NOTED)
4. MONUMENTS FOUND (AS NOTED)
5. STREET MONUMENTS TO BE SET (AS NOTED)
6. PROPOSED FIRE HYDRANT LOCATION.
7. PROPOSED STREET LIGHT LOCATION.
8. EXISTING NAIL
9. EXISTING STREET MONUMENT
10. EXISTING FIRE HYDRANT LOCATION.
11. EXISTING STREET LIGHT LOCATION.
12. SETBACK LINE
13. BOUNDARY LINE
14. EASEMENT LINE
15. CENTER LINE

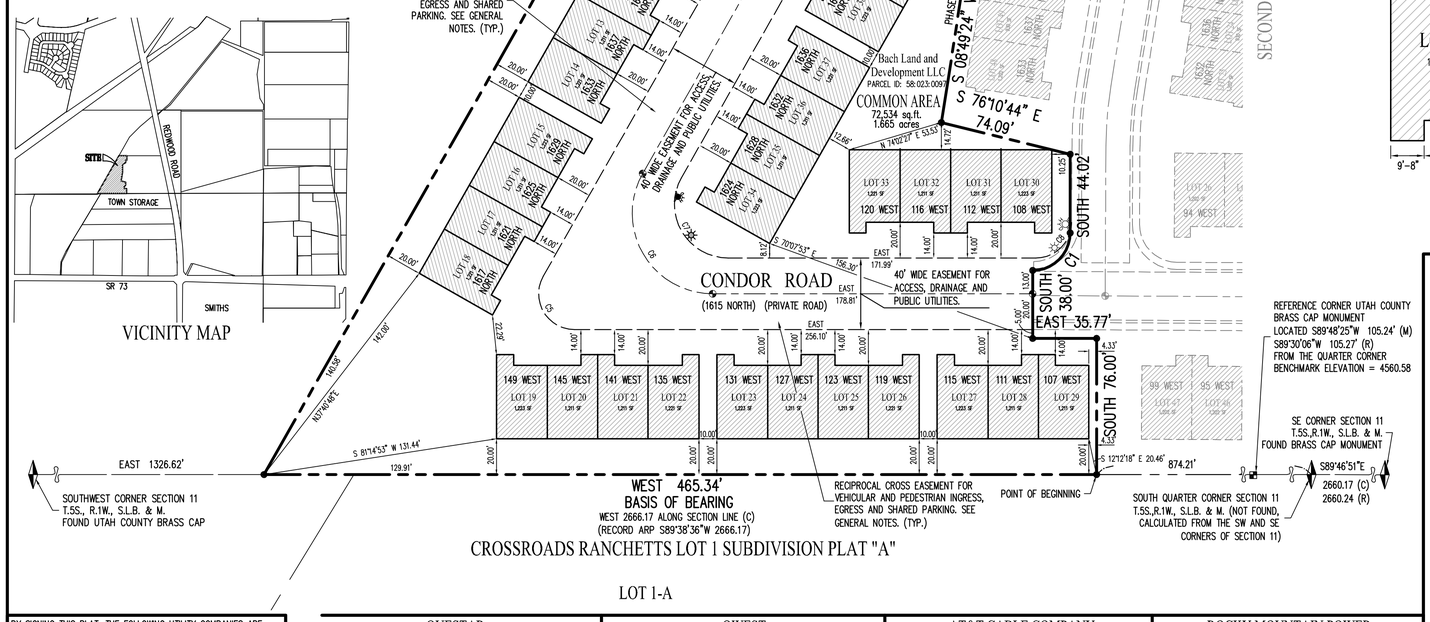
PRIVATE SPACE

COMMON AREA (NOTE: ALL AREA NOT DESIGNATED AS PRIVATE SPACE IS COMMON AREA)

(R) DISTANCE OR BEARING HAS BEEN EXTRACTED FROM CURRENT DEEDS OF RECORD.
(M) DISTANCE OR BEARING SHOWN REPRESENTS AN ACTUAL FIELD MEASUREMENT.
(C) DISTANCE OR BEARING HAS BEEN CALCULATED FROM FIELD MEASUREMENTS.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	90°00'00"	21.00	32.99	21.00	29.70	S45°00'00"W
C2	51°38'55"	71.50	64.45	34.60	62.29	S55°24'27"W
C3	53°34'32"	91.50	85.56	46.20	82.48	S56°22'16"W
C4	60°25'00"	111.50	117.57	64.92	112.20	S59°47'30"W
C5	119°35'00"	20.00	41.74	34.35	34.57	S30°12'30"E
C6	119°35'00"	45.00	93.92	77.29	77.78	S30°12'30"E
C7	119°35'00"	30.00	62.61	51.53	51.85	S30°12'30"E
C8	89°40'59"	20.00	31.31	19.89	28.21	N45°09'31"E
C9	07°09'29"	91.50	11.43	5.72	11.42	N86°44'17"E

VICINITY MAP



CROSSROADS RANCHETTS LOT 1 SUBDIVISION PLAT "A"

LOT 1-A

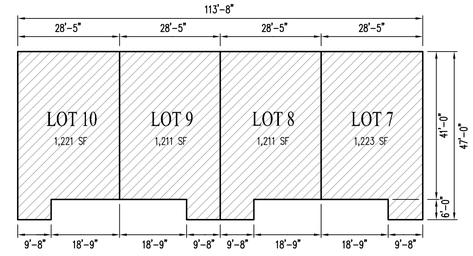
REQUIRED PLAT NOTES:

1. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT. DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION
4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS: AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
5. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
6. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS 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.
7. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIES OTHERWISE ON EACH IMPROVEMENT.
8. ANY REFERENCES HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
10. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.

GENERAL NOTES:

1. THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO A RECIPROCAL CROSS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND SHARED PARKING. REFERENCE SAID EASEMENT DATED JANUARY 4, 2007 AND RECORDED AS ENTRY NO. 1469:2007 WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER.

2. PRIVATE ROADS AND COMMON AREAS ARE DEDICATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER, AND STORM DRAINAGE.



BUILDING DIMENSION DETAIL
SCALE 1"=20'
(TYPICAL)

APRIL 7, 2014

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCELS AND TO WRITE A COMPOSITE LEGAL DESCRIPTION OF SAID PARCELS. THE BASIS OF BEARING FOR THIS SURVEY IS WEST ALONG THE SECTION LINE FOR A DISTANCE OF 2666.17 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SOUTH QUARTER CORNER LOCATION WAS RE-ESTABLISHED USING FIELD MEASUREMENTS TAKEN NOVEMBER OF 2005 ON THE BRASS CAP MONUMENTS REPRESENTING THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID SECTION 11 AND USING THE RECORD BEARING AND DISTANCE TIES AS FOUND ON THE UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

1. ALL VESTING DOCUMENTS LISTED ABOVE (RECORD DESCRIPTIONS).
2. WARRANTY DEED IN FAVOR OF ROBERT ALLRED, SHERLYN ALLRED, & SHANE ALLRED, JT RECORDED DECEMBER 12, 1976 AS ENTRY NUMBER 49966.
3. WARRANTY DEED IN FAVOR OF ARTHUR R. AND EUNICE CHEN BUCKLAND, TR RECORDED JUNE 3, 1996 AS ENTRY NUMBER 45828.
4. SPECIAL WARRANTY DEED IN FAVOR OF IHC HEALTH SERVICES, INC. RECORDED DECEMBER 27, 2002 AS ENTRY NUMBER 156616:2002.
5. CROSSROADS RANCHETTS LOT 1 SUBDIVISION PLAT "A" RECORDED NOVEMBER 4, 1991 AS ENTRY NUMBER 43648 AS MAP NUMBER 4326
6. CROSSROADS RANCHETTS [SIC] LOT 1 SUBDIVISION PLAT "A" RECORDED SEPTEMBER 22, 2004 AS ENTRY NUMBER 108128:2004 AS MAP NUMBER 10691.
7. UTAH COUNTY DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, ACCORDING TO THE OFFICIAL PLAT THEREOF.
8. UTAH COUNTY SECTION TIE SHEETS OF THE SOUTH QUARTER CORNER, THE SOUTHWEST CORNER, AND THE SOUTHEAST CORNER OF SAID SECTION 11.
9. SURVEY PLAT FOR EMCAR CONSTRUCTION PERFORMED BY TORGERSEN ENGINEERING. SURVEY NUMBER 03 233.
10. SURVEY PLAT FOR FREE & ASSOCIATES PERFORMED BY MCNEIL ENGINEERING AND LAND SURVEYING L.C. SURVEY NUMBER 00 036.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NUMBER 4938744, 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 THE AUTHORITY OF THE OWNER(S), 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 THIS 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 SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 874.21 FEET WEST ALONG THE SECTION LINE FROM THE CALCULATED SOUTH QUARTER CORNER OF SAID SECTION 11, SAID POINT IS ALSO 1791.96 FEET EAST ALONG SAID SECTION LINE FROM THE UTAH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 11, (THE BASIS OF BEARING FOR THIS PROPERTY, AS MEASURED BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 11, IS WEST 2666.17 FEET) AND RUNNING THENCE TO AND ALONG CROSSROADS RANCHETTS LOT 1 SUBDIVISION BOUNDARY LINE, WEST 465.34 FEET ALONG SAID SECTION LINE; THENCE N.29°35'00"E. 695.82 FEET; THENCE EAST 127.93 FEET ALONG A LINE PARALLEL WITH SAID SECTION LINE; THENCE TO AND ALONG FOR THE NEXT 12 CALLS OF THE SECOND AMENDED PLAT OF SERGEANT COURT PHASE 2 BOUNDARY LINE, SOUTH 76.00 FEET; THENCE WEST 20.60 FEET; THENCE SOUTH 38.00 FEET; THENCE S.62°25'13"W. 56.41 FEET; THENCE SOUTH 125.11 FEET; THENCE S.08°49'24"W. 144.88 FEET; THENCE S.76°10'44"E. 74.09 FEET; THENCE SOUTH 44.02 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 21.00 FEET AND DELTA ANGLE OF 90°00'00" (CHORD BEARS S.45°00'00"W. 29.70 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 32.99 FEET; THENCE SOUTH 38.00 FEET; THENCE EAST 35.77 FEET; THENCE SOUTH 76.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 154,327 SQUARE FEET OR 3.543 ACRES IN AREA, MORE OR LESS.

DATE

MICHAEL W. NADEAU
UTAH PLS NO. 493874

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

SERGEANT COURT PHASE 3 A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

DO HEREBY DEDICATE FOR THE PURPETUAL 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 ENCUMBERENCE 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 THE SUBDIVISION.

IN WITNESS WHEREBY_____, HAVE HEREUNTO SET_____HAND THIS _____, DAY OF_____, A.D. 20____.

SHON RINDLISBACHER — SIGNATURE
SIGNATURE — SIGNATURE

OWNERS ACKNOWLEDGMENT

STATE OF UTAH }SS
COUNTY OF UTAH

ON THE ____ DAY OF_____, 20____ PERSONALLY APPEARED BEFORE ME _____
THE SIGNER OF THIS PLAT, WHO BEING DULY SWORN DID SAY, HIMSELF, THAT HE, THE SAID IS THE MANAGER OF_____
_____ SWORN DID SAY, HIMSELF, THAT HE, THE SAID IS THE MANAGER OF_____
_____, LC AND THAT THE WITHIN PLAT WAS SIGNED IN BEHALF OF _____,
LC BY AUTHORITY OF A RESOLUTION OF ITS MEMBERS, AND SAID _____
ACKNOWLEDGED TO ME THAT SAID _____ , LC EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }S.S.
COUNTY OF UTAH

ON THE_____ DAY OF_____, 20_____, PERSONALLY APPEARED BEFORE ME, _____
, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ AND
THAT THE WITHIN AND THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THE SAID_____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

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

MAYOR — ATTEST: CITY RECORDER (SEE SEAL BELOW)

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

QUESTAR
APPROVED THIS _____ DAY OF_____ A.D. 20____
BY QUESTAR.
QUESTAR, AUTHORIZED AGENT

QWEST
APPROVED THIS _____ DAY OF_____ A.D. 20____
BY QWEST.
QWEST AUTHORIZED AGENT

AT&T CABLE COMPANY
APPROVED THIS _____ DAY OF_____ A.D. 20____
BY COMCAST CABLE COMPANY.
AT&T CABLE AUTHORIZED AGENT

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

MERIDIAN ENGINEERING, INC.
9217 SOUTH REDWOOD ROAD SUITE A
WEST JORDAN, UTAH 84088
PHONE (801) 569-1315 FAX (801) 569-1319

FIRE CHIEF APPROVAL
APPROVED THIS _____ DAY OF_____ A.D. 20____
BY THE FIRE CHIEF.
FIRE CHIEF AUTHORIZED AGENT

PLANNING COMMISSION REVIEW
REVIEWED THIS _____DAY OF _____A.D. 20 _____
BY THE SARATOGA SPRINGS PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEERING APPROVAL
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
CITY ENGINEER — DATE

SARATOGA SPRINGS ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF_____ A.D. 20____
BY THE CITY ATTORNEY.
SARATOGA SPRINGS ATTORNEY

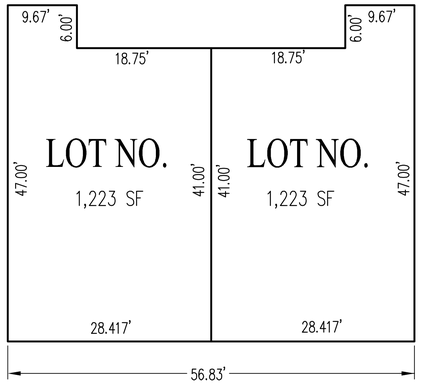
LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS DAY_____OF _____ A.D. 20____.
LEHI CITY POST OFFICE REPRESENTATIVE

DEVELOPED BY:
BACH LAND AND DEVELOPMENT L.L.C.
11650 SOUTH STATE STREET, SUITE 300, DRAPER, UTAH 84020

SERGEANT COURT PHASE 3
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

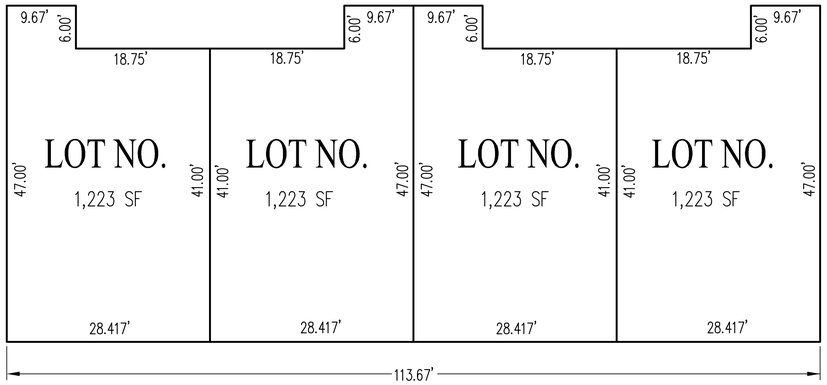
FINAL PLAT, SHEET 1 OF 3
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SURVEYORS SEAL | NOTARY PUBLIC SEAL | CIVIL ENGINEERS SEAL | CLERK-RECORDER SEAL



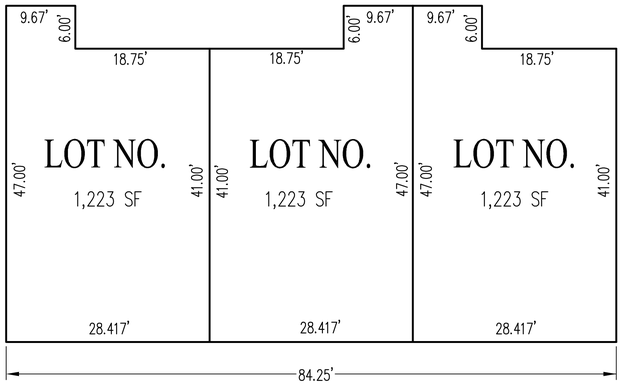
2 UNIT BUILDING

SCALE: 1"=10'



4 UNIT BUILDING

SCALE: 1"=10'



3 UNIT BUILDING

SCALE: 1"=10'

U:\13-Projects\13023-SGJ-Sergeant Court - Phase 3\13023\dwg\PHASE3\FINAL-PLAT-PH3-2.dwg Mar 04, 2014 - 2:19pm

SERGEANT COURT PHASE 3
A PLANNED UNIT DEVELOPMENT AND SUBDIVISION
FINAL PLAT, SHEET 2 OF 3
SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH
BUILDING DIMENSION PLAN

COUNTY RECORDER NO. _____

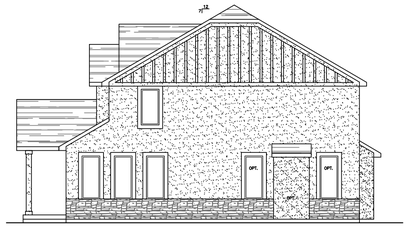
STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF

_____

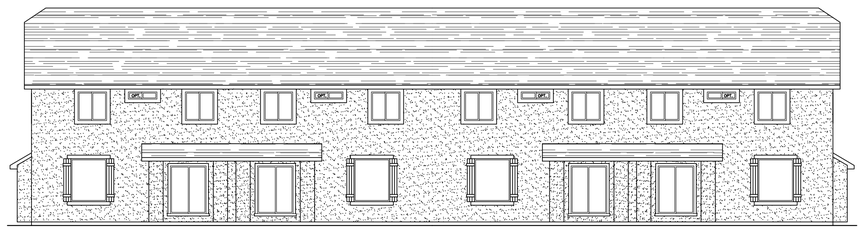
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ UTAH COUNTY RECORDER

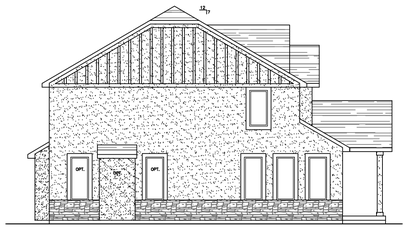
FRONT ELEVATION



RIGHT ELEVATION



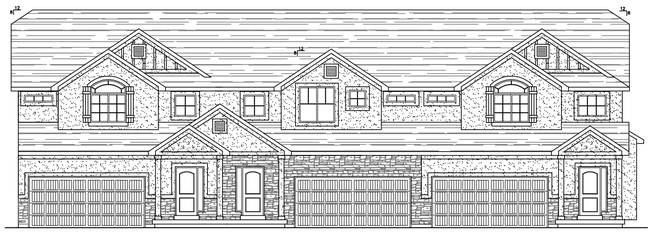
REAR ELEVATION



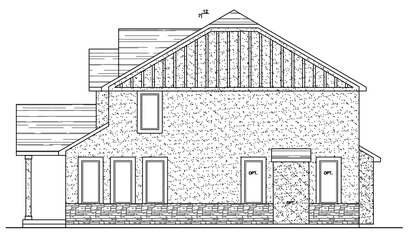
LEFT ELEVATION

4 UNIT BUILDING

SCALE: 1"=10'



FRONT ELEVATION



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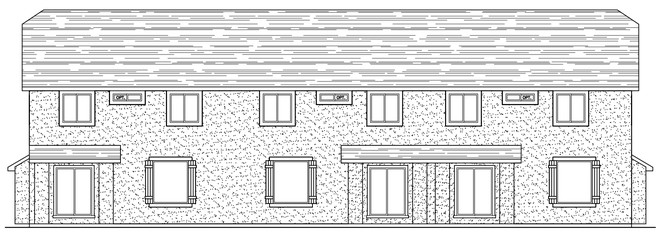

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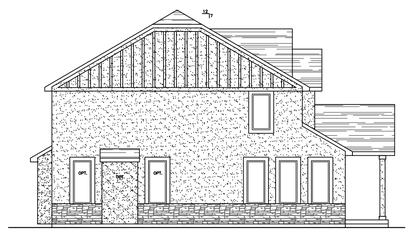
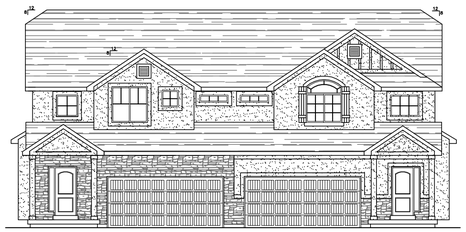


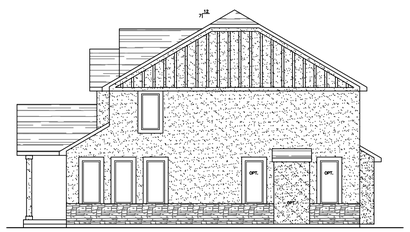
LEFT ELEVATION

3 UNIT BUILDING

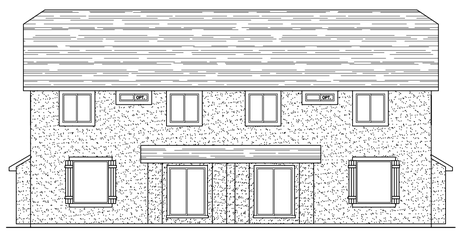
SCALE: 1"=10'



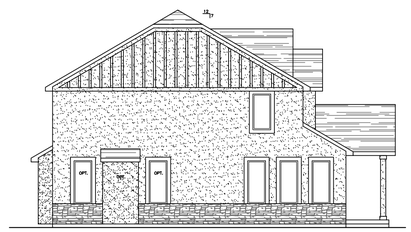
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

2 UNIT BUILDING

SCALE: 1"=10'

SERGEANT COURT PHASE 3

A PLANNED UNIT DEVELOPMENT AND SUBDIVISION

FINAL PLAT, SHEET 2 OF 3

SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T. 5 S., R. 1 W., S.L.B. & M.
SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

BUILDING DIMENSION PLAN

COUNTY RECORDER NO. _____

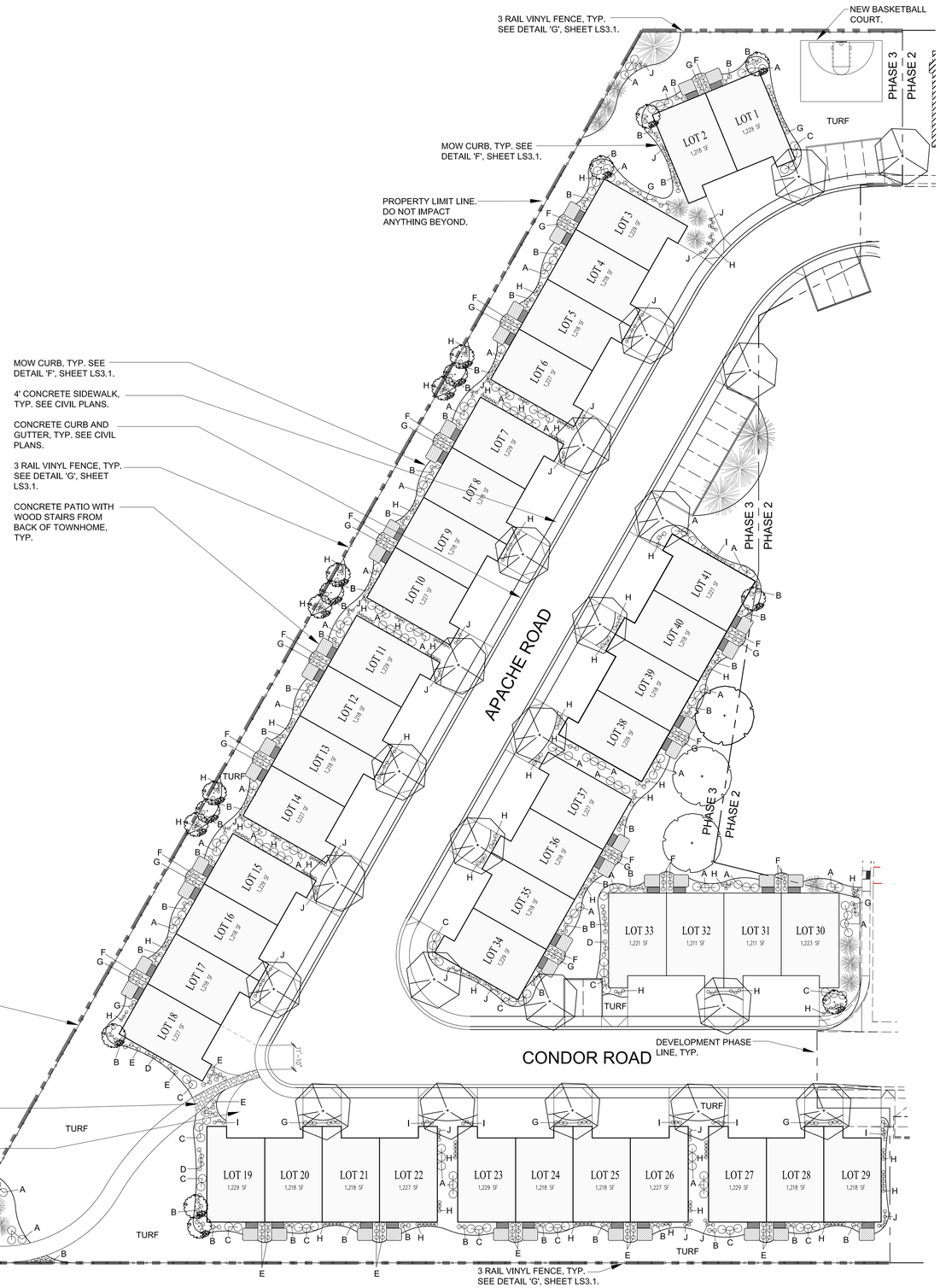
STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF

_____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ UTAH COUNTY RECORDER

U:\13-Projects\13023-SCJ-Sergeant Court - Phase 3\13023\dwg\PHASE3\FINAL-PLAT-PH3-3.dwg Mar 04, 2014 - 2:20pm



TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	3	2-1/2" CALIPER
	GLEDITSIA T.I. 'SHADEMASTER' SHADEMASTER THORNLESS HONEYLOCUST	22	2-1/2" CALIPER
	MALUS SP. 'RED BARON' RED BARON CRABAPPLE	17	5' TALL
	PINUS FLEXALIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S LIMBER PINE	4	5' TALL
	PICEA OMORIKA 'WELLS DEER RUN' WELLS DEER RUN SERBIAN SPRUCE	13	1-1/2" CALIPER

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
A	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWWOD	135	5 GALLON
B	CORNUS SERICEA 'KELSEYI' KELSEY DOGWOOD	145	5 GALLON
C	PHYSOCARPOS O. 'SUMMER WINE' SUMMER WINE NINEBARK	43	5 GALLON
D	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	11	5 GALLON
E	SPIRAEA BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	49	5 GALLON
F	TAXUS BACCATA REPANDENS DWARF ENGLISH YEW	48	5 GALLON
G	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	80	5 GALLON

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
H	HEMEROCALLIS SP. 'STELLA DE ORO' STELLA DE ORO DAYLILY	218	1 GALLON
I	HOSTA SP. 'MEDIO PICTA' VARIEGATED PLANTAIN LILY	32	1 GALLON
J	PENNISETUM A. 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	94	1 GALLON

LANDSCAPE NOTES:

1. ALL PLANTER AREAS SHALL HAVE A 4" DEPTH OF SHREDDED BARK MULCH. SEE DETAIL 'E', SHEET LS3.1.
2. SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE INFORMATION.
3. SEE CIVIL PLANS FOR ALL HARDSCAPE DRAWINGS.
4. SEE ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
5. SITE SHALL HAVE AUTOMATED IRRIGATION IN ALL TURF AREAS AND DRIP IRRIGATION IN ALL PLANTER AREAS.

TOWNHOME LANDSCAPE CALCULATION

	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA:	--	55,069 S.F.
TOTAL DECIDUOUS TREES:	22	42
(6 PER 15,000 S.F.)		
TOTAL EVERGREEN TREES	15	17
(4 PER 15,000 S.F.)		
TOTAL SHRUBS:	70	511
(19 PER 15,000 S.F.)		
TOTAL TURF AREA:	50% MIN.	71%

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

811 CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

Project Number	PM LDA
Filename	Plot Date 04.10.2014
Designed By	Drawn By JWN
LDA / JWN	Checked By LDA
Scale 1" = 30'	Date Issued 04.10.2014

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 9519-5301
04/10/2014
ELECTRONIC SEAL
STATE OF UTAH

PROJECT ENGINEERING CONSULTANTS
986 West 9000 South
West Jordan, Utah, 84088
Tel. (801) 495-4240
Fax.(801) 495-4244
www.pecutah.com

SGT. COURT PHASE 3
LANDSCAPE PLANTING PLAN
N. BLACKHAWK DR. & W. CONDOR RD.
SARATOGA SPRINGS, UT, 84045

Sheet Number
LS1.1

TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	3	2-1/2" CALIPER
	GLEDITSIA T.I. 'SHADEMASTER' SHADEMASTER THORNLESS HONEYLOCUST	22	2-1/2" CALIPER
	MALUS SP. 'RED BARON' RED BARON CRABAPPLE	15	5' TALL
	PINUS FLEXALIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S LIMBER PINE	4	5' TALL
	PICEA OMORIKA 'WELLS DEER RUN' WELLS DEER RUN SERBIAN SPRUCE	12	1-1/2" CALIPER

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
A	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWWOD	13□	5 GALLON
B	CORNUS SERICEA 'KELSEYI' KELSEY DOGWOOD	119	5 GALLON
C	PHYSOCARPOS O. 'SUMMER WINE' SUMMER WINE NINEBARK	□3	5 GALLON
D	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	11	5 GALLON
E	SPIRAEA BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	27	5 GALLON
F	TAXUS BACCATA REPANDENS DWARF ENGLISH YEW	36	5 GALLON
G	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	6□	5 GALLON

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
H	HEMEROCALLIS SP 'STELLA DE ORO' STELLA DE ORO DAYLILY	23□	1 GALLON
I	HOSTA SP. 'MEDIO PICTA' VARIEGATED PLANTAIN LILY	26	1 GALLON
J	PENNISETUM A. 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	□0	1 GALLON

LANDSCAPE NOTES:

1. ALL PLANTER AREAS SHALL HAVE A 4" DEPTH OF SHREDDED BARK MULCH. SEE DETAIL 'E', SHEET LS3.1
2. SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE INFORMATION.
3. SEE CIVIL PLANS FOR ALL HARDSCAPE DRAWINGS.
4. SEE ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
5. SITE SHALL HAVE AUTOMATED IRRIGATION IN ALL TURF AREAS AND DRIP IRRIGATION IN ALL PLANTER AREAS.

TOWNHOME LANDSCAPE CALCULATION

	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA:	--	55,069 S.F.
TOTAL DECIDUOUS TREES:	22	□0
(6 PER 15,000 S.F.)		
TOTAL EVERGREEN TREES	15	16
(4 PER 15,000 S.F.)		
TOTAL SHRUBS:	70	□3□
(19 PER 15,000 S.F.)		
TOTAL TURF AREA:	50% MIN.	71%

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

811 CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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BACH HOMES
11650 South State Street, Suite 300
Draper, Utah 84020
(801) 727-9500
www.bachhomes.net

AN APARTMENT COMMUNITY BY
BACH HOMES

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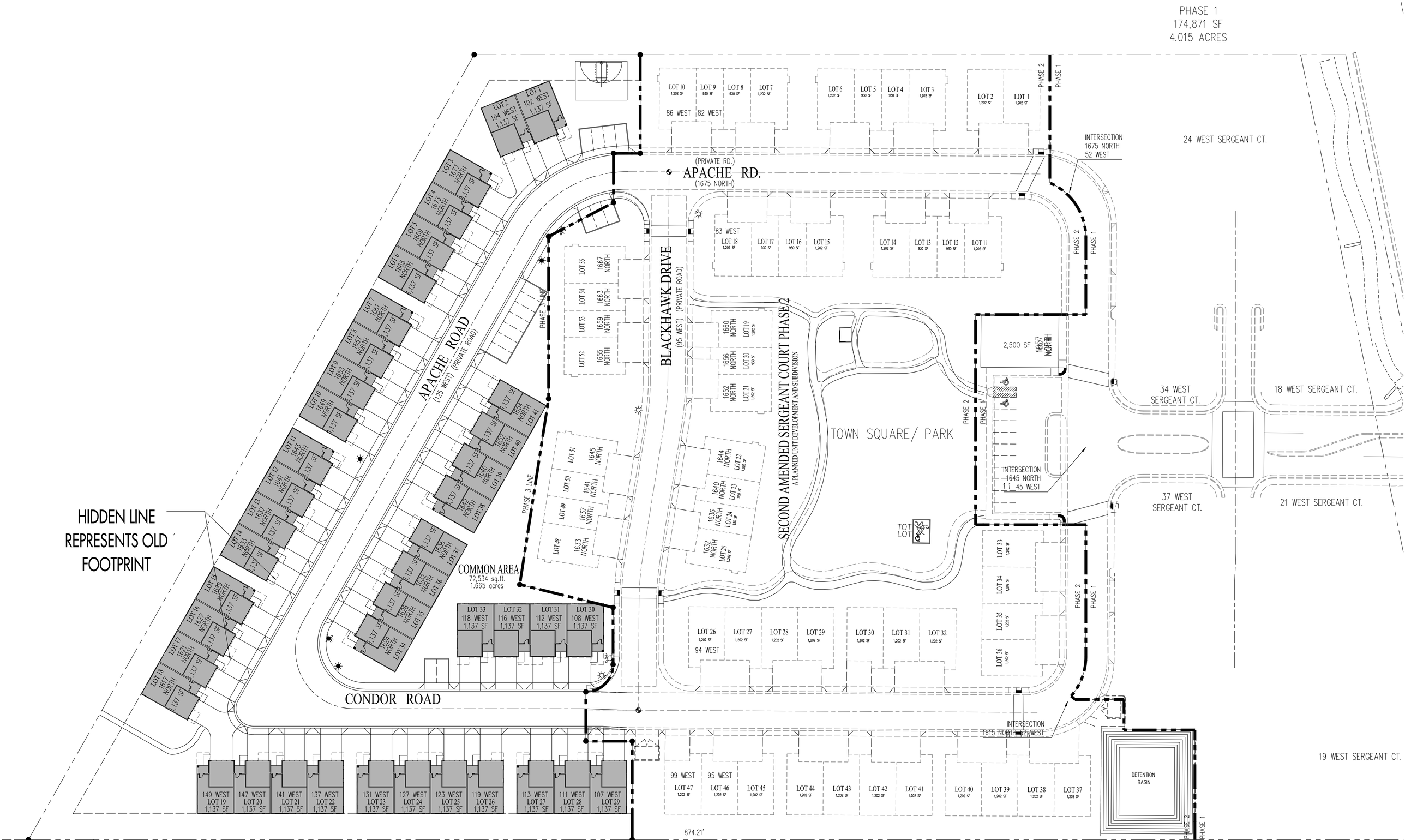
SERGEANT COURT - PHASE III
SARATOGA SPRINGS, UT

DRAWN: DB
REVISION: -

LANDSCAPE PLANTING PLAN

LS1.1
SHEET NO.



SERGEANT COURT - PHASE III
PROPOSED SITE LAYOUT
SCALE: N.T.S.

- CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION -

BACH HOMES

7/17/2015 9:20:57 AM

Conceptual Design - Not for Construction

Sergeant Court - Phase III - Saratoga Springs, UT

BACH HOMES

6/24/2015 1:19:14 PM

Proposed Project

Front Elevation

Back Elevation

Right Elevation

Perspective

Left Elevation

Conceptual Design - Not for Construction

Sergeant Court - Phase III - Saratoga Springs, UT

BACH HOMES

6/24/2015 1:22:21 PM

MEMORANDUM

TO: Planning Commission

FROM: Scott Langford, Senior Planner

DATE: July 30, 2015

SUBJECT: The Crossing Community and Village Plan – Work Session

"The Crossing" is a proposed 68 acre commercial development located on the northwest corner of Redwood Road and Pioneer Crossing. The property is part of the approved District Area Plan (DAP), which requires new developments to receive approval of a Community Plan and a more detailed Village Plan.

Staff has recommended that the applicant discuss the proposed Community Plan and Village Plan as a work session item with the Planning Commission and City Council prior to presenting the development as an action item in a formal hearing.

Please note that the information included in this packet is meant to lay the ground work for additional information which will be presented at the work session.

Community Plan

Section

1 - Description
2 - Use Map
3 - Build-out Allocation
4 - Open Space Plan
5 - Guiding Principals
5a - Guiding Principals - Street Scape
5b - Guiding Principals - Landscape
6 - Utility Capacity
7 - Conceptual Plans
8 - Development Agreement
9 - Additional Elements

SARATOGA SPRINGS BOYER

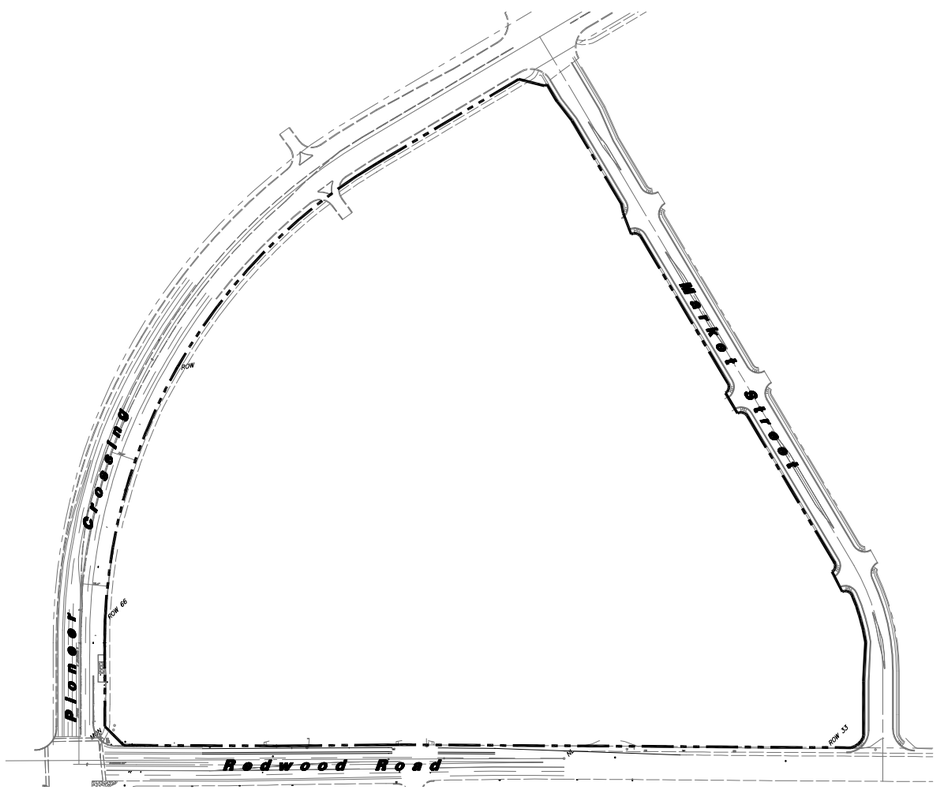
#1 Description

Legal Description

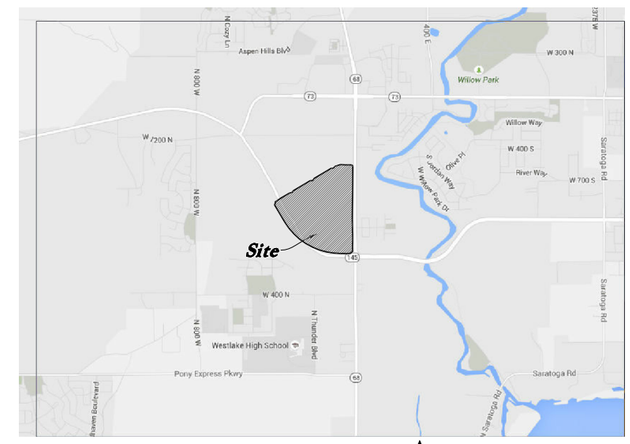
A part of the Southwest Quarter of Section 14, and the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at an existing Right–of–Way monument on the West Line of Redwood Road as it exists at 56.0 foot half–width located 1269.25 feet South 0°05'22" West along the Section Line, and 2606.75 feet South 89°54'38" East from the Northwest Corner of said Section 23; and running thence South 44°56'27" West 76.93 feet to an existing Right–of–Way monument on the North Line of Pioneer Crossing; thence South 89°46'30" West 243.76 feet along said North Line; thence along the Northeasterly Line of said Pioneer Crossing as it will exist at 75.00 foot half–width the following two courses: Northwesterly along the arc of a 1625.00 foot radius curve to the right a distance of 1681.26 feet (Center bears North 0°00'12" East, Central angle equals 59°16'46" and Long Chord bears North 60°21'25" West 1607.27 feet) to a point of tangency; and North 30°43'02" West 477.39 feet; thence North 14°16'58" East 77.78 feet; thence North 30°43'02" West 7.81 feet to the Southeasterly Line of future Market Street; thence along said Southeasterly Line the following nineteen courses: North 59°16'58" East 57.88 (57.91 feet record); North 52°09'24" East 70.71 feet; North 59°16'58" East 283.00 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Central Angle equals 90°00'00" and Long Chord bears South 75°43'02" East 28.99 feet); North 59°16'58" East 69.00 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Center bears North 59°16'58" East, Central Angle equals 90°00'00" and Long Chord bears North 14°16'58" East 28.99 feet) to a point of tangency; North 59°16'58" East 496.30 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Central Angle equals 90°00'00" and Long Chord bears South 75°43'02" East 28.99 feet); North 59°16'58" East 69.00 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Center bears North 59°16'58" East, Central Angle equals 90°00'00" and Long chord bears North 14°16'58" East 28.99 feet) to a point of tangency; North 59°16'58" East 496.29 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 31.31 feet (Central Angle equals 87°30'03" and Long Chord bears South 76°58'00" East 28.35 feet); North 62°55'52" East 65.19 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 33.68 feet (Center bears North 62°30'06" East, Central Angle equals 94°08'30" and Long Chord bears North 19°34'06" East 30.02 feet); Northeasterly along the arc of a 555.50 foot radius curve to the right a distance of 143.01 feet; (Center bears South 23°21'38" East, Central Angle equals 14°45'04" and Long Chord bears North 74°00'53" East 142.62 feet); South 87°05'31" East 113.14 feet; East 157.18 feet to a point of curvature; Southeasterly along the arc of a 20.00 foot radius curve to the right a distance of 8.80 feet; (Central Angle equals 25°12'32" and Long Chord bears South 77°23'44" East 8.73 feet) to a point of compound curvature; and Southeasterly along the arc of a 51.50 foot radius curve to the right a distance of 46.10 feet (Central Angle equals 51°17'34" and Long Chord bears South 39°08'42" East 44.58 feet) to the West Line of Redwood Road; thence South 0°22'55" West 1313.12 feet along said West Line to an existing Right–of–Way monument at an angle point in said West Line; thence South 0°34'22" East 359.78 feet to an existing Right–of–Way monument; thence South 0°16'42" West 406.89 feet; thence Southerly along the arc of a 20,056.60 foot radius curve to the left a distance of 37.82 feet (Center bears South 89°37'21" East, Central Angle equals 0°06'29" and Long Chord bears South 0°19'25" West 37.82 feet) along the West Line of Redwood Road to the point of beginning.

Contains 2,997,857 sq. ft.
or 68.821 acres



Site Map



Vicinity Map

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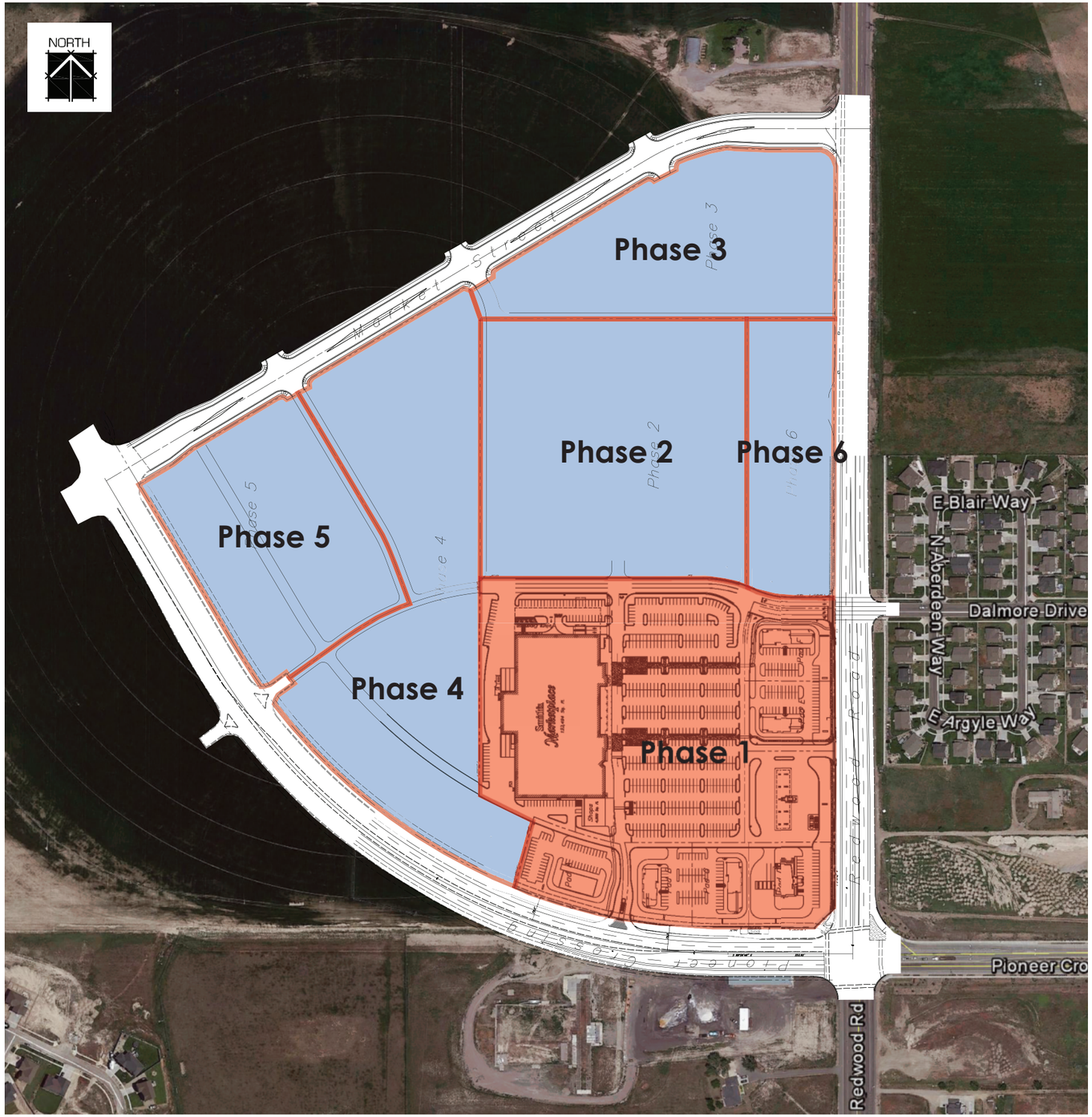
2 - Community Use Map



USES

Phase 1 - Regional Retail

Future Phases - Regional Retail

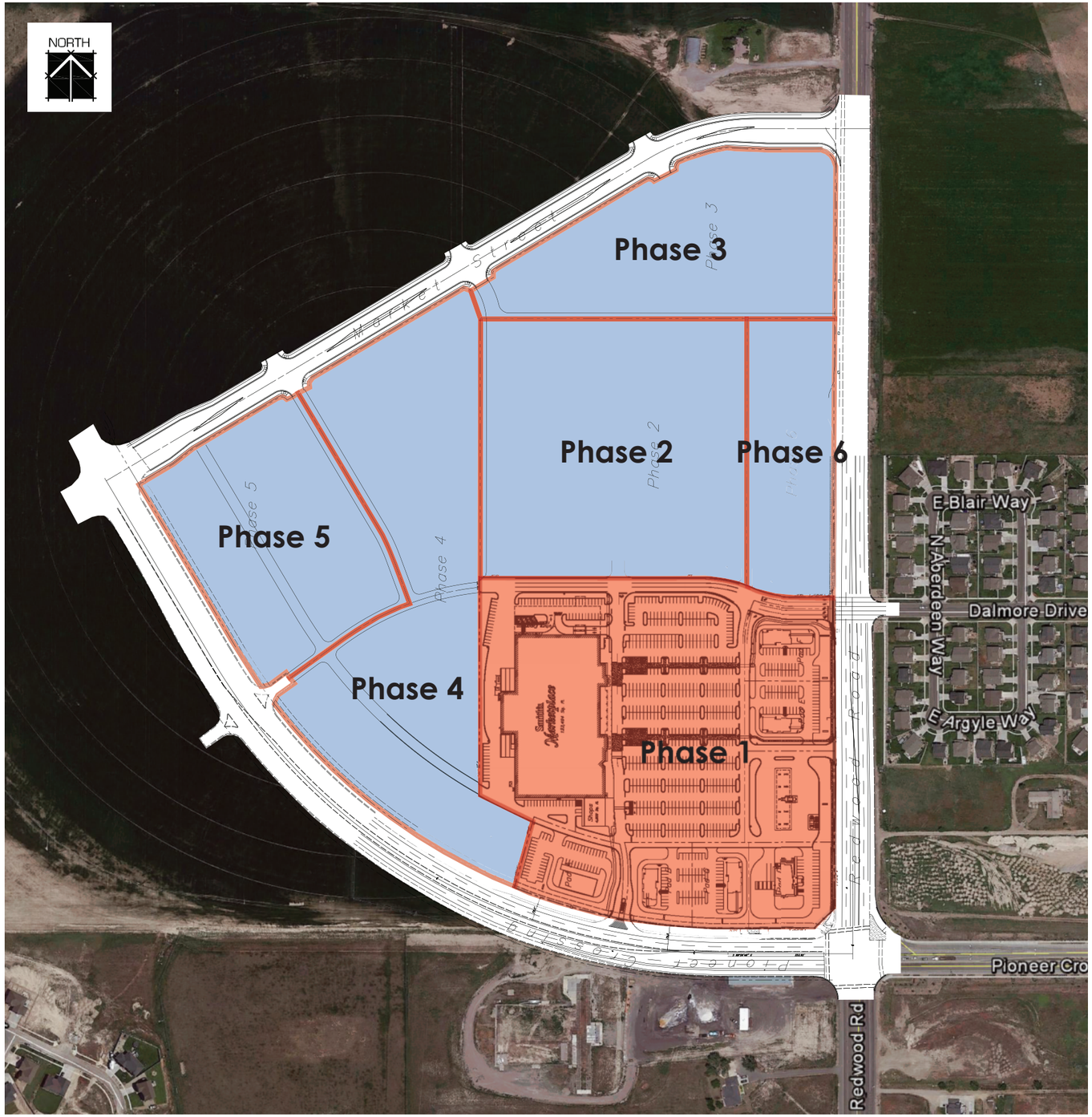
Permitted and conditional uses per City of Sartoga Springs District Area Plan - Regional Retail:

Regional retail includes an agglomeration of large and small scale retail buildings. Some office buildings can also be found in regional retail areas. The retail serves a community that extends beyond the neighborhoods to the entire region. Regional retail provides adequate parking for the businesses in close proximity to the stores and the customers arriving via automobile. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail. Nearby residential can be connected to regional retail centers by a grid street network that is walkable.

SARATOGA SPRINGS BOYER

babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702
www.babcockdesign.com



LOT BREAKDOWN

Phase #		Acres	Maximum Build-out
Phase 1	=	21.05 acres	430,961
Phase 2	=	13.21 acres	270,451
Phase 3	=	8.52 acres	174,432
Phase 4	=	13.98 acres	286,215
Phase 5	=	8.05 acres	164,809
Phase 6	=	4.25 acres	87,011
Total Area	=	68.821 acres	1,413,879

FUTURE PROJECTIONS

Projected employment = 1,500 future employees (estimated)

EQUIVALENT RESIDENTIAL UNITS

1,058,000 sf at total build out.

SLR has 4,620 ERUs for 10M sf of commercial or 2,164 sf per ERU.

For the 69 acres that translates to 489 ERUs

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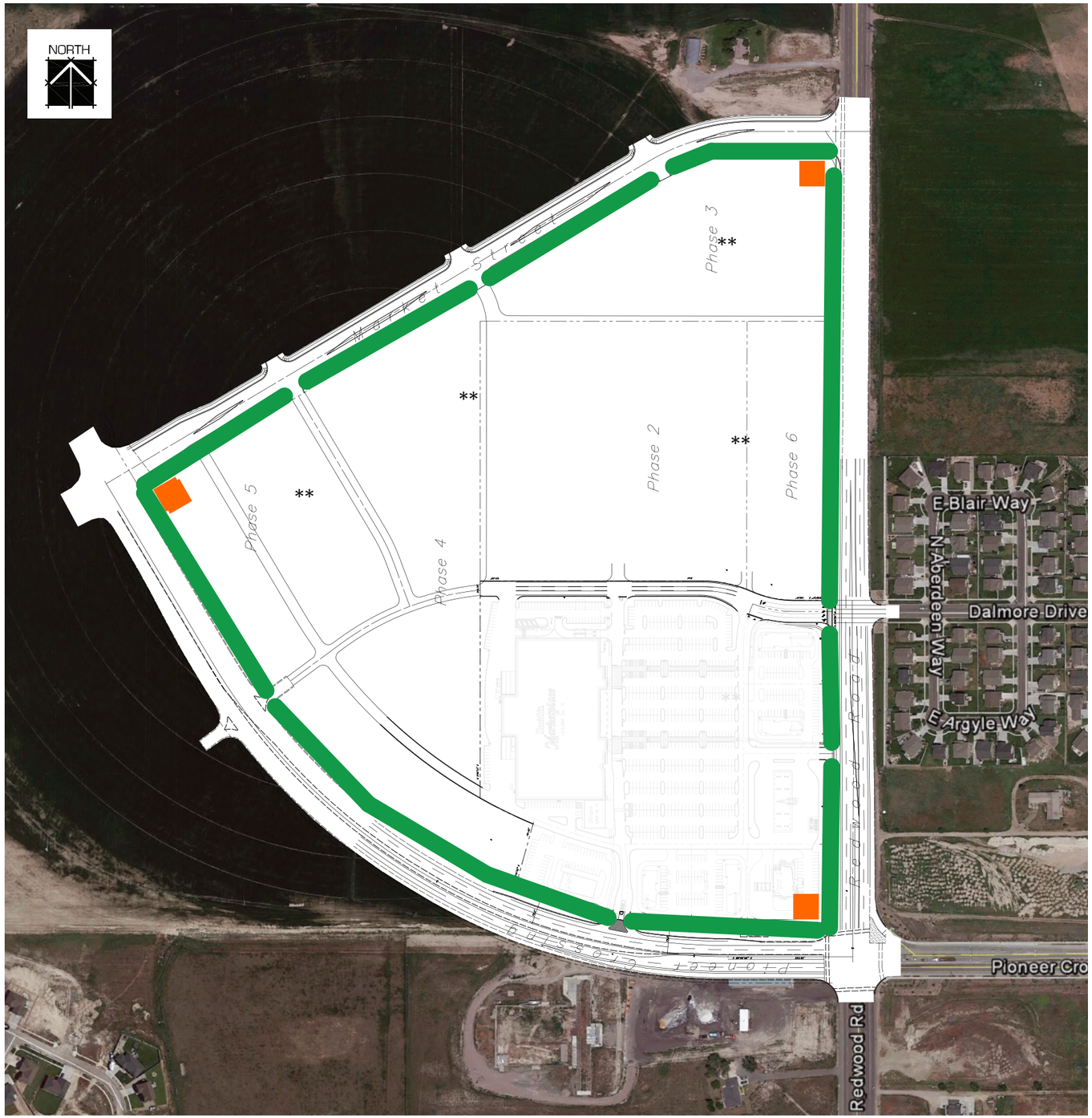


USES

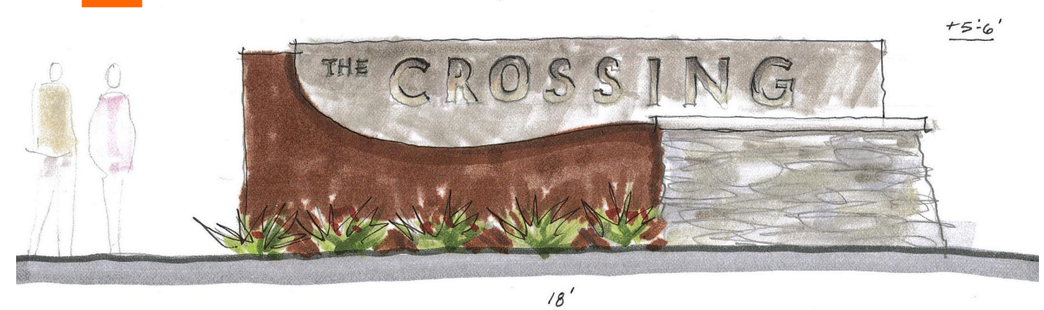
Open Space

** Future Village Plans shall include additional open space types, which may include:*

- *Connector Trail*
- *Plaza*
- *Entrance Park*
- *Pocket Park*
- *Greenway*
- *Parkway (Boulevard)*
- *Park Lawns*
- *Other approved Place Types and Open Space Types per the DAP*

Refer to individual Village Plan exhibits for specific information

Project Identification Signage



Conceptual Project Identification - Signage

SARATOGA SPRINGS BOYER

Section 5 Guiding Principles:

Saratoga Springs is the center point for transportation connections between Cedar Valley, Utah Valley and Salt Lake Valley. The project is at the intersection of two major arterials; Redwood Road and Pioneer.

The Saratoga Springs City Center District Area Plan grants the right to develop, in accordance with Section 19.26.130 of the City Code, 16,000 housing units and 10 million gross square feet of non-residential uses, atthe discretion of the land owner, which includes the right to develop 20,620 equivalent residential units in accordance with the previously executed water agreement. Buildout of all these uses would mean a population range of 43,000 to 59,000 and approximately 17,000 jobs. Actual water needed to serve the development will be determined by applicable ordinances and engineering standards as development occurs. Open space will be provided within the ranges as set forth within this Plan.

The Plan was designed in collaboration with Saratoga Springs and in furtherance of the Saratoga Springs General Plan.

Type of Land Use	District Area Plan Quantity	This Community Plan
Residential Housing	16,000 Units	0
Non-residential Area	10 Million Square Feet	1.058 Million Square Feet
Equivalent Residential Units	20,620	2164

Place Type

"Place Types" describe combinations of land uses in which the planning principles are applied in a certain way to achieve a particular community character. Place types are meant to be used as a guideline for future development. Each type covers a range of uses and building types that are described and illustrated by images taken from similar places throughout the country. The precise boundaries, locations, and mix of uses within each place type are allowed to be flexible.

This Community Plan a "Regional Commercial" Place Type described as follows in the District Area Plan:

"Regional retail includes an agglomeration of large and small scale retail buildings. Some office buildings can also be found in regional retail areas. The retail serves a community that extends beyond the neighborhoods to the entire region. Regional retail provides adequate parking for the businesses in close proximity to the stores and the customers arriving via automobile. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail. Nearby residential can be connected to regional retail centers by a grid street network that is walkable."

Regional Retail	District Area Plan Quantity	This Community Plan
Dwelling Units/Acre	0 Dwelling Units/Acre	0 Dwelling Units/Acre
Range of Average FAR	0.36 -0.47	0.36-0.47
Range of Open Space	11 -14%	11 -14%

Compliance with Existing Title 19 Land Development Code: It is the intent of this Community Plan to conform to a large degree with Saratoga City Title 19 Land Development Code. However, as outlined in the Saratoga Springs District Area Plan, some deviation are needed and beneficial to the goals and objectives of the Community Plan. Slight modification from the code include Section 19.06 Landscaping and Fencing, Section 10.09 Off-Street Parking Requirements along with some clarification to setbacks and height limitations.

Regional Commercial Code with changes noted:

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.

4. **Minimum Lot Size.** Minimum lot size for all uses is 10,000 square feet.

5. **Setbacks and Yard Requirements.**
   a. All buildings in this zone are required to maintain minimum setbacks as follows:
      i. **Front:** As shown on Exhibit _____ .
      ii. **Sides:** Thirty feet where adjacent to a residential or agricultural zone, twenty feet when adjacent to all other zones. The City Council may reduce the side setback to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.
      iii. **Rear:** Twenty feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to thirty feet. In the event that the rear of a building faces an arterial or collector street, there shall be a setback of forty feet.
      iv. **Exceptions:** The City Council may reduce no more than one setback requirement by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property. **Other general requirements:** In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

6. **Structure Height.** No structure in this zone shall be taller than fifty feet with the exception of a Movie Theater which shall not exceed sixty feet and office buildings which shall not exceed 100 feet.

7. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.

8. **Minimum Building Size.** Individual structures within this land use zone shall be a minimum of 1,000 square feet.

9. **Development Standards.** The following development standards shall apply to the Regional Commercial Zone:
   a. **Architectural Review.** Provided the development plans are consistent with the Community Plan design guidelines, approvals shall be done on a staff level with consultation with the Urban Design Committee if needed.

   b. **Landscaping.** As shown on the attached Exhibit 5a.

   c.

10. **Uses Within Buildings.**
    a. All uses in the Regional Commercial Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the planning staff to be customarily and appropriately conducted outside.
    b. Such uses include, automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.
    c. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customarily and appropriately conducted outside.

11. **Trash Storage.** All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

12. **Buffering/Screening Requirements.**
    a. A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the City Council as part of a Site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the Chapter 19.18.

13. **Landscaping Requirements.** As shown on attached Exhibit___ and in compliance with the District Area Plan Requirement.

14. **Sensitive Lands.** Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands. Sensitive lands shall be included in protected landscaping.

Landscaping and Fencing with changes noted:

Section 10.06 as outlined in code with the only modification being Section 19.06.06 Paragraph 2g.(iii.) shall be deleted in its entirety.

Off-Street Parking Requirement with changes noted:

Section 19.09.11 Required Minimum Parking shall be deleted in its entirety and replaced with the following:

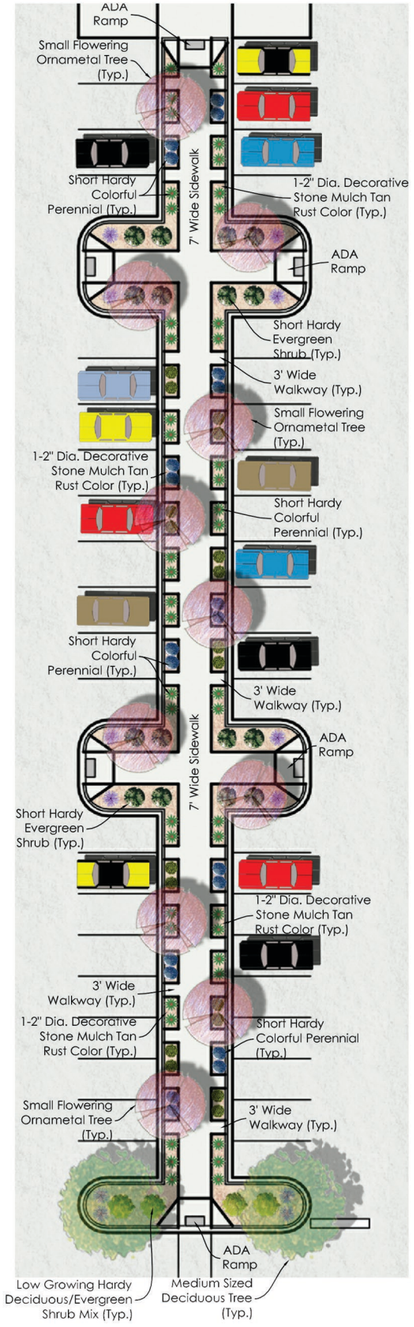
Retail and Office uses shall be parked at a minimum of (a) four (4) parking stalls per 1,000 square feet of floor area provided a sitdown, table service restaurant space larger than 3,500 square feet but not exceeding 5,000 square feet shall have at least seven (7) parking spaces and a sit down, table service restaurant larger than 5,000 square feet of floor space shall have at least ten(10) parking stalls per 1,000 square feet of floor area.

1. Notwithstanding the above, up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide:
    a. an agreement granting shared parking or mutual access to the entire parking lot; and
    b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.

Lighting Requirements with changes noted:

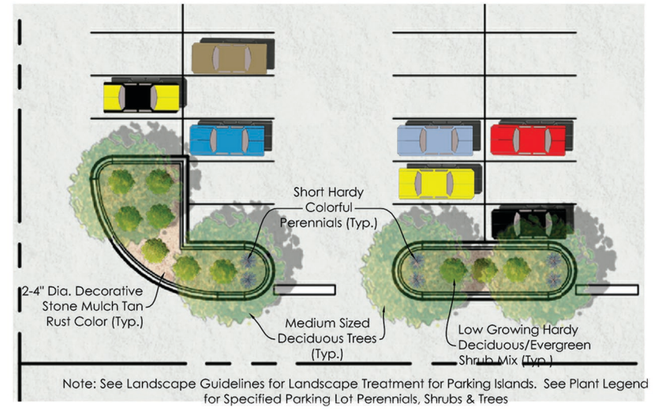
Section 19.11 Lighting shall govern with the exception of Section 3 Non Residential Lighting paragraph (g) shall be changed to allow parking lot light poles of 40 feet provided such lighting poles are champagne color and designed to blend into exiting backgrounds.

Typical Parking Area Lighting Sidewalk lighting



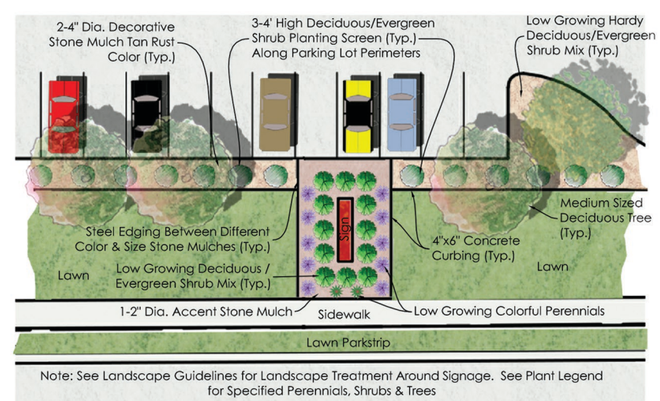
Note: See Landscape Guidelines for Landscape Treatment for Parking Islands. See Plant Legend for Specified Parking Lot Perennials, Shrubs & Trees

Landscape Parking Lot Walkway



Note: See Landscape Guidelines for Landscape Treatment for Parking Islands. See Plant Legend for Specified Parking Lot Perennials, Shrubs & Trees

Typical Landscape in Parking Islands



Note: See Landscape Guidelines for Landscape Treatment Around Signage. See Plant Legend for Specified Perennials, Shrubs & Trees

Typical Landscape Around Signage

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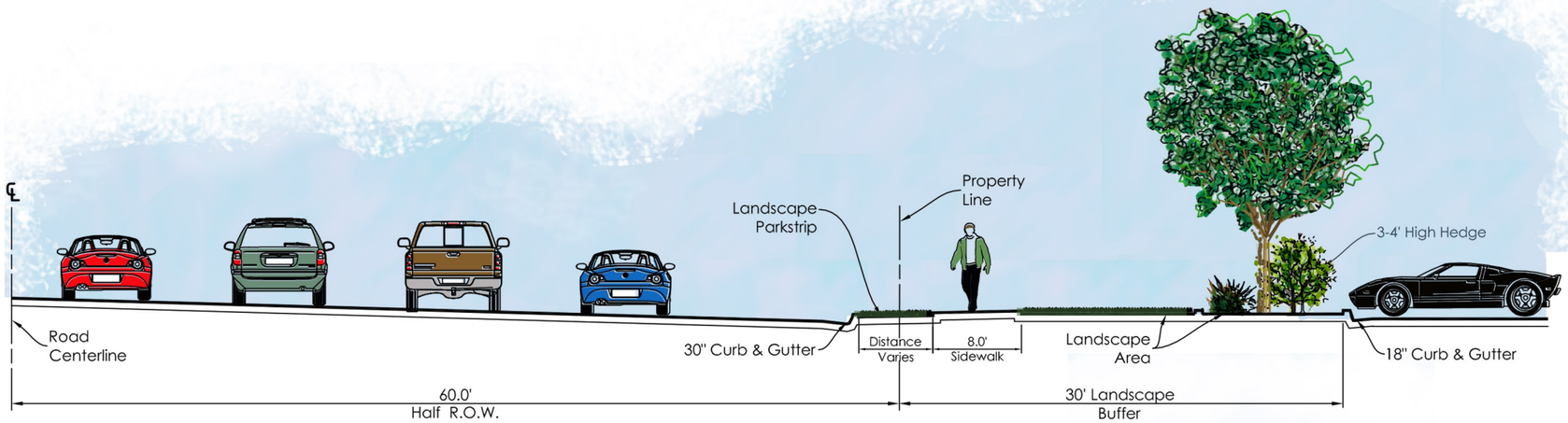
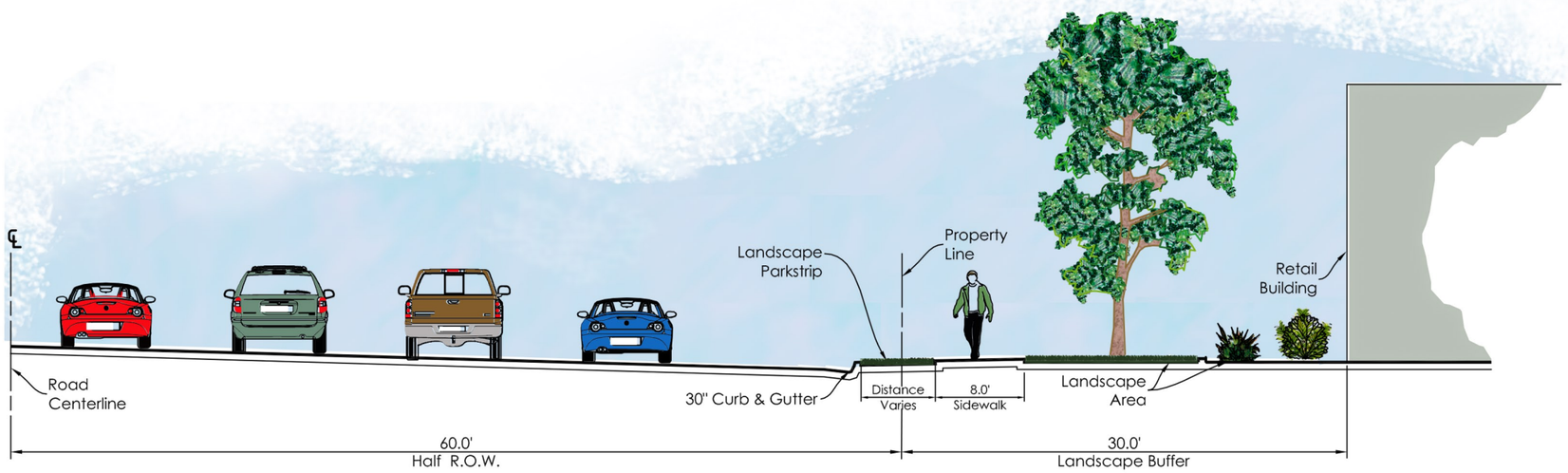
#5a Redwood Road Landscape Buffer Sections



Redwood Road Landscape Buffer with Parking Lot



Redwood Road Landscape Buffer with Building

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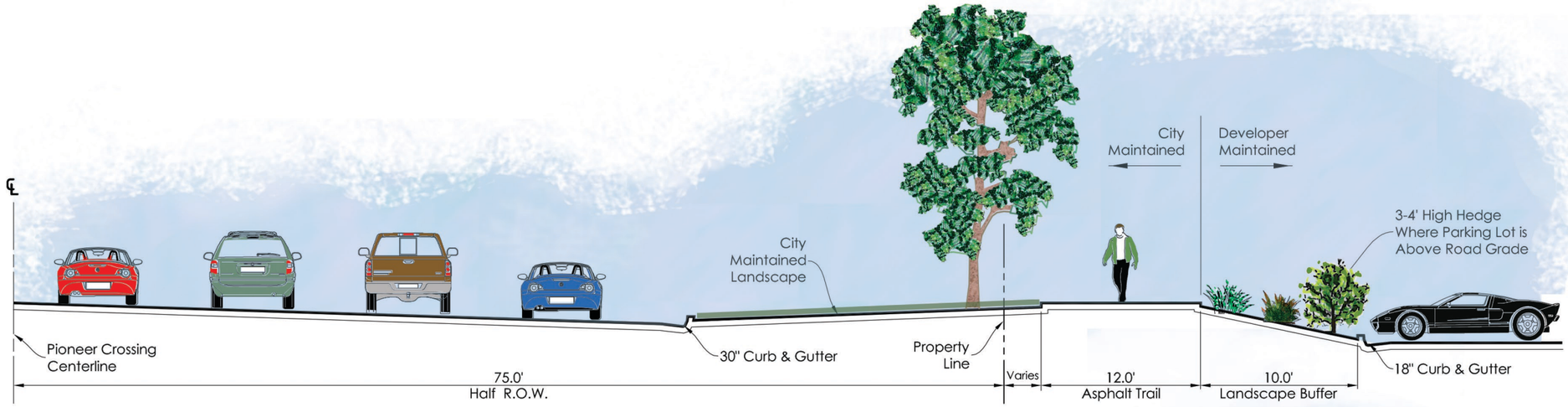
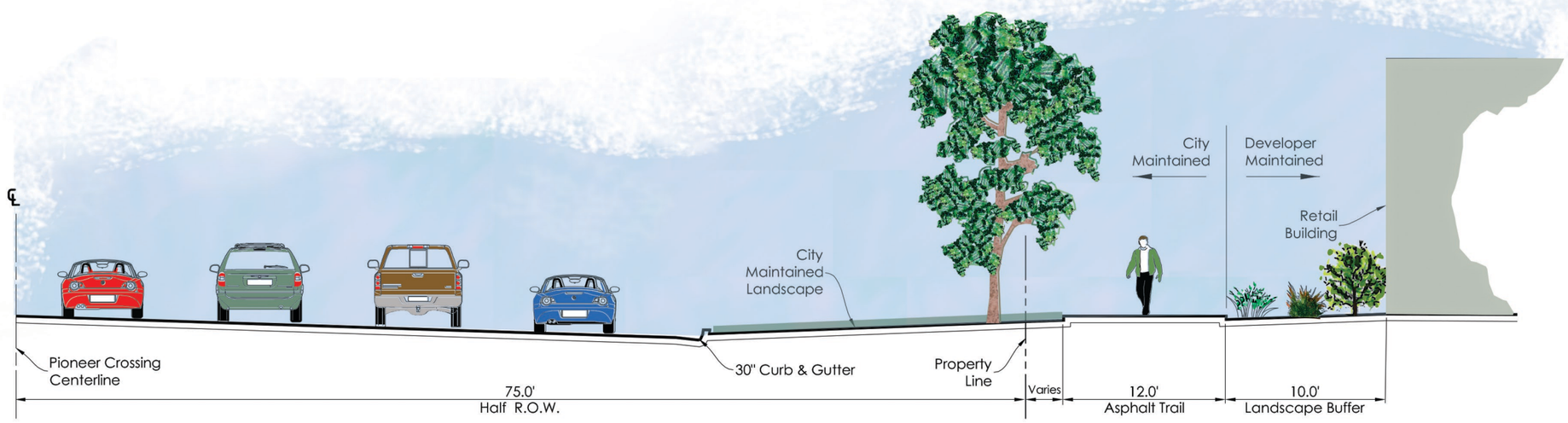
#5a Pioneer Crossing Landscape Buffer Sections



Pioneer Crossing Landscape Buffer with Parking



Pioneer Crossing Landscape Buffer with Building

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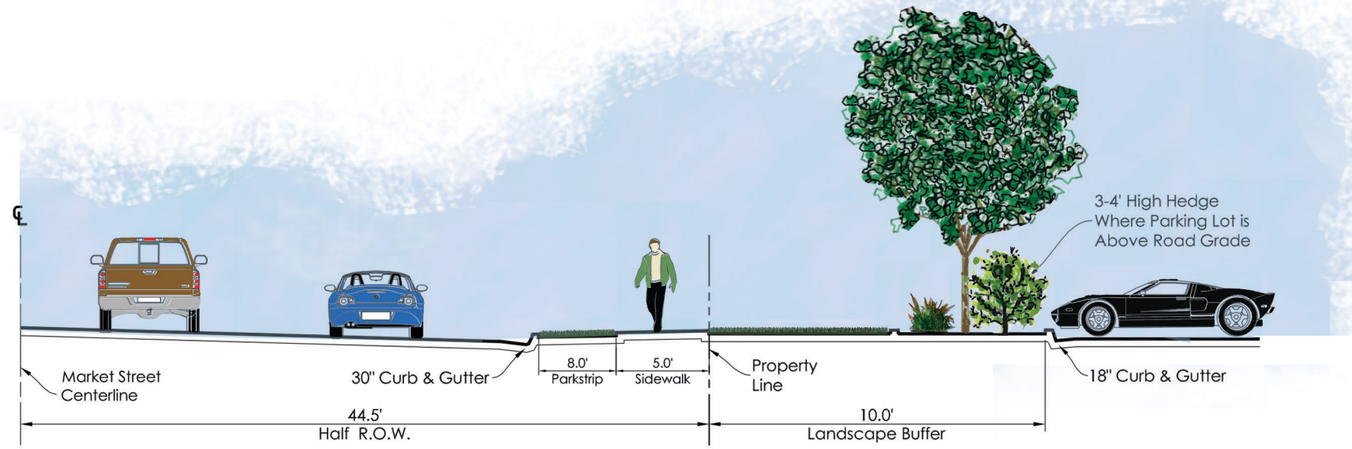
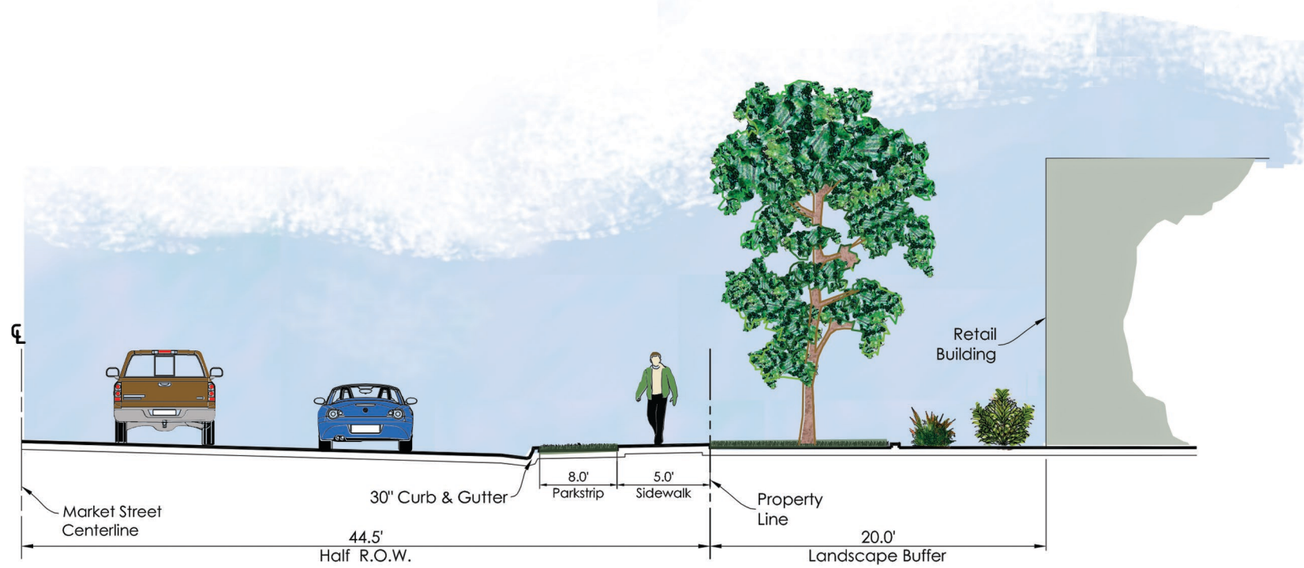
#5a Market Street Landscape Buffer Sections



Market Street Landscape Buffer with Parking



Market Street Landscape Buffer with Building

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1. Existing topsoil to be stripped and stockpiled for landscape use. A soil test to be performed on existing and/or imported topsoil and amended per soil test recommendations. Soil test to be done by a certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter.

2. Prior to placement of topsoil in all landscape areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils

3. Topsoil to be installed in all landscape areas. An 8 inch depth of topsoil to be installed in all shrub beds and a 12 inch depth in all parking islands. A 4 inch depth to be used in all lawn areas.

4. All plant material holes to be dug twice the diameter of the root ball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. Plant backfill mix to be composed of 3 parts topsoil to 1 part Soil Pep. All plants to receive 20-10-5 'Agriform' brand 21 gram tablets applied per manufacturer's recommendations.

5. All plant material to be evenly spaced and planted away from edges of planters. Site triangles and views to signage should not obstructed by shrubs and trees. Planting design should provide year round color with the intermixing of evergreen material and colorful perennials, shrubs, and trees. Evergreens to be used where screening and buffering are required. Annual flower beds to be used at a minimum. Annual flowers to be planted at building entrances, accent areas, and near signage. A soil conditioner to be incorporated into annual flower beds to provide successful colorful flower plantings. Annual flower beds to be planted and maintained on a regular basis to keep a neat appearance. No stone or wood mulch to be used in annual flower beds.

6. Shrub beds to be used in all narrow landscape areas, planting islands, and up against buildings and signage. No lawn in parking islands, or against buildings or signage. Berming is encouraged to screen parking lots and buffer land useds when possible. Whenever possible, landscaping shall be placed adjacent to structures with large empty walls.

7. Minimum plant sizes are as follows:
   a. Shade Deciduous Trees ≥ 2" Caliper and 8' in Height, B&B
   b. Evergreen Trees ≥ 6' Height, B&B
   c. Ornamental Deciduous Trees ≥ 1.5" Caliper and 8' Height, B&B
   d. Evergreen and Deciduous Shrubs ≥ 5 Gallon Containers and 15" Height
   e. Ornamental Grasses ≥ 1 Gallon Containers and 15" Height
   f. Perennials ≥ 1 Gallon Containers and 12" Height (Plants need to be sufficient size and height to not get lost in stone mulch)

8. Trees located in lawn areas shall have a 36 inch diameter sod-free ring. All trees in lawn areas to have an 8 inch wide by 3 foot deep augured hole filled with ¾ inch crushed gravel for drainage in bottom of tree pit.

9. A 4" x 6" natural gray concrete curbing style to be used to separate all lawn areas from planting beds. Curbing to be installed flush to all concrete edges and contain control joints every 4' o.c.

10. Upon completion of planting, all shrub areas with trees, shrubs, and perennials, shall receive a 4 inch depth of decorative stone mulch over Dewitt Pro5 weed barrier or equal. The top of the stone mulch shall be 1 inch below finish grade and concrete edges. All stone mulch to washed prior to laying or after installation. All stone mulch to match Smith's Store and be from the same local supplier.
   a. All decorative stone mulch to be crushed and fractured. No cobble stone. A tan rust color from Staker Parson (801-514-5132) Beef Hallow Pit (Upper Section of Pit) to be the majority of the stone. In accent areas and to break up large areas of the tan rust color, a grayish brown rock from Rockscapes (801-509-3002 identified as Whisper Ridge to be used. The Whisper Ridge rock should be used and kept to a minimum due to cost. A minimum of 200 square feet of Whisper Ridge to be used. 2-4" dia. stone to be used in shrub areas where potential pedestrian traffic is minimal. Shrub areas that could potentially experience pedestrian traffic, 1-2" diameter stone mulch to be used. Both stone mulch size ranges are available from Staker Parson and Rockscapes.
   b. Stone mulch to be carefully installed under the canopy of all plant material. No wood mulch to be used.
   c. A commercial grade 3/16" x 4" steel edging to be used to separate different size and color decorative stone mulches. Color to be black and manufactured by Sure-Loc Edging.

11. 4-5' Diameter decorative landscape boulders to be incorporated into shrub areas. Boulders shall not be used in lawn areas. Landscape boulders to be fractured, angular, a tan rust color, and to match stone from Staker Parson. Bury 6 inches of boulder into soil, keeping best visual side above ground. After installation, all landscape boulders to cleaned and washed. Boulders shall be used in accent areas, high visibility areas, and not to interfere with access to utilities and block signage.

12. All areas to receive lawn to be sod and not hydroseed.

13. All deciduous and evergreen trees to be double staked with commercial grade wood stakes, Rubber cinche ties, and attached with a roofing nail. All trees to be staked upon completion of planting. Trees stakes to be removed after one year.

14. Upon completion and acceptance of project, a landscape and irrigation maintenance plan should be executed to maintain and keep the site looking neat in appearance.

15. Point source drip irrigation to be installed in all shrub planting areas per industry standards. All irrigation piping and tubing to be hidden under stone mulch. Popup sprayheads and rotors to be used in lawn areas and adjusted properly to prevent overspray onto building structures, cars, and signage. All irrigation components to be installed in landscape areas. Plant material and/or artificial rock enclosure to be used as much as possible to hide and screen above ground irrigation components. If artificial rock enclosure is used, enclosure to match existing landscape boulders used on site and to be secured. Irrigation controllers to be installed on exterior or interior of buildings only. No irrigation pedestal to be used.

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Height:
All building heights shall comply with section 19.04.22 Regional Commercial (RC) of the Saratoga Springs Municipal Code Item #6 except as modified below:

No structure in this zone shall be taller than fifty feet excepting Office Buildings which may not exceed 100 feet in height.

Setback:
Shall be as per attached exhibits.

Parking Requirements:
Chapter 19.09.11 Off Street Parking Requirements of the Saratoga Springs Municipal Code shall be modified as follows:

Retail uses shall be parked at a minimum of (a) four (4) parking stalls per 1,000 square feet of floor area provided a sit down, table service restaurant space larger than 3,500 square feet but not exceeding 5,000 square feet shall have at least seven (7) parking spaces and a sit down, table service restaurant larger than 5,000 square feet of floor space shall have at least ten (10) parking stalls per 1,000 square feet of floor area. Up to 25% of the required parking may be shared with an adjacent use.

Landscape:
Landscaping shall comply with the Saratoga Springs District Area Plan - Regional Retail minimum Open Space Requirements: 11%-14%.

Density:
Density shall comply with the Saratoga Springs District Area Plan - Regional Retail and not exceed maximum density requirements.

Floor Area Ratios:
Floor Area Ratios shall comply with the Saratoga Springs District Area Plan for Regional Retail recommendations of 0.36-0.47. See Exhibit 3 for additonal information. The FAR for the initial buildout of each phase may be less than these values, but the final buildout is expected to meet the requirements of the DAR.

#6 UTILITY CAPACITIES

Utility Capacities. A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.

UTILITY INFRASTRUCTURE

The development and construction of The Crossing at Saratoga Springs will require design and construction of on-site and off-site utility infrastructure. The infrastructure anticipated for the build out of The Crossing at Saratoga Springs includes, but is not limited to, the following.

- Extension of a 48”+/- sanitary sewer line from the intersection at Pioneer & Redwood to the north boundary of the project.
- Extension of a 16” waterline from the intersection of Pioneer & Redwood to the north boundary of the project.
- Extension of a storm drain line from Market Street to Pioneer Crossing.

SANITARY SEWER

The Crossing at Saratoga Springs will gravity sewer to the existing 24” line located in Redwood Road. Several connections will be made to the existing line and then extended west through the development.

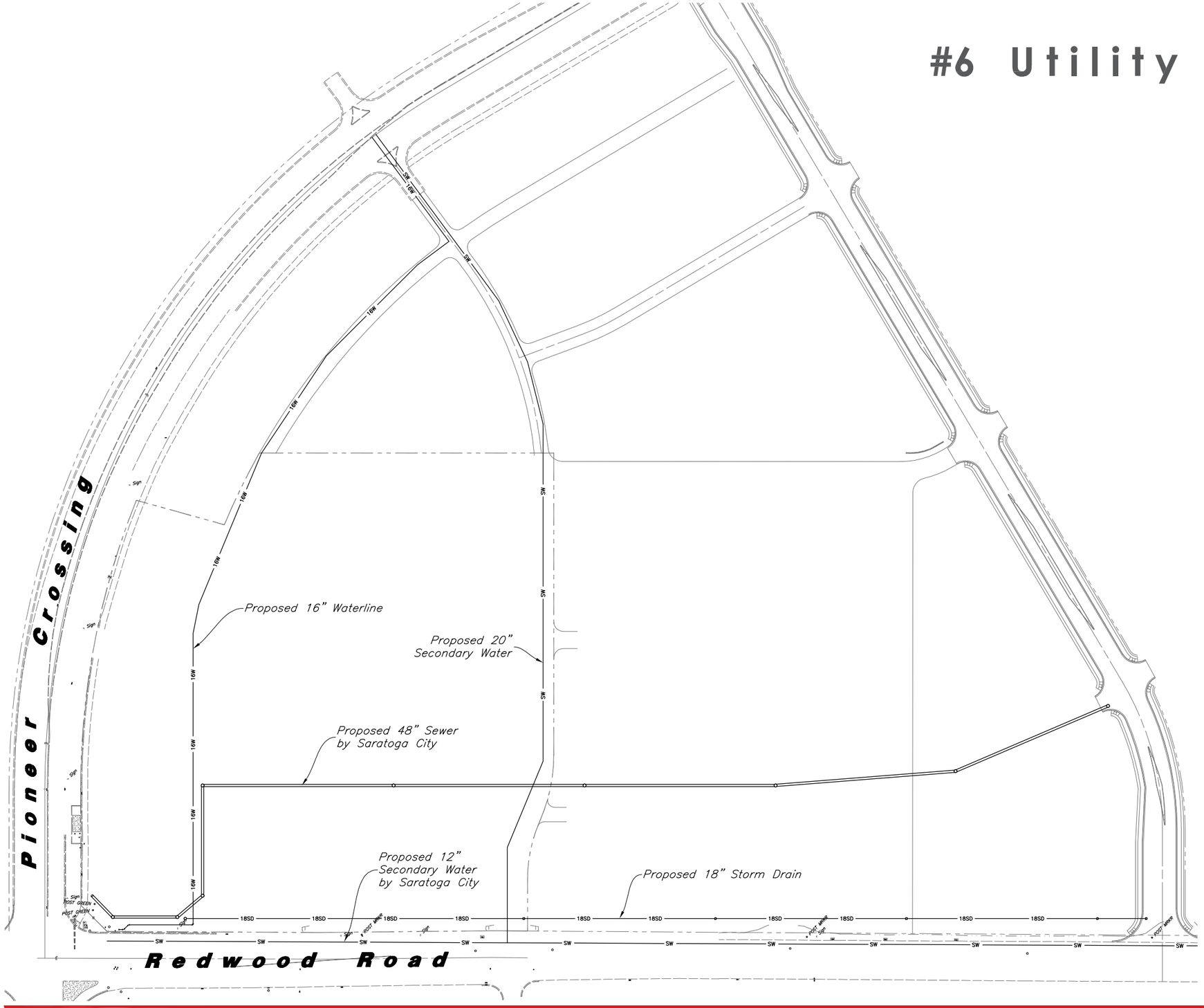
STORM DRAINS

Storm drainage for the site will drain to a pipe that is currently being constructed at the New Market Street connection. A main line will be extended from this location to the South. Storm water shall be treated and detained prior to discharge.

CULINARY WATER

The City of Saratoga Springs has an existing 16” water main located at the intersection of Pioneer & Redwood and a 12” water main located in Redwood Road. The design of the initial phases of The Crossing at Saratoga Springs will include connections to the water main at two locations as well as

#6 Utility Capacities- Utility Map



Scale: 1" = 100' (full size)

100' 0 100' 200'

(11"x17" Not to Scale)

Legend

Proposed Fire Hydrant	
Proposed Water Valve	
Proposed Water Line	—W—
Proposed Sanitary Sewer	—S—
Proposed Storm Drain	—SD—
Proposed Conduit Line	—C—
Proposed Power Line	—P—
Proposed Gas Line	—G—
Proposed Secondary Water Line	—SW—
Proposed Roof Drain	—RD—
Existing Inlet Box	
Existing Catch Basin	
Existing Manhole	
Existing Fire Hydrant	FH
Existing Water Valve	WV
Existing Overhead Power Line	
Existing Water	—W—
Existing Secondary Water	—SW—
Existing Sewer	—S—
Existing Storm Drain	—SD—
Existing Gas	—G—
Existing Power	—P—
Existing Telephone	—T—
Existing Telephone Box	TB
Existing Power Meter	PM
Existing Electrical Box	EB
Existing Electrical Cabinet	ECAB
Existing Gas Meter	GM
Existing Water Meter	WM
Existing Irrig. Control Box	ICB
Existing Bollard	BOL

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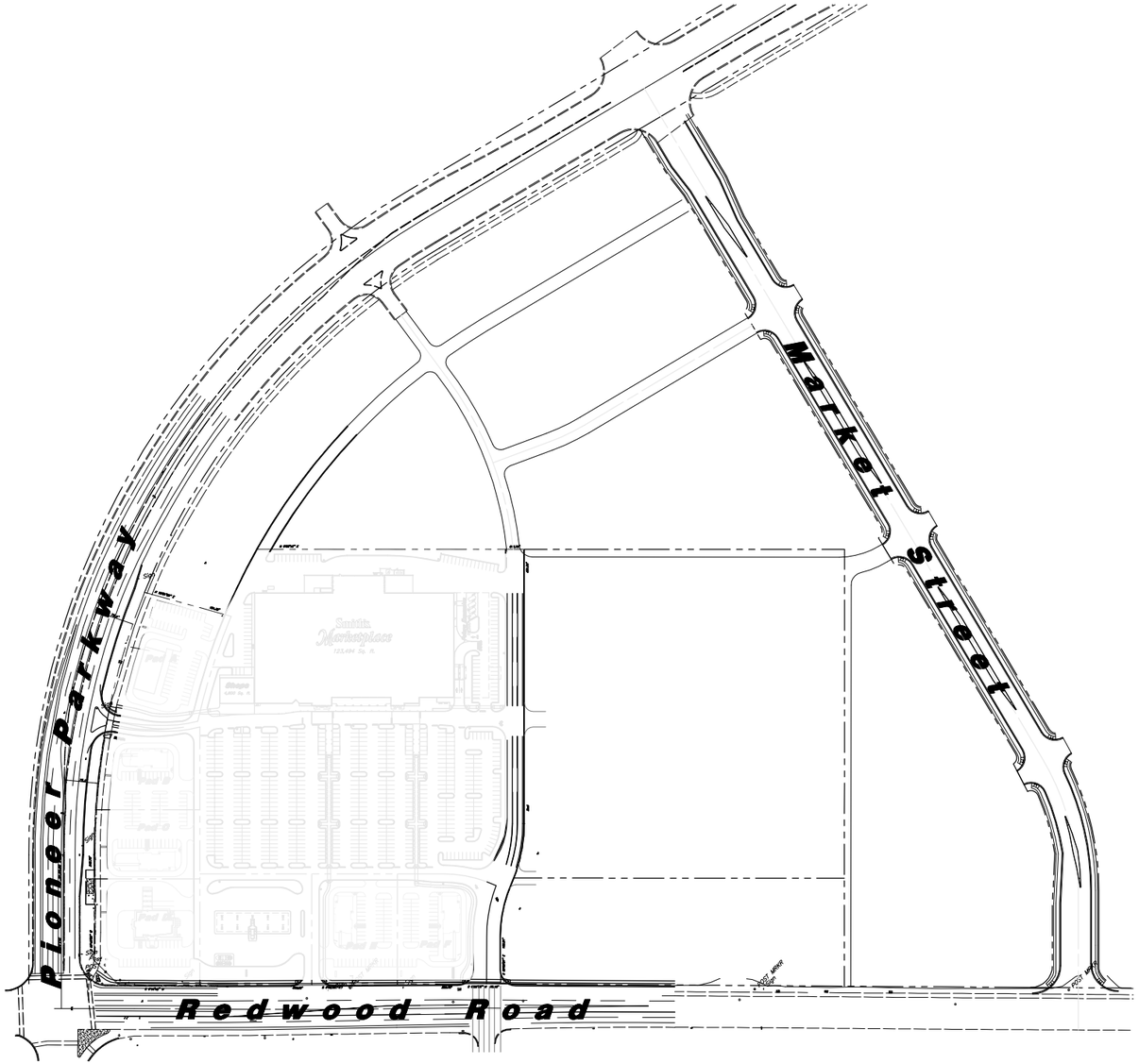
#7 Conceptual plans



Scale: 1" = 150' (full Size)

150' 0 150' 300'

(11"x17" Not to Scale)

Fire Protection

This project lies entirely outside the City defined wildland/urban interface. At the time of development a fire protection plan will be prepared. Accesses will be from Pioneer Crossing and Redwood Road or Market Street.

Grading

The site will be regraded with each phase. Stormwater will be collected and discharged to a pipe on the south side of Market Street. Prior to discharge the water will be treated and detained per City Standards.

Hazardous Materials Remediation Plans

No hazardous materials exist on the site.

Open Space Management Plan

Open space plans will be developed at the Village Plan level. Open Space will range from 11%–14% per the District Area plan.

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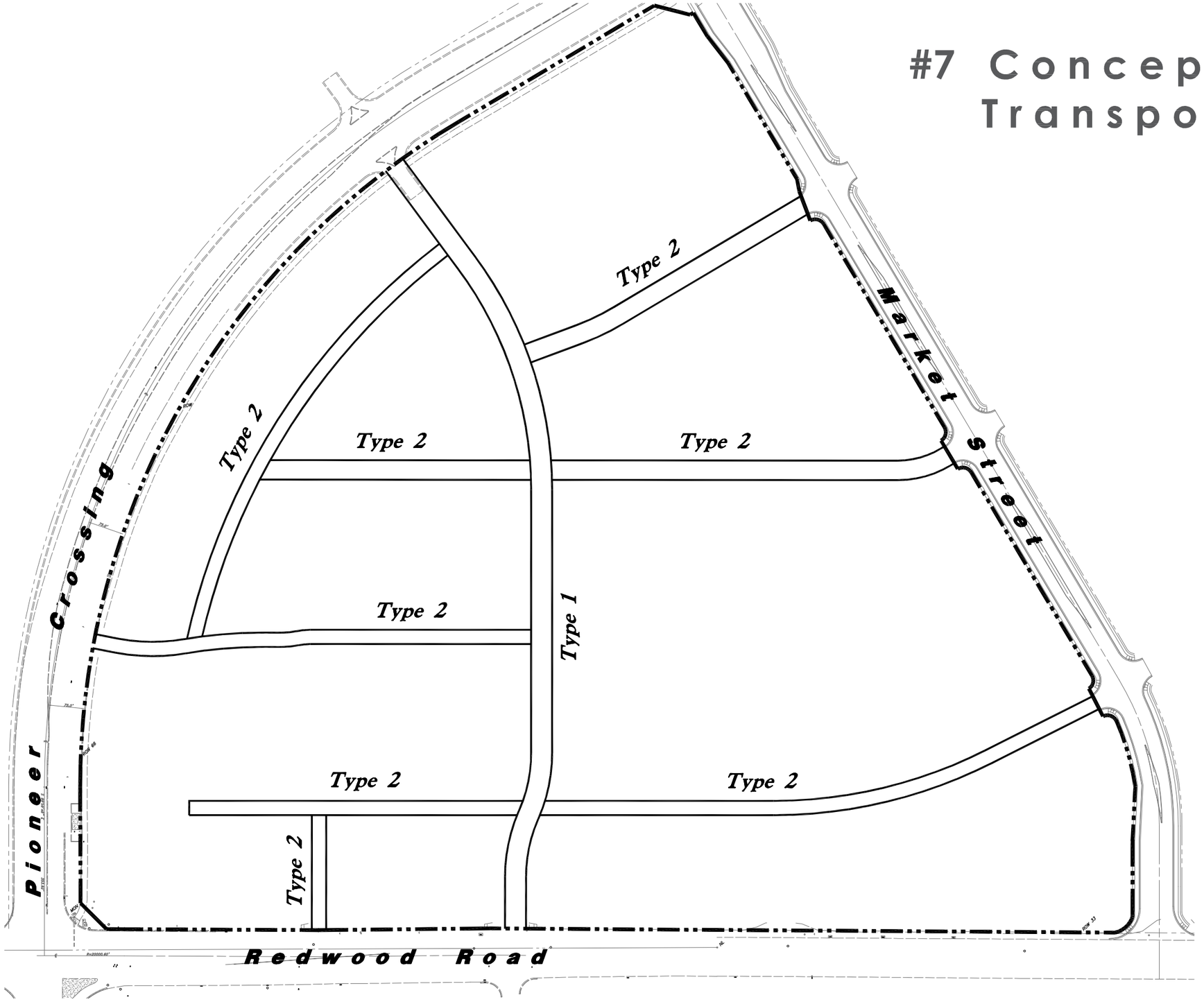
#7 Conceptual Plans - Transportation Plan



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Master Development Agreement is included as a separate 81/2 x 11 document

the guidelines set forth in ASTM International (ASTM, formerly known as the American Society for Testing and Materials) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the "Standard Practice"), the All Appropriate Inquiry (AAI) section of the Small Business Liability Relief and Revitalization Act (the Federal Brownfields Law), and the Kroger Co. Environmental Site Assessment Specifications dated December, 2013 and Due Diligence Environmental Policy dated February 2015. The Phase I ESA findings include:

- The Site consists of 68.9 acres of agricultural land located on the northwest corner of Redwood Road and Pioneer Crossing in Saratoga Springs, Utah.
- The Site consisted of agricultural and undeveloped land as early as 1947. No evidence of structures was identified in the information reviewed until the early 1970's, at which time, a shed was located on the northern portion of the Site. The shed was demolished prior to 1997. The Site was operated as a welfare farm from 1996 until 2014.
- Please note that based on the historical use of pesticides on the Site, it is possible that elevated pesticide concentrations in the upper soil (0 to 1-foot) are possible across the Site.
- The Site was not identified on the federal or state/tribal regulatory-agency database search provided by Environmental Data Resources Inc. (EDR)
- Two leaking underground storage tank (LUST) facilities were identified approximately 0.5 mile and 0.27 mile to the northwest and north of the Site, respectively, in a cross groundwater-gradient direction. The LUST incidents were associated with diesel releases associated with the adjacent Lehi Utah Welfare Farm, of which the Site was formerly included. The petroleum impacts were limited within the soil and both LUST incidents were subsequently closed. In our opinion, the LUST incidents are unlikely to have environmentally impacted the Site.
- No underground storage tanks or aboveground storage tanks were observed during the Site reconnaissance.
- Threatened and Endangered Species (T&ES) were listed in the T&ES databases as potentially located at, or in the vicinity of, the Site; however, no evidence of the listed T&ES were identified during our Site reconnaissance and it is considered unlikely that these T&ES are present at the Site.
- No wetlands were identified within the Site boundaries in the EDR report or during our Site reconnaissance. The nearest wetlands identified in the EDR report were approximately 0.35 miles to the east.
- Kleinfelder collected two soil samples and one groundwater sample from the location of the proposed underground storage tanks (USTs). The soil samples were collected from approximately 20 feet below the ground surface (bgs). Soil and groundwater samples were analyzed by ESC Lab Sciences (ESC) for petroleum constituents. The laboratory did not report detections of petroleum constituents at or above the laboratory reporting limit in any of the samples analyzed.

Based on information from the regulatory reviews, historical reviews, the Site reconnaissance, interviews with key personnel, and environmental sampling, Kleinfelder did not identify any Recognized Environmental Conditions (RECs) in relation to the Site.

#9 ADDITIONAL ELEMENTS

WATERWAYS

A man made ditch runs along Pioneer Crossing and does not affect the site. No other waterways exist on the site.

FAULT LINES & GEOLOGICAL INFORMATION

The proposed project site is located within the Intermountain Seismic Belt, a seismically active region that extends from Arizona to Montana (Smith and Arabasz, 1991). Biek (2004) has mapped traces of the Jordan Fault approximately 0.5 miles east of the site. Active faults in the region are potential sources for seismic loading hazards at the site. A fault is considered to be active if displacement has occurred within the past 10,000 years. Based on our soils investigation and subsequent analysis, the subsurface soils at the site correspond with a Site Class D. In conjunction with the ground shaking potential of large magnitude seismic events as discussed previously, the site also possess a high potential for liquefaction during a seismic event.

GENERAL SOILS DATA

A geotechnical investigation was performed by Kleinfelder. The report indicates that the site is suitable for construction. The soils consist of clays and silts overlain with topsoil. Groundwater was encountered 17 feet below the surface.

SLOPES

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

ENVIRONMENTAL REPORT

A Phase I Environment Site Assessment (ESA) was performed on 68.9 acres of land located on the northwest corner of Redwood Road and Pioneer Crossing in Saratoga Springs, Utah (Site).

The purpose of the Phase I ESA is to establish Landowner Liability Protection ("LLP") under the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") for The Boyer Company and the Kroger Co and its subsidiaries and affiliates. This report was prepared consistent with

Village Plan

Section

1 - Description
2 - Detailed Use Map
3 - Detailed Build-out Allocations
4 - Development Standards
5 - Design Guidelines
6 - Associations
7 - Phasing Plan
8 - Lotting Map
9 - Landscape Plan
10 - Utility Plan
11 - Vehicular Plan
12 - Pedestrian Plan
13 - Density Transfer
14 - Proposed Elevations / Signage
15 - Site Characteristics
16 - Findings
17 - Mitigation Plans
18 - Offsite Utilities

SARATOGA SPRINGS BOYER

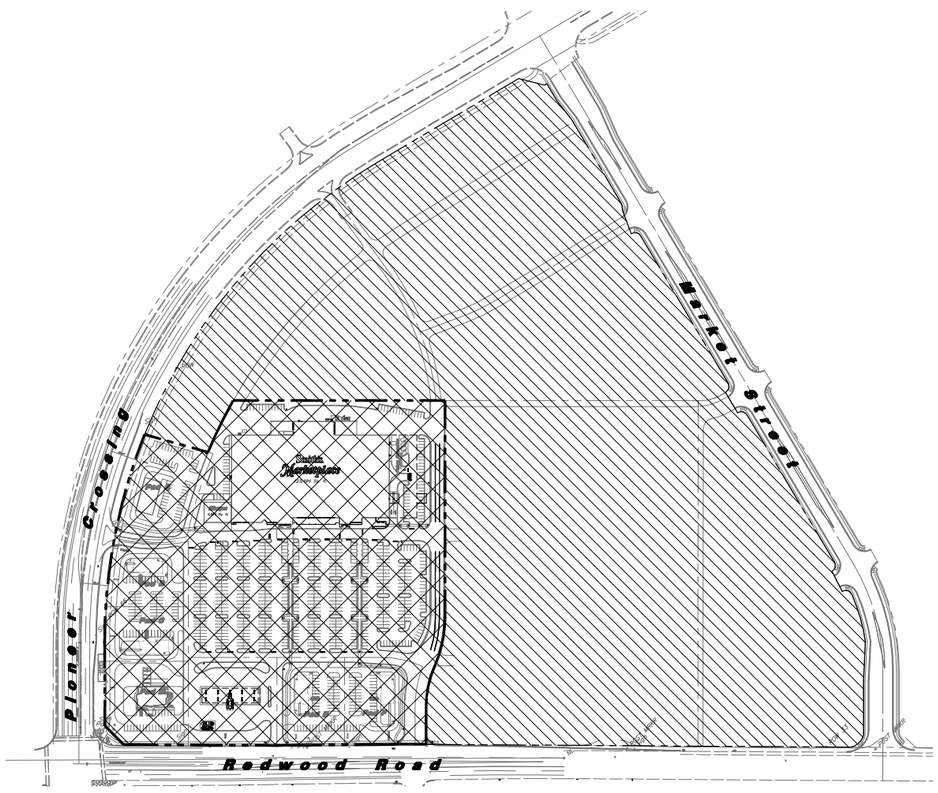
#1 Description

Legal Description

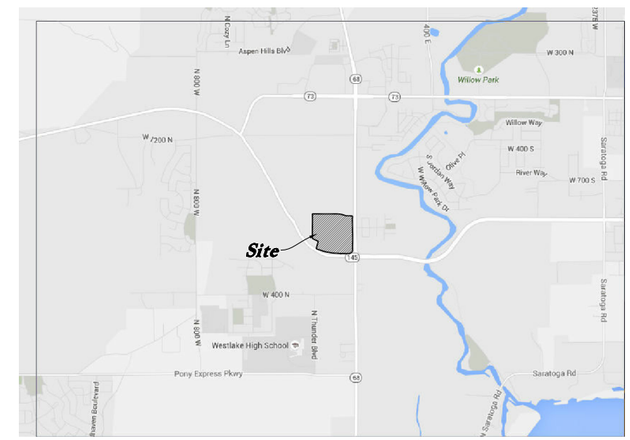
A part of the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at and existing Right-of-Way monument on the West Line of Redwood Road as it exists at 56.0 foot half-width located 1269.25 feet South 0°05'22" West along the Section Line, and 2606.75 feet South 89°54'38" East from the Northwest Corner of said Section 23; and running thence South 44°56'27" West 76.93 feet to an existing Right-of-Way monument on the North Line of Pioneer Crossing; thence South 89°46'30" West 243.76 feet along said North Line; thence Northwesterly along the arc of a 1625.00 foot radius curve to the right a distance of 619.34 feet (Center bears North 0°00'12" East, Central angle equals 21°50'15" and Long Chord bears North 79°04'40" West 615.60 feet) along the Northeasterly Line of said Pioneer Crossing; thence North 15°31'33" East 191.32 feet; thence Northwesterly along the arc of a 1435.00 foot radius curve to the right a distance of 167.16 feet (Center bears North 22°40'52" East, Central Angle equals 6°40'28" and Long Chord bears North 63°58'54 West 167.07 feet); thence North 0°00'12" East 616.75 feet; thence East 631.59 feet to a point of curvature; thence Southeasterly along the arc of a 344.00 foot radius curve to the right a distance of 143.07 feet; (Central Angle equals 23°49'44" and Long Chord bears South 78°05'08" East 142.04 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 300.00 foot radius curve to the left a distance of 124.63 feet (Central Angle equals 23°48'11" and Long Chord bears South 78°04'22" East 123.74 feet) to a point of tangency; thence South 89°58'27" East 108.91 feet to the West Line of Redwood Road; thence along said West Line the following four courses: South 0°22'55" West 76.18 feet to an existing Right-of-Way monument; South 0°34'22" East 359.78 feet to an existing Right-of-Way monument; South 0°16'42" West 406.89 feet; and Southerly along the arc of a 20,056.60 foot radius curve to the left a distance of 37.82 feet (Center bears South 89°37'21" East, Central Angle equals 0°06'29" and Long Chord bears South 0°19'25" West 37.82 feet) to the point of beginning.

Contains 915,484 sq. ft.
or 21.017 acres



Site Map



Vicinity Map

Legend

- Community Plan Area
- Village Plan #1 Area

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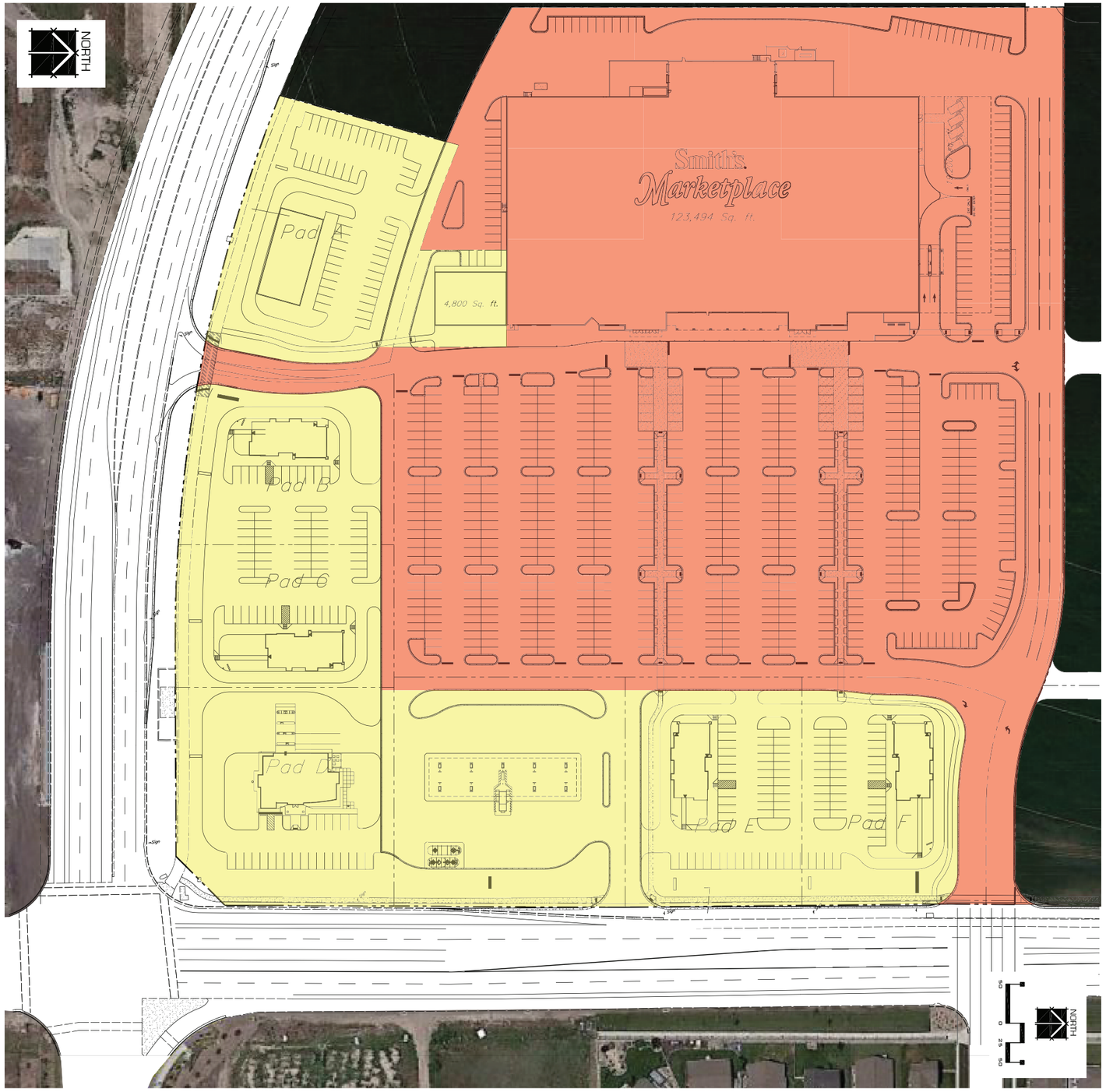
2 - Village Detailed Use Map
Phase I



REGIONAL RETAIL USES

Anchor Retail

Retail / Restaurant

Other permitted and conditional uses per City of Sartoga Springs District Area Plan - Regional Retail:

Regional retail includes an agglomeration of large and small scale retail buildings. Some office buildings can also be found in regional retail areas. The retail serves a community that extends beyond the neighborhoods to the entire region. Regional retail provides adequate parking for the businesses in close proximity to the stores and the customers arriving via automobile. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail. Nearby residential can be connected to regional retail centers by a grid street network that is walkable.

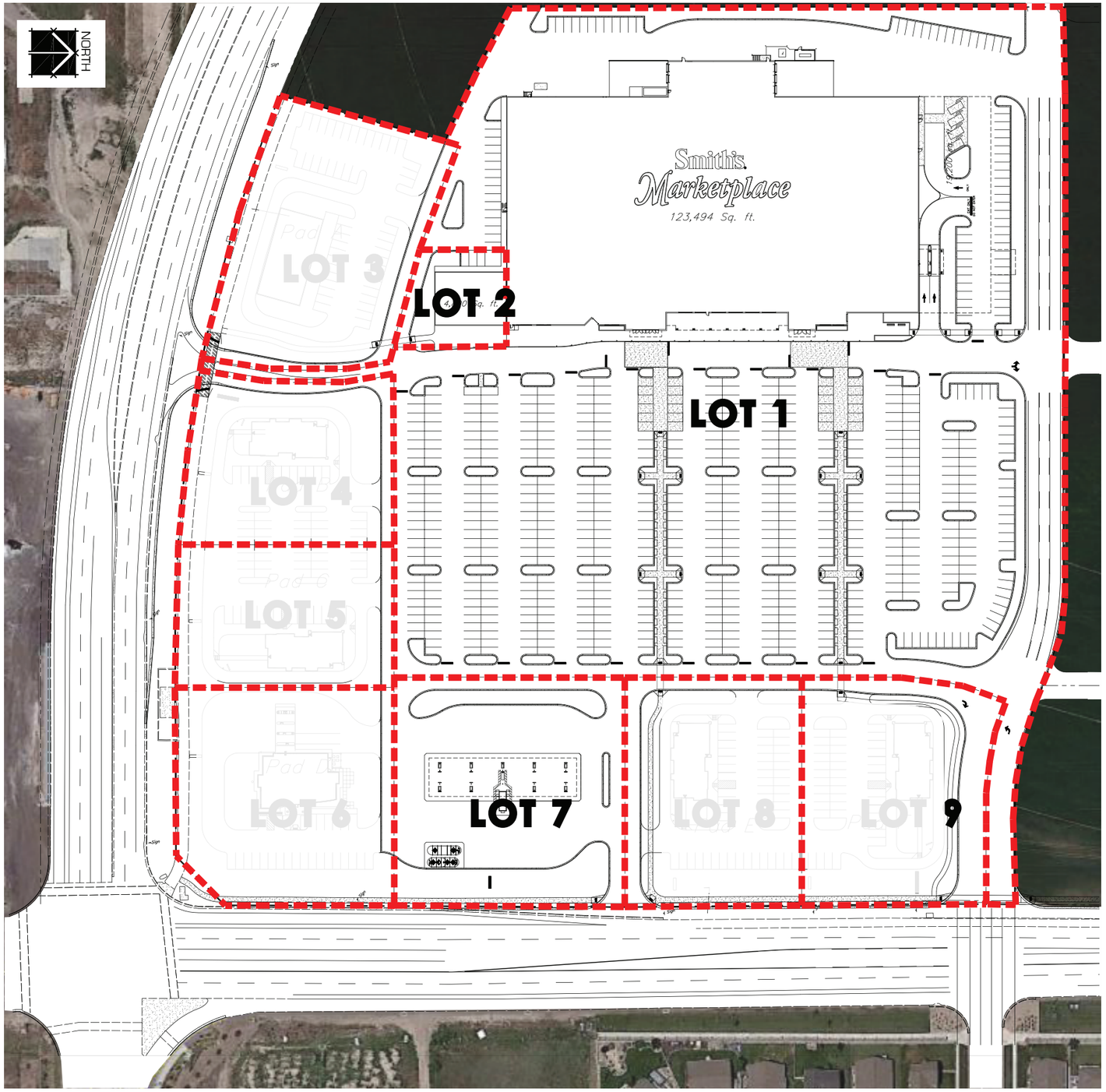
SARATOGA SPRINGS

BOYER

babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702
www.babcockdesign.com

3 - Village Detailed Buildout Allocation Phase I



LOT BREAKDOWN

Lot #		Acres	Maximum Buildout	ERU Allocation
Lot 1	=	12.29 acres	251,616 sf	116.27
Lot 2	=	0.28 acres	5,732 sf	2.65
Lot 3	=	1.35 acres	27,639 sf	12.77
Lot 4	=	0.96 acres	19,654 sf	9.08
Lot 5	=	0.92 acres	18,835 sf	8.70
Lot 6	=	1.37 acres	28,048 sf	12.96
Lot 8	=	1.17 acres	23,954 sf	11.07
Lot 9	=	1.21 acres	24,773 sf	11.45
Lot 7	=	1.50 acres	20,473 sf	9.46
Total Area	=	21.05 acres		

FUTURE PROJECTIONS

Projected population	=	0 future residents
Projected employment	=	500 future employees

EQUIVALENT RESIDENTIAL UNITS

1,058,000 sf at total build out.

SLR has 4,620 ERUs for 10M sf of commercial or 2,164 sf per ERU.

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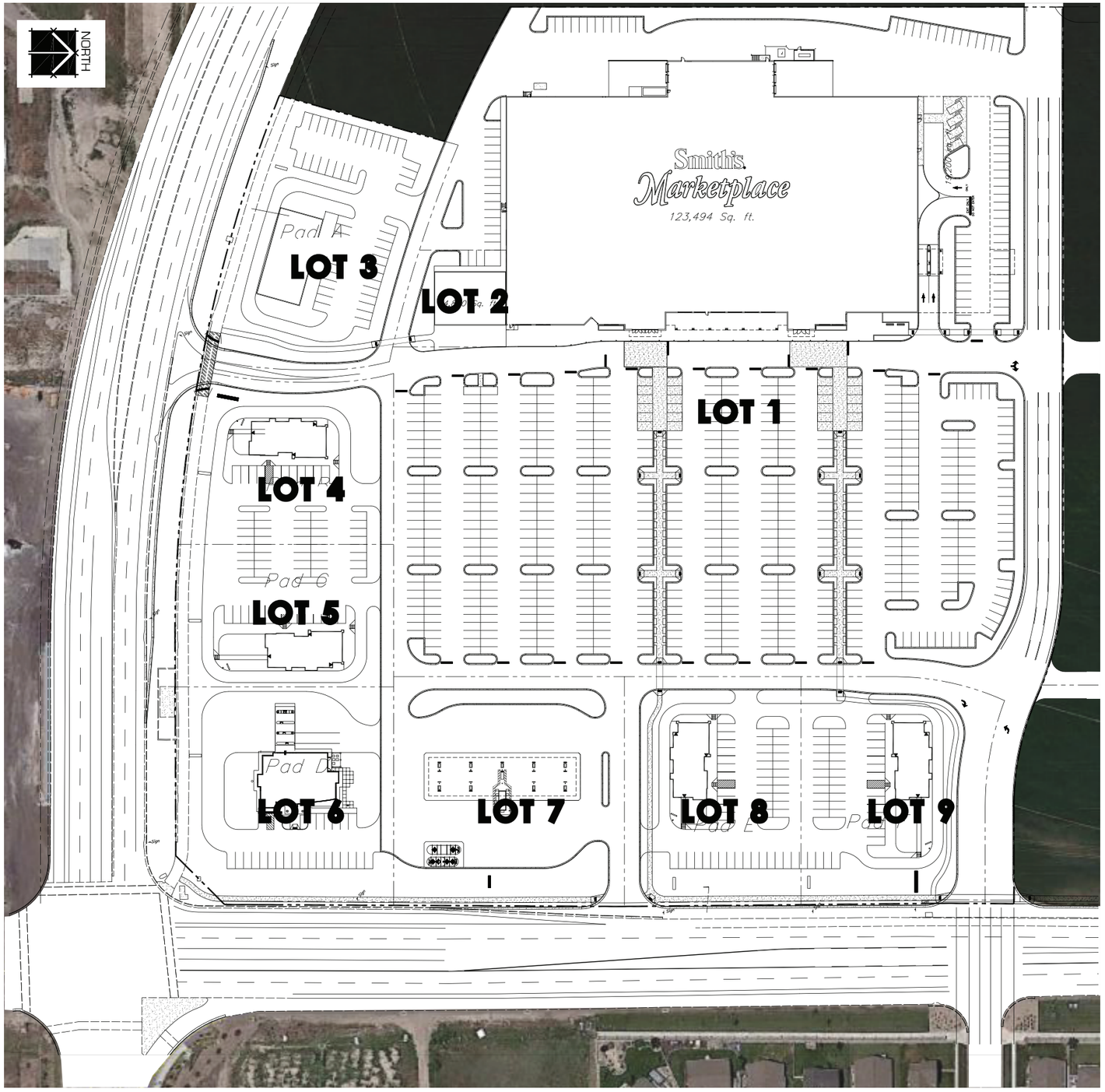
babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702

www.babcockdesign.com



Height:

All building heights shall comply with section 19.04.22 Regional Commercial (RC) of the Saratoga Springs Municipal Code Item #6 except as modified below:

No structure in this zone shall be taller than fifty feet excepting Office Buildings which may not exceed 100 feet in height.

Setback:

Shall be as per attached exhibits.

Parking Requirements:

Chapter 19.09.11 Off Street Parking Requirements of the Saratoga Springs Municipal Code shall be modified as follows:

Retail uses shall be parked at a minimum of (a) four (4) parking stalls per 1,000 square feet of floor area provided a sit down, table service restaurant space larger than 3,500 square feet but not exceeding 5,000 square feet shall have at least seven (7) parking spaces and a sit down, table service restaurant larger than 5,000 square feet of floor space shall have at least ten (10) parking stalls per 1,000 square feet of floor area. Up to 25% of the required parking may be shared with an adjacent use.

Landscape:

Landscaping shall comply with the Saratoga Springs District Area Plan - Regional Retail minimum Open Space Requirements: 11%-14%.

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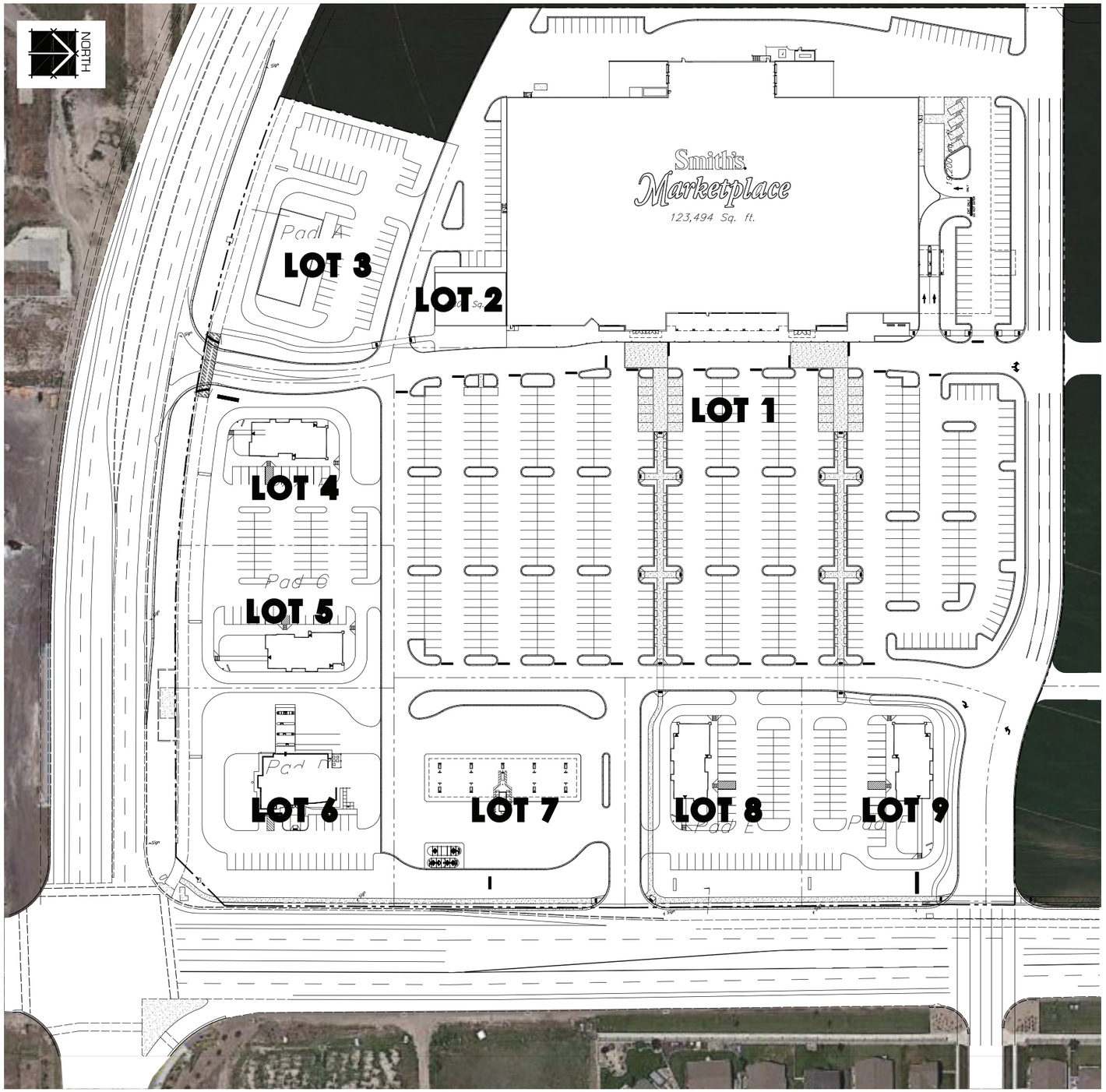


Land Use:
All land within the Phase I Village are to be Regional Retail Uses - See exhibit #2 - Detailed Use Map for additional information.

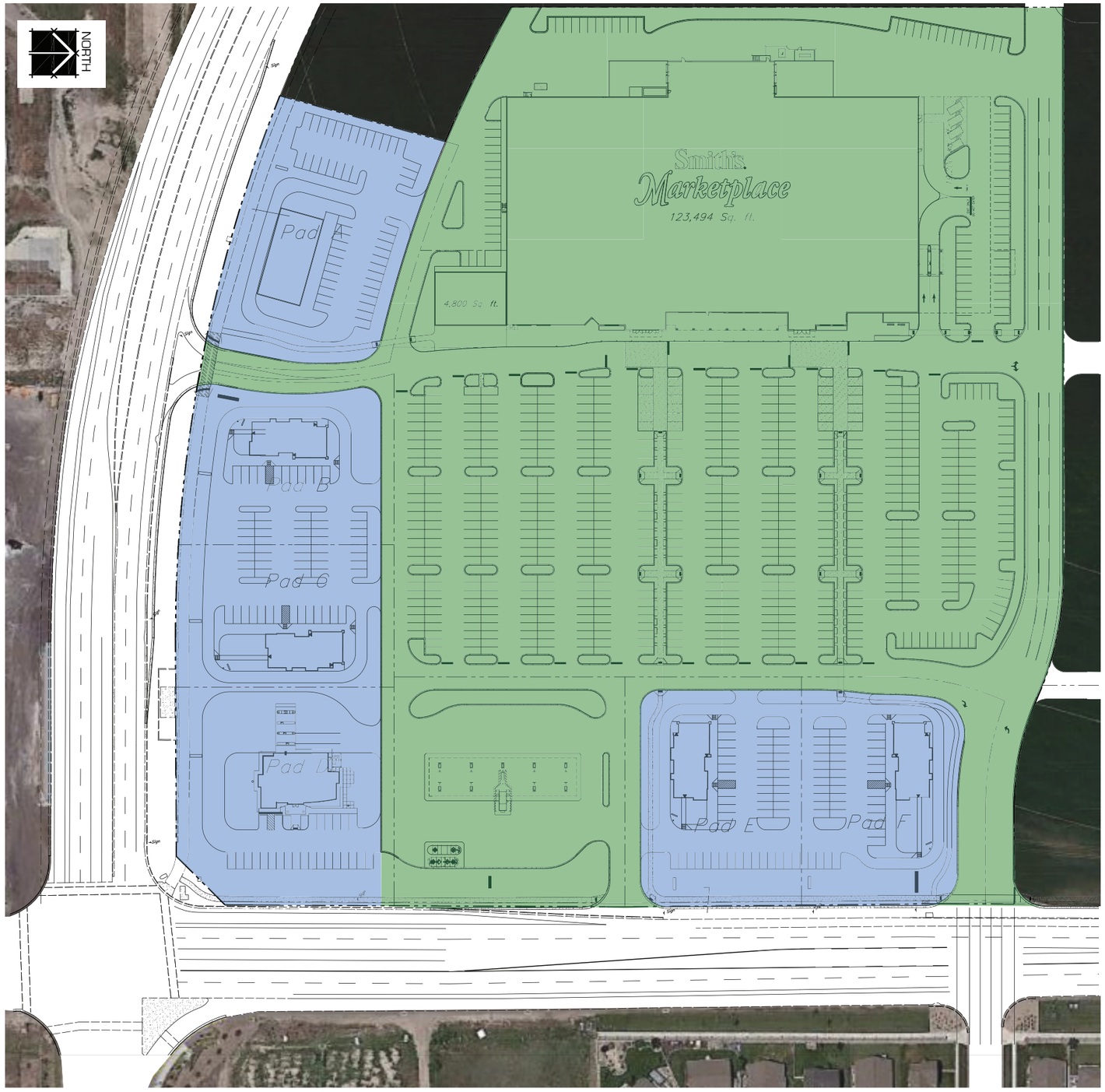
Density:
Density shall comply with the Saratoga Springs District Area Plan for Regional Retail and not exceed the maximum density requirements.

Floor Area Ratios:
Floor Area Ratios shall comply with the Saratoga Springs District Area Plan for Regional Retail recommendations of 0.36-0.47. See Exhibit 3 for additonal information. The FAR for the initial buildout of the Phase I Village may be less than these values, but the final buildout is expected to meet the requirements of the DAR.

SARATOGA SPRINGS BOYER

All development, future development and maintenance will be governed by the leases and agreements (e.g. Operations and Easement Agreement) encumbering the property.

7 - Village Phasing Plan
Phase I



PHASES

- Phase I
- Future Phase

SARATOGA SPRINGS

BOYER

#8 Lotting Map

Scale: 1" = 60' (full size)

60' 0 60' 120'

(11"x17" Not to Scale)

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#9 landscape plan & legend

Type	Botanical Name	Common Name	Minimum Plant Size	Height	Width	Special Instructions
Trees						
Deciduous	Zelkova s. 'Musashino'	Musashino Zelkova	2" Caliper & 10' Minimum Ht., B&B	45'	20'	Plant in Parking Islands & along Street
	Tilia c. 'Chancellor'	Chancellor Linden		25'	20'	Plant in Parking Islands & along Street
	Celtis occidentalis	Common Hackberry		40'	30'	Plant in Parking Islands
	Acer p. 'Crimson Sentry'	Crimson Sentry Maple		25'	15'	Plant in Open Space Areas
	Acer grandidentatum	Rocky Mountain Maple		25'	15'	Plant in Parking Islands & along Street
	Tilia c. 'Corzam'	Corinthian Linden		40'	15'	Plant in Parking Islands & along Street
Ornamental	Pyrus c. 'Chanticleer'	Chanticleer Pear	2" Caliper & 8' Minimum Ht., B&B	35'	15'	Plant in Parking Islands & along Street
	Prunus s. 'Columaris'	Flowering Columnar Cherry		35'	15'	Plant in Parking Islands & along Street
	Malus x 'Spring Snow'	Spring Snow Crabapple		25'	22'	Plant in Open Space Areas
	Prunus v. 'Canada Red'	Canadian Chokecherry		25'	20'	Plant in Open Space Areas
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud		15'	15'	Plant in Parking Islands & along Street
	Koelreuteria paniculata	Goldenrain Tree		35'	18'	Plant in Parking Islands & along Street
Evergreen	Picea a. 'Cupressina'	Columnar Norway Spruce	2" Caliper & 8-10' Minimum Ht., B&B	15'	6'	Plant Adjacent to Bldg. Foundation
	Pinus flexis	Limber Pine		35'	20'	Plant in Open Space Areas
	Pinus nigra	Austrian Pine		50'	20'	Plant in Open Space Areas
	Picea g. 'Densata'	Black Hills Spruce		40'	20'	Plant in Open Space Areas
	Picea o. 'Wells Riverside'	Wells Riverside Spruce		35'	15'	Plant in Open Space Areas
	Picea p. g. 'Hoopsii'	Hoopsii Blue Spruce		20'	12'	Plant in Open Space Areas
Shrubs						
Deciduous	Rhus t. 'Tiger Eyes'	Gold-Leaved Sumac	5 Gal. Cont., 12-15" Ht.	6'	6'	Plant in Open Space Areas
	Perovskia atriplicifolia	Russian Sage	5 Gal. Cont., 15-18" Ht.	4'	4'	Plant in Open Space Areas
	Potentilla f. 'Gold Finger'	Gold Finger Potentilla	5 Gal. Cont., 12-15" Ht.	3'	3'	Plant in all Landscape Areas
	Rhus a. 'Grow Low'	Grow Low Sumac	2 Gal. Cont., 12-15" Ht.	2'	6'	Plant in all Landscape Areas
	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gal. Cont., 24-30" Ht.	4'	4'	Plant in Open Space Areas
	Berberis t. a. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gal. Cont., 18-24" Ht.	1.5'	2'	Plant in all Landscape Areas
	Spirea b. 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal. Cont., 18-24" Ht.	3'	3'	Plant in all Landscape Areas
	Chrysothamnus nauseosus	Rabbitbrush	5 Gal. Cont., 24-30" Ht.	3'	3'	Plant in Open Space Areas
	Forysthia x. 'Arnold's Dwarf'	Arnold's Dwarf Forsythia	5 Gal. Cont., 18-24" Ht.	4'	6'	Plant in Open Space Areas
	Rosa x 'Rainbow Knockout'	Knockout Shrub Rose	5 Gal. Cont., 15-18" Ht.	3'	3'	Plant in Open Space Areas
	Caryopteris x. clandonensis	Blue Mist Spirea	5 Gal. Cont., 18-24" Ht.	3'	3'	Plant in all Landscape Areas
	Berberis t. a. 'Rosy Glow'	Crimson Pygmy	5 Gal. Cont., 12-15" Ht.	2'	2'	Plant in all Landscape Areas
	Syringa p. 'Miss Kim'	Miss Kim Lilac	5 Gal. Cont., 18-24" Ht.	4'	4'	Plant in Open Space Areas
	Spiraea b. 'Limemound'	Limemound Spirea	5 Gal. Cont., 15-18" Ht.	3'	3'	Plant in all Landscape Areas
	Prunus cistena	Purple Leaf Sand Cherry	5 Gal. Cont., 24-30" Ht.	5'	5'	Plant in Open Space Areas
	Fallugia paradoxa	Apache Plum	5 Gal. Cont., 24-30" Ht.	5'	4'	Plant in Open Space Areas
	Buddleia d. 'Black Knight'	Butterfly Bush	5 Gal. Cont., 24-30" Ht.	5'	4'	Plant in Open Space Areas
	Acer g. 'Flame'	Flame Maple (Clump)	15 Gal. Cont., 4-5' Ht.	16'	10'	Plant in Open Space Areas
	Viburnum Burkwood	Burkwood Viburnum	5 Gal. Cont., 24-30" Ht.	6'	6'	Plant in Open Space Areas
	Ribes alpinum	Alpine Currant	5 Gal. Cont., 24-30" Ht.	4'	5'	Plant in Open Space Areas
	Viburnum o. 'Nanum'	Swarf European Cranberry	5 Gal. Cont., 24-30" Ht.	3'	3'	Plant in all Landscape Areas
Evergreen	Taxus m. 'Dark Green Spreader'	Spreading Yew	5 Gal. Cont., 15-18" Ht.	3'	3'	Plant in all Landscape Areas
	Ephedra v. 'Coville'	Mormon Tea Plant	5 Gal. Cont., 24-30" Ht.	5'	5'	Plant in Open Space Areas
	Yucca f. 'Color Guard'	Color Guard Yucca	5 Gal. Cont., 18-24" Ht.	3'	3'	Plant in all Landscape Areas
	Picea a. 'Nidiformis'	Nest Spruce	5 Gal. Cont., 24-30" Ht.	3'	4'	Plant in all Landscape Areas
	Mahonia a. 'Compacta'	Compact Oregon Grape	5 Gal. Cont., 18-24" Ht.	3'	3'	Plant in all Landscape Areas
	Pinus m. 'Slowmound'	Slowmound Mugo Pine	5 Gal. Cont., 18-24" Ht.	2'	3'	Plant in all Landscape Areas
	Buxus j. 'Julia Jane'	Julia Jane Boxwood	5 Gal. Cont., 18-24" Ht.	4'	4'	Plant in Open Space Areas & Near Bldg.
	Euonymus f. 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal. Cont., 12-15" Ht.	1.5'	3'	Plant in Open Space Areas & Near Bldg.
Ornamental Grasses						
Ornamental Grasses	Helictrotrichon sempervirens	Blue Oat Grass	1 Gal. Cont., 24-30" Ht.	2'	3'	Plant in all Landscape Areas
	Panicum v. 'Shenandoah'	Shenandoah Switch Grass	1 Gal. Cont., 24-30" Ht.	2'	3'	Plant in Open Space Areas
	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal. Cont., 24-30" Ht.	5'	3'	Plant in Open Space Areas
	Calamagrostis x. 'a. 'Karl Forester'	Karl Forester Grass	1 Gal. Cont., 24-30" Ht.	5'	3'	Plant in all Landscape Areas
	Miscanthus s. 'Little Zebra'	Little Zebra Maiden Grass	5 Gal. Cont., 24-30" Ht.	4'	3'	Plant in all Landscape Areas
	Pennisetum a. 'Hameln'	Dwarf Fountain Hameln Grass	1 Gal. Cont., 12-15" Ht.	2'	2'	Plant in all Landscape Areas
Perennials						
Perennials	Hemerocallis x. 'Stella de Oro'	Stella de Oro Daylily	1 Gal. Cont., 12-15" Ht.	18"	18"	Plant in Accent Areas
	Hemerocallis x. 'Baja'	Baja Daylily	1 Gal. Cont., 12-15" Ht.	18"	18"	Plant in Accent Areas
	Lavandula a. 'Munstead'	English Lavender	1 Gal. Cont., 12-15" Ht.	18"	24"	Plant in all Landscape Areas
	Rudbekia f. 'Goldstrum'	Black Eyed Susan	1 Gal. Cont., 12-15" Ht.	24"	24"	Plant in Accent Areas
	Nepta f. 'Dropmore'	Catmint	1 Gal. Cont., 12-15" Ht.	18"	18"	Plant in all Landscape Areas
	Sorbaria sorbifolia	False Spirea	1 Gal. Cont., 12-15" Ht.	4'	4'	Plant in Open Space Areas
	Iris p. 'Albo Variegata'	Variegated Siberian Iris	1 Gal. Cont., 12-15" Ht.	2'	2'	Plant in Accent Areas
	Pestemon e. 'Firecracker'	Firecracker Penstemon	1 Gal. Cont., 12-15" Ht.	3'	2'	Plant in Accent Areas
Groundcovers						
Lawn	Poa pratensis	Kentucky Blue Grass Blend	Sod			To be From a Local Source

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1. Existing topsoil to be stripped and stockpiled for landscape use. A soil test to be performed on existing and/or imported topsoil and amended per soil test recommendations. Soil test to be done by a certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter.

2. Prior to placement of topsoil in all landscape areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils

3. Topsoil to be installed in all landscape areas. An 8 inch depth of topsoil to be installed in all shrub beds and a 12 inch depth in all parking islands. A 4 inch depth to be used in all lawn areas.

4. All plant material holes to be dug twice the diameter of the root ball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. Plant backfill mix to be composed of 3 parts topsoil to 1 part Soil Pep. All plants to receive 20-10-5 'Agriform' brand 21 gram tablets applied per manufacturer's recommendations.

5. All plant material to be evenly spaced and planted away from edges of planters. Site triangles and views to signage should not obstructed by shrubs and trees. Planting design should provide year round color with the intermixing of evergreen material and colorful perennials, shrubs, and trees. Annual flower beds to be used at a minimum. Annual flowers to be planted at building entrances, accent areas, and near signage. A soil conditioner to be incorporated into annual flower beds to provide successful colorful flower plantings. Annual flower beds to be planted and maintained on a regular basis to keep a neat appearance. No stone or wood mulch to be used in annual flower beds.

6. Shrub beds to be used in all narrow landscape areas, planting islands, and up against buildings and signage. No lawn in parking islands, or against buildings or signage.

7. Minimum plant sizes are as follows:
   a. Shade Deciduous Trees ≥ 2" Caliper and 8' in Height, B&B
   b. Evergreen Trees ≥ 8' Height, B&B
   c. Ornamental Deciduous Trees ≥ 2" Caliper and 8' Height, B&B
   d. Evergreen and Deciduous Shrubs ≥ 5 Gallon Containers and 15" Height
   e. Ornamental Grasses ≥ 1 Gallon Containers and 15" Height
   f. Perennials ≥ 1 Gallon Containers and 12" Height (Plants need to be sufficient size and height to not get lost in stone mulch)

8. Trees located in lawn areas shall have a 36 inch diameter sod-free ring. All trees in lawn areas to have an 8 inch wide by 3 foot deep augured hole filled with ¾ inch crushed gravel for drainage in bottom of tree pit.

9. A 4" x 6" natural gray concrete curbing style to be used to separate all lawn areas from planting beds. Curbing to be installed flush to all concrete edges and contain control joints every 4' o.c.

10. Upon completion of planting, all shrub areas with trees, shrubs, and perennials, shall receive a 4 inch depth of decorative stone mulch over Dewitt Pro5 weed barrier or equal. The top of the stone mulch shall be 1 inch below finish grade and concrete edges. All stone mulch to washed prior to laying or after installation. All stone mulch to match Smith's Store and be from the same local supplier.
   a. All decorative stone mulch to be crushed and fractured. No cobble stone. A tan rust color from Staker Parson (801-514-5132) Beef Hallow Pit (Upper Section of Pit) to be the majority of the stone. In accent areas and to break up large areas of the tan rust color, a grayish brown rock from Rockscapes (801-509-3002 identified as Whisper Ridge to be used. The Whisper Ridge rock should be used and kept to a minimum due to cost. A minimum of 200 square feet of Whispering Ridge to be used. 2-4" dia. stone to be used in shrub areas where potential pedestrian traffic is minimal. Shrub areas that could potentially experience pedestrian traffic, 1-2" diameter stone mulch to be used. Both stone mulch size ranges are available from Staker Parson and Rockscapes.
   b. Stone mulch to be carefully installed under the canopy of all plant material. <u>No wood mulch to be used</u>.
   c. A commercial grade 3/16" x 4" steel edging to be used to separate different size and color decorative stone mulches. Color to be black and manufactured by Sure-Loc Edging.

11. 4-5' Diameter decorative landscape boulders to be incorporated into shrub areas. Boulders shall not be used in lawn areas. Landscape boulders to be fractured, angular, a tan rust color, and to match stone from Staker Parson. Bury 6 inches of boulder into soil, keeping best visual side above ground. After installation, all landscape boulders to cleaned and washed. Boulders shall be used in accent areas, high visibility areas, and not to interfere with access to utilities and block signage.

12. No Landscaping shall be composed of more than fifty percent lane. All areas to receive lawn to be sod and not hydroseed.

13. All deciduous and evergreen trees to be double staked with commercial grade wood stakes, Rubber cinche ties, and attached with a roofing nail. All trees to be staked upon completion of planting. Trees stakes to be removed after one year.

14. Upon completion and acceptance of project, a landscape and irrigation maintenance plan should be executed to maintain and keep the site looking neat in appearance.

15. Point source drip irrigation to be installed in all shrub planting areas per industry standards. All irrigation piping and tubing to be hidden under stone mulch. Popup sprayheads and rotors to be used in lawn areas and adjusted properly to prevent overspray onto building structures, cars, and signage. All irrigation components to be installed in landscape areas. Plant material and/or artificial rock enclosure to be used as much as possible to hide and screen above ground irrigation components. If artificial rock enclosure is used, enclosure to match existing landscape boulders used on site and to be secured. Irrigation controllers to be installed on exterior or interior of buildings only. No irrigation pedestal to be used.

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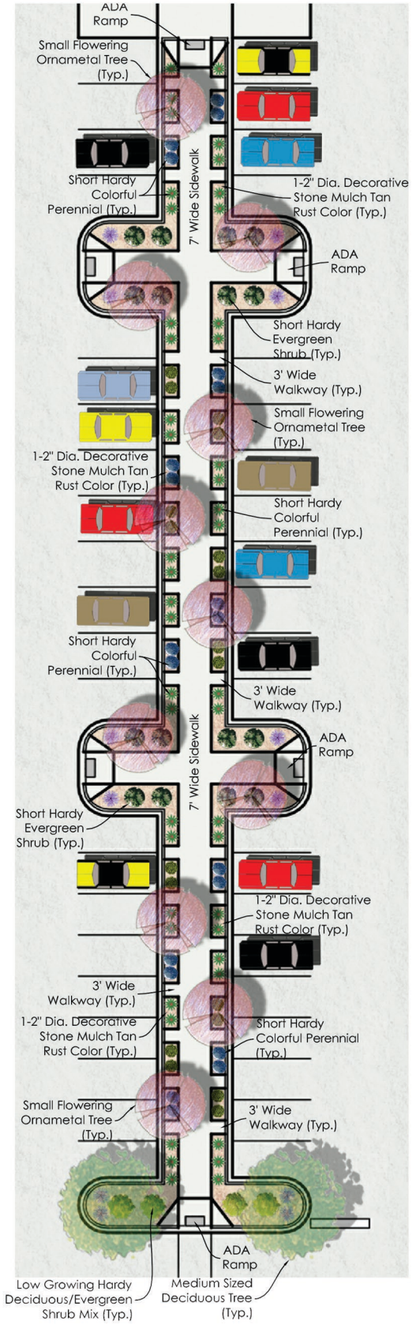
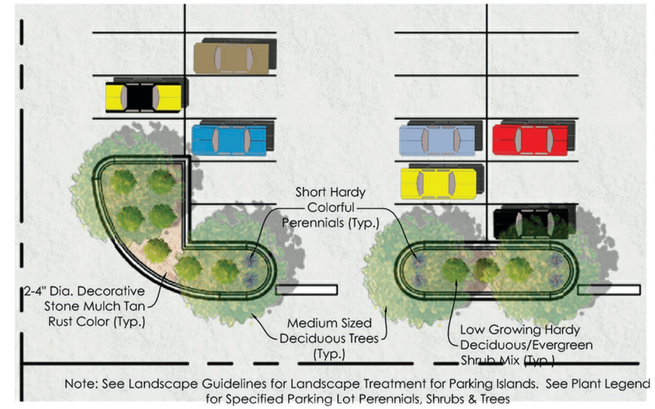
#9 landscape planting examples



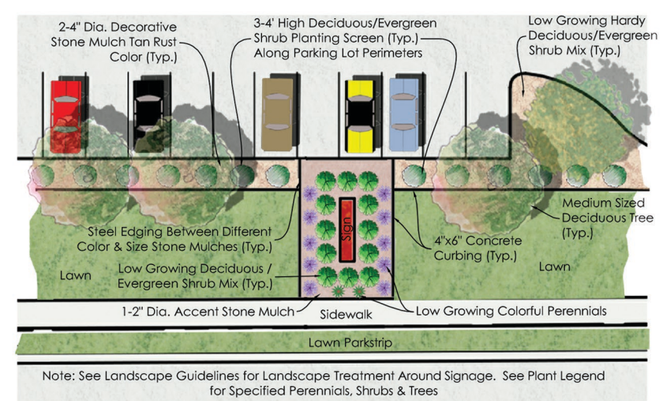
Note: See Landscape Guidelines for Landscape Treatment for Parking Islands. See Plant Legend for Specified Parking Lot Perennials, Shrubs & Trees

Landscape Parking Lot Walkway



Note: See Landscape Guidelines for Landscape Treatment for Parking Islands. See Plant Legend for Specified Parking Lot Perennials, Shrubs & Trees

Typical Landscape in Parking Islands



Note: See Landscape Guidelines for Landscape Treatment Around Signage. See Plant Legend for Specified Perennials, Shrubs & Trees

Typical Landscape Around Signage

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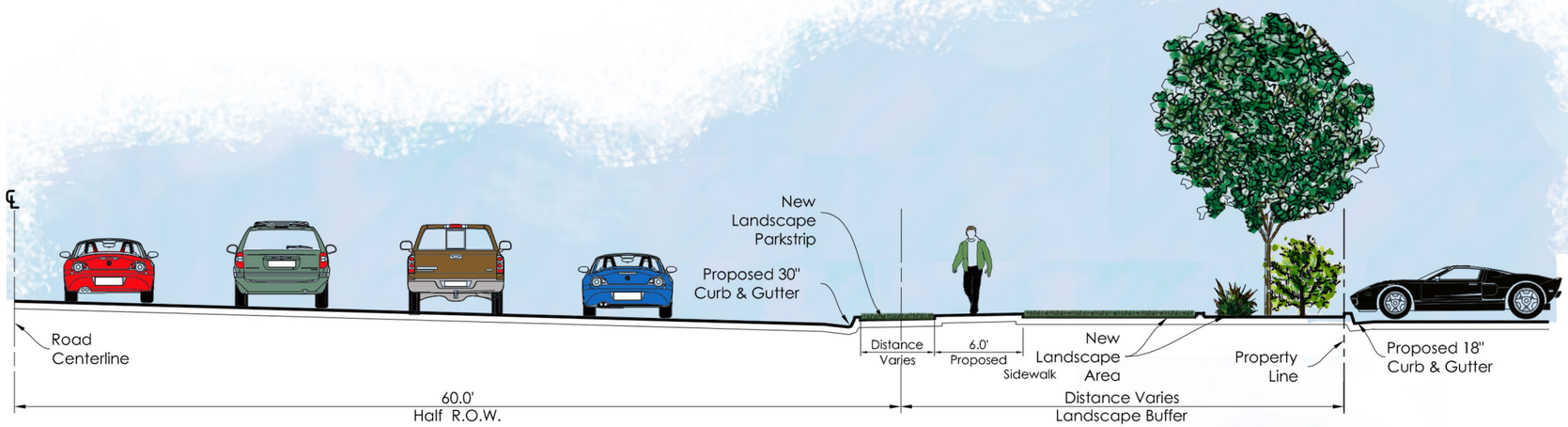
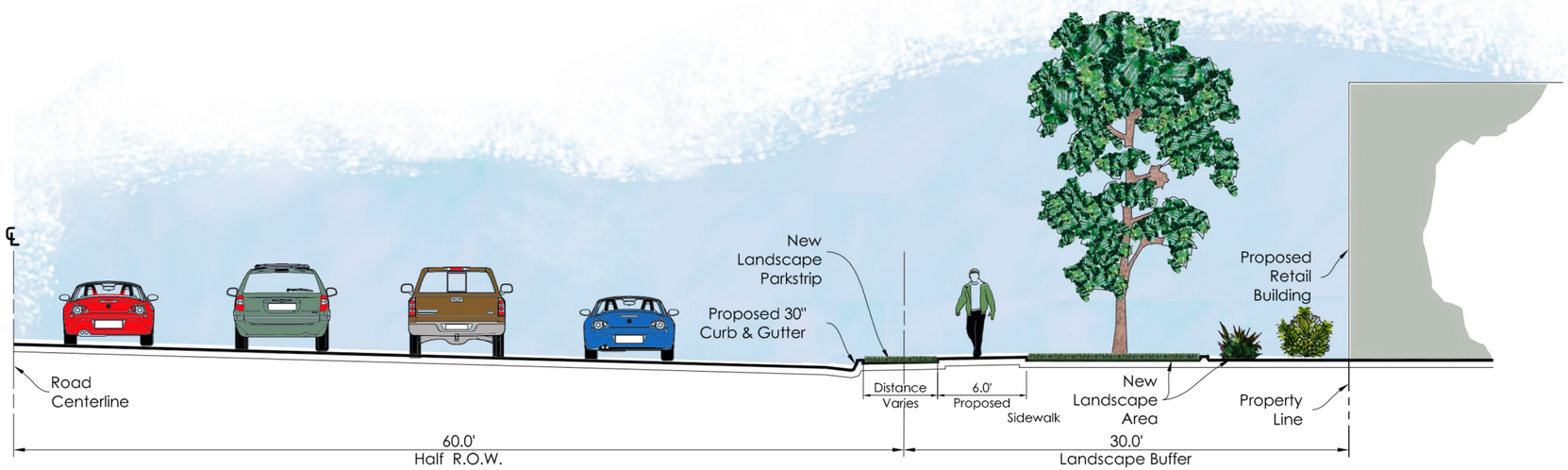
#9 redwood road landscape buffer sections



Redwood Road Landscape Buffer with Parking Lot



Redwood Road Landscape Buffer with Building

ANDERSON WAHLEN & ASSOCIATES

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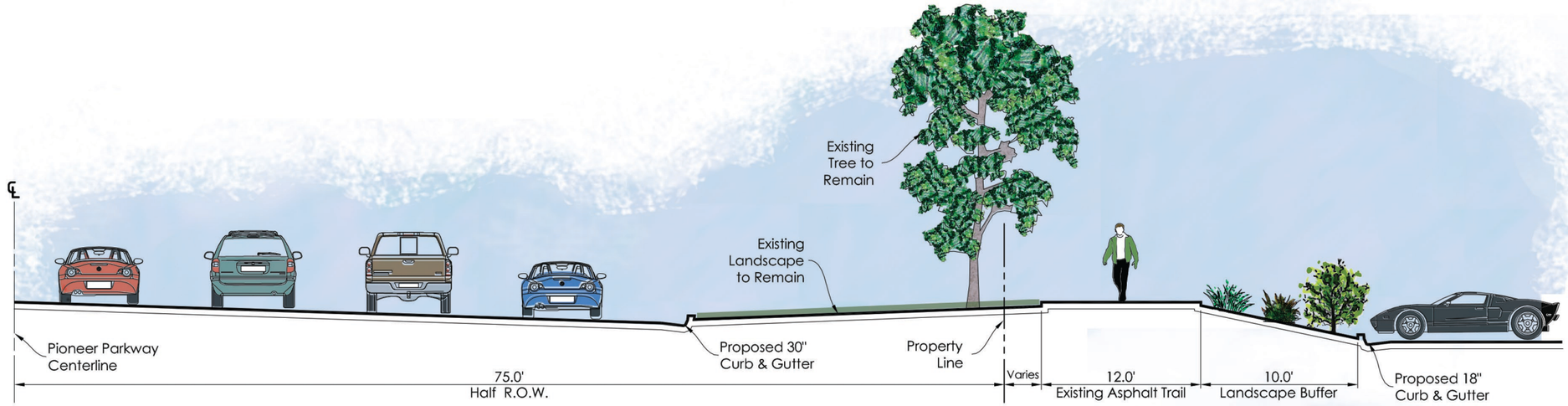
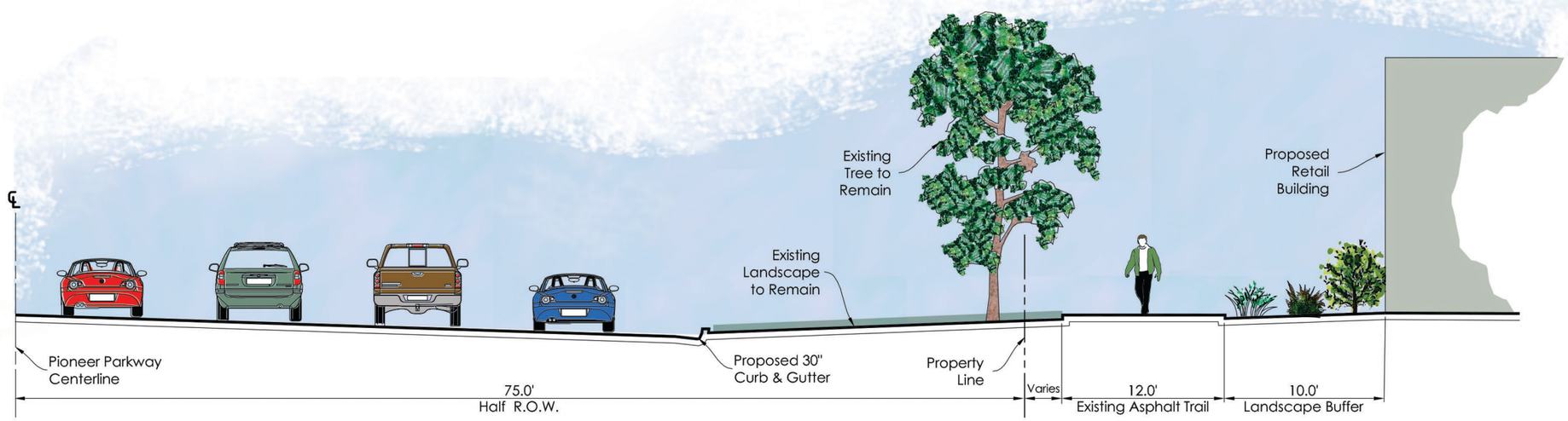
#9 pioneer parkway landscape buffer sections



Pioneer Parkway Landscape Buffer with Parking Lot



Pioneer Parkway Landscape Buffer with Building

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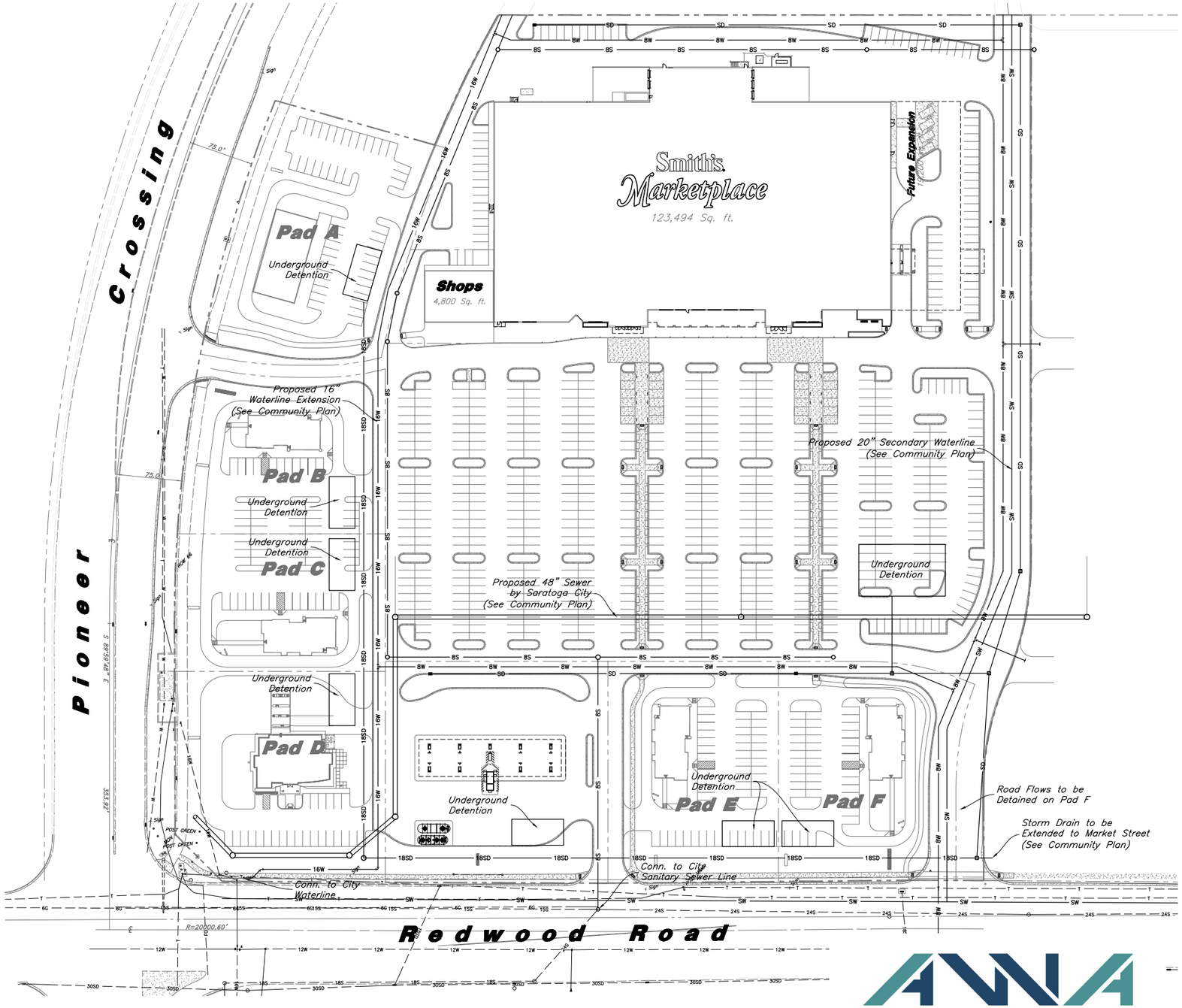
#10 Utility Plan



Scale: 1" = 60' (full size)

60' 0 60' 120'

(11"x17" Not to Scale)

Legend

Proposed Fire Hydrant	
Proposed Water Valve	—W—
Proposed Water Line	—W—
Proposed Sanitary Sewer	—S—
Proposed Storm Drain	—SD—
Proposed Conduit Line	—C—
Proposed Power Line	—P—
Proposed Gas Line	—G—
Proposed Secondary Water Line	—SW—
Proposed Roof Drain	—RD—
Existing Inlet Box	
Existing Catch Basin	
Existing Manhole	
Existing Fire Hydrant	FH
Existing Water Valve	WV
Existing Overhead Power Line	—OH—
Existing Water	—W—
Existing Secondary Water	—SW—
Existing Sewer	—S—
Existing Storm Drain	—SD—
Existing Gas	—G—
Existing Power	—P—
Existing Telephone	—T—
Existing Telephone Box	TB
Existing Power Meter	PM
Existing Electrical Box	EB
Existing Electrical Cabinet	ECAB
Existing Gas Meter	GM
Existing Water Meter	WM
Existing Irrig. Control Box	ICB
Existing Bollard	BOL

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11 - Village Vehicular Plan
Phase I

STREETS/ROADS

- Public
- Private
- Future

SARATOGA SPRINGS

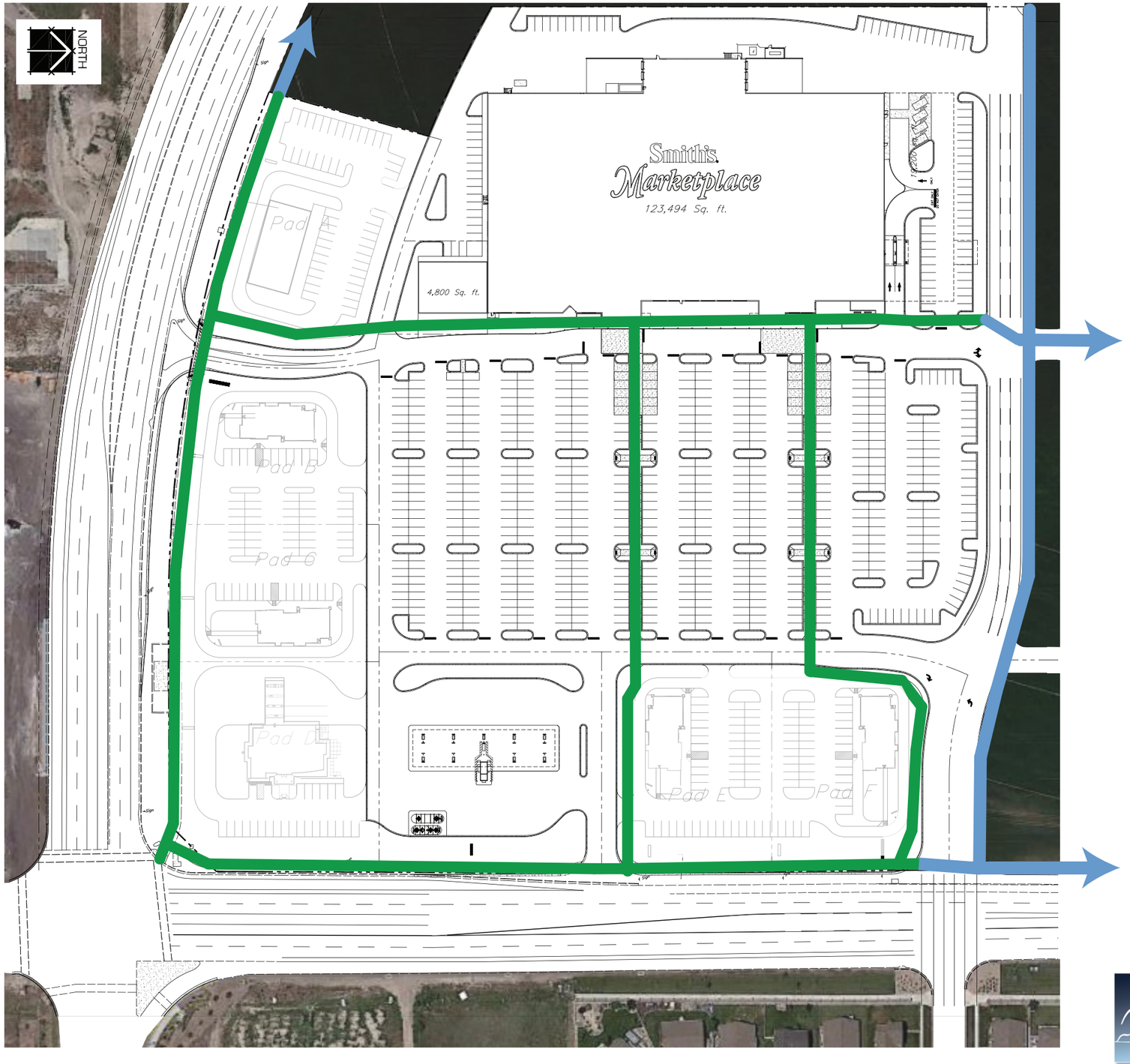
BOYER

the crossing - village plan

babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702
www.babcockdesign.com

12 - Village Pedestrian Plan
Phase I



PEDESTRIAN PLAN

Walkways

Future Connection

SARATOGA SPRINGS

BOYER

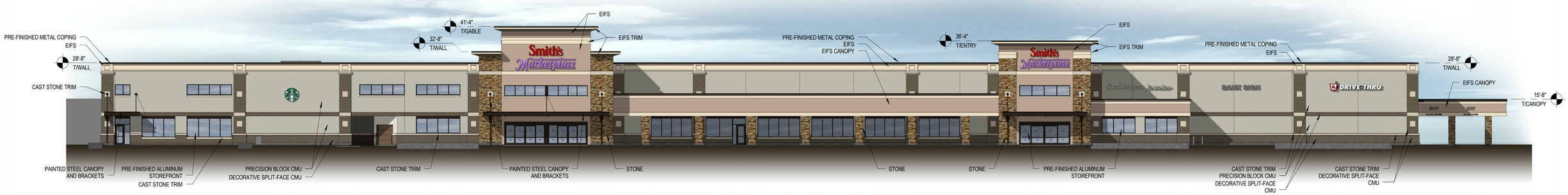
saratoga springs - village plan

babcock design group

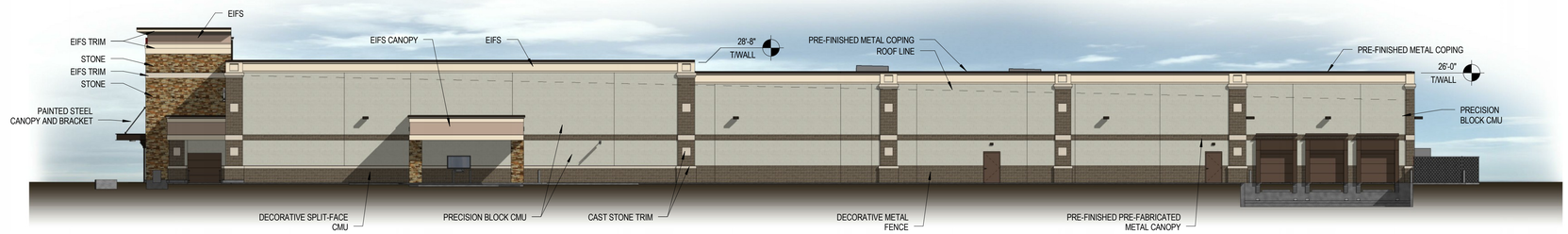
52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702

www.babcockdesign.com

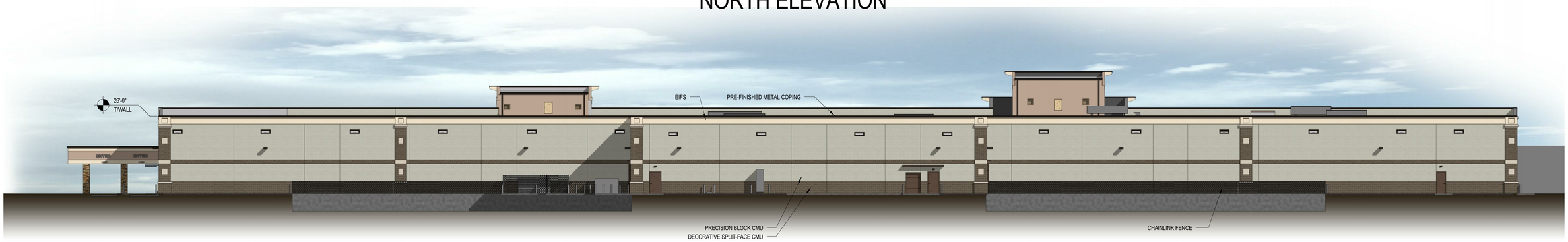
No density transfers are applicable or provided.



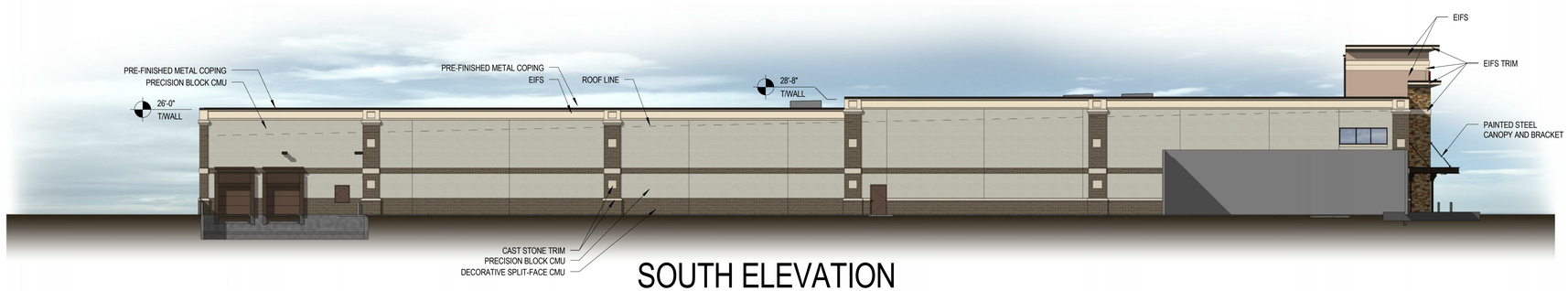
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SMITH'S STORE SM207

May 28, 2015

Saratoga Springs, UT

K515414

architecture + design

SMITH'S STORE SM207

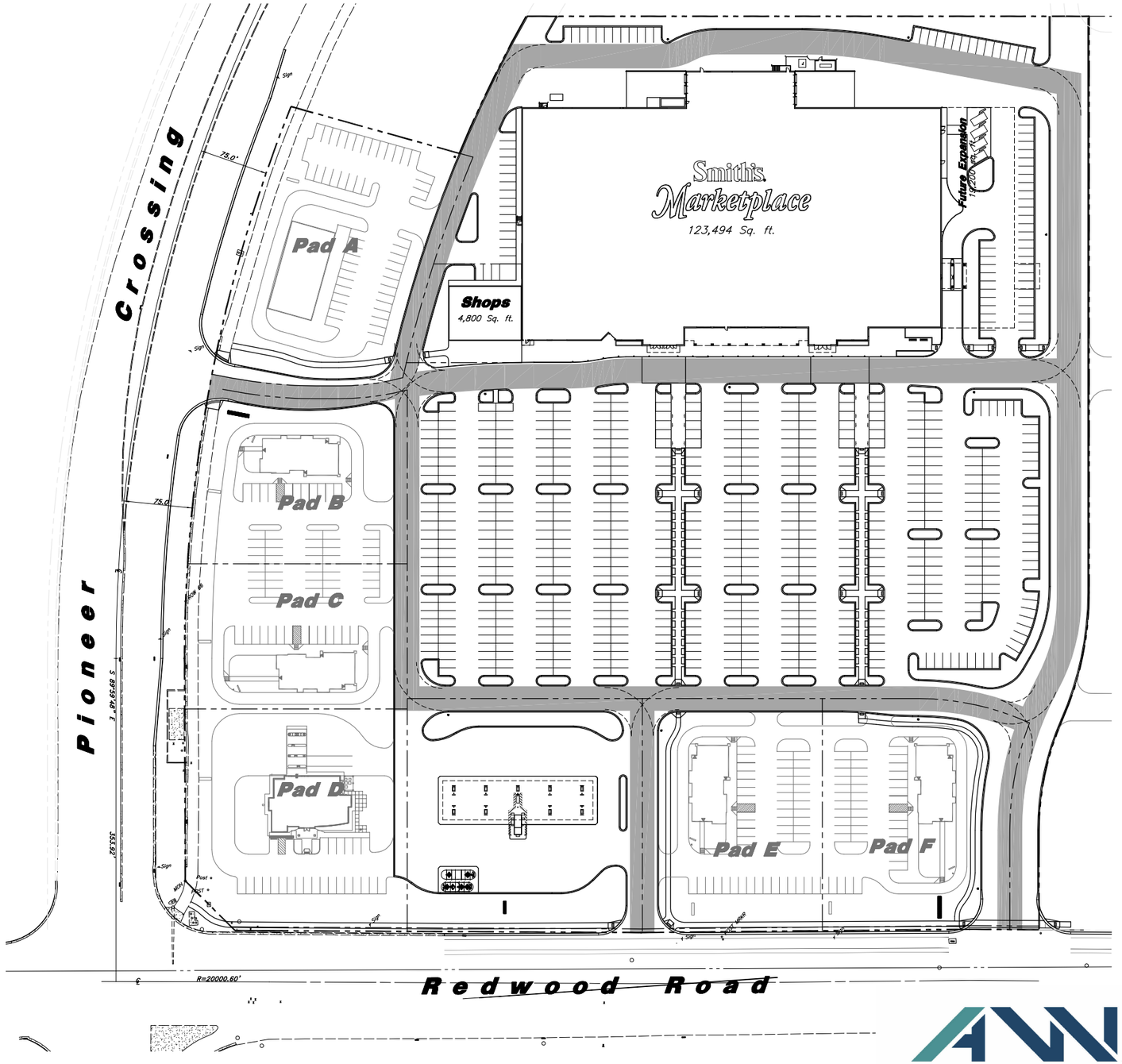
May 28, 2015

Saratoga Springs, UT

K515414

architecture + design

#14 Additional detailed Plans- fire lane plan



Scale: 1" = 60' (full size)

60' 0 60' 120'

(11"x17" Not to Scale)

Legend

- Fire Lane Limits
- R=52' / R=28' — Typical Turning Radius
- Fire Hydrant
- Existing Fire Hydrant

Fire Lane Notes:

1. Minimum fire lane width shall be 20 feet.
2. Fire lane width shall be 26 feet at hydrants.
3. Fire lane shall be asphalt or concrete, capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. Minimum turning radius shall be 28 feet inside and 52 feet outside.
5. Maximum slope for fire lane shall be 10%.

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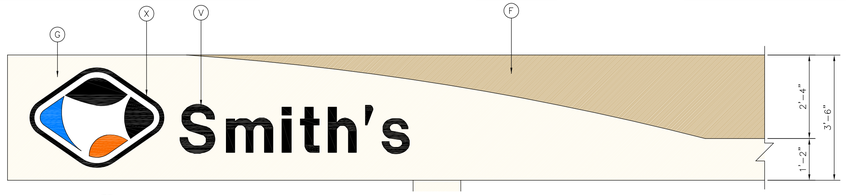
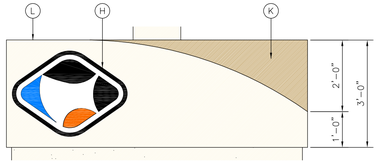
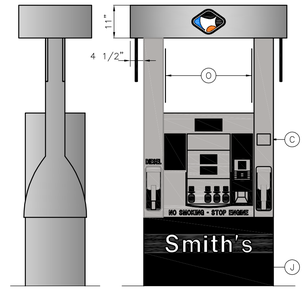


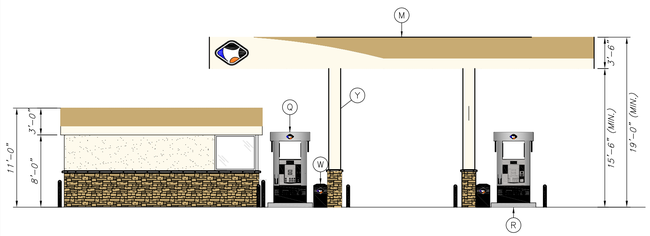
1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



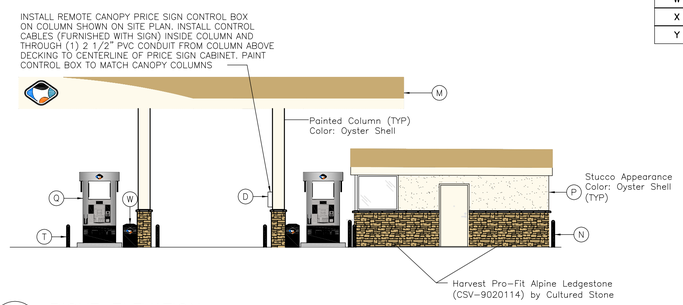
2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"



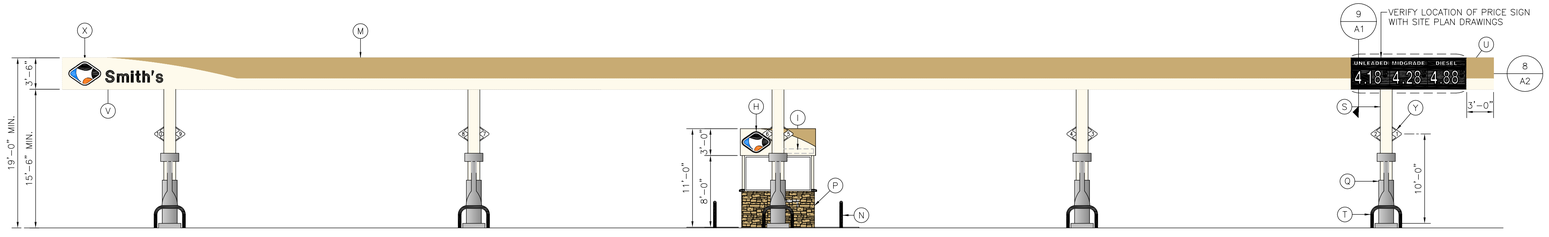
3 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"



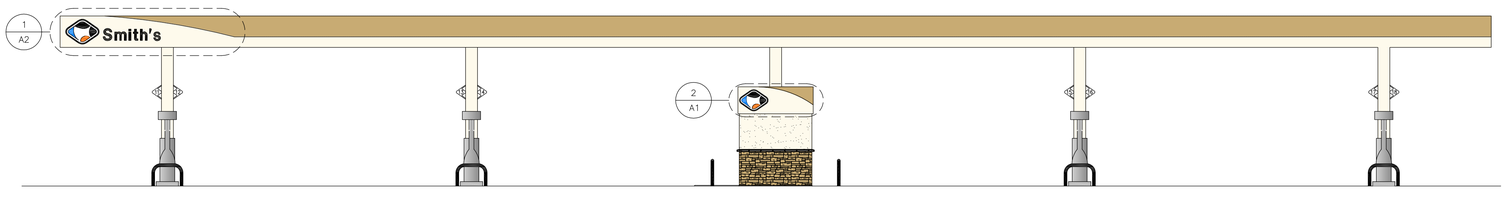
4 LEFT ELEVATION
SCALE: 1/8"=1'-0"



5 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



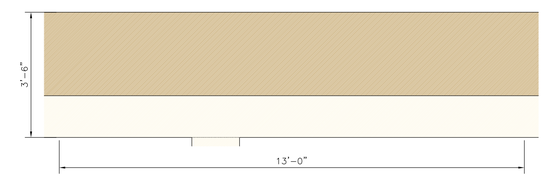
6 FRONT ELEVATION
SCALE: 1/8"=1'-0"



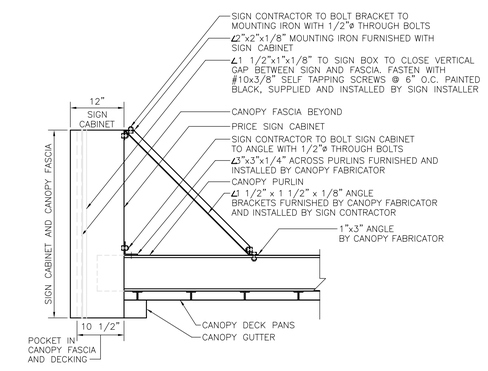
7 REAR ELEVATION
SCALE: 1/8"=1'-0"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	INTERNALLY ILLUMINATED IDENTIFICATION SIGN		DUALITE		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	SIGN POLE – G.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER SHELL			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO – NON-ILLUMINATED (28" H x 37 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			OWNER	GENERAL CONTRACTOR
L	KIOSK FASCIA	OYSTER SHELL			OWNER	GENERAL CONTRACTOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD – G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK	OYSTER SHELL			GENERAL CONTRACTOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS – G.C. TO PAINT	GRAPHITE SW4017	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS – G.C. TO PAINT	OYSTER SHELL			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD – G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

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THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

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Planning, Architecture, Engineering.
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Smith's

The Kroger Co.
Denver, CO 80238
Phone (303) 713-5917
Fax (303) 715-5905

REVISIONS

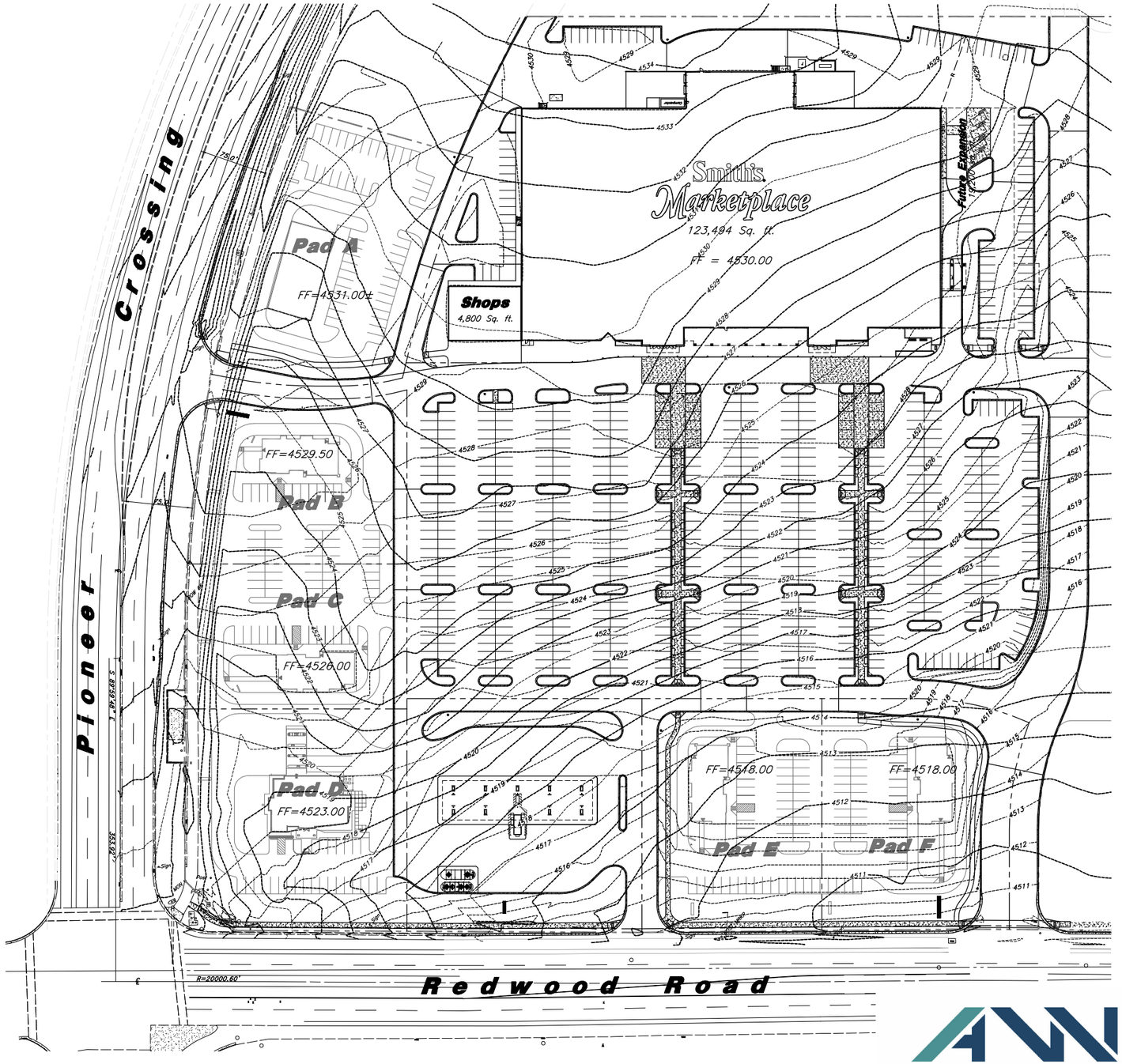
No.	DESCRIPTION	DES. BY	DRAWN BY	DATE

Project #:	SMC #207
Designed By:	
Drawn By:	
Checked By:	
Date:	FEBRUARY, 2014
Scale:	FULL
Disk File:	207 GAS Elev.dwg
Model:	9 (GD)

Address:
Pioneer Crossing & Redwood Raod
Saratoga Springs, Utah

EXTERIOR ELEVATIONS AND SIGNAGE

Drawing No.:
A1



#14 Additional detailed Plans- grading / drainage

Scale: 1" = 60' (full size)

60' 0 60' 120'

(11"x17" Not to Scale)

Storm Drainage for each lot of the Village plan will be determined individually per current Saratoga City requirements. Detention shall be provided in an above ground pond or underground storage system.

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

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

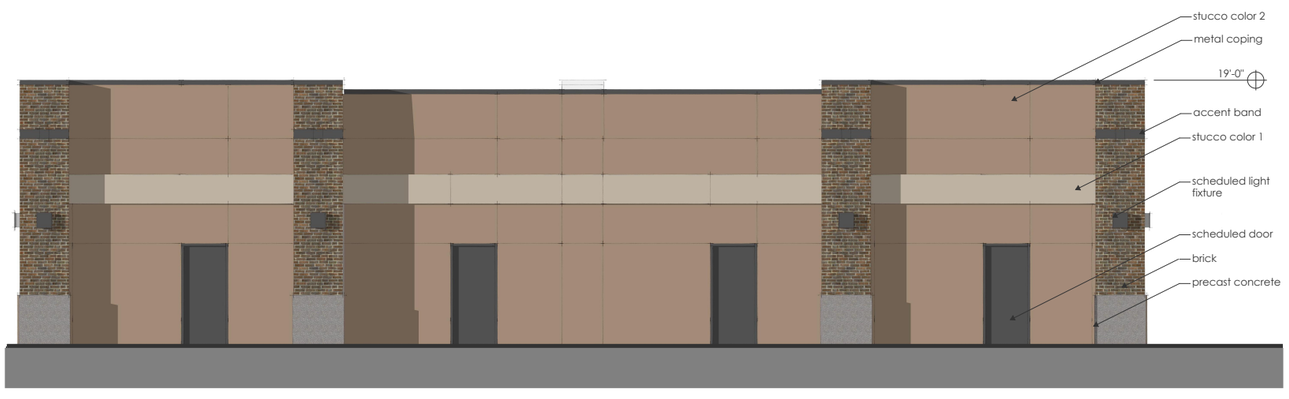
Detention Systems:

a. The capacity of all detention systems shall be sufficient to contain the anticipated runoff volume from a 100-year 24-hour storm event over those portions of the gross aggregate area under design; with a maximum release of 0.2 cfs/acre or the historic flow rate, whichever is less.
b. Systems shall be constructed as described and as shown in the City's Standards.
c. Low flows, where applicable, shall be piped through the detention system.
d. Detention system capacity may not be reduced for infiltration or evaporation rates.
e. Retention systems are no permitted. All systems must have both an outfall and overflow system.
f. Ponds are to be landscaped per City's Standards.
g. Provide access roads to all inlet/outlet structures.
h. All ponds shall have a minimum of 1' of free board above the 100 year high water elevation.
i. Maximum interior and exterior slopes shall be 3:1.
j. Detention areas may not be located within residential lots.
k. Detention areas shall be a minimum of 10' from property lines.
l. Underground systems shall have impermeable liners and shall not be permitted to infiltrate.

ANDERSON WAHLEN & ASSOCIATES

BOYER

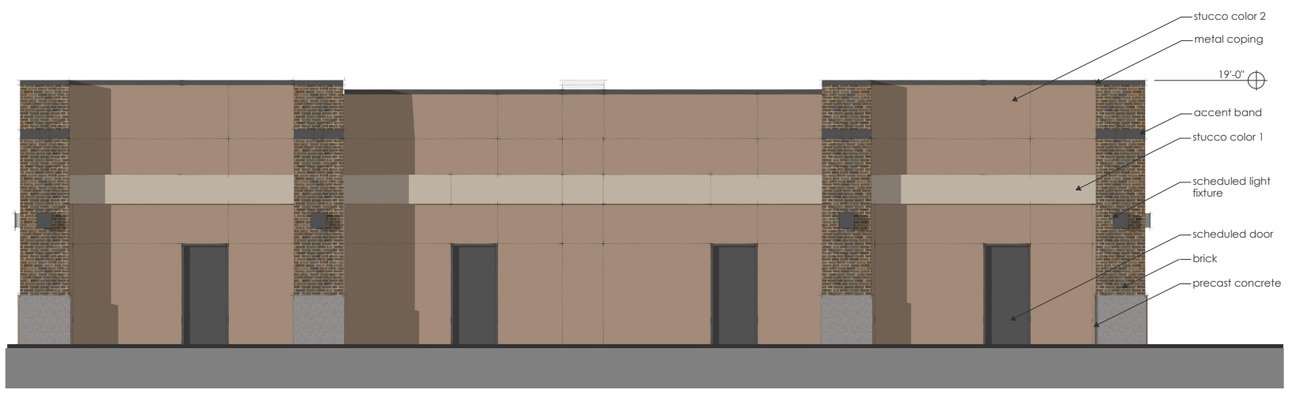
14 - Village Proposed Retail Building Elevations



SARATOGA SPRINGS

BOYER

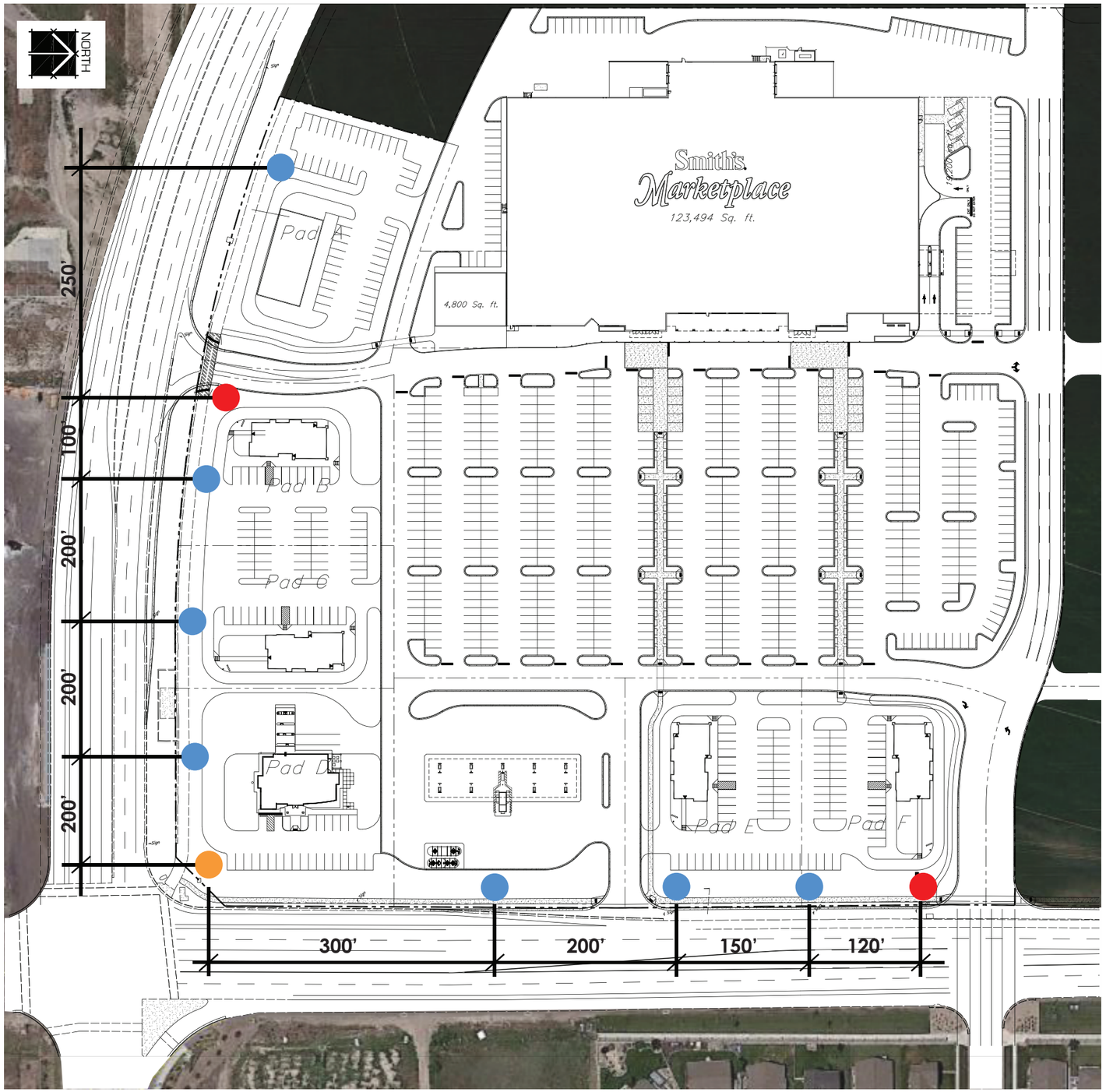
14 - Village Proposed Retail Building Elevations



SARATOGA SPRINGS

BOYER

14 - Village Signage Plan
Phase I



SIGNAGE LEGEND

- Monument Sign
- Pylon Sign
- Project Identification Sigange

Conceptual Project Identification Sigange

SARATOGA SPRINGS

BOYER

THE CROSSING AT SARATOGA SPRINGS
VILLAGE PLAN

#15 SITE CHARACTERISTICS

SENSITIVE LANDS

There are no sensitive lands within the project boundaries.

WATERWAYS

There are no waterways within the project boundaries.

FAULT LINES & GEOLOGICAL INFORMATION

The proposed project site is located within the Intermountain Seismic Belt, a seismically active region that extends from Arizona to Montana (Smith and Arabasz, 1991). Biek (2004) has mapped traces of the Jordan Fault approximately 0.5 miles east of the site. Active faults in the region are potential sources for seismic loading hazards at the site. A fault is considered to be active if displacement has occurred within the past 10,000 years. Based on our soils investigation and subsequent analysis, the subsurface soils at the site correspond with a Site Class D. In conjunction with the ground shaking potential of large magnitude seismic events as discussed previously, the site also possess a high potential for liquefaction during a seismic event.

GENERAL SOILS DATA

A geotechnical investigation was performed by Kleinfelder. The report indicates that the site is suitable for construction. The soils consist of clays and silts overlain with topsoil. Groundwater was encountered 17 feet below the surface.

SLOPES

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

The Village plan as proposed is warranted based on its satisfying the requirements of the Community Plan.

#17 MITIGATION PLANS

WETLANDS

There are no existing wetlands within the project boundaries.

HISTORICAL SITES

There are no historical sites within the project boundaries.

ENDANGERED PLANTS

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

THE CROSSING AT SARATOGA SPRINGS

VILLAGE PLAN

#18 Off-site Utilities

This is a conceptual estimate prepared prior to receiving surveys or preliminary design plans and will change upon completion of these items.

Components

Item No.	Description	Quantity		Unit Price		Cost
	Earthwork					
1	Cut, Place, Compact	1	LS	$75,000.00	LS	$75,000.00
2	Clearing and Grubbing	25,089	SF	$0.09	SF	$2,258.01
3	Fine Grading	25,089	SF	$0.12	SF	$3,010.68
					Subtotal	**$80,268.69**
	Site Improvements					
4	Heavy Duty Asphalt Paving and Base	29,992	SF	$3.50	SF	$104,972.00
5	Concrete Paving	531	SF	$7.50	SF	$3,982.50
6	30" Standard Curb and Gutter	2,322	LF	$16.00	LF	$37,152.00
7	Concrete Sidewalk	4,998	SF	$5.00	SF	$24,990.00
8	ADA Ramp	8	EA	$1,000.00	EA	$8,000.00
9	Street Light Poles	5	EA	$9,000.00	LS	$45,000.00
10	Striping and Traffic Signage	1	LS	$5,000.00	LS	$5,000.00
11	Landscaping with Irrigation		SF	$4.25	LS	$0.00
					Subtotal	**$229,096.50**
	Storm Drain					
13	24" RCP	800	LF	$50.00	LF	$40,000.00
14	UDOT Inlet Box	3	Each	$5,000.00	Each	$15,000.00
					Subtotal	**$55,000.00**
				Subtotal		**$364,365.19**
				15% Contingency		**$54,654.78**
				TOTAL		**$419,019.97**

SARATOGA SPRINGS BOYER

babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 Main St, Suite 940 Boise, Idaho 83702

www.babcockdesign.com

City of Saratoga Springs
Planning Commission Meeting
July 9, 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: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore
Staff: Kimber Gabryszak, Kevin Thurman, Nicolette Fike
Others: Paul Evans, Paul Sellers, Roshelle Sellers
Excused: Jarred Henline, Jeff Cochran

Call to Order - 6:32 p.m. by Vice Chairman Kirk Wilkins
Pledge of Allegiance - led by Kimber Gabryszak
Roll Call – A quorum was present

Public Input Open by Vice Chairman Kirk Wilkins
No comment at this time.
Public Input Closed by Vice Chairman Kirk Wilkins

4. Public Hearing and Possible Action: Rezone and General Plan Amendment for Saratoga Springs 4 Church locate on the Northwest corner of Old Farm Road and Redwood Road, Evans & Associates Architecture, applicant.

Kimber Gabryszak presented the plan. This is in the City Center District Area Plan (DAP) area. The applicants are requesting approval of a Rezone and General Plan amendment to permit the future approvals of a subdivision and site plan for an LDS meetinghouse. Staff recommends a positive recommendation. This would still be subject to the District Area Plan. This will come again with subdivision site plan, subdivision plat and conditional use in the future.

Paul Evans was present to answer questions.

Public Hearing Open by Vice Chairman Kirk Wilkins

Paul Sellers is concerned with the grading of the ground, his property drops severely to the back fence and he would like to see the property more leveled out and raise the fence line. He asked about houses and businesses coming in there. He felt this is a surprise. He said the card mailed out was misleading and it didn't have the correct information in it. It took him 3 days to get help through the email process but he did call and get a hold of someone who was helpful. He would like the cards to be right so people would really know if it affects them or not. The contractor in his subdivision has not done things well. They can't get any resolution with their problems, so it makes them more worried about the church lot. He is hoping that the city can make sure the problems are taken care of.

Rochelle Sellers said they were the only house there in the subdivision. Their yard has draining issues and she is concerned that they will have problems with their yard draining into the church. They have had trouble getting their back yard taken care of.

Paul Sellers said right now all the lots drain down to his yard and the contractor has just jerry-rigged stuff. He said they had a similar problem when they were in West Valley. Because of a meeting like this it was able to be postponed and taken care of so there is value in these meetings.

Kimber Gabryszak gave a history of the annexation that came into the City in 2010 and it was entitled at that time to quite a bit of density including residential and non-residential. This particular area has not been planned for what type of development will go here. With the drainage issues, when they submit

their site plan they need to provide plans for grading and drainage as well. They will need to provide proof that their plan will not drain on other properties.

Hayden Williamson asked where they do have policies in place where one can't drain on other property, where they are having problems with drainage on to their property is that a Code enforcement issue.

Kimber Gabryszak said she would look into it. Once it gets to the lot stage it usually becomes an issue between lot owners.

Mark Christensen noted they had treated other situation in the City like this as more of a civil issue. If the builder is still in the neighborhood they encourage them to help fix the issues.

Kevin Thurman said it's not a code issue because it's in the engineering standards and so it's basically a civil issue between owners.

Hayden Williamson would this be something when they had the lots approved that they have to have this plan to accommodate this?

Kevin Thurman noted they don't have to have a grading plan for each lot, but for the subdivision as a whole. They can look into it. There are plenty of laws in the state about water drainage. We do have a fairly new ordinance about large scale grading that you need to come in and get a permit.

Paul Evans noted the roads on the plan where the elevations are set by connecting into existing roads. One is from the neighborhood and one onto Redwood Road. They typically try to place the building higher than the road and minimize grading elsewhere. They are limited to how much they can do in a parking lot. He hasn't done a specific site grading plan on this site yet. They do have to detain the water on their site without affecting the neighbors.

Public Hearing Closed by Vice Chairman Kirk Wilkins

Sandra Steele wanted to know where the Seller's lot was.

Paul Sellers showed where it was.

Sandra Steele is wonder why their grading wasn't done better on their lot. She thinks the city engineer needs to be made aware of this and hopes there will be an answer for them. In the staff report it is mentioned there needs to be raised sidewalk in the middle of the parking lot and which side was that on.

Kimber Gabryszak said the applicant is aware of that and have provided information.

Paul Evans responded that they are showing one right now that goes in the back of the building to where the pavilion is and the walkway complies with the City's requirements.

Sandra Steele wanted to thank him for coming in. She reminded him that when it comes back they will be looking at lighting and landscaping and she complimented him on getting disabled parking in front of the doors where possible.

David Funk was also wondering about the walkway and that was answered. He asked what direction the water flow was.

Paul Evans responded it was to the NE.

David Funk noticed where there was regulation on the construction that they had to make sure they don't impact the neighbors.

Hayden Williamson had nothing more to add.

Ken Kilgore asked staff about the current zone (Planned Community) and what the open space requirement was.

Mark Christensen said it ranges in the PC zone with the different type of use. That is why they want this out of the PC zone. Because if they stayed they would have to come in with an application that was much larger and they are not ready to do that yet. The Overlay on the PC zone does show a church in this area.

Ken Kilgore asked if this is carved out then does the requirement of open space stay the same

Mark Christensen said it's such a wide range of open space categories.

Kimber Gabryszak said in the DAP they have different place types some open space requirements as low as 5 to 10 percent some higher than that. They have an overall open space requirement it's fairly low compared to most of the PC requirements. Here it is tricky because they aren't designating place type, so they don't know what the open space is going to be. They are zoning it to R3 which has a requirement of 15% open space but there is no specific landscaping requirement in the R3 and whatever open space they provide will go into the totals of the DAP.

Kevin Thurman commented that this will reduce the overall Equivalent Residential Units they are entitled to. They don't require open space for churches, it's a landscaping requirement.
Paul Evans noted where there was a large grass area and other landscaping planned.
Ken Kilgore asked if there would be a traffic light on the Redwood Road access.
Kimber Gabryszak responded that they submitted a preliminary traffic analysis; it needs to be redone to accommodate peak school traffic. It will depend on what UDOT's requirements are. They will have to have that information before they can finalize this.
Paul Evans did not know when they would get that update, it is part of moving along the process but they plan on complying with whatever UDOT requires. Because it will become another outlet for the neighborhood, school or other traffic might transition to this location. It may not be known until its open and being used.
Kimber Gabryszak noted to the north there were more road stubs that could also change the traffic patterns.
Paul Evans noted it was not a major road.
Kirk Wilkins thanked everyone for their comments. He asked about the sidewalk and buffer area between this and Redwood Road and what was planned there. Also what will be required, grass or natural landscape, the grass looks better
Kimber Gabryszak noted it was something they would be looking at throughout the process. It is a 30 ft. buffer and landscaping and trail are required. Details will be reviewed further down the road. They have allowed both sod and natural in the past.

Motion made by Sandra Steele to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.07 **acres of parcel 58:041:0183 from Planned Community to Low Density Residential and R-3 as identified in Exhibit 1, with the Findings and Conditions in the Staff Report. Seconded by Hayden Williamson.**

Kimber Gabryszak said there was a discrepancy in the plan where it was 5 or 6 acres if they could put **between 5 to 6** in the motion.
The motion was **Accepted.**

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

5. **Work Session: Discussion of Code Amendments and Visioning.**
Kimber Gabryszak noted they did not get a chance to be as prepared as they would like tonight so they would not discuss the code unless they had questions.
No questions.

6. **Approval of Minutes**
1. June 25, 2015

Motion made by Sandra Steele to approve the Minutes of June 25, 2015. Seconded by David Funk. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore. Motion passed 4- 0. Hayden Williamson, abstained.

7. **Reports of Action –** No report tonight.

8. **Commissioner Comments –** No further comments.

9. **Director's Report**
- Council Actions - at the last meeting.
  - The code amendments were approved with a few minor amendments.
  - Regal Park was approved.
  - Lot split exception approved in Harbor Bay.
  - Lakeside 27 was approved.
  - Fox Hollow neighborhoods were approved.

    - Legacy Farms amendments were approved with modifications.
- Applications and Approval
    - Rezone 4th north and Redwood Road. Crossing at Saratoga
    - Plat amendment Sargent Court phase 3.
- Upcoming Agendas
    - Harbor Bay Chapel and Catalina Bay will be coming soon
    - Next meeting is on the 30th instead of the 24th.
    - Jacobs Ranch stake site plan and DUP.
    - Work session on development at Market Street.
    - Aug 14th, Possible Code amendment to change Mixed Lakeshore to a Mixed Waterfront zone.
- Other
    - Senior Planner Scott Langford has resigned and will move to directorship in West Jordan.

10. 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.

There was no need for closed session tonight.

Meeting adjourned by Vice Chairman Kirk Wilkins

Adjourn 7:15 p.m.

_____
Date of Approval

_____
Lori Yates, City Recorder