SARATOGA SPRINGS

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1. 2020-2-4 Cc Agenda

   Documents:

   2020-2-4 CC AGENDA AMENDED.PDF

2. 2020-2-4 Cc Packet

   Documents:

   2020-2-4 CC PACKET.PDF

AGENDA – City Council Meeting

Amended

Mayor Jim Miller
Mayor Pro Tem Stephen Willden
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Ryan Poduska
Council Member Chris Porter

CITY OF SARATOGA SPRINGS
Tuesday, February 4, 2020, 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

POLICY MEETING

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.
5. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.
6. Election of Mayor Pro Tempore.
7. Oath of Office – Justice Court Judge Ann Boyle.

REPORTS:

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.

PUBLIC HEARING:

1. Road/Street Re-Name, City-Initiated, South Indian Rock Drive; Resolution R20-2 (2-4-20). *(Continued from 1-21-20)*

BUSINESS ITEM:

1. Riverside Crossing Preliminary Plat, Zach Olson Applicant, Pioneer Crossing and Redwood Road.
2. Police Offices Remediation and Repair – Approval of Change Order with SIRQ Construction; Resolution R20-9 (2-4-20).

MINUTES:

1. January 21, 2020; January 23, 2020.

CLOSED SESSION:

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

ADJOURNMENT

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 801.766.9793 at least one day prior to the meeting.

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SARATOGA SPRINGS
PLANNING

TO: Mayor and City Council
DATE: January 28, 2020
FROM: David Stroud, Planning Director

RE: Road renaming request

Mayor and Council,

A resident recently contacted the Planning Department and inquired about the possibility of renaming a road. The road is question is Indian Rock Drive in Catalina Bay Plat B. A total of ten lots are adjacent to this road. The resident is concerned with the use of "Indian" in the name and requests the City change the name. No supplemental names where given but staff has provided some suggestions listed below. Contact was made with the developer of the subdivision and their suggestion is Rock Drive or Navajo Drive. The City Council has the discretion to rename the road to whatever name the Council determines is in the best interest of the City.

Potential names

- Bannock, Shoshone, Ute, Goshute, Paiute, or Navajo Drive (traditional Native American inhabitants of Utah)
- Rock Drive
- Crane Drive (the Sandhill Crane is the symbol of Saratoga Springs)
- Bow Drive (Arrow Court accessed from Indian Rock Drive)
- Kara Way (in honor or Kara Knighton, Senior Planner, who passed away)

19.27.02

3. Changing Existing Street Names. To change an existing street name, the City Council shall hold a public hearing on the proposed name change. City Staff shall provide 10 days' advance written notice by U.S. Mail of the public hearing on the proposed change to all owners of property on the street affected and shall post public notice at the entrance of the road where the majority of the traffic accesses the street. A change of street name is a legislative decision and shall be affirmed by a court of competent jurisdiction if it is reasonably debatable that the change could promote the general welfare. Any person who petitions for a change in the name of a street or alley shall pay an application fee, the cost of the public notice, and the cost of making and installing new street signs required by the name change.

Notices were sent of all property along the existing street and the property was posted with a public notice sign.

Exhibit 1 – Indian Rock Drive Location

Recommendation and Alternatives:

Staff recommends the City Council conduct a public meeting, take public input, discuss the request and choose from the following options.

Staff Recommendation: Approve

"I move to **approve** the change of Indian Rock Drive to _____with the findings and conditions in the staff report dated January 28, 2020:

Findings

1. The renaming will not result in a decrease in public health, safety, and welfare.
2. The renaming is consistent with Section 19.27.03 of the Code,

Conditions:

1. Any conditions or changes as articulated by the City Council: _____."

Option 1 – Continuance

The City Council may also choose to continue the item.

"I move to **continue** the road renaming of Indian Rock Drive to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____"

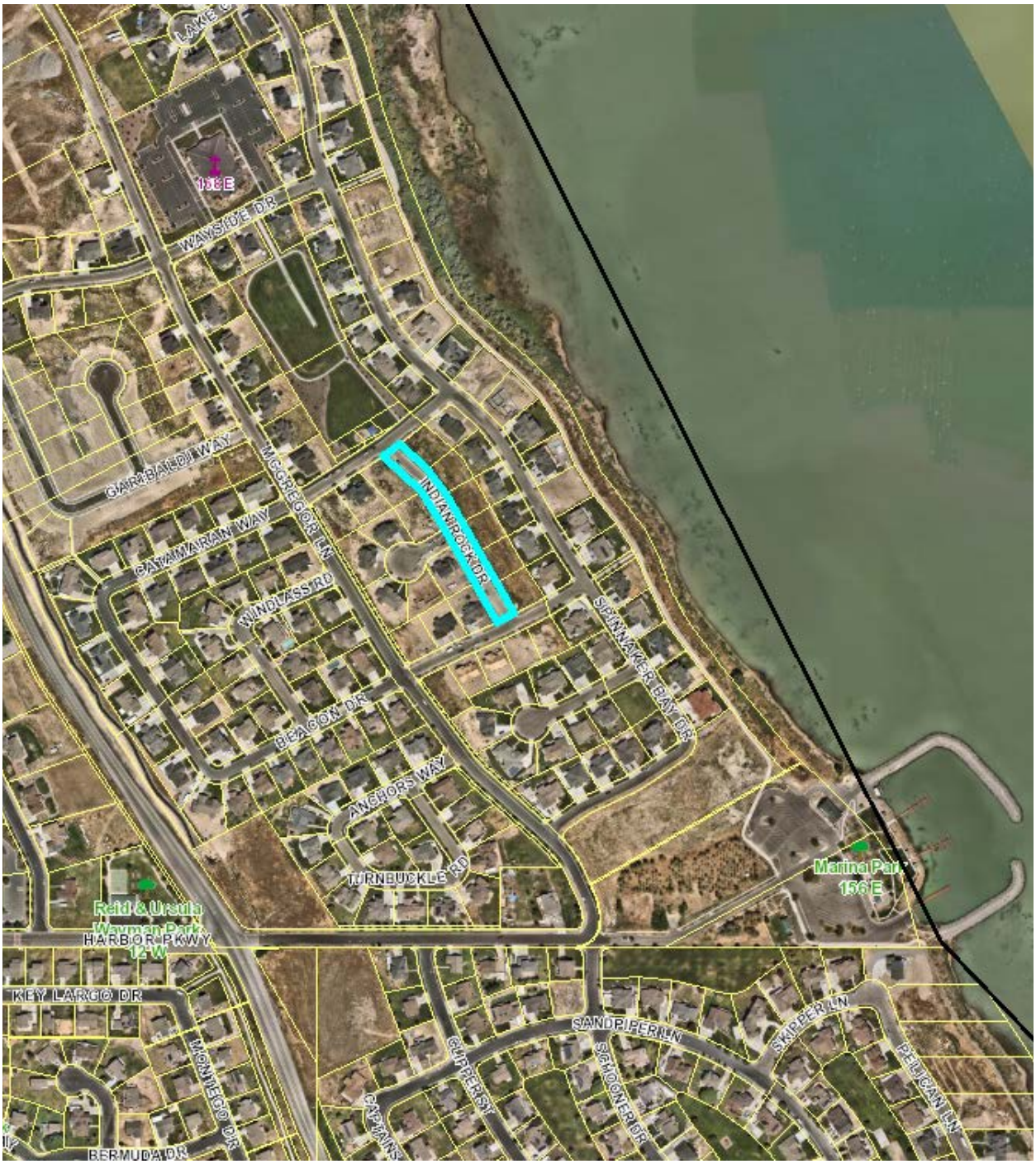
Option 2 – Denial

The City Council may also choose to deny the item.

"I move to **deny** the application regarding the renaming of Indian Rock Drive with the findings below:

1. The Indian Rock Drive renaming request is not consistent with Section 19.27.03 of the Code, as articulated by the City Council: _____.
2. And_____."

Exhibit 1 – Location Map



RESOLUTION NO. R20-2 (2-4-20)

A RESOLUTION CHANGING THE NAME OF "INDIAN ROCK DRIVE," A PUBLIC STREET LOCATED IN THE CITY OF SARATOGA SPRINGS, UTAH, TO "_____"

WHEREAS, pursuant to Section 10-8-32 of the Utah Code and Section 19.27.02.03 of the Saratoga Springs Land Development Code, the City Council may change the name of a street when it appears to be to the best interests of the City and the inhabitants thereof; and

WHEREAS, Indian Rock Drive ("Road") was originally platted in Catalina Bay Subdivision Plat B in 2018; and

WHEREAS, a resident of the City requested the Road name be changed to eliminate the use of the word "Indian"; and

WHEREAS, the City sent notice to property owners adjacent to the Road of the proposed name change, posted the intersection of Indian Rock Drive and Catamaran Way, and held a public hearing on February 4, 2020, regarding the name change; and

WHEREAS, after full consideration of the public comments presented during the public hearing, the City Council has determined that changing the name of the Road to "_____" is in the best interests of the citizens of Saratoga Springs because the name change will eliminate a word in a street name that may be viewed as culturally insensitive to Saratoga Springs residents.

NOW THEREFORE, be it resolved by the City Council of the City of Saratoga Springs, Utah, that Indian Rock Drive, as shown on Exhibit A attached hereto, be renamed to "_____". This resolution shall take effective immediately upon passage.

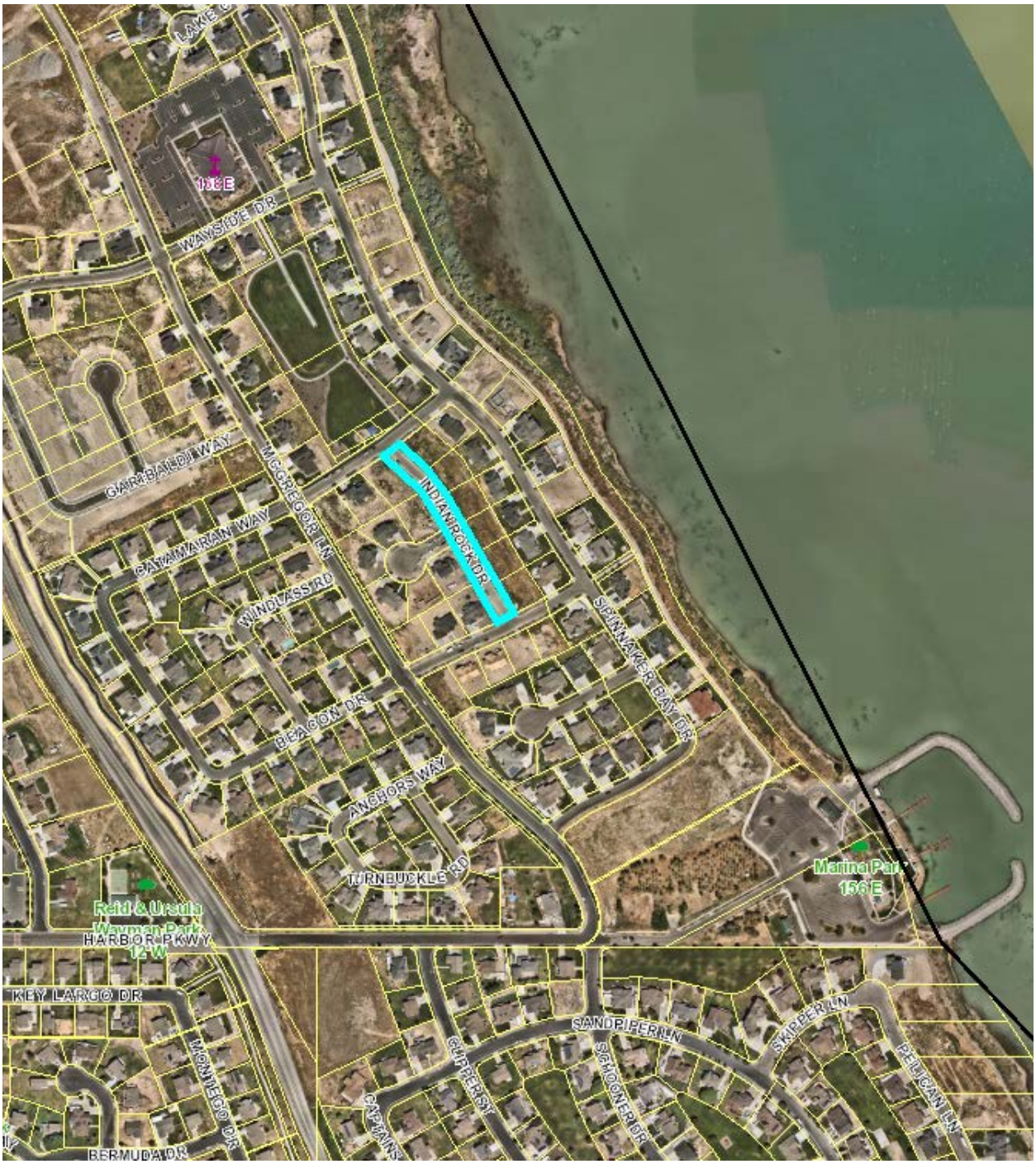
PASSED this 4th day of February, 2020.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

EXHIBIT A


WAYSIDE DR
GARIBALDI WAY
MCGREGOR LN
CATAMARAN WAY
WINDLASS RD
INDIAN ROCK DR
SPINNAKER BAY DR
BEACON DR
ANCHORS WAY
TURNBUCKLE RD
Marina Park
156 E
Reid & Ursula
Wayman Park
HARBOR PKWY
12 W
KEY LARGO DR
MONTEGO DR
BERMUDA DR
SANDPIPER LN
GULPERSY
SCHOONER DR
SKIPPER LN
PELICAN LN

SARATOGA SPRINGS PLANNING

City Council Staff Report

Preliminary Plat
Riverside Crossing
February 4, 2020
Public Meeting

Report Date:	January 28, 2020
Applicant:	Zach Olson
Owner:	Saratoga HC, LLC; Saratoga HC II, LLC; Central Bank; and Scott McLachlan
Location:	62 East Thrive Drive
Major Street Access:	Pioneer Crossing
Parcel Number(s) & Size:	58:035:0107, 58:035:0108, 1.81 acres; 3.24 acres; 58:035:0111 7.46 acres; 58:035:0110, 0.34 acres; 58:035:0096, 1.17 acres; and 58:035:0097, 14.72 acres (portion of)
Parcel Zoning:	BP, CC, MU
Parcel General Plan:	Office and Community Commercial
Adjacent Zoning:	R1-10 PUD, R1-10, PC, and A
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Residential and Commercial
Previous Meetings:	None
Previous Approvals:	City Council approval of GPA/rezone on July 2, 2019
Type of Action:	Administrative
Land Use Authority:	Preliminary Plat - City Council
Future Routing:	N/A
Author:	David Stroud, Planning Director

A. Executive Summary:

This is a request for preliminary plat approval of Riverside crossing in the BP, CC, and MU zones. The City Council is the land use authority of the preliminary plat.

Recommendation:

Staff recommends the City Council conduct a public meeting on the preliminary plat, review and discuss the proposals, and select from the motions in Section H and I of this report. The Planning Commission forwards a positive recommendation regarding the preliminary plat. The City Council may approve, continue or deny the preliminary plat.

David Stroud, Planning Director
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
dstroud@saratogaspringscity.com • 801-766-9793 x107 • 801-766-9794 fax

B. Background:

The subject property was rezoned in July 2019 to the current zones. Exhibits to the rezone include the proposed preliminary plat included with this request. This request affects 20.97 acres.

C. Specific Request:

The applicant is requesting review and approval of a 14-lot preliminary plat.

D. Process:

Section 19.13 summarizes the process of preliminary plat approval. The City Council is the Land Use Authority of preliminary plats.

E. Community Review:

Publicly mailed notices are not required for these applications. However, the agenda of the meeting is posted online, in the City building, and at www.utah.gov/pmn. As of the date of this report no public input has been received. A neighborhood meeting was held at the time of rezone in which the applicant provided the proposed site plan and plat to the neighbors.

F. General Plan:

The site is designated as Office and Community Commercial on the Land Use Map of the General Plan. The General Plan describes the general characteristics of the Office and Community Commercial land use designations as follow:

Office	Areas intended to provide locations for employment and economic development opportunities. Uses include large and small scale offices, business parks, and supporting service retail. These areas can also serve as transitions between residential areas and major roadways.
Community Commercial	These areas include a variety of commercial uses which are well integrated into the community and are located in commercial clusters along major transportation corridors. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complementary land-uses.

Staff conclusion: Consistent. The proposed use of two of the lots for medical office facilities is in harmony with the Office and Community Commercial land use designations.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **complies**.
- 19.05, Supplemental Regulations: **complies**.
- 19.06, Landscaping and Fencing: **complies.**
- 19.09, Off Street Parking: **complies**.
- 19.11, Lighting: **complies.**

- 19.12, Subdivision; **complies.**
- 19.13, Process: **complies** – scheduled for PC and CC.
- 19.14, Site Plans: **complies**.
- 19.16, Site and Architectural Design Standards: **complies.**

H. Planning Commission Recommendation:

The Planning Commission recommends the City Council conduct a public meeting, discuss the application, and approve the proposed preliminary plat of Riverside Crossing.

I. Planning Commission Recommended Motion – approval

"I move to **approve** the proposed preliminary plat of Riverside Crossing at 62 East Thrive Drive in the Office, Mixed Use, and Community Commercial zones with the Findings and Conditions below:"

Findings

1. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section "G" of the staff report, which section is incorporated by reference herein.
3. The application is consistent with Chapter 19.12 of the Land Development Code.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. All conditions of the rezone development agreement shall be met.
5. Any other conditions or changes as articulated by the City Council: _____.

Option 1 – Continuance

The City Council may choose to continue the item. "I move to **continue** the Riverside Crossing preliminary plat to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 2 – Denial

The City Council may also choose to deny the preliminary plat. "I move to **deny** the preliminary plat application of Riverside Crossing at 62 East Thrive Drive, based on the following findings:"

1. The proposed use is not consistent with Section 19.12 of the Code, as articulated by the City Council: _____.

I. Exhibits:

1. Location Map
2. City Engineer's Report
3. Planning Review Checklist
4. Preliminary Plat
5. Planning Commission minutes

Exhibit 1 – Location Map

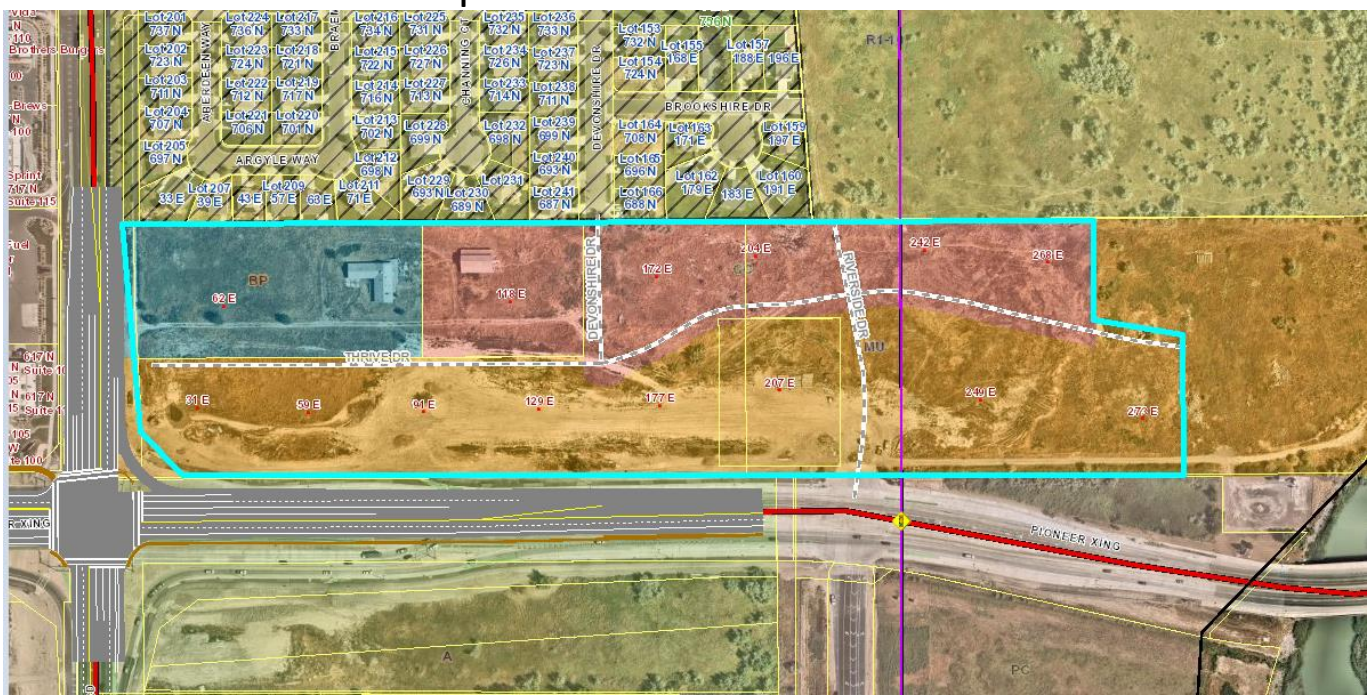


Exhibit 2 – City Engineer's Staff Report

Staff Report

Author: Gordon Miner, City Engineer

Subject: Riverside Crossing —Final Plat

Date: January 9, 2020

Type of Item: Final Plat Approval

Description:

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

B. Background:

Applicant:	*Zach Olson*
Request:	*Final Plat Approval*
Location:	*62 East Thrive Drive*
Acreage:	*20.97 Acres - 14 Lots*

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

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

2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.

3. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

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

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

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

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

8. 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.

9. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

10. Developer shall bury the power lines less than 46 kV that are within this plat.

11. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

12. The current intersection configuration at Riverside Drive is struggling to adequately serve the existing and future traffic volumes on Pioneer Crossing. Even though the traffic of the proposed development contributes to increasing the intersection delays, the eastbound through traffic on Pioneer Crossing is the critical movement causing the intersection to fail during the AM peak hour. Additionally, there are no safety concerns based on the crash data reviewed for this TIS. Avenue recommends that UDOT install a signal at Riverside Drive and Pioneer Crossing based upon the existing peak hour volumes meeting the signal warrant criteria. Installing a signal at Pioneer Crossing & Riverside Drive would likely draw some of the existing subdivision traffic from Redwood Road to exit from a signalized intersection. The increasing volumes on Redwood Road may justify improving the safety of this roadway with the installation of medians on Redwood Road to restrict left turns and allow for only right in right out access onto Redwood Road. A signal at Riverside Drive will provide improved access for the residential property north of the proposed development. No traffic calming measures are required on Dalmore Drive based on the existing and projected traffic and roadway characteristics and criteria for prioritization scoring of the Saratoga Springs Traffic Calming Policy.

13. Reimbursement Agreement must approved by City Council for master planned projects before acceptance of the construction plans.

Exhibit 3 – Planning Review Checklist

Application Information

Project Name:	Riverside Crossing
Project Request / Type:	Preliminary and Final Plat, Site Plan
Meeting Type:	Public
Applicant:	Zach Olson
Owner:	SHC Land LLC, Scott McLachlan, Central Bank
Location:	Northeast corner of Redwood Road and Pioneer Crossing
Major Street Access:	Pioneer Crossing
Parcel Number(s) and size:	58:035:0107, 3.24 acres; 58:035:0108, 1.81 acres; 58:035:0111, 7.46 acres, 58:035:0110, 0.34 acres; 58:035:0096, 1.17 acres, portion of 58:035:0097, 14.72 acres
Land Use Designation:	Office, Community Commercial
Parcel Zoning:	Business Park, Community Commercial, Mixed Use
Adjacent Zoning:	R1-10 PUD, MU, A, PC, MR-10
Current Use:	Vacant
Adjacent Uses:	Residential, commercial, vacant
Previous Meetings:	4.11.19 PC, 7.2.19 CC
Previous Approvals:	Rezone and GPA on 7/2/2019
Type of Action:	Administrative
Land Use Authority:	Preliminary Plat – City Council, Site Plan – Planning Commission, Final Plat – Planning Director
Future Routing:	None
Planner:	David Stroud, Planning Director

Section 19.13 – Application Submittal

- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **No.**

Section 19.13.04 – Process

- DRC: 7/15/19
- Neighborhood Meeting: N/A – at discretion of applicant
- PC: January 9, 2020 (site plan and preliminary plat)
- CC: February 4, 2020 (preliminary plat)

General Review

Building Department

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

Fire Department

- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

GIS / Addressing

- comments

Code Review

- 19.04, Land Use Zones
  - Zone: BP and CC
  - Use: Office and Community Commercial

19.04.01 Requirements		Business Park	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	1 acre for single building development; 5 acres for a business park.	**Complies**	*3.24 acres proposed for single building in the BP zone*
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*Exceeds minimum*
Front/Corner Side Setback (Minimum)	10'	**Complies**	*Exceeds minimum*
Interior Side Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*Exceeds minimum*
Rear Setback (Minimum)	50'	**Complies**	*Exceeds minimum*
Building Separation (Minimum)	20' between single story, 30' between two or more stories.	**Complies**	*Exceeds minimum*
Lot Width (Minimum)	80'	**Complies**	*Exceeds minimum*
Lot Frontage (Minimum)	80'	**Complies**	*Exceeds minimum*
Building Height (Maximum)	50'	**Complies**	*50 feet proposed*
Lot coverage (Maximum)	50%	**Complies**	*13.7 percent*
Building Size (Minimum)			
Building Size (Maximum)			

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)			

Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*Exceeds minimum*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*Exceeds minimum*
Interior Side Setback (Minimum)	25'	**Complies**	*Exceeds minimum*
Rear Setback (Minimum)	25'	**Complies**	*Exceeds minimum*
Building Separation (Minimum)			
Lot Width (Minimum)	100'	**Complies**	*Exceeds minimum*
Lot Frontage (Minimum)	100'	**Complies**	*Exceeds minimum*
Building Height (Maximum)	40'	**Complies**	*39 feet 3 inches*
Lot coverage (Maximum)	50%	**Complies**	*15.1 percent*
Building Size (Minimum)			
Building Size (Maximum)			

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connection to City services*
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	*Provided*
Property Access - All lots shall abut a dedicated public or private road.	**Complies.**	*Provided*

19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Darian Westrick*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*Provided*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*Provided*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Provided*
Topography: Existing and proposed grading of the site indicating contours at two feet intervals.	**Complies.**	*Included in civil drawings*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Provided.*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Work with Dalmore residents to remove existing fence and relocate on property line.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*Provided*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved landscape plans.	**Can Comply.**	

Planting Standards		
Deciduous Trees: 2" in caliper.	**Complies.**	*Indicated on plan*
Evergreen Trees: 6' in height.	**Complies.**	*Indicated on plan*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch	**Complies.**	*On plan*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	**Complies.**	*Exceeds minimum*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*4 percent indicated*
Artificial Turf : Not allowed	**Complies.**	*No artificial turf proposed*
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	**Complies.**	*52 percent proposed*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*Provided*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Evergreen shrubs to screen dumpster enclosure*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*Planting and shrub beds adjacent to walls of buildings*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Provided*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	
Trees and Power Poles: No trees shall be planted directly under or within ten feet of power lines, poles, or utility structures unless: • The City Council gives its approval. • The Power Company or owner of the power line gives written consent. • The maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.	**Complies.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Contained in notes*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind	**Complies.**	*Rock much proposed*
Edging: Edging must be used to separate planter and turf areas.	**Complies.**	*Steel edging proposed*
Drip Lines: Drip lines must be used in plater beds.	**Complies.**	
Fencing and Screening		
Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than three feet and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets,	**Complies.**	

driveways, or sidewalks, for a distance of twenty feet back from the point of curvature of curved ROWs and property lines or thirty feet back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.		
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**Complies.**	*6-foot white vinyl fence to match existing*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	**Complies.**	
Multi-family, common space not including parks, and nonresidential development in all Zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*50 percent indicated*

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	219,978		
Required Landscaping	43,996	**Complies**	46,795
Required Deciduous Trees	16	**Complies**	*Exceeds minimum*
Required Evergreen Trees	14	**Complies**	*Exceeds minimum*
Required Shrubs	34	**Complies**	*Exceeds minimum*
Drought Tolerant Plants	32	**Complies**	*Exceeds minimum*

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt and concrete curbing*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*Common access (2) provided*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*On plat*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600 feet of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	**Complies.**	
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City	**Complies.**	

Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*No on-street parking*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	*Parking based on square footage*
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	*Both buildings used for medical offices*
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	
Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the land use authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: a. the intensity of the proposed use; b. times of operation and use; c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; e. trip generation; and f. peak demands.	**Complies.**	*No deviation requested*
Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the land use authority. 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.	**Complies.**	*Each lot complies, cross-parking easement to be included on plat*
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty feet. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	*Walkway provide to each main entrance*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public	**Complies.**	*Provided*

streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than thirty feet between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb six inches higher than the parking surface.	**Complies.**	
Clear Sight Triangles must be followed.	**Complies.**	*Show clear sight triangles on site plan and landscape plan*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*Provided*
On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Landscape island between rows of parking suffices and provide more landscaping than individual islands every ten stalls*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 9-foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. • Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6 feet from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9 feet of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Single row along north property line contains additional trees than would be required with islands*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	
Required Minimum Parking		
Office, Medical and Health Care 5 stalls per 1000 sq. ft.	**Complies.**	*404 required, 405 provided*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18'	N/A	24', 26', 27', 30'

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	
Base: All lighting poles shall have a 16” decorative base.	**Complies.**	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	
Angle: Shall be directed downward.	**Complies.**	
Lamp: Bulbs may not exceed 4000K	**Complies.**	
Drawings: Design and location of fixtures shall be specified on the plans	**Complies.**	
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	**Complies.**	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16’. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*Wall lights at 16 feet or lower*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed ten (10) minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	
All trespass lighting shall not exceed one foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	
Parking lot poles shall be limited to a height of 16’ when in or within 200’ of a residential zone; all other locations shall have a height limit of 20’.	**Complies.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	
One hour after closing or by 11:00pm, whichever is earlier, businesses must turn off at least fifty percent (50%) of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**N/A.**	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	*No walkway lighting proposed*

All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10 feet. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25 feet. Such lighting within 200 feet of residential development shall not exceed 16 feet.	**N/A.**	*Not proposed*
Bollard lighting shall be limited to a height of 4 feet.	**N/A.**	*Not proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	
Plans providing information required in the Technical Standards and Specifications Manual.	**N/A.**	

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	
Name and address of property owner and developer.	**Complies.**	
Name of land surveyor.	**Complies.**	
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	
The names and location of ROW widths of adjoining streets and all facilities within 100 feet of the platted property.	**Complies.**	
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	
Subdivision name cleared with Utah County		*Verify with County*
North arrow.	**Complies.**	
A tie to a permanent survey monument at a section corner.	**Complies.**	
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road cross sections	**Complies.**	*On civil plans*
Proposed fencing.	**Complies.**	*On site plan*
Vicinity map	**Complies.**	
All required signature blocks are on the plat.	**Complies.**	
Prepared by a professional engineer licensed in Utah.	**Complies.**	
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	*On civil plans*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings;	**Complies.**	

3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: i. subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**Complies.**	
Standard Plat Format followed.	**Complies.**	
Name and address of property owner and developer.	**Complies.**	
Name of land surveyor.	**Complies.**	
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	
The names and location of ROW widths of adjoining streets and all facilities within 100 feet of the platted property.	**Complies.**	
North arrow.	**Complies.**	
A tie to a permanent survey monument at a section corner.	**Complies.**	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	
Lot Numbers.	**Complies.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road ROW widths.	**Complies.**	
Vicinity map.	**Complies.**	
All required signature blocks are on the plat.	**Complies.**	
Prepared by a professional engineer licensed in Utah.	**Complies.**	
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Fencing plans.	**N/A.**	*On site plan*
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Existing and Proposed easements.	**Complies.**	
Street monument locations.	**Complies.**	

Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	
Phasing Plan: Including a data table with the following Information for each phase: Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	
Block Length: The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	
Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Sidewalk connection to the north and to the Redwood Road trails and Pioneer Crossing trail*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**N/A.**	*Individual delivery to each building*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	*No private road. Driveways on-site.*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**Complies.**	*294 feet*

Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. **Access Exception:** Where no point of second access is available within five hundred feet (500'), and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	
Where two means of access are required, the points of access shall be placed a minimum of 500 feet apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	**N/A.**	
Shared Driveways: Shared driveways shall be a minimum of twenty-six feet in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of twenty feet of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of twenty feet of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**Complies.**	*32 feet*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	**Complies.**	*Lots meet minimum standards*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	**Complies.**	
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	
Corner lots for residential use shall be ten percent larger than the required minimum lot.	**N/A.**	
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.	**Complies.**	
Double access lots are not permitted with the exception of corner lots.	**Complies.**	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*Neighborhood meeting held prior to rezone/GPA/concept plan public hearing*
Notice/Land Use Authority.	*Preliminary plat – City Council; final plat – staff; site plan – Planning Commission*
Master Development Agreement.	*At time of rezone*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Connection to adjacent trails/sidewalks. Pedestrian walkway through parking lot.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Connection to adjacent trails/sidewalks. Pedestrian walkway through parking lot.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings.	**Complies.**	*Majority of parking is located between the two buildings*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of three feet as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Complies.**	*Not part of site plan*
All trash dumpsters shall be provided with solid enclosures.	**Complies.**	

Enclosures shall be composed of 6-foot-high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three foot landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	**Complies.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses	**Complies.**	
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*No display area*
Access Requirements: Each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**N/A.**	*Loading area not part of site plan*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**N/A.**	
Screening for storage and loading areas shall be composed of 6 foot high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**N/A.**	
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a	**Complies.**	*Vinyl fence to match Dalmore to be installed*

different height is required by the Land Use Authority as part of a site Plan review.		
No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height.	**Complies.**	*Fence to be six feet high*
Parking Lot Buffers: There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*10 feet 11 inches*
Building Buffer: 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.	**Complies.**	*Exceeds five feet*
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	*Proposed*
General Architectural Design Standards		
Building Articulation: Building elevations exceeding 40 feet in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20 to 50 feet of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least five feet. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches. v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	*Buildings contain a combination of materials change, popouts, awning, horizontal change, and roofline changes*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12 inches in height above the roof	**Complies.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**N/A.**	
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	
All such features shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.	**Complies.**	*Awnings are four feet*

All such features shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*Ten feet*
Backlighting is not permitted.	**Complies.**	*No backlighting proposed*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	*Four primary materials proposed*
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	*Four colors proposed*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any front or street side building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones.	**Complies.**	
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½ inch in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	**Complies.**	

Exhibit 4 - Preliminary Plat

RIVERSIDE CROSSING SUBDIVISION

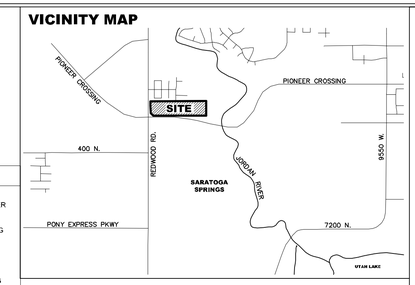
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH

NORTH

SCALE IN FEET 1" = 80'

80 40 0 80

VICINITY MAP



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C-201	OVERALL SITE PLAN
C-301	SIGNAGE & STRIPING PLAN
C-401	UTILITY PLAN WEST
C-402	UTILITY PLAN EAST
C-501	GRADING PLAN
C-601	RIVERSIDE DRIVE P&P
C-602	THRIVE DRIVE P&P 10+00 TO 17+50
C-603	THRIVE DRIVE P&P 17+50 TO 25+00
C-604	THRIVE DRIVE P&P 25+00 TO 28+00
C-605	DEVONSHIRE DRIVE P&P
C-606	PRIVATE DRIVE P&P 10+00 TO 17+50
C-607	PRIVATE DRIVE P&P 17+50 TO 19+00
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS
C-905	DETAILS
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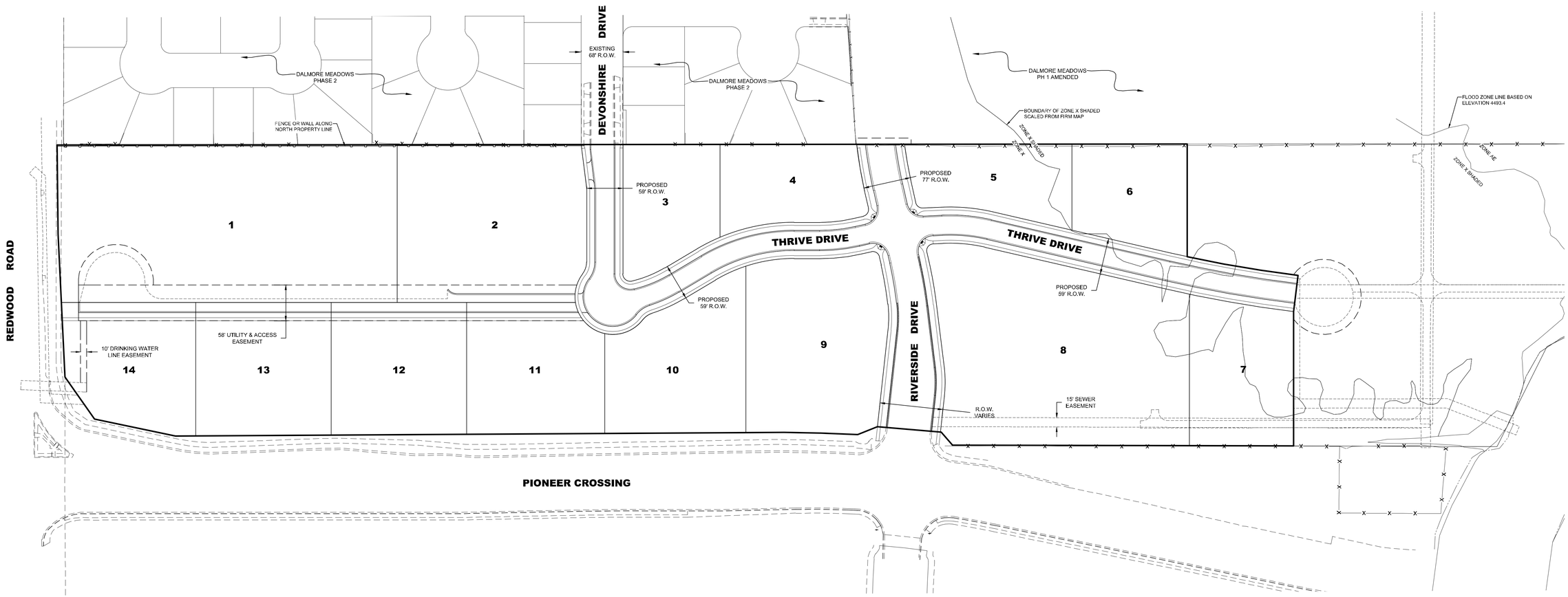
I-101	IRRIGATION PLANS

CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL CUTOFF CRITERIA.



TABULATIONS

PLAT A

LOTS ..... 14 LOTS
PARCELS ..... 0 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE..... 0.69 ACRES / 29,975 SF
MAXIMUM LOT SIZE..... 3.24 ACRES / 141,146 SF
AVERAGE LOT SIZE..... 1.31 ACRES / 56,899 SF

	AC	SF	%
TOTAL PROJECT AREA	20.97	913,685	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	2.68	117,096	13%
LOT AREA	18.29	796,589	87%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	20.97	913,685	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.66	28,750	3%
IMPERVIOUS AREA	2.03	88,427	10%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
3. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
4. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
5. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET.
6. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4905170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
7. ALL DRINKING AND SECONDARY WATER PIPES TO BE DR 18 PVC.
8. ALL COMMERCIAL DRINKING WATER METERS TO BE 1-1/2" DIAMETER PIPE.
9. ALL COMMERCIAL SECONDARY WATER METERS TO BE 1-1/2" DIAMETER PIPE. LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
10. ALL DRINKING OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL VALVES SMALLER TO BE GATE VALVES.
11. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING LATERALS, SEE CITY DETAIL DW-6.
12. MARKERS MUST BE PLACED AT ALL "OFF SITE" UTILITIES PER CITY STANDARD ST-27.
13. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
14. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
15. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.
16. THE PRIVATE ROD IMPROVEMENTS ALONG FRONTAGE OF LOTS 1 AND 2 WILL NEED TO BE CONSTRUCTED SIMULTANEOUSLY W/ THE THRIVE COMMERCIAL PLAN.

Acceptance of Plans

The City of Saratoga Springs hereby accepts these plans for construction as being in general compliance with the plans preparation requirements of the City. Responsibility for the completeness and accuracy of these plans and related designs resides with the Project Engineer and Engineering Firm of Record. The City assumes no responsibility or liability whatsoever for the plans or designs submitted.

By - _____ - Date 12/2/19

Standard Drawings Disclaimer

Unofficial copies of the City Standard Drawings (Drawings) have been included in this plan set. Please note that the inclusion of these Drawings is for convenience only and is not a substitute for the official Drawings. In case of any discrepancy, the Drawings on file with the City Recorder shall supersede.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	CW-1, CW-2, CW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		22.5° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		11.25° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		FIRE HYDRANT	CW-4
		3/4" SERVICE & METER (W)	CW-5
		PRV(W)	CW-10A, CW-10B, CW-15
		AIR-VAC VALVE (W)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
	STOP	STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
X X		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

OWNER
THRIVE DEVELOPMENT
9544 WILLOW TRAIL WAY
SOUTH JORDAN, UTAH 84095

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
RIVERSIDE CROSSING SUBDIVISION

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

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
11/18/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION
SARATOGA SPRINGS, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=80' (24x36)
DATE: 11/18/2019
SHEET: COVER

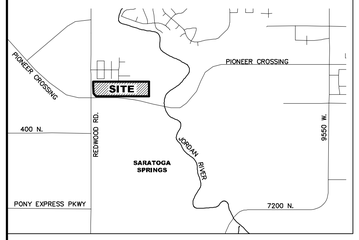
U:\9_LEI PROJECTS\2018\0055 THRIVE DEV MEDICAL OFFICE BLDG - SSC\C201\0055 PLAT A RIVERSIDE CROSSING.DWG 11/15/2019 1:13 PM

RIVERSIDE CROSSING SUBDIVISION

PLAT A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH

VICINITY MAP



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- N/A NO ACCESS

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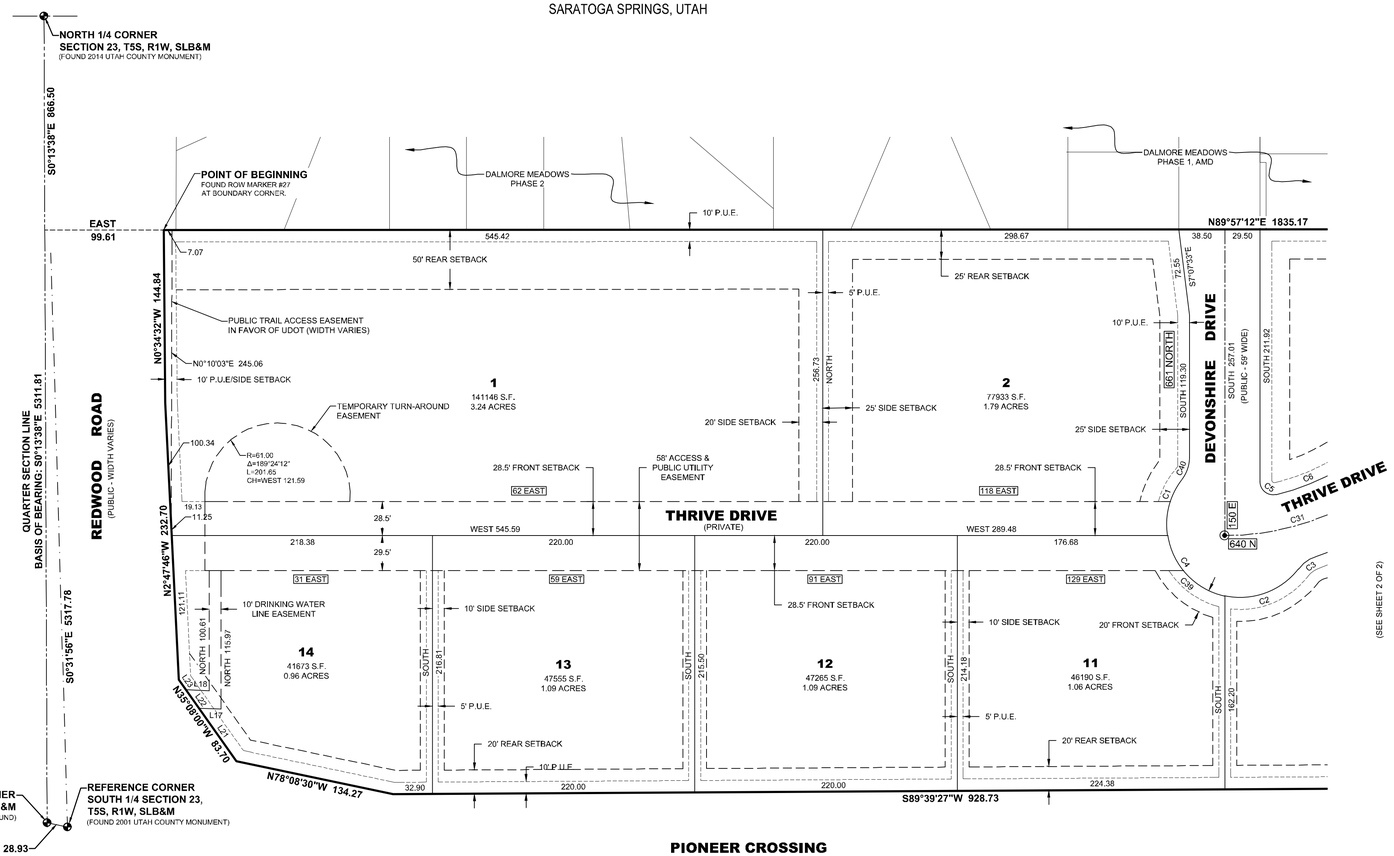


NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20___.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO._____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2014 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 23, T5S, R1W, SLB&M, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,509.11 FEET.
14. THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND ZONE "X" (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 4902500115 A, EFFECTIVE DATE: JULY 17, 2002, REVISED TO REFLECT LOMR, EFFECTIVE DATE: MARCH 20, 2014 AND LOMR, EFFECTIVE DATE: DECEMBER 19, 2016. THE FLOOD ZONE LINE BETWEEN ZONE "X" AND ZONE "X" (SHADED) WAS SCALED FROM THE 2014 LOMR.
15. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NO. NCS-877018-SLC1, EFFECTIVE DATE: NOVEMBER 09, 2017 AND ORDER NO. NCS-877019-SLC1, EFFECTIVE DATE: NOVEMBER 20, 2017, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
16. ALL LOTS HAVE A BLANKET EASEMENT FOR CROSS ACCESS INTERCONNECTION BETWEEN LOTS.
17. PROPERTY OWNERS TO MAINTAIN LANDSCAPING ADJACENT TO LOT ALONG UDOT RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8E, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68) LOCATED S0°13'38"E 866.50 FEET AND EAST 99.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°57'12"E ALONG THE SOUTH LINE OF DALMORE MEADOWS PHASE 1 AMENDED, PHASE 2 AND THE EXTENSION THEREOF 1835.17 FEET; THENCE SOUTH 183.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1970.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N12°17'34"E) 182.70 FEET THROUGH A CENTRAL ANGLE OF 5°18'45" (CHORD: S80°21'49"E 182.64 FEET); THENCE S6°38'49"W 59.00 FEET; THENCE SOUTH 218.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER CROSSING; THENCE N89°50'35"W ALONG THE EXTENSION OF AND THE NORTH RIGHT-OF-WAY LINE OF PIONEER CROSSING 553.69 FEET; THENCE N41°29'38"W 28.16 FEET; THENCE N85°10'56"W 104.04 FEET; THENCE S68°19'57"W 34.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S2°57'47"W) 179.11 FEET THROUGH A CENTRAL ANGLE OF 4°00'54" (CHORD: N69°02'40"W 179.08 FEET); THENCE S89°39'27"W 928.73 FEET; THENCE N78°08'30"W 134.27 FEET; THENCE N35°08'00"W 83.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68); THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: N2°47'46"W 232.70 FEET; THENCE N0°34'32"W 144.84 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.97 ACRES
14 LOTS

DATE

SURVEYOR
(See Seal Below)

LICENSE NO.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

RIVERSIDE CROSSING SUBDIVISION PLAT A

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

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

CITY MAYOR

ATTEST_____
CLERK-RECORDER
(See Seal Below)

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

OWNERS ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S

ON THIS _____ DAY OF _____, 20 PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME:_____

COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH

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 THE UTAH CODE SECTION 10-9A-603(4)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

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

APPROVED THIS _____DAY OF _____, A.D. 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF "PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

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

BY- _____

DOMINION ENERGY QUESTAR CORPORATION

TITLE- _____

CENTURY LINK

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

CENTURY LINK

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. 20_____.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS_____ DAY OF _____, A.D. 20____.

CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS_____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE

RIVERSIDE CROSSING SUBDIVISION
PLAT A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL

STATE OF UTAH
CHAD A. POULSEN
No. 501182
12-20-2018
PROFESSIONAL LAND SURVEYOR

CITY ENGINEER SEAL

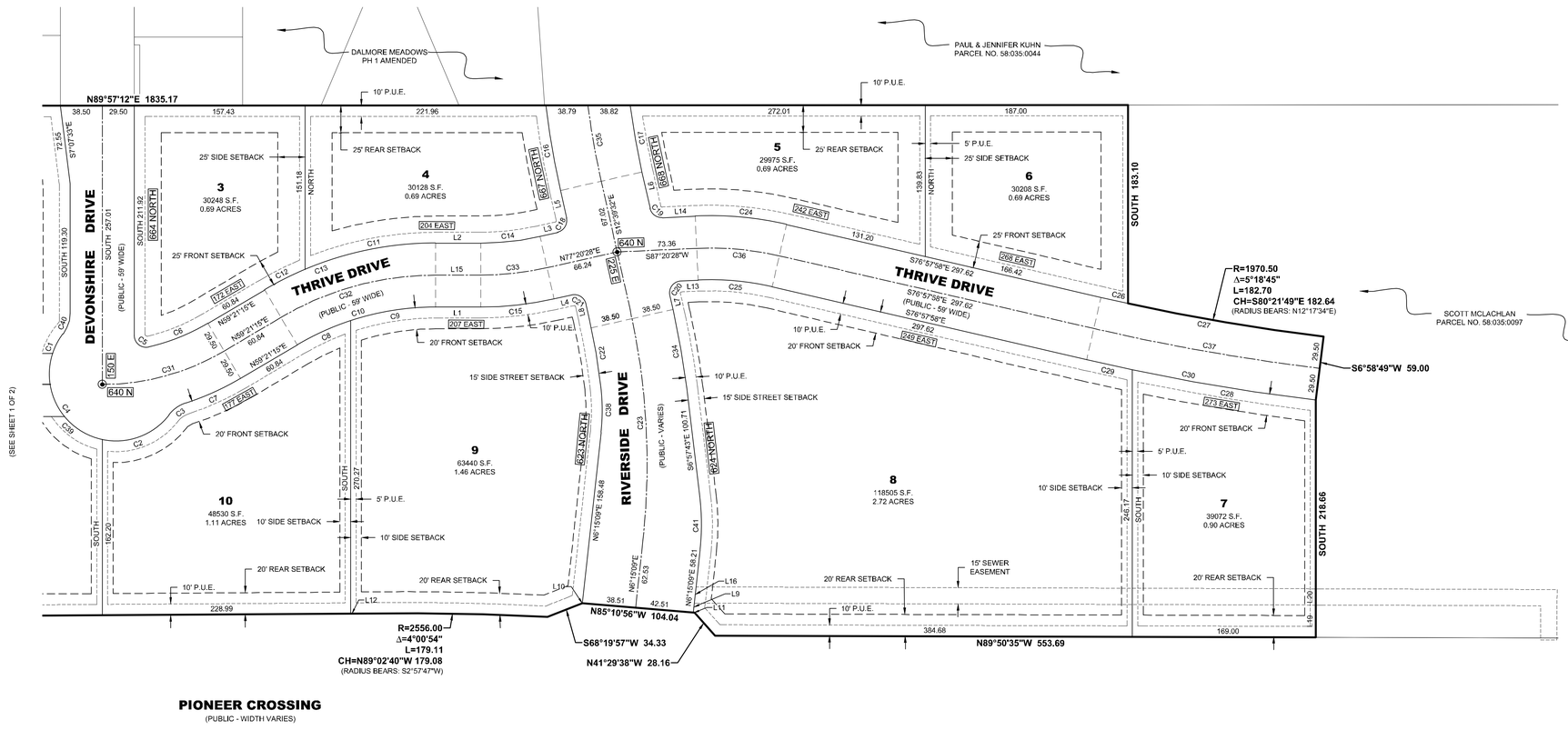
CLERK-RECORDER SEAL

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	61.50	46°02'29"	49.42	S14°10'46"W 48.10
C2	61.50	64°40'17"	69.42	N69°56'28"E 65.79
C3	31.50	34°26'40"	18.94	S54°49'40"W 18.65
C4	61.50	179°35'40"	192.77	S52°35'50"E 123.00
C5	11.00	103°00'10"	19.78	S51°30'05"E 17.22
C6	191.00	17°38'35"	58.81	N68°10'32"E 58.58
C7	250.00	12°41'46"	55.40	N65°42'07"E 55.28
C8	250.00	12°24'48"	54.16	S65°33'39"W 54.06
C9	250.00	18°13'57"	79.55	S80°53'01"W 79.22
C10	250.00	30°38'45"	133.72	S74°40'37"W 132.13
C11	309.00	22°54'24"	123.54	S78°32'48"W 122.72
C12	309.00	7°44'21"	41.74	S63°13'25"W 41.71
C13	309.00	30°38'45"	165.28	S74°40'37"W 163.31
C14	250.00	12°39'32"	55.23	N83°40'14"E 55.12
C15	309.00	12°39'32"	68.27	N83°40'14"E 68.13
C16	788.50	5°46'14"	79.41	S9°46'24"E 79.38
C17	711.50	5°01'34"	62.41	S10°08'45"E 62.39
C18	11.00	90°00'00"	17.28	N32°20'28"E 15.56
C19	11.00	80°00'00"	15.36	S52°39'32"E 14.14
C20	11.00	100°00'00"	19.20	S37°20'28"W 16.85
C21	11.00	90°00'00"	17.28	N57°39'32"W 15.56
C22	611.50	6°03'00"	64.57	N9°38'02"W 64.54
C23	650.00	18°54'41"	214.54	N3°12'11"W 213.57
C24	309.50	15°41'34"	84.77	N84°48'45"W 84.50
C25	250.50	15°41'34"	68.61	N84°48'45"W 68.39
C26	1970.50	0°44'28"	25.49	S77°20'12"E 25.49
C27	1970.50	6°03'13"	208.19	S79°59'35"E 208.10
C28	2029.50	4°50'15"	171.35	S80°36'04"E 171.30
C29	2029.50	1°12'58"	43.08	S77°34'27"E 43.07
C30	2029.50	6°03'13"	214.43	S79°59'35"E 214.33
C31	220.50	30°38'45"	117.94	N74°40'37"E 116.54
C32	279.50	30°38'45"	149.50	S74°40'37"W 147.72
C33	279.50	12°39'32"	61.75	N83°40'14"E 61.63
C34	709.63	5°49'00"	72.04	N9°52'13"W 72.01
C35	750.00	5°25'03"	70.92	S9°57'00"E 70.89
C36	280.00	15°41'34"	76.69	N84°48'45"W 76.45
C37	2000.00	6°03'13"	211.31	S79°59'35"E 211.21
C38	186.00	12°51'41"	41.75	N0°10'42"W 41.66
C39	61.50	68°52'55"	73.94	S43°16'56"E 69.56
C40	31.50	37°12'01"	20.45	S18°36'00"W 20.09
C41	214.00	13°12'52"	49.36	N0°21'17"W 49.25

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	41.53
L2	N90°00'00"E	41.53
L3	N77°20'28"E	16.74
L4	N77°20'28"E	16.74
L5	S12°39'32"E	26.52
L6	N12°39'32"W	34.63
L7	S12°39'32"E	14.70
L8	S12°39'32"E	13.49
L9	N6°15'09"E	8.82
L10	S85°10'56"E	0.16
L11	S85°10'56"E	1.22
L12	N89°39'27"E	2.45
L13	S87°20'28"W	15.96
L14	S87°20'28"W	30.24
L15	N90°00'00"E	41.53
L16	N6°15'09"E	15.08
L17	S87°58'00"E	18.58
L18	N87°58'00"W	19.41
L19	N0°00'00"E	29.70
L20	N0°00'00"E	15.00
L21	S35°08'00"E	54.54
L22	S35°08'00"E	18.82
L23	S35°08'00"E	10.34



LEI
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PLANNERS
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office@lei-eng.com
www.lei-eng.com

RIVERSIDE CROSSING SUBDIVISION
PLAT A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

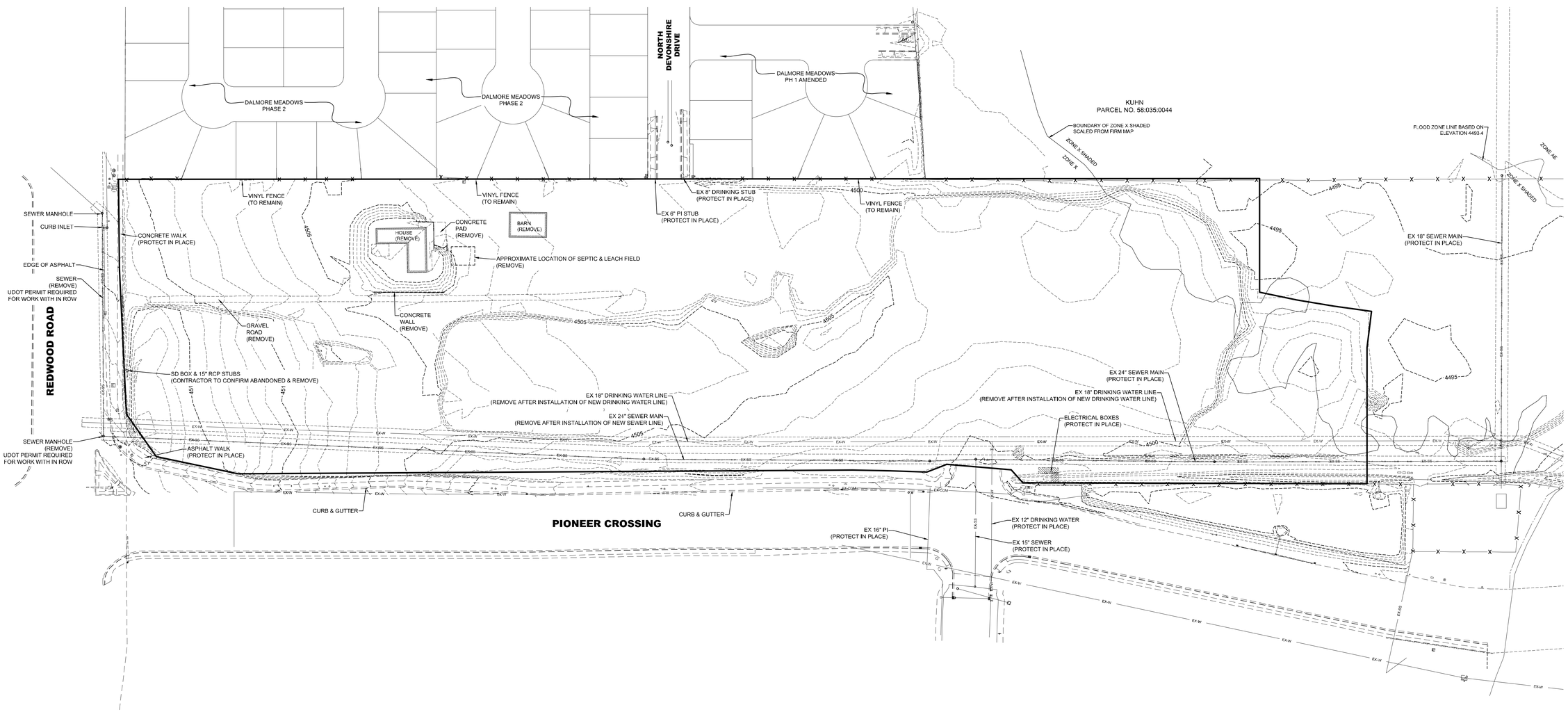
SHEET NOTES

1. NO SENSITIVE LANDS LOCATED WITHIN SITE BOUNDARY PER CITY STANDARDS, NO 100-YEAR FLOOD PLANES, NATURAL DRAINAGE WAYS, WATER BODIES, RIVERS, WETLANDS, OR SIGNIFICANT AREAS OF 30%+ SLOPE.

NORTH

SCALE IN FEET 1" = 80'

80 40 0 80



LEGEND

E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
11/18/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

EXISTING CONDITIONS PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055

DRAWN BY: BLS

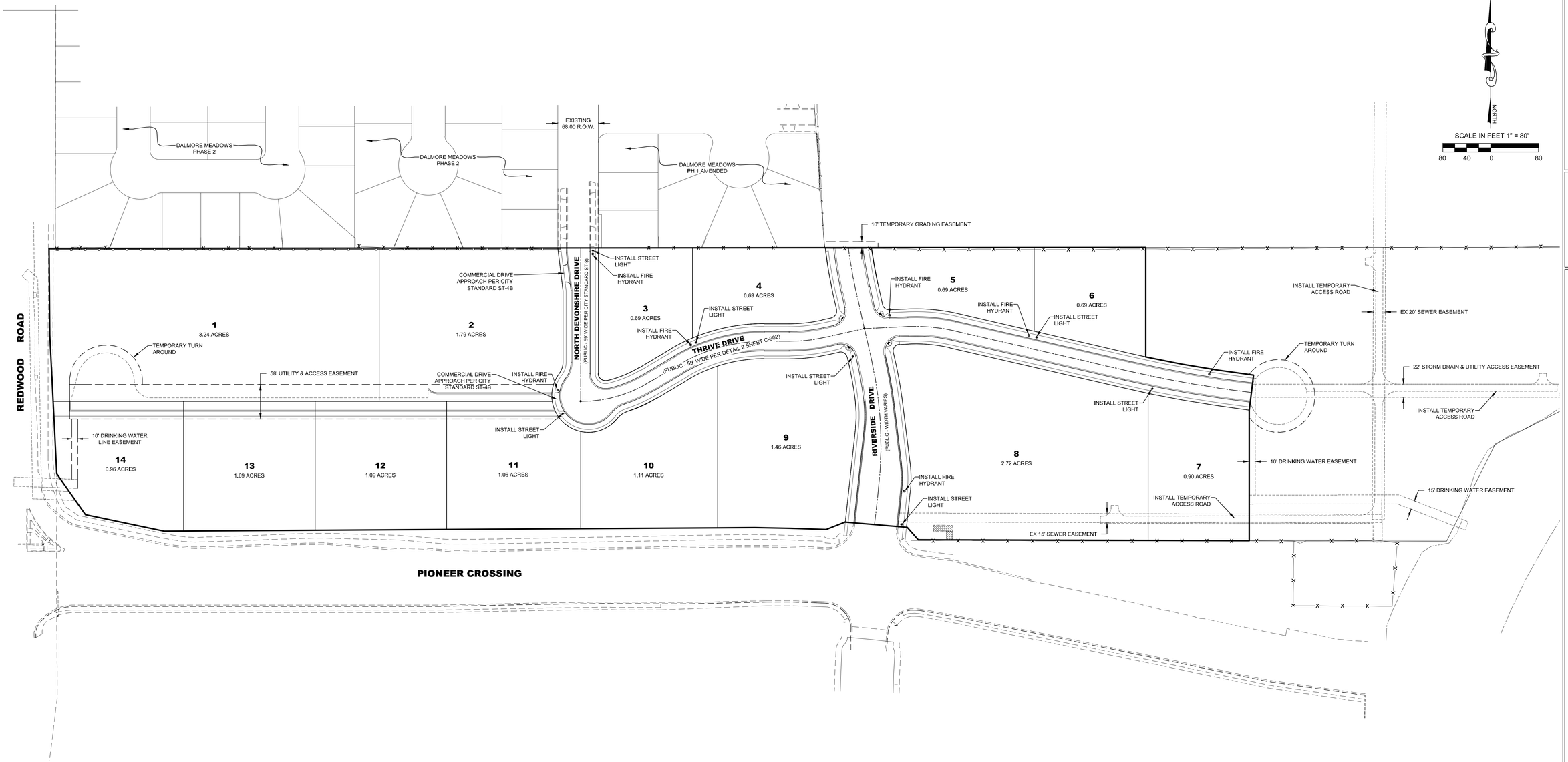
DESIGNED BY: NKW

SCALE: 1"=80' (24x36)

DATE: 11/18/2019

SHEET C-101

U:\9_LE-PROJECTS\2018\2018-0055\-THRIVE 2017 MEDICAL OFFICE BLDGS-SSDC\2018-0055-PLAT A RIVERSIDE CROSSING.DWG 11/19/2019 1:13 PM



DATA TABLE

	SF	LF	EA
ASPHALT	64,772		
SUB-BASE	74,300		
ROAD BASE	74,300		
CURB AND GUTTER		3,616	
SIDEWALK		3,570	
DRIVE APPROACH			2
ADA RAMPS			4
MONUMENTS			2
STREET LIGHT (RES)			5
STREET LIGHT (COLL)			2

SHEET NOTES

1. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
2. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
3. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 56 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	CW-1, CW-2, CW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		22.5° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		11.25° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		FIRE HYDRANT	CW-4
		3/4" SERVICE & METER (W)	CW-5
		PRV (W)	CW-10A, CW-10B, CW-15
		AIR-VAC VALVE (W)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
	STOP	STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-8, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

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www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
11/18/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION

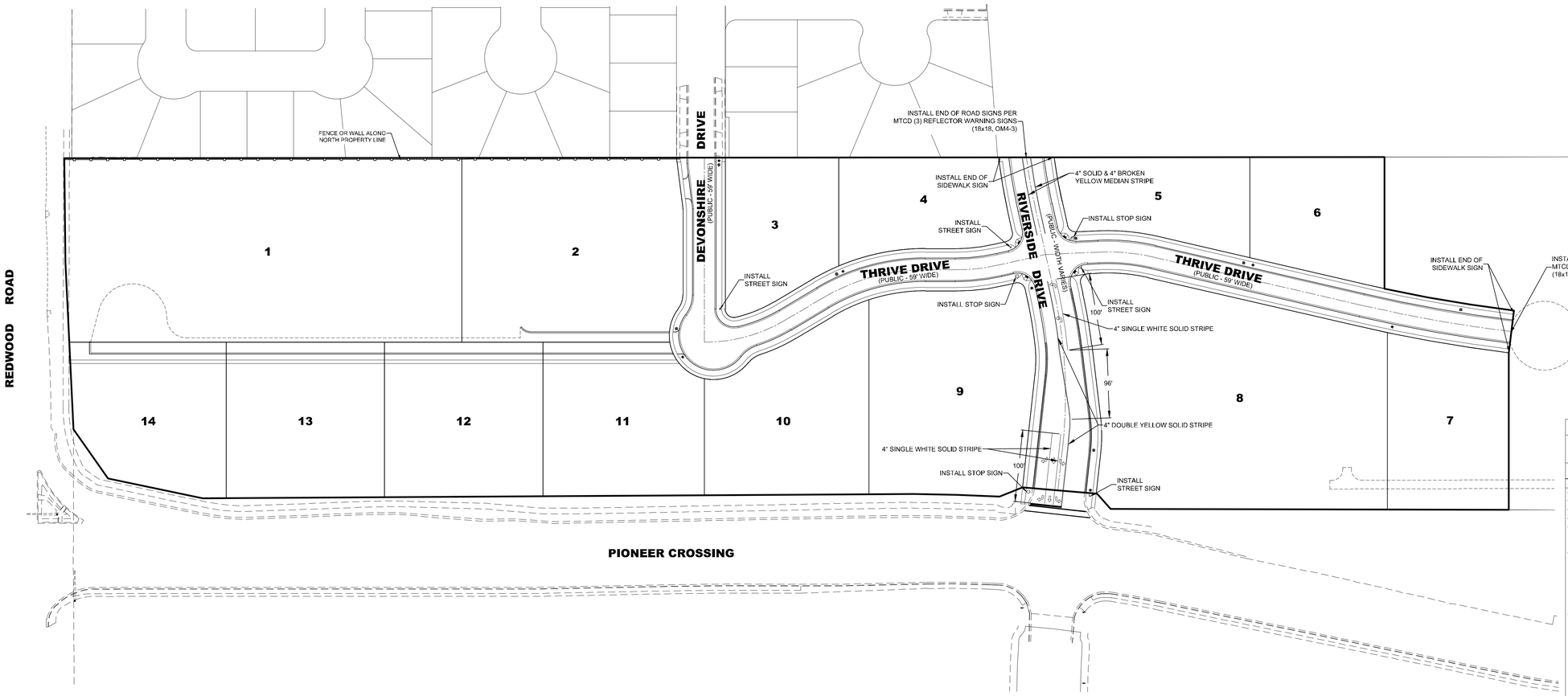
SARATOGA SPRINGS, UTAH

OVERALL SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=80' (24x36)
DATE: 11/18/2019
SHEET C-201

U:\0_LEI-PROJECTS\2018\2018-0055 THRIVE DEV MEDICAL OFFICE BLDGS-SSVCA\01-MDOS\1-SITA RIVERSIDE CROSSING.DWG 11/15/2019 1:13 PM



NORTH

SCALE IN FEET 1" = 80'

80 40 0 80

SHEET NOTES

1. ALL SIGNS PER MUTCD & INSTALLED PER CITY STANDARD ST-28

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV(W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	ST-9, (*3)
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
11/18/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

SIGNAGE & STRIPING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055

DRAWN BY: BLS

DESIGNED BY: NKW

SCALE: 1"=80' (24x36)

DATE: 11/18/2019

SHEET C-301

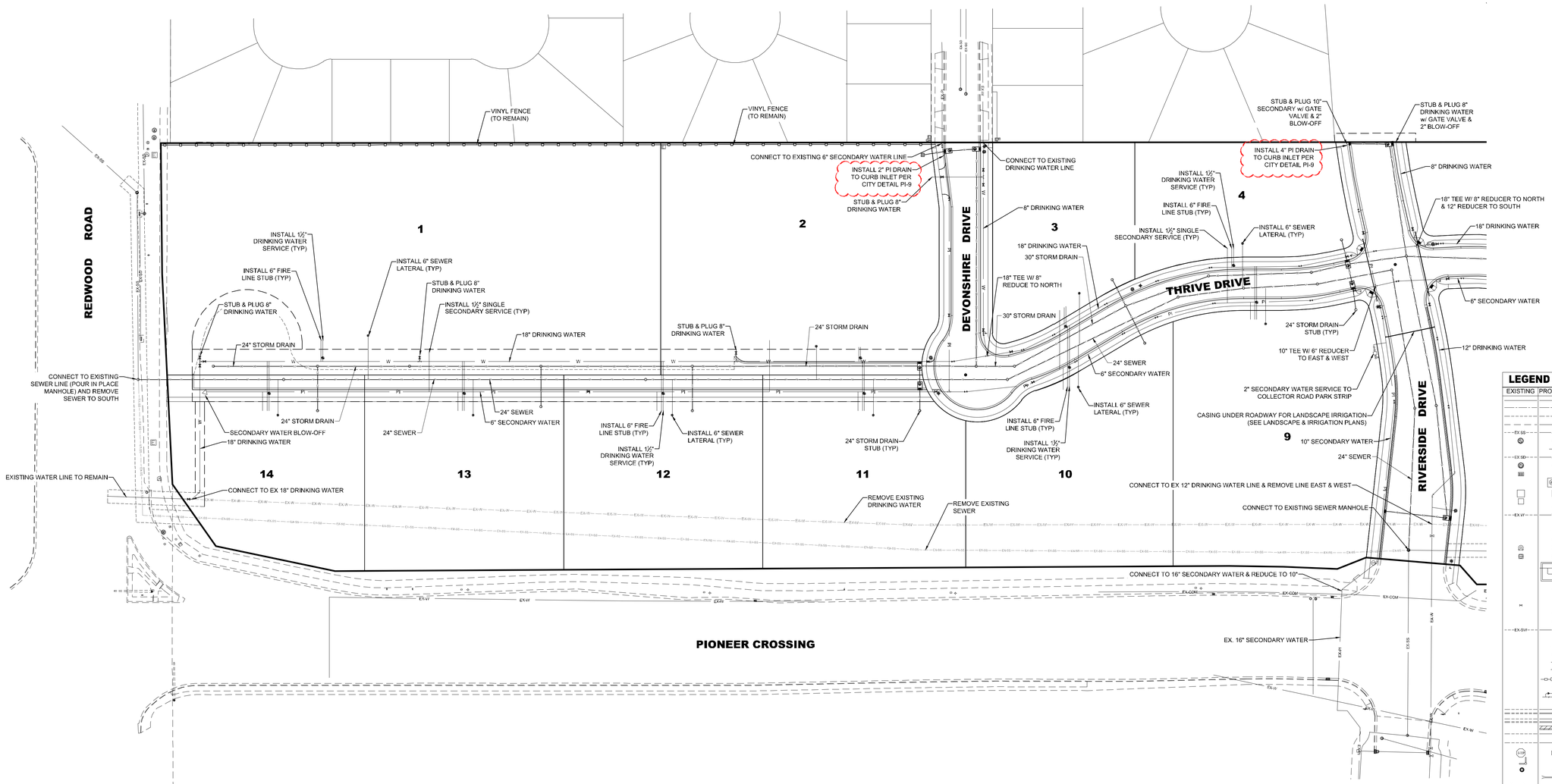
U:\9_LEI PROJECTS\2018\2018-0055 THRIVE ONE MEDICAL OFFICE BLDGS - SS\CAD\18-0055 PLAT A RIVERSIDE CROSSING.DWG 11/19/2019 1:13 PM

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

NORTH

SCALE IN FEET 1" = 60'

60 30 0 60



DATA TABLE

	SEWER		
	SF	LF	EA
8" SDR-35 PVC		885	
24" SDR-35 PVC		1,725	
48" SMH			4
60" SMH			10
6" SEWER LATERALS			14

DATA TABLE

	DRINKING WATER		
	SF	LF	EA
8" DR-18 PVC		117	
8" GATE VALVE			2
12" DR-18 PVC		317	
12" BUTTERFLY VALVE			2
12" 11.25° BEND			2
12" 45° BEND			2
18" DR-18 PVC		2360	
18" BUTTERFLY VALVE			11
18" 11.25° BEND			11
18" 45° BEND			2
18" TEE			5
18" CROSS			1
FIRE HYDRANT			7

DATA TABLE

	SECONDARY WATER		
	SF	LF	EA
6" DR-18 PVC		2,271	
6" GATE VALVE			7
6" 11.25° BEND			13
6" TEE			1
10" DR-18 PVC		524	
10" GATE VALVE			2
10" 11.25° BEND			3
10" 45° BEND			2
10" CROSS			1

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV(W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

Acceptance of Plans

The City of Saratoga Springs hereby accepts these plans for construction as being in general compliance with the plans preparation requirements of the City. Responsibility for the completeness and accuracy of these plans and related designs resides with the Project Engineer and Engineering Firm of Record. The City assumes no responsibility or liability whatsoever for the plans or designs submitted.

By - Jeff Brown Date 12/2/19

SHEET NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE PLAN & PROFILE SHEETS FOR INFRASTRUCTURE DATA, PIPE SIZES, MATERIALS, SLOPES, JUNCTIONS BOXES, INLETS, CATCH BASINS, & SERVICE LATERAL LOCATIONS.
3. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
4. ALL DRINKING & SECONDARY WATER PIPES TO BE DR-18 PVC.
5. ALL COMMERCIAL DRINKING WATER METERS TO BE 1-1/2" DIAMETER PIPE.
6. ALL COMMERCIAL SECONDARY WATER METERS TO BE 1-1/2" DIAMETER PIPE. LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
7. ALL DRINKING OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL VALVES SMALLER TO BE GATE VALVES.
8. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING LATERALS. SEE CITY DETAIL DW-6.
9. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
10. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
11. SEE SIGNAGE & STRIPPING PLAN FOR SIGN LOCATIONS.
12. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF WAY TO BE INSTALLED PER CITY STANDARD ST 9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
12/3/19
PROFESSIONAL ENGINEER

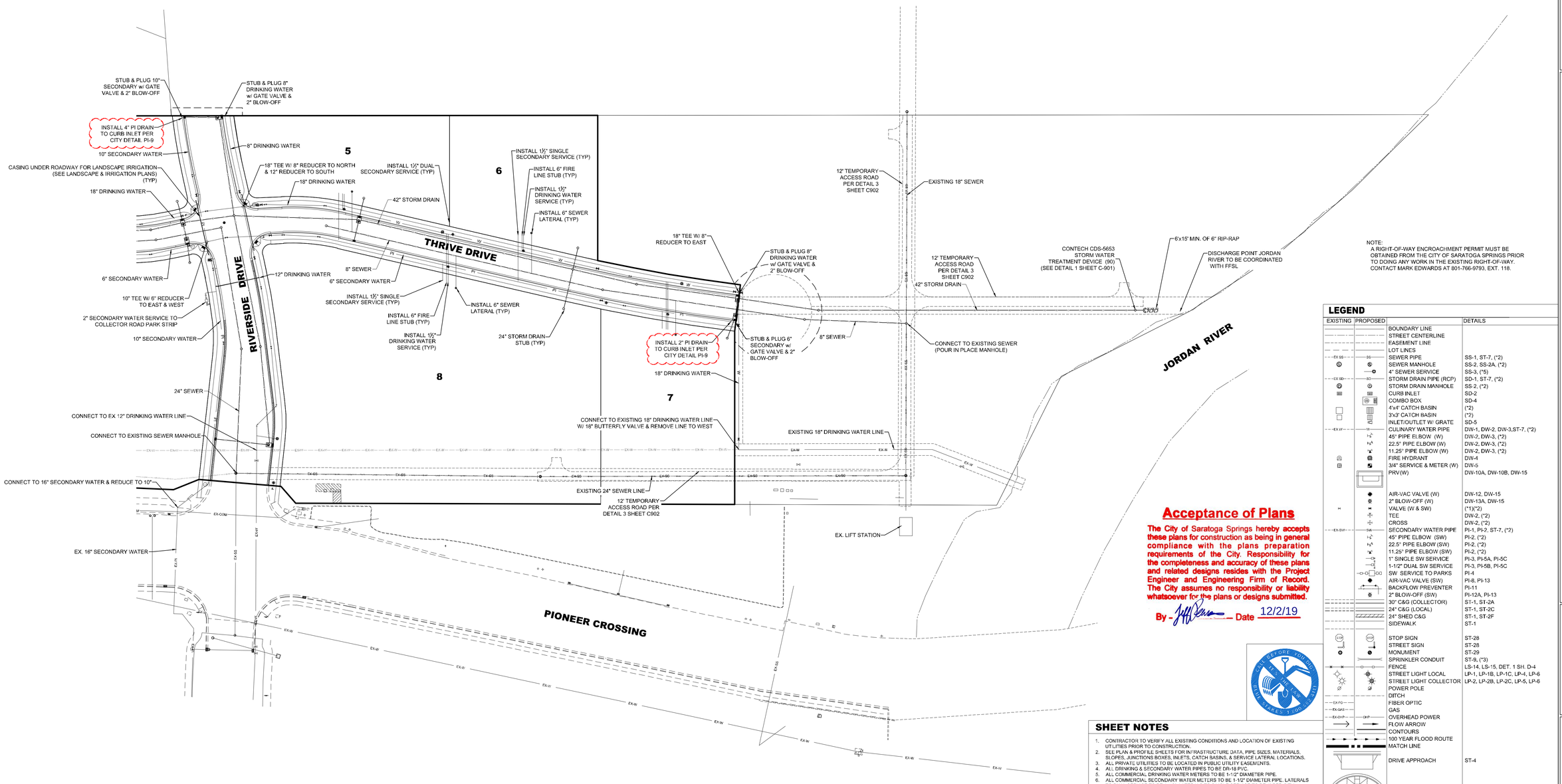
RIVERSIDE CROSSING SUBDIVISION
SARATOGA SPRINGS, UTAH

UTILITY PLAN - WEST

REVISIONS
1 - 12-3-2019
- DW & SW DEPTH -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=60' (24x36)
DATE: 12/3/2019
SHEET C-401

U:\0_LEI PROJECTS\2018\0055 THRIVE DEV MEDICAL OFFICE BLDGS - SS\CAD\18-0055 S-PLAT A RIVERSIDE CROSSING.DWG 12/3/2019 3:37 PM



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NORTH

SCALE IN FEET 1" = 60'

60 30 0 60

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
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		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV(W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-8, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

Acceptance of Plans

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By - _____ Date 12/2/19

SHEET NOTES

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6. ALL COMMERCIAL SECONDARY WATER METERS TO BE 1-1/2" DIAMETER PIPE. LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
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8. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING LATERALS, SEE CITY DETAIL DW-6.
9. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
10. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
11. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
12. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
12/3/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

UTILITY PLAN - EAST

REVISIONS
1 - 12-3-2019
- DW & SW DEPTH -
2 -
-
3 -
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4 -
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5 -
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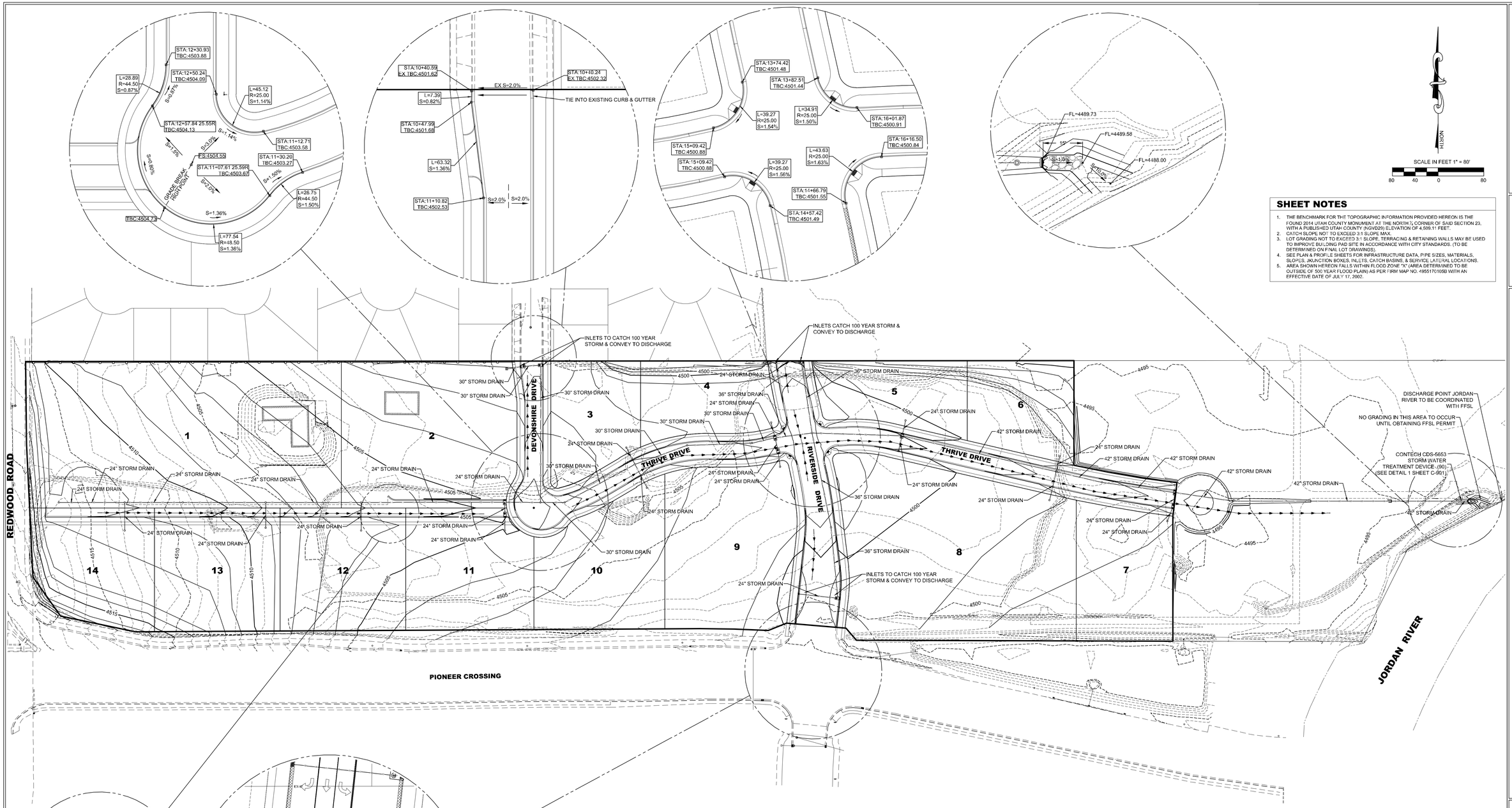
LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=60' (24x36)
DATE: 12/3/2019
SHEET C-402

U:\9_LEI PROJECT\2018\2018-0055 THRIVE DEV, MEDICAL OFFICE BLDGS - SS\CAD\18-0055 PLAT A RIVERSIDE CROSSING.DWG 12/3/2019 5:57 PM



NOTE:
A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT MARK EDWARDS AT 801-766-9793, Ext. 118.

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS DESIGN.

NATHAN K. WALTER

DATA TABLE

	STORM DRAIN SF	STORM DRAIN LF	STORM DRAIN EA
24" RCP		1,563	
30" RCP		500	
36" RCP		1,497	
48" SDMH			10
60" SDMH			11
72" SDMH			1
COMBO BOX			10
CURB INLET			4

CUT	42,855 CY
FILL	25,676 CY
NET (CUT)	17,180 CY

SHEET NOTES

1. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2014 UTAH COUNTY MONUMENT AT THE NORTH ¼ CORNER OF SAID SECTION 23, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,509.11 FEET.
2. CATCH SLOPE NOT TO EXCEED 3:1 SLOPE MAX.
3. LOT GRADING NOT TO EXCEED 3:1 SLOPE, TERRACING & RETAINING WALLS MAY BE USED TO IMPROVE BUILDING PAD SITE IN ACCORDANCE WITH CITY STANDARDS. (TO BE DETERMINED ON FINAL LOT DRAWINGS).
4. SEE PLAN & PROFILE SHEETS FOR INFRASTRUCTURE DATA, PIPE SIZES, MATERIALS, SLOPES, JKUNCTION BOXES, INLETS, CATCH BASINS, & SERVICE LATERAL LOCATIONS.
5. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49051701058 WITH AN EFFECTIVE DATE OF JULY 17, 2002.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	CW-1, CW-2, CW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		22.5° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		11.25° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		FIRE HYDRANT	CW-4
		3/4" SERVICE & METER (W)	CW-5
		PRV (W)	CW-10A, CW-10B, CW-15
		AIR-VAC VALVE (W)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
EX SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
	STOP	STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX FO		FIBER OPTIC	
EX GAS		GAS	
EX OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

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

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
11/18/19
PROFESSIONAL ENGINEER

RIVERSIDE CROSSING SUBDIVISION
SARATOGA SPRINGS, UTAH
GRADING & DRAINAGE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=80' (24x36)
DATE: 11/18/2019
SHEET C-501

U:\9_LEI PROJECTS\2018\2018-0055 THRIVE DEV MEDICAL OFFICE BLDGS - SSOC\01\18-0055 PLAT A RIVERSIDE CROSSING.DWG 11/19/2019 1:13 PM

Exhibit 5 - PC Minutes

MINUTES – Planning Commission

Thursday, January 9, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES - DRAFT

Business Item: Riverside Crossing Preliminary Plat and Site Plan, located approximately Pioneer Crossing and Redwood Road, Zach Olsen applicant.

Planning Director Dave Stroud presented the item. The applicant is requesting review and approval of a commercial site plan with two buildings and a preliminary plat with 14 lots.
Zach Olsen was present as applicant.

Commissioner Kilgore
- Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Concern on lighting. Planning Director Dave Stroud advised that the resubmittal has come in and it now meets lighting.
- Asked about how neighborhood meeting went. Zach Olsen noted that he went door to door and received positive feedback. Some items they liked were the cleanup of the old house and the medical offices coming.
- The applicant responded to question that that there were several medical offices that were interested in coming in.
- Expressed concern about a traffic light on Riverside and Pioneer Crossing. He felt east/west movement needed priority. Engineer Daniel McRae advised that UDOT will build a signal if warranted. He noted that UDOTs signals are optically controlled to help flow.

Commissioner Chapman
- Asked what the traffic signal warrant for UDOT would be. Planning Director Dave Stroud advised that any development with access on UDOT roads needs to be approved by the state. Engineer II Dan McRae advised about different criteria that can warrant a signal. UDOT would do a study to see that their criteria is met.

Commissioner Anderson
- Commented that this is an entrance to the City and wants to make sure it looks nice and is excited for them to come to the City.

Commissioner Anderson was excused from the meeting at this time. (7:32 p.m.)

Commissioner Cunningham
- Noted he had reviewed City Council notes and he felt their comments would be helpful for Planning Commission to understand their vision for this area. He would like to have City Council comments included in the staff reports for Planning Commission review before recommendations. He felt it may be useful for anyone interested to go back and look at those minutes.

Commissioner Wagstaff
- Received clarification from staff that on Pioneer Crossing, as a state road, UDOT could put in a median or other things to control traffic/access.

Commissioner Ryan
- Asked if UDOT would meet with the City if they made changes. Planning Director Dave Stroud advised they may give a heads up to the City Engineer but it might not come to him in planning. Commissioner Ryan could see this as becoming a problem intersection.

Motion made by Commissioner Cunningham to approve the proposed Site Plan of Riverside Crossing at 62 East Thrive Drive in the Office and Community Commercial zones, with the Findings and Conditions in the staff report. Seconded by Commissioner Ryan. Aye: Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 6 - 0.

Motion made by Commissioner Kilgore to recommend approval of the proposed Preliminary Plat of Riverside Crossing at 62 East Thrive Drive in the Office, Mixed Use, and Community Commercial zones with the Findings and Conditions in the staff report. Seconded by Commissioner Ryan. Aye: Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 6 - 0.
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City Council Staff Report

Author: Owen Jackson, Assistant City Manager
Department: Administration
Subject: SIRQ Change Order 34
Date: February 4, 2020
Type of Item: Approval of Change Order

Background:

SIRQ has provided a change order to remediate and repair the former police offices in City Hall as part of their current contract. The City has already budgeted $75,000 in anticipation of needing to restore the offices to good working condition. In addition, there is $75,000 in unexpended construction costs from the Court and Police Facility Project. The change order will repair floor damage caused by building settling, replace and repair flooring, mitigate trip hazards, fix minor HVAC venting issues, mitigate a safety risk by improving an employee access door, repaint and repair drywall, and make improvements to the Council room. Restoring the offices and other area of the building will allow staff to locate similar functions more effectively and eliminate the need to rent additional office space, saving the City approximately $24,000 per year as well.

The total cost of the repairs was higher than expected at $184,455. The project is anticipated to take no longer than 60 days to complete. If approved, work is will begin next week.

Budget Impact:

Currently the budget includes $75,000 in costs for repairs to the city office building. There is the additional $75,000 in non-expended general fund money from the new building construction, which leaves $34,455 needed to cover the total cost of $184,455 for the repair and minor remodel. This does not include furniture, fixtures and equipment for the remodeled area. A budget amendment is anticipated for your consideration at the February 18, 2020, City Council if this change order is approved.

AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty Eighth day of January
in the year Two Thousand Twenty
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Saratoga Springs
1307 N. Commerce Dr. Suite 200
Saratoga Springs, UT 84045

and the Contractor:
(Name, legal status, address and other information)

SIRQ, Inc.
3900 N. Traverse Mtn. Blvd, Suite 202
Lehi, UT 84043

for the following Project:
(Name, location and detailed description)

Change Order 34
Police Office Remediation and Repair
Saratoga Springs, Utah

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

The Architect:
(Name, legal status, address and other information)

Not Applicable
The remodel items in question do not require architectural services. See attached scope inclusions.
For Contract Administration where the contract references the Architect, the Contractor and Owner shall coordinate collectively.

The Owner and Contractor agree as follows.

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The Owner shall furnish a notice to proceed after execution of this agreement is finalized. The intent will be to begin construction as soon as possible.

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

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§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than
(60) days from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of Work	Substantial Completion Date
The work will be performed in two sequential phases. Phase 1 will be completed before Phase II can be completed.	

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

No provisions for Liquidated Damages or Early Completion Bonus

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be
($ $187,455.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
If the Contractor can finish the work sooner than anticipated,General Conditions costs and Fee can be credited to the owner	

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ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the Twentieth day of the Same month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Twenty (20) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Five percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of Five percent (5 %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

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§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:
(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

No retainage will be held on General Conditions or Fee

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment
§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

Final Payment to be made within 20 days

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker
The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

The Owner and Contractor will coordinate any concerns together without a designated Initial Decision Maker

§ 6.2 Binding Dispute Resolution
For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2007

[ ] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

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ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. *(Insert rate of interest agreed upon, if any.)*

16% APR

§ 8.3 The Owner's representative:
(Name, address and other information)

Owen Jackson
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

§ 8.4 The Contractor's representative:
(Name, address and other information)

Mitchell Barnhurst
SIRQ, Inc.
Project Manager
3900 N. Traverse Mtn Blvd Suite 202
Lehi, UT 84043

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

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§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
NA			

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
	Change Order 34- Police Office Remediation and Repair	1-29-20
	Scope List attached hereto	1-29-20

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
NA		

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

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ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of Insurance or Bond	Limit of Liability or Bond Amount ($0.00)
SIRQ will provide standard Insurance at their standard coverages	
General Liability Workers Compensation Automotive	
The Owner will carry All-Risk Property/Builders Risk/Course of Construction Insurance for the existing building and improvements	
No Bonds are Included at this time	

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
Mark Christensen, City Manager	Joe Reynolds, Principal
(Printed name and title)	*(Printed name and title)*

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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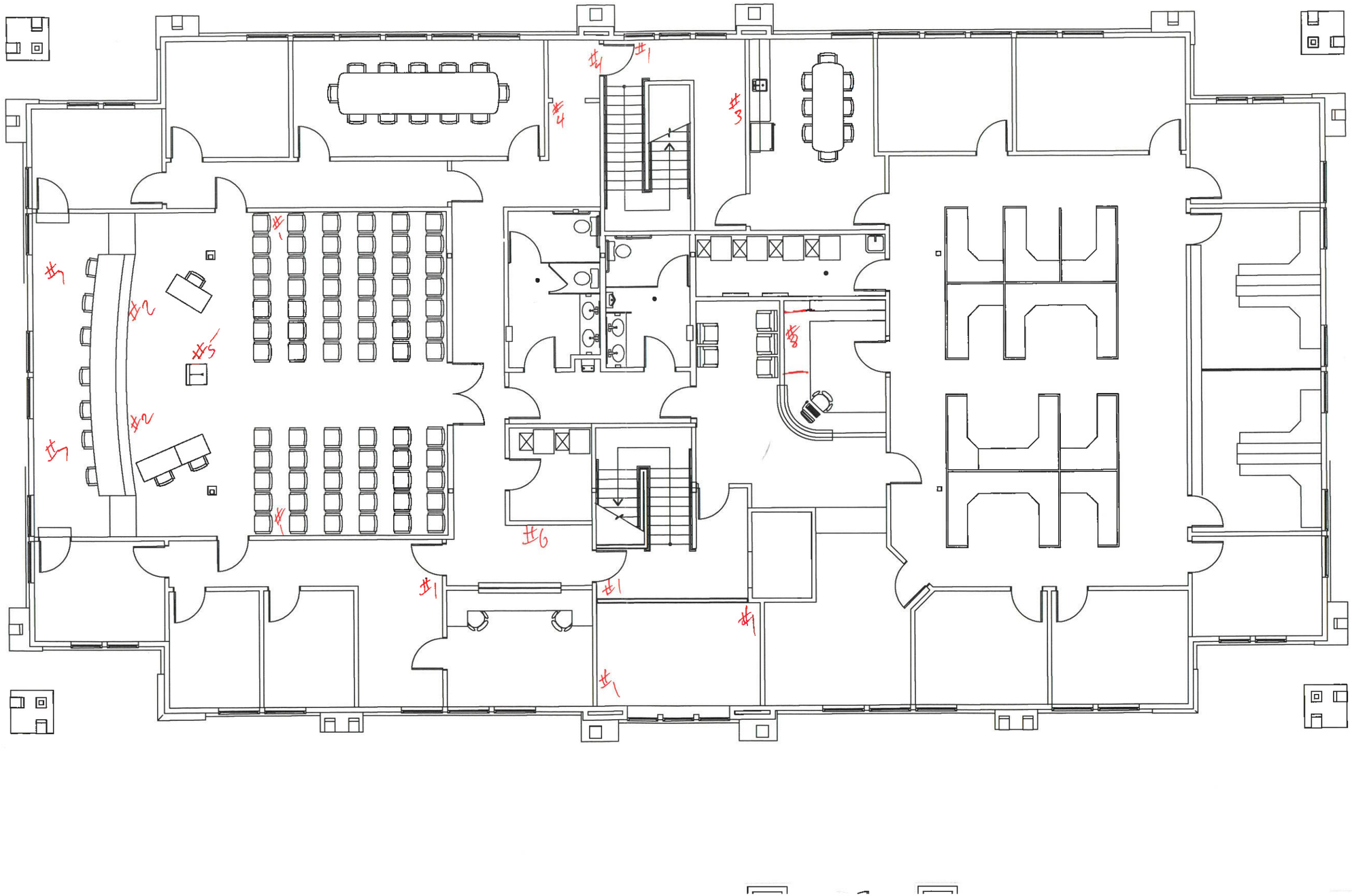
Change Order 34- Police Office Remediation and Repair 1-29-20

City Hall - Floor 1

1 inch = 10 feet

10 5 0 10 Feet

Change Order 34 -Police Office Remediation and Repair 1-29-20



Change Order Police Office Remediation and Repair

Saratoga Springs TI

Scope List

1-28-2020

Main Floor

1. Remove kitchen and cabinets from bullpen area.
2. Proper venting in the PD men's bathroom. Check ductwork.
3. Remove tile in front lobby, and replace with city selection of LVT. Run LVT in to PD lobby and breakroom.
4. Remove and replace carpet and rubber base in PD (New carpet and Selection by city)
5. Fix wall cracks in front lobby all of PD, council chamber room legal hallway and back stairway.
6. Paint and clean up finger print room. Remove and replace flooring.
7. Remove wall in kitchen where safe was located, rebuild wall along hallway. Fire sprinkler head will need to be relocated.
8. Locate fridge and ice machine in breakroom. Install floor sink. Concrete to be removed plumbing installed and concrete poured. Some cabinets to be removed.
9. Remove mailbox in lobby, patch hole.
10. Keep chair rail.
13. Replace and repair ceiling tiles in PD
14. Add camera at safe (by owner)
15. Touch up all holes in walls and repaint.
16. Repaint all hollow metal doors in PD.
17. Repair cracks in floor.
18. Add outlet in kitchen in PD.
19. Final cleaning in PD area. Includes interior windows.
20. Sealing concrete floors excluded.
21. Not replacing stair carpet or hallways connected to the stairs.
22. No winter conditions

12. Item number 12 will be to remove old base, floor tile, repair floor as needed and install new carpet and rubber base. price to be submitted in a later change order as needed.

Second Floor

1. Fix cracks in lobby legal hallway and council chamber room.
2. Refinish front of Dias and add base. Recoat and stain top of Dias. Leave center of Dias blue.
3. NA
4. Relocate door to HR at top back of stairs to inter location. Add hard lid and replace carpet by door only. Install new doorframe.
5. Run HDMI wiring to podium in council chamber room
6. Install chair rail in council chamber room around walls and on columns. (Bid alternate for wall panels were excluded.)
7. Add new vents inn chamber room.
8. Add counter and roll up door at reception desk. (Phase 2)
9. Wall at reception will be demo, electrical relocated and repainted (phase 2)
10. Repaint council chamber room.
11. Clean in council chamber room and at phase 2

RESOLUTION NO. R20-9 (2-4-20)

A RESOLUTION APPROVING A CONTRACT MODIFICATION WITH SIRQ CONSTRUCTION FOR THE CONSTRUCTION OF THE PUBLIC SAFETY BUILDING

WHEREAS, in 2018 the City awarded a contract to SIRQ Construction (the "Contractor") construction of the Public Safety Building; and

WHEREAS, the City Council of the City of Saratoga Spring has found it necessary for SIRQ Construction to provide additional construction services for improvements related to the construction of the Public Safety Building; and

WHEREAS, the City of Saratoga Springs requested and was provided a cost for the additional construction services for improvements related to the construction of the Public Safety Building; and

WHEREAS, the City reviewed the proposed change orders and determined that SIRQ's proposed price of $184,455.00 was fair and reasonable; and

WHEREAS, the City Council has determined that the proposed project is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The City of Saratoga Springs does hereby approve the amendment of the contract with SIRQ Construction for the construction of the Public Safety Building in the amount of $184,455.00.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

APPROVED AND ADOPTED this 4th day of February, 2020.

_____

Mayor Jim Miller

ATTEST:

_____

Cindy LoPiccolo, City Recorder

MINUTES – CITY COUNCIL

Tuesday, January 21, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the Meeting to order at 7:28 p.m.

Roll Call:
Present Mayor Jim Miller, Council Members Chris Porter, Christopher Carn, Michael McOmber, Stephen Willden, and Ryan Poduska.

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, City Engineer Gordon Miner, Public Works Director Jeremy Lapin, and Deputy City Recorder Kayla Moss.

Invocation by Council Member McOmber
Pledge of Allegiance by Council Member Baertsch

PUBLIC INPUT: None

PRESENTATION: Utah Transit Authority (UTA), Trustee Kent Millington discussed the public transportation Issues that they are aware of in Saratoga Springs. They are thinking of solutions for the area and would like to Know what the residents need in terms of transit.

REPORTS: Council Member Willden advised that the ULCT are going to have their weekly meetings regarding the legislature starting the first of February. Local Officials day at the legislature is also on January 29, 2020.

BUSINESS ITEMS:

1) **Road Rename, City-Initiated, 2780 South Indian Rock Drive; Resolution R20-2 (1-21-20).**
This item should have been listed as a public hearing on the agenda so the Council decided to postpone it.

Mayor Miller opened the Public Hearing and there were no comments.

Motion by Council Member Willden to postpone the Road Rename, City-Initiated, 2780 South Indian Rock Drive; Resolution R20-2 (1-21-20) to a later date was seconded by Council Member McOmber.
Vote: Council Members Poduska, McOmber, Carn, and Willden– Aye.
Motion carried unanimously.

BUSINESS ITEMS:

1) **West Lake Estates Plat F Rezone and Concept Plan, Reed Barlow Applicant, 951 West Evans Lane; Ordinance 20-2 (1-21-20).**
This is currently zoned as agriculture. They are requesting to change it to R1-10.

Council Member Willden wanted to make sure that there is a note on the plat in the future that mentions there is agriculture zoning next to these lots to protect the property owners that are still actively farming the property. He does not have any problems with the rezone.

Council Member McOmber is okay with the rezone as well. He recognized that the property owner is .25 units over the density allowed in the zone. He realizes that isn't much but he would like to see them stick to density at or below what is allowed in the zone.

Motion by Council Member Poduska to approve the West Lake Estates Plat F Rezone and Concept Plan, Reed Barlow Applicant, 951 West Evans Lane; Ordinance 20-2 (1-21-20) with all staff findings and conditions was seconded by Council Member Willden.
Vote: Council Members Poduska, McOmber, Carn, and Willden– Aye.
Motion carried unanimously.

2) **Central Utah Water Conservancy District (CUWCD) Grant Agreement; Resolution R20-3 (1-21-20).**
Public Works Director Jeremy Lapin advised that this has been discussed before. The City now has the agreement in hand to be approved.

Motion by Council Member Carn to approve the Central Utah Water Conservancy District (CUWCD) Grant Agreement; Resolution R20-3 (1-21-20) was seconded by Council Member Poduska.
Vote: Council Members Poduska, McOmber, Carn, and Willden – Aye.
Motion carried unanimously.

3) **Purchase of Property from Waldo Company for South Zone 2 Pond Land; Resolution R20-4 (1-21-20).**
Public Works Director Lapin advised this enters an agreement to purchase reservoirs that border Waldo Company property for a south zone 2 pond. The purchase price for the property is $261,625.

Motion by Council Member McOmber to approve the Purchase of Property from Waldo Company for South Zone 2 Pond Lane; Resolution R20-4 (1-21-20) in the amount of $261,625 was seconded by Council Member Willden.
Vote: Council Members Poduska, McOmber, Carn, and Willden– Aye.
Motion carried unanimously.

4) Award of Contract for Pond #3 Algae Treatment; Resolution R20-5 (1-21-20).
Public Works Director Lapin advised that this is for chemical feed at pond 3. The pond has a big algae problem that this would resolve. FX Construction was the low bid at $67,300.

Motion by Council Member Wildden to approve award of Contract for Pond #3 Algae Treatment; Resolution R20-5 (1-21-20) to FX Construction in the amount of $67,300, was seconded by Council Member McOmber.
Vote: Council Members Poduska, McOmber, Carn, and Willden– Aye.
Motion carried unanimously.

5) **Contract Amendment for Gravity Sewer Project; Resolution R20-6 (1-21-20).**
Public Works Director Lapin advised that the project has been delayed because of wetland issues. They have changed part of the scope of work. With all of the changes that have been made the contract was never updated with the construction company. The new contract is in the amount of $83,200.

Motion by Council Member Carn to approve the CMT Contract Amendment for Gravity Sewer Project; Resolution R20-6 (1-21-20) in the amount of $83,200 with PEPG Consulting was seconded by Council Member Poduska.
Vote: Council Members Poduska, McOmber, Willden, and Carn– Aye.
Motion carried unanimously.

6) **Utah County Officer Involved Critical Incident Protocol Agreement; Resolution R20-7 (1-21-20).**
City Attorney Kevin Thurman advised that the State mandates having a protocol. The chiefs in the county felt that the current process was not adequate. This is what the County came up with collaboratively.

Motion by Council Member Willden to approve the Utah County Officer Involved Critical Incident Protocol Agreement; Resolution R20-7 (1-21-20) was seconded by Council Member Carn.
Vote: Council Members Poduska, McOmber, Willden, and Carn– Aye.
Motion carried unanimously.

MINUTES:

1. December 17, 2019 and January 7, 2020.

Motion by Council Member Poduska to approve the Minutes of December 17, 2019 and January 7, 2020, with the submitted and posted changes, was seconded by Council Member McOmber.
Vote: Council Members Poduska, McOmber, Willden, and Carn – Aye
Motion carried unanimously.

REPORTS: Library Director Melissa Grygla gave the library department update to the City Council.

Recreation Department Director Heston Williams gave the Recreation department update to the City Council.

Economic Development and Civic Events Director David Johnson gave the economic development and Civic Events department update to the City Council.

CLOSED SESSION:

Motion by Council Member McOmber to enter into closed session for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual, was seconded by Council Member Carn.
Motion Carried Council Members Unanimously in Favor

The meeting moved to closed session at 7:14 p.m.

Present: Mayor Miller, Council Members Willden, Carn, McOmber, Poduska, City Manager Mark Christensen, City Attorney Kevin Thurman, Deputy City Manager Owen Jackson, Economic Development Director David Johnson, Deputy City Recorder Kayla Moss.

Closed Session adjourned at 7:58 p.m.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 7:58 p.m.

_____

Jim Miller, Mayor

Attest:

_____

Cindy LoPiccolo, City Recorder

Approved:

MINUTES – CITY COUNCIL Special Meeting

Tuesday, January 23, 2020
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

City Council Special Meeting

Call to Order: Mayor Jim Miller called the Policy Meeting to order at 4:00 p.m.

Roll Call:
Present Mayor Jim Miller. Council Members Stephen Willden, Michael McOmber, Chris Porter, Ryan Poduska, and Christopher Carn attended via teleconference.

Staff Present City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, Senior Planner Sarah Carroll, Senior Planner Tippe Morland, Planner Rachel Day, Planner Gina Grandpre, and City Recorder Cindy LoPiccolo.

Invocation by Council Member Porter.
Pledge of Allegiance led by Director Johnson.

BUSINESS ITEMS:

1) **Consideration of Resolution to Initiate Proceedings Under the Pending Ordinance Doctrine in Utah Code Section 10-9a-509 and City Code Section 19.02.02(206) With Respect to Removal of Conditional Uses; Resolution R20-8 (1-23-20).** City Attorney Kevin Thurman presented the Resolution formally initiating the "pending ordinance" doctrine indicating the Council's intent to initiate proceedings to amend the Land Management Code, in this case with respect to Conditional Uses, which under Utah law is a permitted use and Utah Code requires the city to set standards that apply to conditional use permits. He advised the Land Use Authority does not have the authority to come up with conditions, standards and conditions must be spelled out in the code which raises a concern as there is misunderstanding what a Conditional Use is. Based on that requirement, it is his understanding Council would like to strike Conditional Uses in the code and direct the Planning Commission to review and determine the designation of uses as permitted or prohibited, and to establish standards and criteria that apply to those uses for approval. A good example is City Code Section 19.08 in regard to home occupation, which provides criteria for approval.

In response to Council Member Porter, City Attorney Thurman reported because the conditional use is a form of a permitted use the public believes there is a lot of discretion for approval of a Conditional Use Permit (CUP) or conditions can be imposed, so it is difficult for the Land Use Authority making the decision to reconcile what the public's expectation is and what they legally can do. The law says a conditional use has to be approved if detrimental impacts can be mitigated in accordance with established standards. A use is not discretionary, it is code based and fact based and the city applies standards to determine what conditions to apply. State legislation converted this from something where the Authority had some discretion to now strictly being a permitted use based on what the law is. He advised as the Planning Department processes a large number of

home occupation applications, staff has recommended the home occupation use be changed to permitted use in the pending ordinance in order to allow staff to continue processing these permits and not cause delay as City Code Section 19.08 addresses home occupations and includes standards for approval.

Motion by Council Member Porter to approve Resolution R20-8 (1-23-20) to Initiate Proceedings Under the Pending Ordinance Doctrine in Utah Code Section 10-9a-509 and City Code 19.02.02(206) With Respect to Removal of Conditional Uses, and include language designating home occupations a permitted use in residential zones, was seconded by Council Member McOmber.
Vote: Council Members Carn, Porter, Willden, McOmber, and Poduska – Aye.
Motion carried unanimously.

ADJOURNMENT:

There being no further business, Mayor Miller adjourned the meeting at 4:10 p.m.

_____
Jim Miller, Mayor

Attest:

_____
Cindy LoPiccolo, City Recorder

Approved: