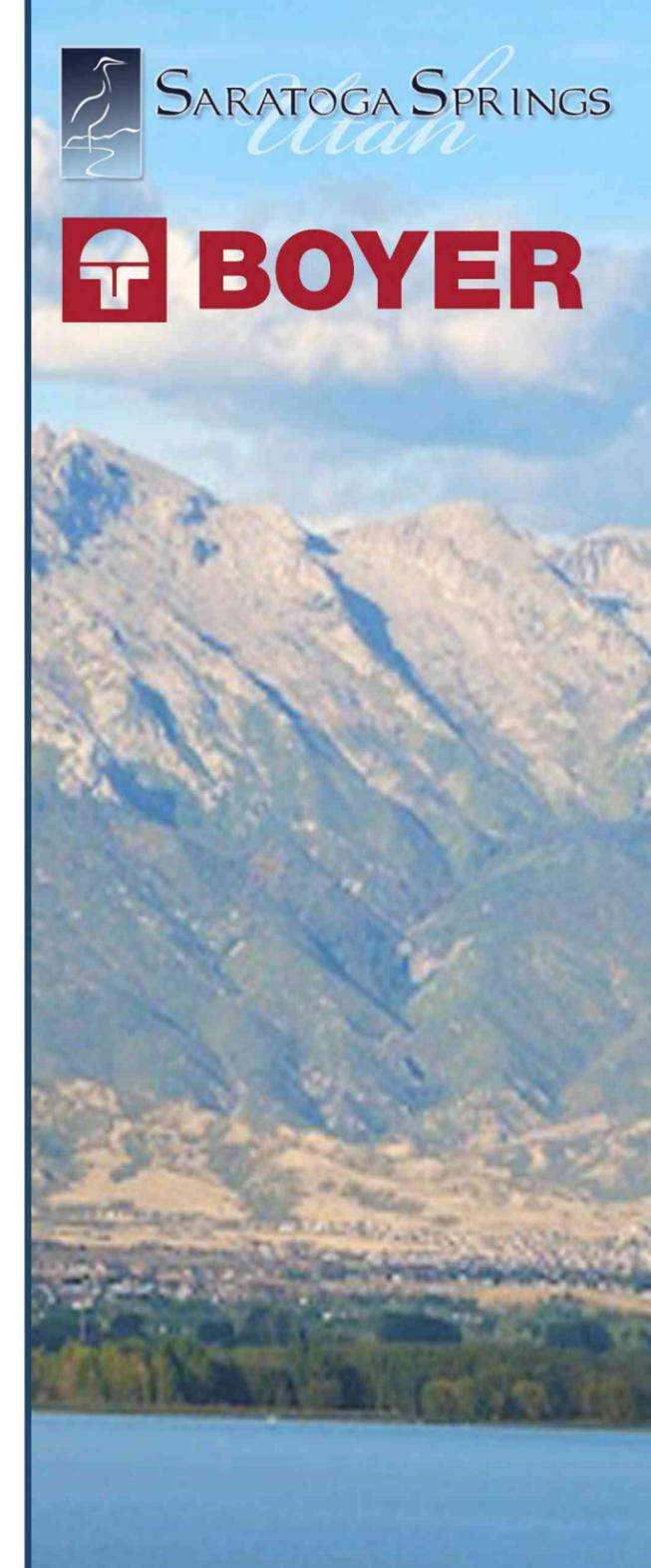


The Crossing - Phase 2 Village Plan

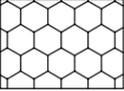
February 20, 2018
January 15, 2019
January 17, 2019



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Legend

-  Future Village Plan(s)
-  Village Plan Phase 2 Area
-  Village Plan Phase 1 Area



Vicinity Map

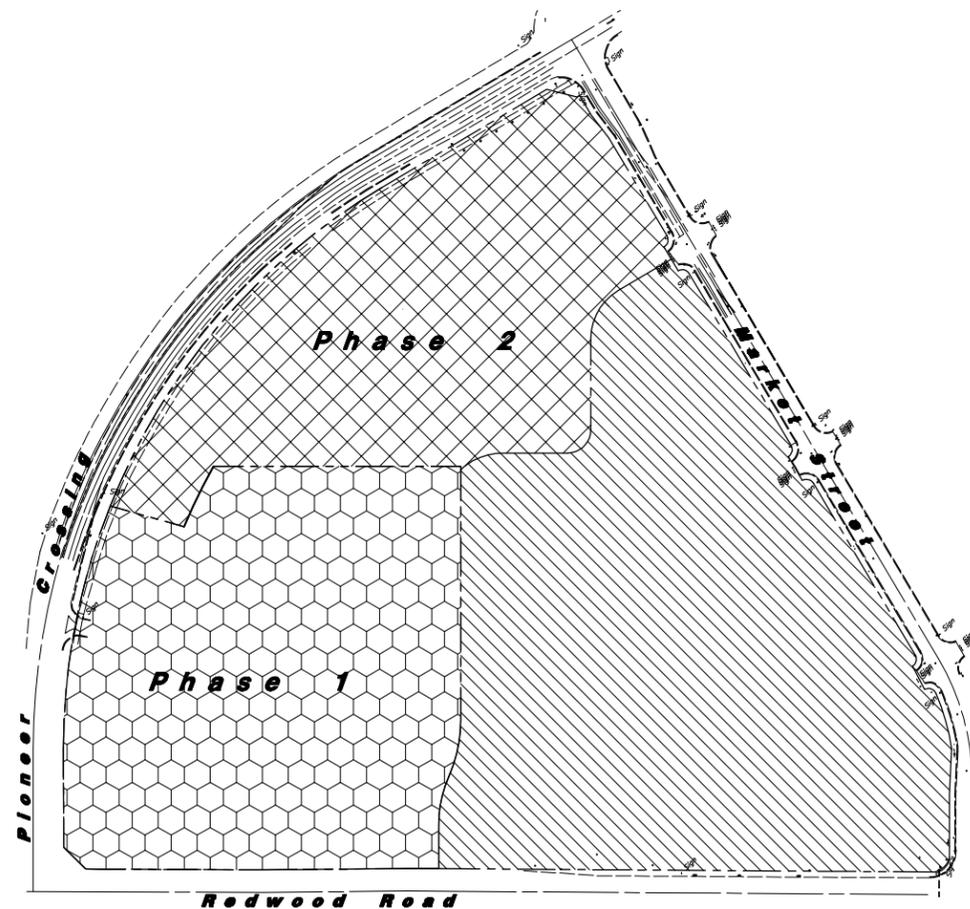


Legal Description

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

Beginning at a point on the West Line of Saratoga Crossing Phase 1 Subdivision located 934.73 feet South 0°05'22" West along the Section Line; and 1604.74 feet South 89°54'38" East from the Northwest Corner of said Section 23; and running thence along said West Line of the Subdivision the following three courses: South 0°00'12" West 17.24 feet; Southeastery along the arc of a 1435.00 foot radius curve to the left a distance of 167.16 feet (Center bears North 29°21'20" East, Central Angle equals 6°40'28" and Long Chord bears South 63°58'54" East 167.07 feet); and South 15°31'33" West 191.32 feet to the Northeastery Line of Pioneer Crossing as it exists at 75.00 foot half-width; thence along said Northeastery Line the following four courses: Northwestery along the arc of a 1625.00 foot radius curve to the right a distance of 1061.92 feet (Center bears North 21°50'27" East, Central Angle equals 37°26'31" and Long Chord bears North 49°26'17" West 1043.12 feet) to a point of tangency; North 30°43'02" West 477.39 feet; North 14°16'58" East 77.78 feet; and North 30°43'02" West 7.81 feet to a point on the Southeastery Line of Market Street; thence along said Southeastery Line the following five courses: North 59°16'58" East 57.88 feet (57.91 feet record); North 52°09'24" East 70.71 feet; North 59°16'58" East 283.00 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Central Angle equals 90°00'00" and Long Chord bears South 75°43'02" East 28.99 feet); and North 59°16'58" East 34.87 feet to the center of a future driveway; thence along said centerline the following seven courses: South 30°43'02" East 154.25 feet to a point of curvature; Southeastery along the arc of a 138.00 foot radius curve to the left a distance of 142.79 feet (Central Angle equals 59°16'58" and Long Chord bears South 60°21'31" East 136.50 feet) to a point of tangency; East 226.83 feet to a point of curvature; Southeastery along the arc of a 58.00 foot radius curve to the right a distance of 91.11 feet (Central Angle equals 90°00'00" and Long Chord bears South 45°00'00" East 82.02 feet) to a point of tangency; South 158.60 feet to a point of curvature; Southeastery along the arc of a 165.00 foot radius curve to the left a distance of 101.71 feet (Central Angle equals 35°19'06" and Long Chord bears South 17°39'33" East 100.11 feet) to a point of compound curvature; and Southeastery along the arc of a 65.00 foot radius curve to the left a distance of 17.12 feet (Central Angle equals 15°05'37" and Long Chord bears South 42°51'54" East 17.07 feet) to the North Line of said Saratoga Crossing Phase 1 Subdivision; thence West 8.98 feet along said North Line to the Northwestery Corner thereof; thence South 0°00'12" West 599.51 feet along the West Line of said Subdivision to the point of beginning.

Contains 769,689 sq. ft.
or 17.670 acres
(Gross Area)



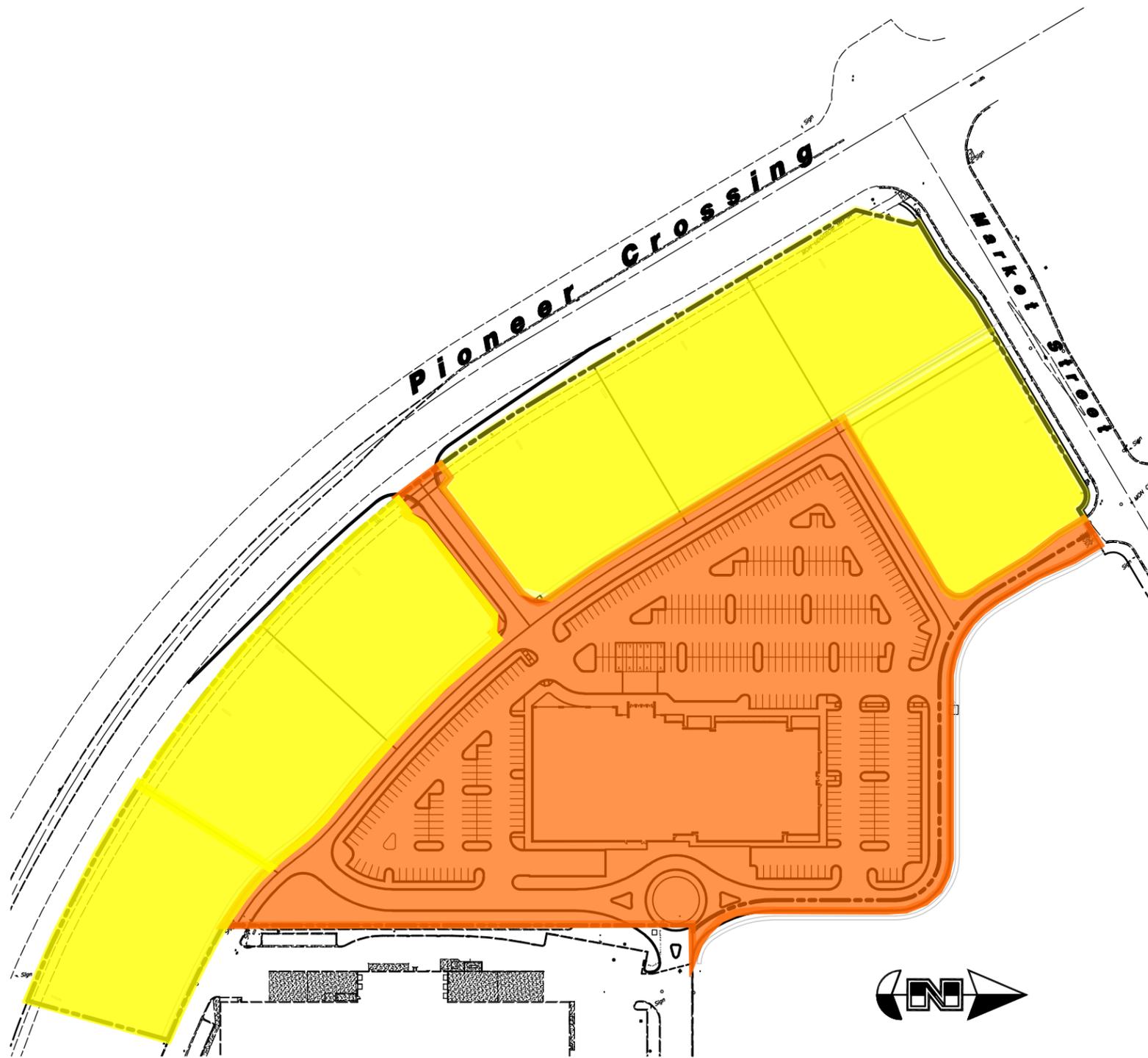
Site Map



SARATOGA SPRINGS



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REGIONAL RETAIL USES

- Entertainment
- All other approved uses

Per the Community Plan, the Phase 2 Village Plan is allowed to contain Regional Retail uses as defined in the District Area Plan.

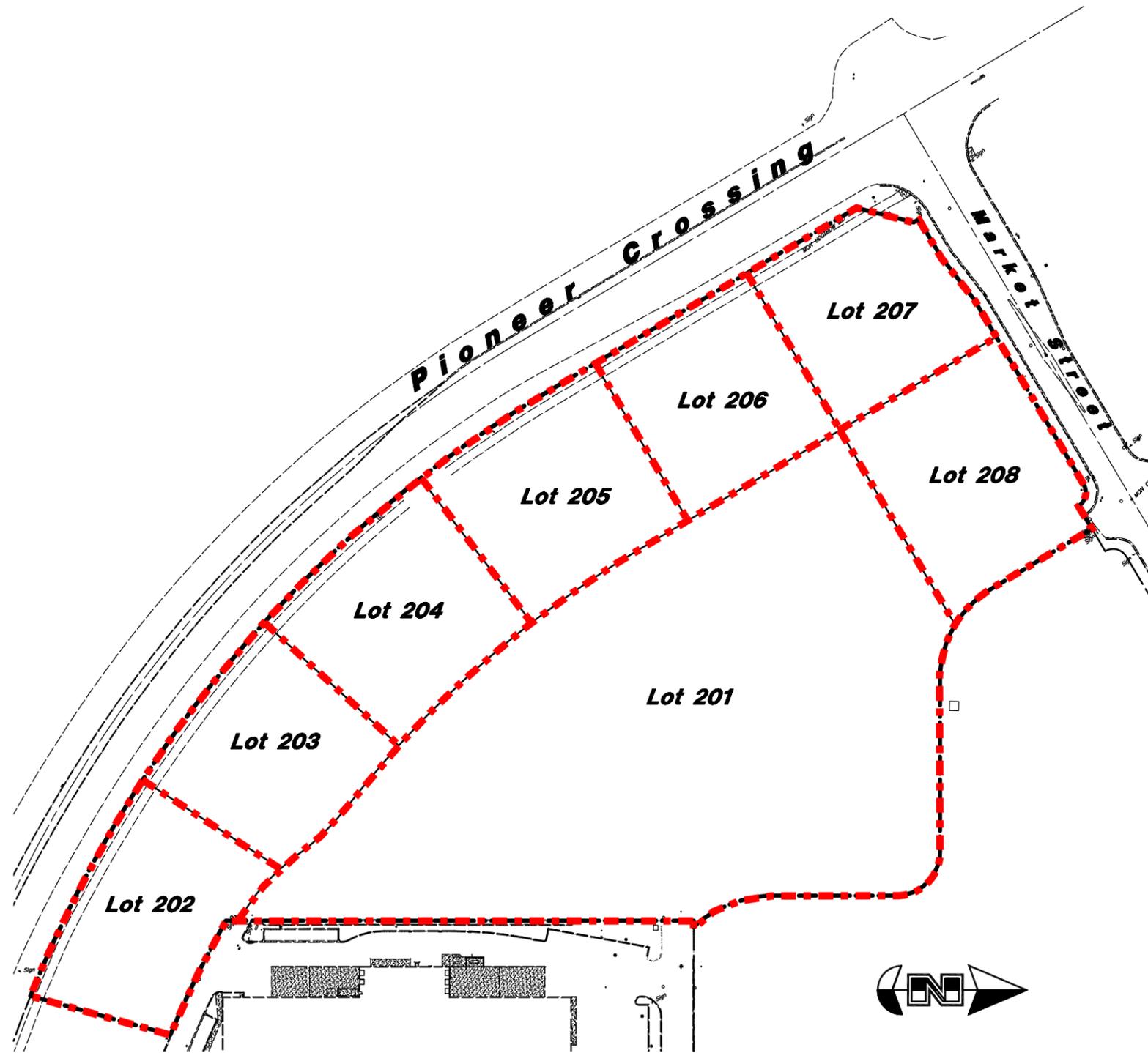
Specific uses shall comply with the Regional Commercial (RC) uses as permitted or conditionally permitted as outlined in Section 19.04 of the Saratoga Springs Municipal Code with the exceptions that Full Service Car Wash, Convenience Store/Fast Food Combination, Entertainment Centers, Movie Theaters, Bowling Alleys, Arcades, Fitness Center (5001 sq.ft. or larger), Refueling Stations, Retail (Big Box) shall be deemed permitted uses. Automotive Fueling Stations, however shall be prohibited from using sound boxes after 10:00 p.m.



SARATOGA SPRINGS



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LOT BREAKDOWN

Lot #	Acres	Open Space %	Maximum Building SF**	ERU Allocation***
Lot 201	8.112	11% min.	166,071	76.72
Lot 202	1.312	11% min.	26,852	12.41
Lot 203	1.310	11% min.	26,829	12.40
Lot 204	1.429	11% min.	29,265	13.52
Lot 205	1.437	11% min.	29,418	13.59
Lot 206	1.282	11% min.	26,239	12.12
Lot 207	1.229	11% min.	25,162	11.59
Lot 208	1.492	11% min.	30,546	14.07
Total	17.60****	11% min.*	360,382	166.42

* Per Community Plan, Including Landscape Buffers

** Based on a 0.47 FAR

*** Undeveloped ERU's shall be reserved for future development within the project.

**** Gross Area equals 17.67 acres with 0.066 acres as a road dedication.

FUTURE PROJECTIONS

Projected Population = 0 Future Residents
 Projected Employment = 500 future employees (estimated)

EQUIVALENT RESIDENTIAL UNITS

District Area Plan

Per the District Area Plan, 4,620 ERU's are allowed for every 10 Million square feet of commercial building area which is the equivalent of 2,164.5 square feet per ERU.

Community Plan

A maximum of 1,413,879 square feet of building area is anticipated at the completion of all phases. The 68.82 acres included in this Community Plan translates to a total of 650.9 ERU's for the Community Plan

Phase 2 Village Plan

A maximum of 360,382 square feet of building area is anticipated at the completion of all phases of the Phase 2 Village Plan. Per the table above, the 17.60 acres included in this Phase 2 Village Plan translates to a total of 166.42 ERU's.



SARATOGA SPRINGS



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DEVELOPMENT STANDARDS

HEIGHT RESTRICTIONS:

No structure in the phase 2 village plan shall be taller than fifty feet with the exception of a Movie Theater which shall not exceed sixty feet and office buildings which shall not exceed one hundred and twenty-five feet (125').

Setbacks:

See Community Plan, Exhibit #5 - Guiding Principles

Parking Requirements:

See Community Plan, Exhibit #5 - Guiding Principles. Exception: Double row parking that exceeds sixty parking stalls and runs parallel with the front of the building shall not be required to have a break in parking to facilitate traffic circulation on the site.

Open Space & Landscaping:

The total open space within the Phase 2 Village Plan shall constitute a minimum of 11% of the total site area as required by the Community Plan. See open space requirements for each lot listed in the Table on page 4. See pages 9 - 10 for landscape requirements.

Outdoor Display Areas:

Outdoor Storage, display, and sales areas are permitted on the sidewalks along building frontages with the following restrictions:

1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
2. Such areas shall not interfere with required pedestrian access and vehicular circulation.
3. Such areas are only permitted on sidewalks in excess of 8 feet in width and only in areas outside of the 8 foot sidewalk.
4. Outdoor display areas shall not be considered Open Space.

Outdoor Seating/Dining Areas:

Outdoor seating and dining areas are permitted on the sidewalks along building frontages with the following restrictions:

1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
2. Such areas shall not interfere with required pedestrian access and vehicular circulation.

SIGNAGE:

Pylon, Monument and Project Identification signs are permitted as shown on pages 16 - 22.

Building signage for Lot 201 is permitted as shown on conceptual building elevations shown on pages 34 - 40.

One LED message center sign is allowed. The sign adjacent to Pioneer Crossing shall not exceed 70 square feet. The LED sign shall only be used for on-premise advertising and have a refresh rate of 12 seconds.

LIGHTING:

Lighting as per the Community Plan and Section 19.11.

Additional lighting is permitted as shown on the Conceptual Pylon Signs shown on pages 17 - 19, and the Conceptual building elevations for Lot 201 are shown on pages 34 - 40.

50% of parking lot lights used by the movie theater will be turned off no later than 11:00 p.m. or 1 hour after closing whichever is later.

Building Design Criteria:

Buildings and permanent structures within the Phase 2 Village Plan shall comply with the design guidelines indicated in the Community Plan including:

1. Acceptable building forms.
2. Exterior building finishes, materials and colors.
3. Primary and secondary facade treatments.
4. Minimum glazing requirements.
5. Roof construction and roof top mechanical equipment screening.
6. Loading and service area requirements.
7. Drive-thru facility requirements.
8. Acceptable site furnishings.
9. Thematic elements.
10. Etc.

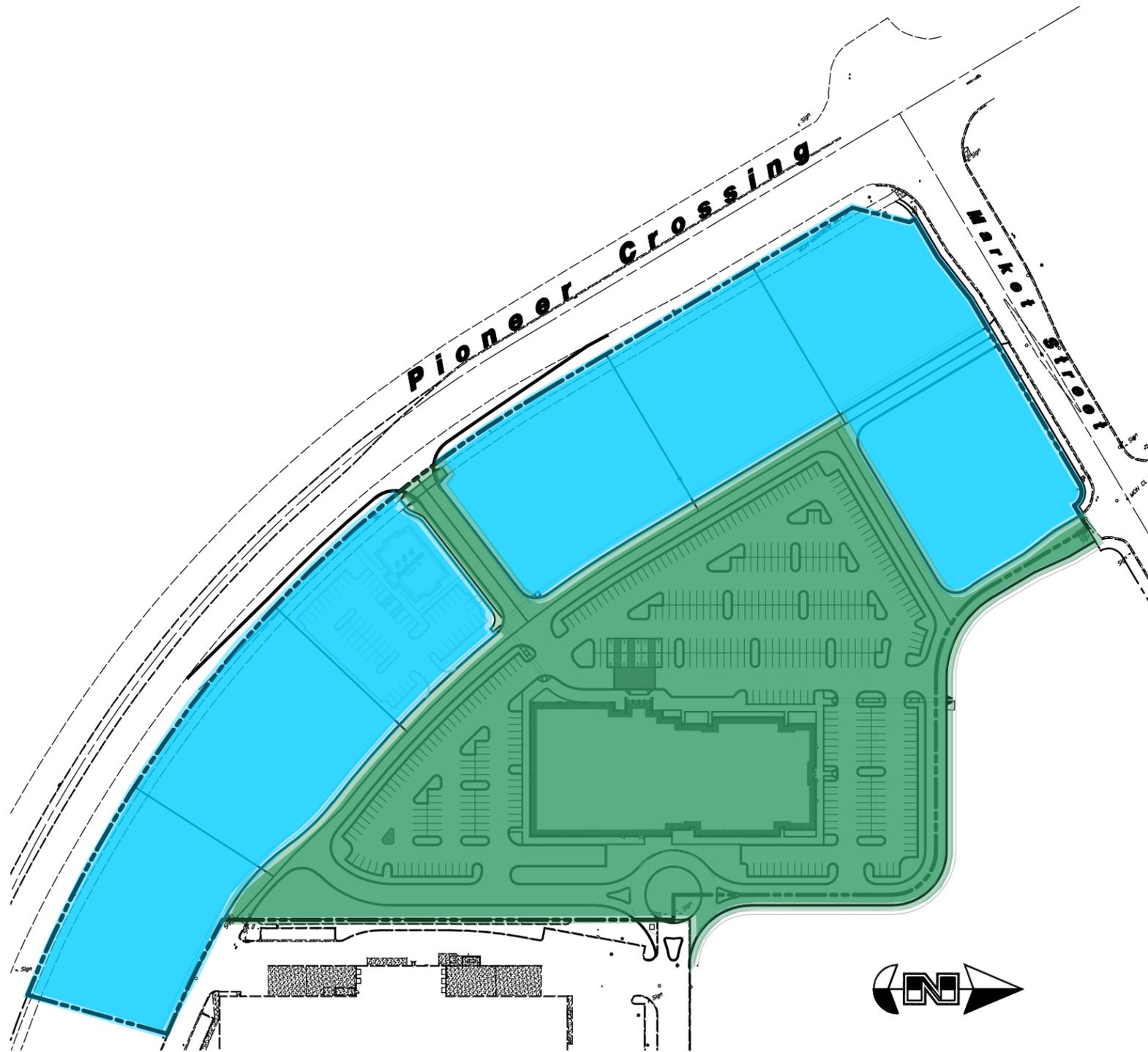
See Exhibit 15 of the Phase 2 Village Plan for conceptual examples of acceptable building elevations that adhere to this criteria.



SARATOGA SPRINGS



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PHASES



Phase 1 of the Phase 2 Village Plan



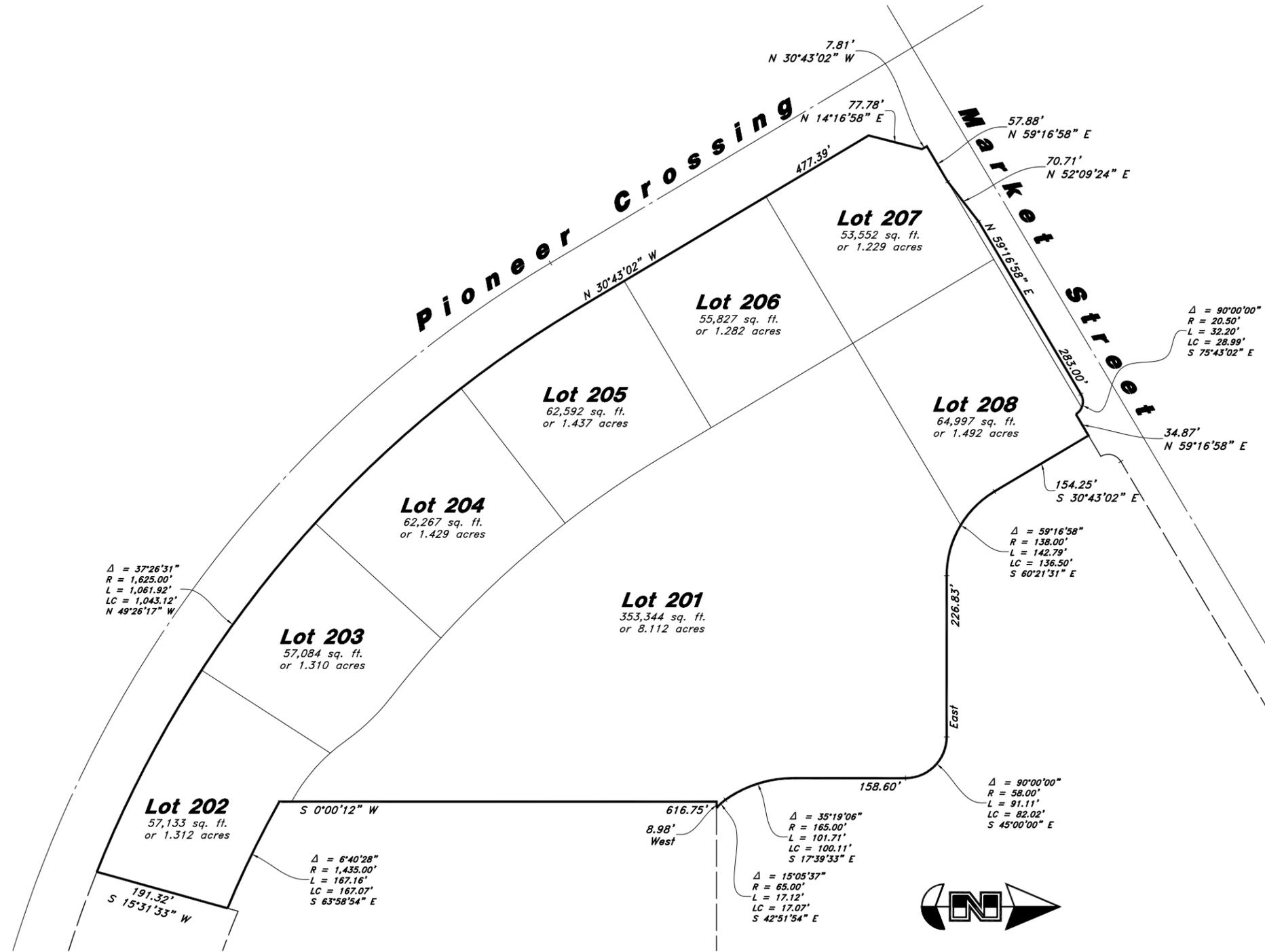
Future Phases



SARATOGA SPRINGS



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SARATOGA SPRINGS





Legend

- Accent Area Project Street
- Corner Landscaping
- Lawn Area w/ Trees
- Shrub Area w/ Trees
- Stone Mulch Shall Match Phase I (Pioneer Crossing)
- Existing Shade Tree
- Proposed Tree
(Location of Trees & Quantities Shall be Adjusted per Each Site Layout)

See Community Plan Plant List for Required Plant Material

Note:
Building and Parking Layouts are Conceptual and are Subject to all Development Requirements and Approvals.

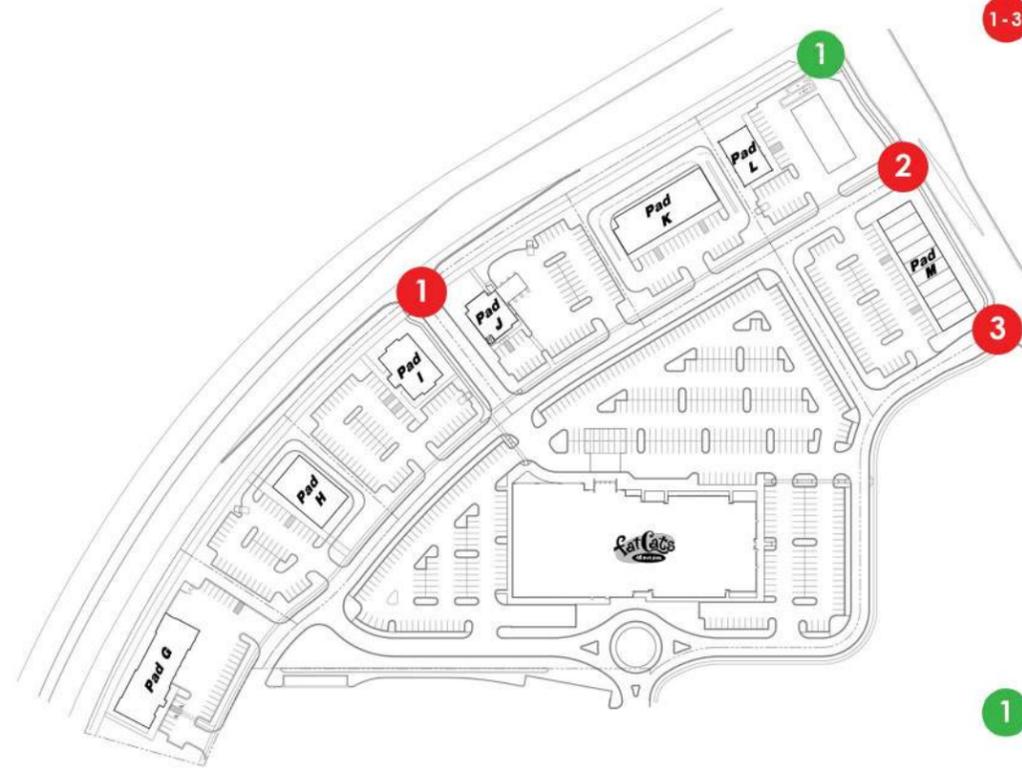
Note:
Open Space Areas Shown Here are Conceptual and the Total Open Space for all Lots Within the Phase 2 Village Plan Shall Constitute a Minimum of 11% of the Total Site Area and are Subject to all Development Requirements and Approvals.

Conceptual Landscape Plan: Adjust Planting as Needed for Site Plan. Adhere to Required Landscape & Open Space Percentage Specified in the Community Plan. Adhere to the City of Saratoga Minimum Landscape Standards for RC Zone for Quantity of Trees, Shrubs, and Lawn



SARATOGA SPRINGS

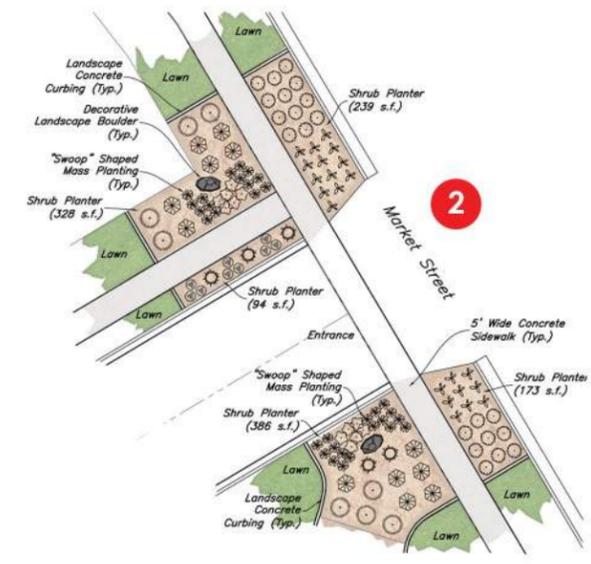
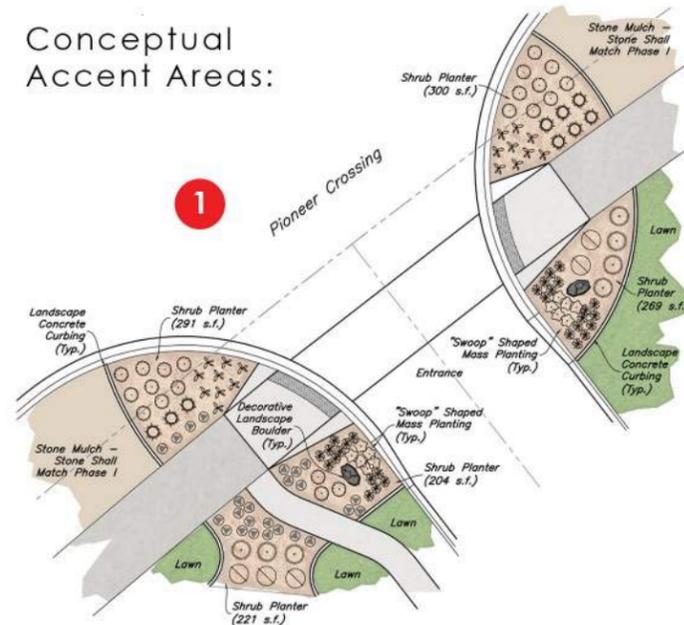




- 1-3 Accent Areas:**
 Enhancements Shall include:
- 1) Low Growing Plant Material to Not Obstruct Sight Triangles and Block Signage.
 - 2) Colorful Perennials and a Combination of Evergreen and Deciduous Shrubs.
 - 3) The "Swoop" Shape Logo for the Crossing Incorporated in the Landscape Layout.
 - 4) Entrances With Signs to Have a Minimum of 800 s.f. of Shrub Planter Area.
 - 5) Entrances Without Signs to Have a Minimum of 1,200 s.f of Shrub Planter Area.
 - 6) Shrub Planters to be Carried into Parkstrip Areas.

1 Street Corner Landscaping:
 See Community Plan for Landscaping Criteria

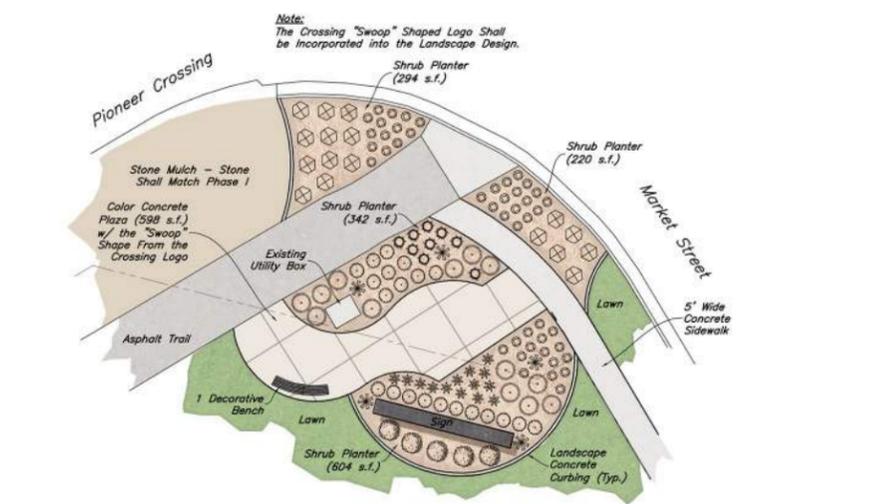
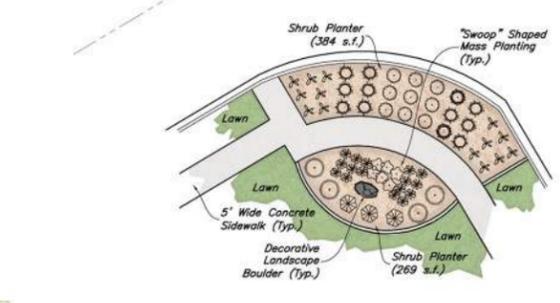
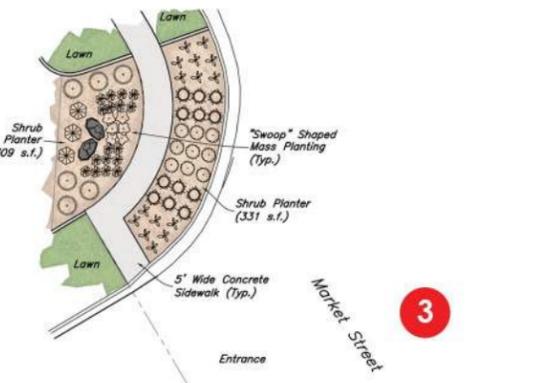
Plant Material to be Used in Corner Landscaping Areas



Plant Material to be Used in Accent Areas

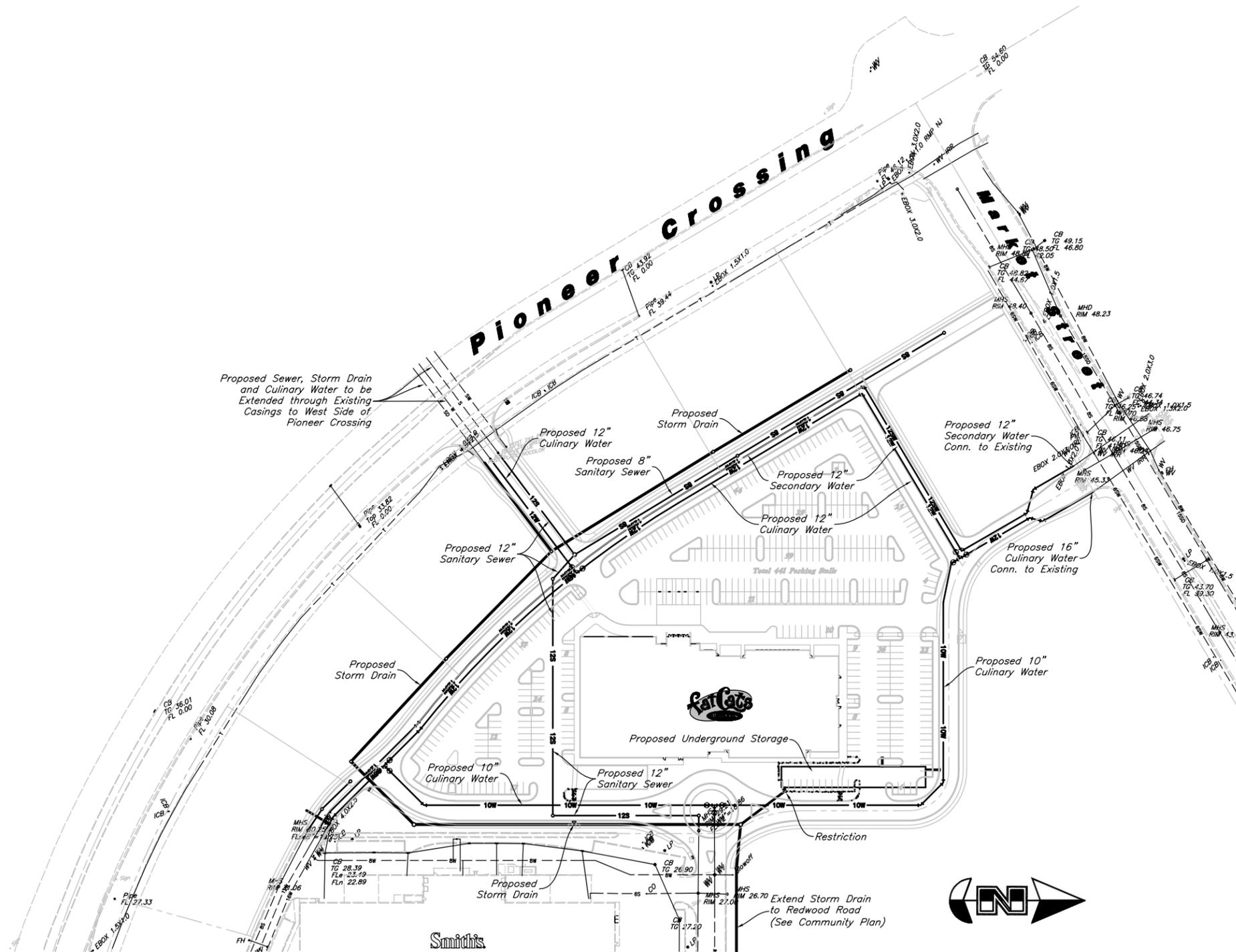


Decorative stone surfacing to be used in all shrub beds. A tan rust color from Staker Parson (Mojave) to be the majority of the stone. In accent areas and to break up large areas of the tan rust color, a grayish rock from Staker Parson identified as Wasatch Gray to be used. A minimum of 200 square feet of Wasatch Gray to be used. 2-4" diameter stone to be used in shrub areas where potential pedestrian traffic is minimal. Shrub areas that could potentially experience pedestrian traffic, 1-2" diameter stone surfacing to be used. Both decorative stone sizes ranges are available from Staker Parson.



1 Conceptual Street Corner Landscaping:





Notes:

1. Layout of site and utilities is conceptual.
2. Final utility layout will be determined at site plan approval.
3. Utility connections will be provided to each lot.
4. Sanitary Sewer is to be sized to convey 2.4 cfs. plus the needs of this development at a minimum.

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



SARATOGA SPRINGS



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STREETS/ROADS

- Public
- Private
- Future Private (to be Constructed at Applicants discretion)
- Existing Private



SARATOGA SPRINGS

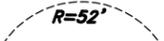
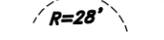


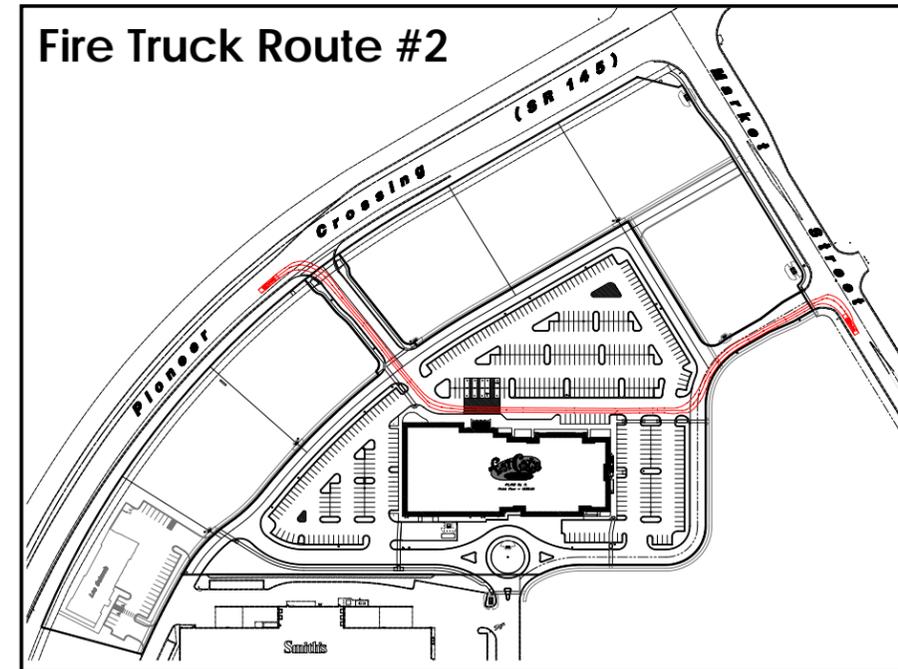
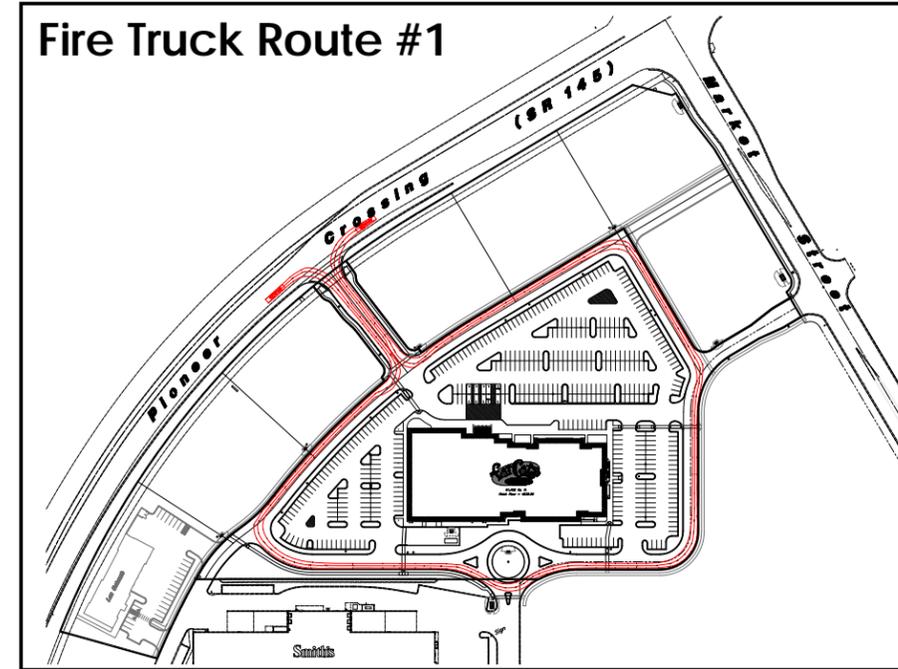
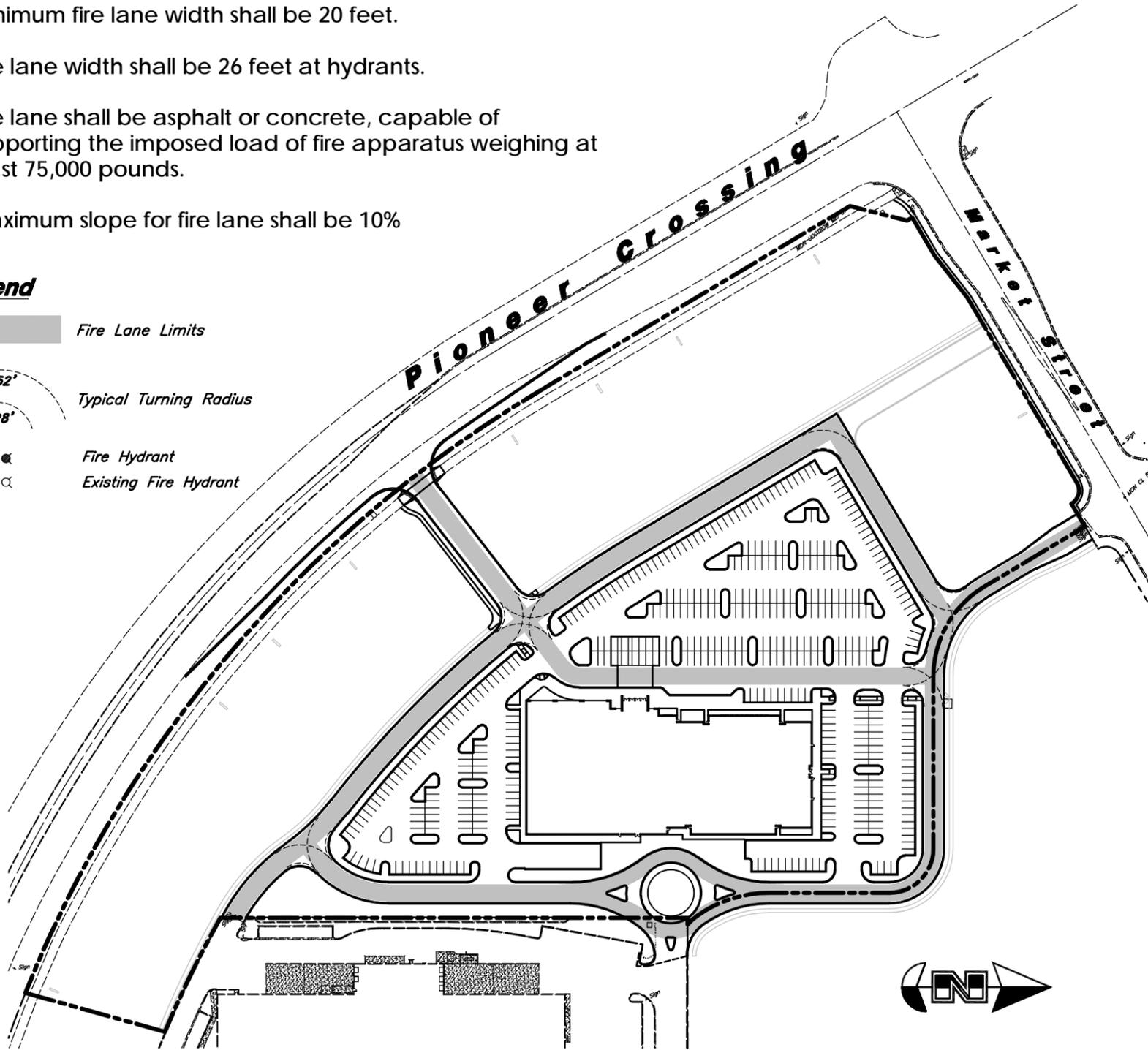
BOYER

Fire Lane Notes:

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

Legend

-  Fire Lane Limits
-  Typical Turning Radius
-  Typical Turning Radius
-  Fire Hydrant
-  Existing Fire Hydrant

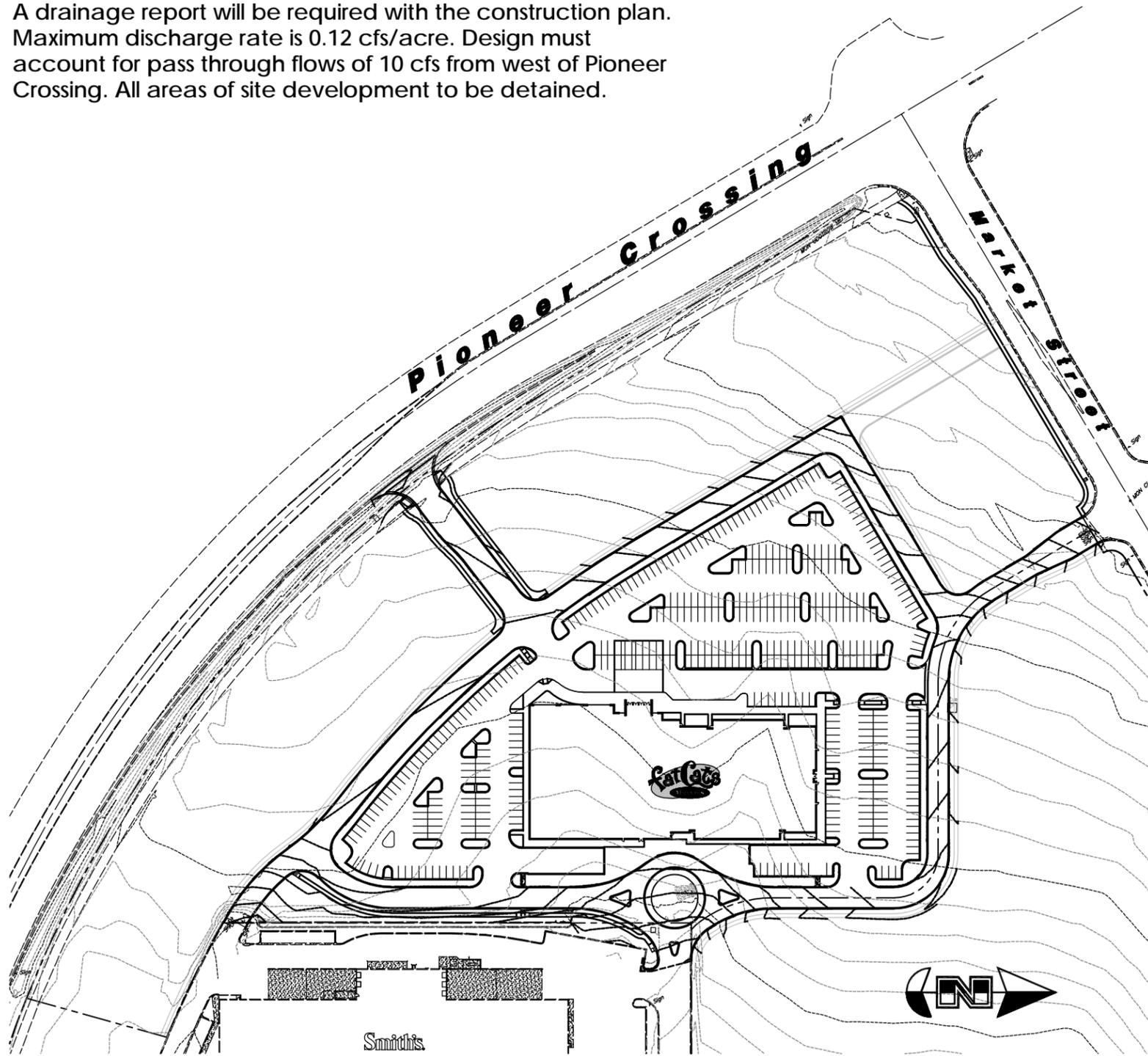


SARATOGA SPRINGS



Drainage Report Requirements:

A drainage report will be required with the construction plan. Maximum discharge rate is 0.12 cfs/acre. Design must account for pass through flows of 10 cfs from west of Pioneer Crossing. All areas of site development to be detained.



Grading/Drainage Notes:

Storm Drainage for Lot 201 and the surrounding drives will be collected, detained and treated in a common detention system. All other lots will be responsible for detaining storm water individually. Detention shall be provided in an above ground pond or underground storage system.

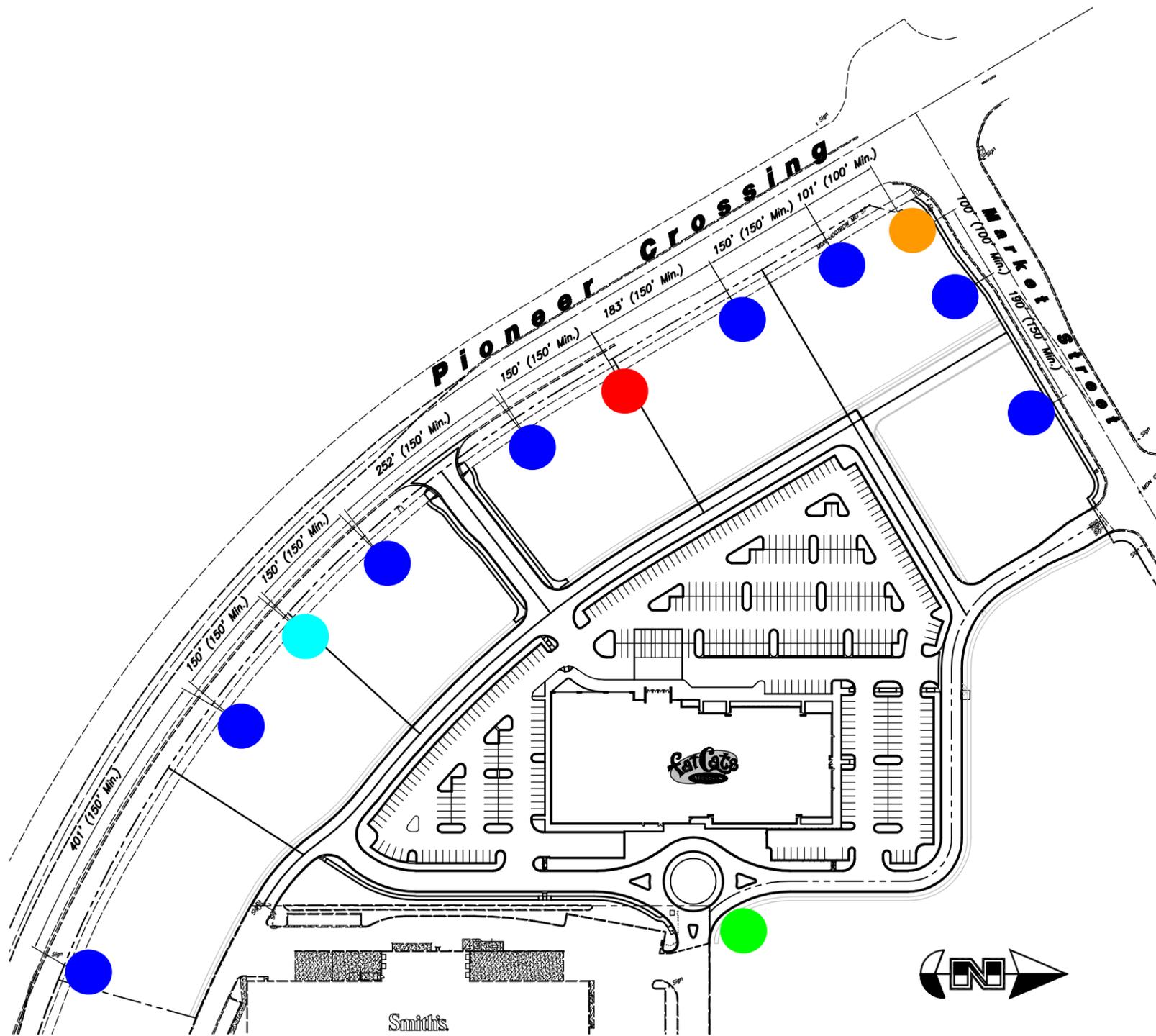
Storm Water Treatment Systems shall be constructed as listed above and at all new points of connection to the City's Storm Drain System and prior to any discharge to a drainage, river, or lake. Treatment systems shall meet the following criteria:

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

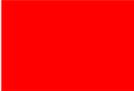
Detention Systems:

- a. The capacity of all detention systems shall be sufficient to contain the anticipated runoff volume from a 100-year 24-hour storm event over those portions of the gross aggregate area under design; with a maximum release of 0.12 cfs/acre.
- b. Systems shall be constructed as described and as shown in the City's Standards.
- c. Low flows, where applicable, shall be piped through the detention system.
- d. Detention system capacity may not be reduced for infiltration or evaporation rates.
- e. Retention systems are not permitted. All systems must have both an outfall and overflow system.
- f. Ponds are to be landscaped per Saratoga City's Standards.
- g. Provide access roads to all inlet/outlet structures.
- h. All ponds shall have a minimum of 1' of free board above the 100 year high water elevation.
- i. Maximum interior and exterior slopes shall be 3:1.
- j. Detention areas may not be located within residential lots.
- k. Detention areas shall be a minimum of 10' from property lines.
- l. Underground systems shall have impermeable liners and shall not be permitted to infiltrate.





SIGNAGE LEGEND

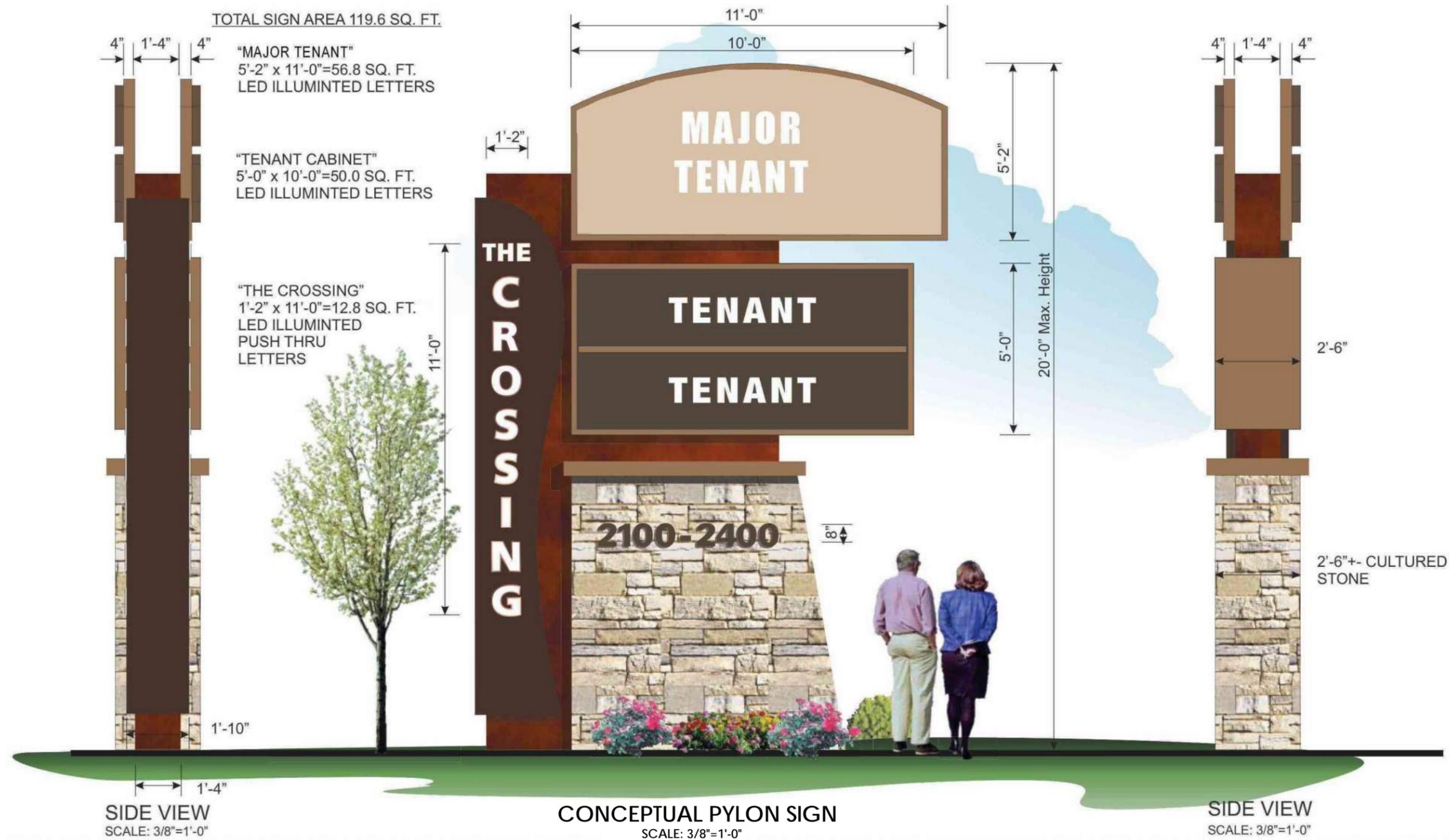
-  Monument Sign
-  Pylon Sign
-  Project Identification Sign
-  Monument Directional Sign
-  LED Pylon Sign

Locations and Dimensions shown on the diagram at the left indicate the proposed spacing. Actual locations may vary but may not deviate from the minimum spacing as shown on diagram at left. Pylon signs shown on the following pages for conceptual examples shall be allowed.



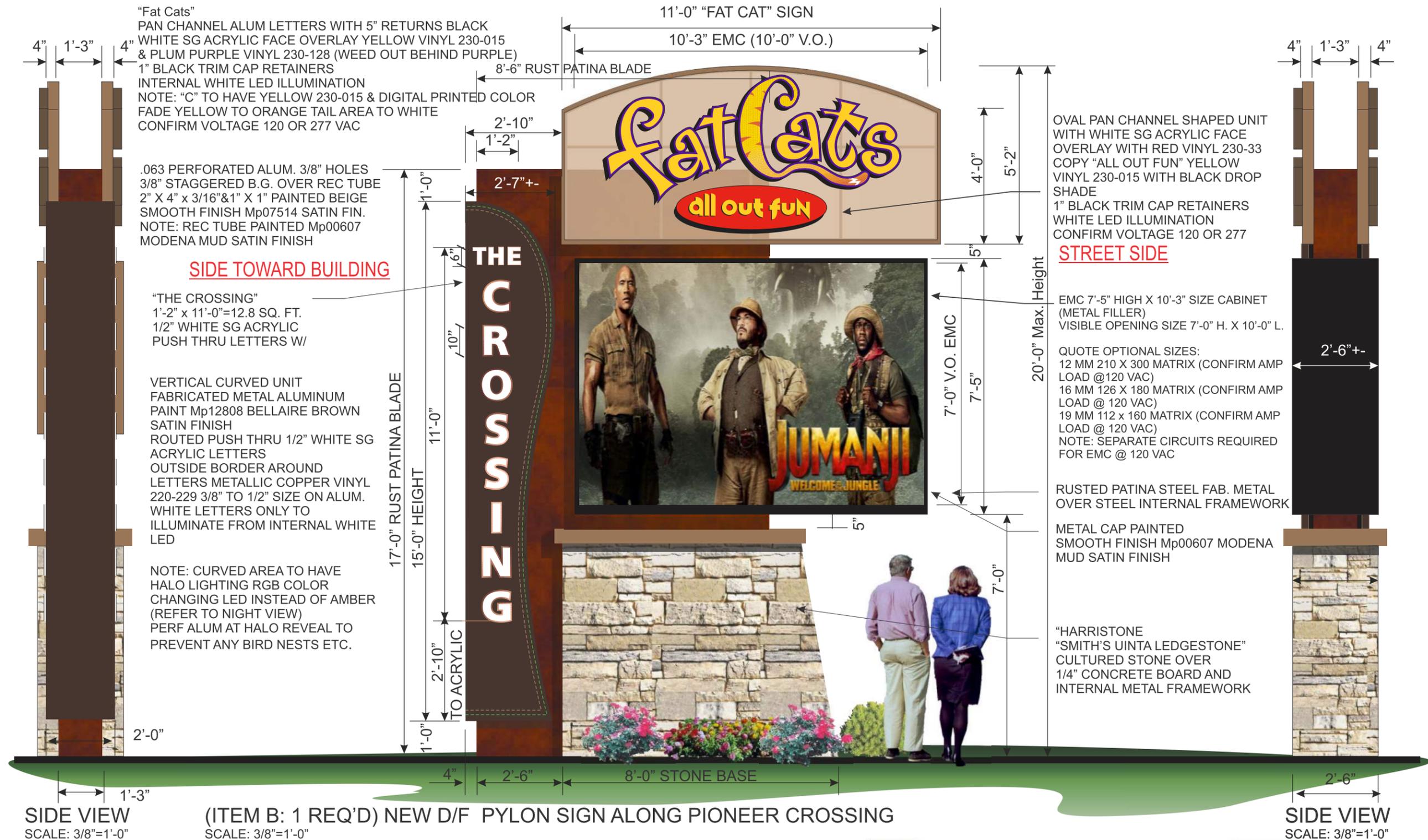
SARATOGA SPRINGS

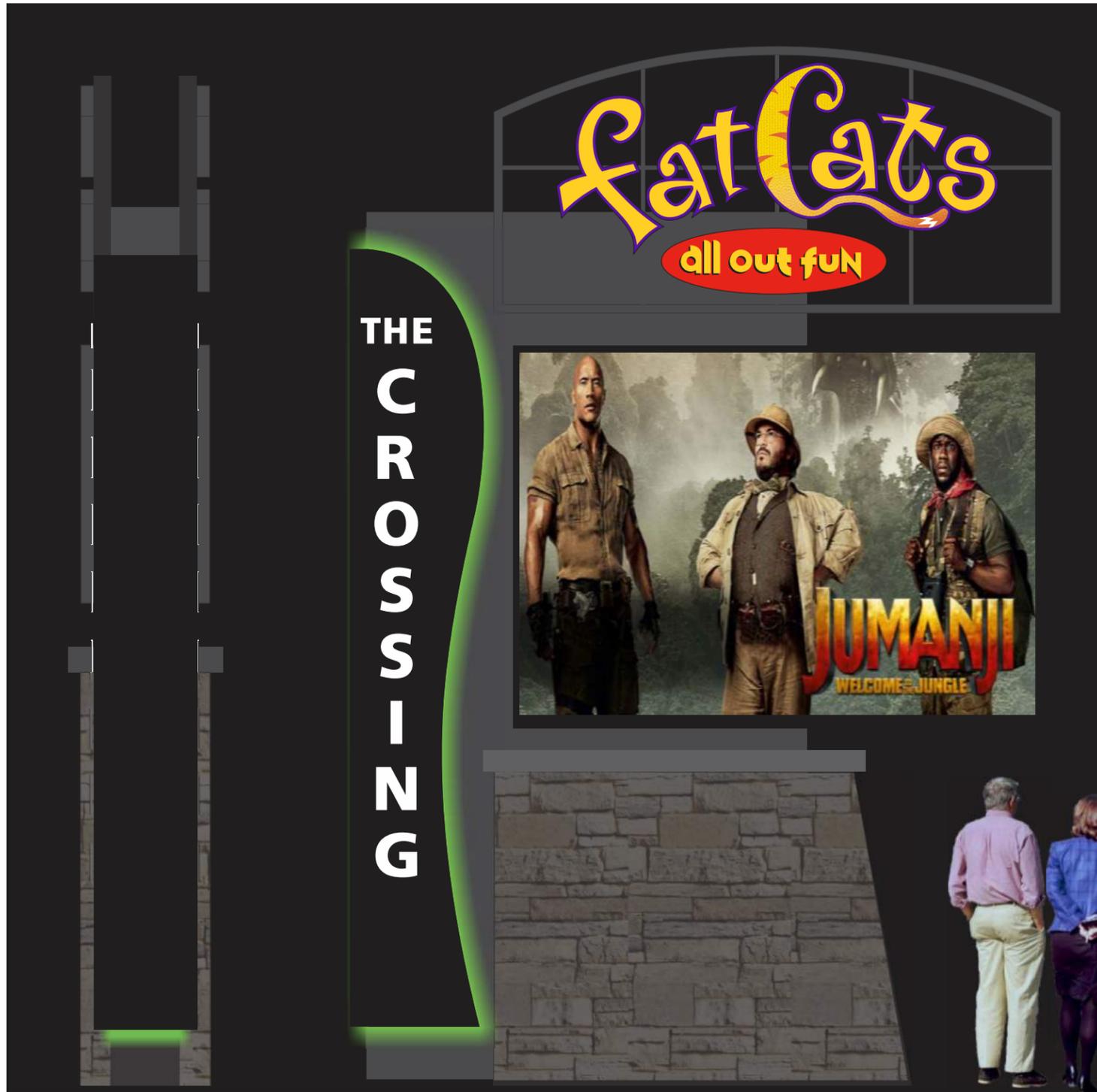




SARATOGA SPRINGS







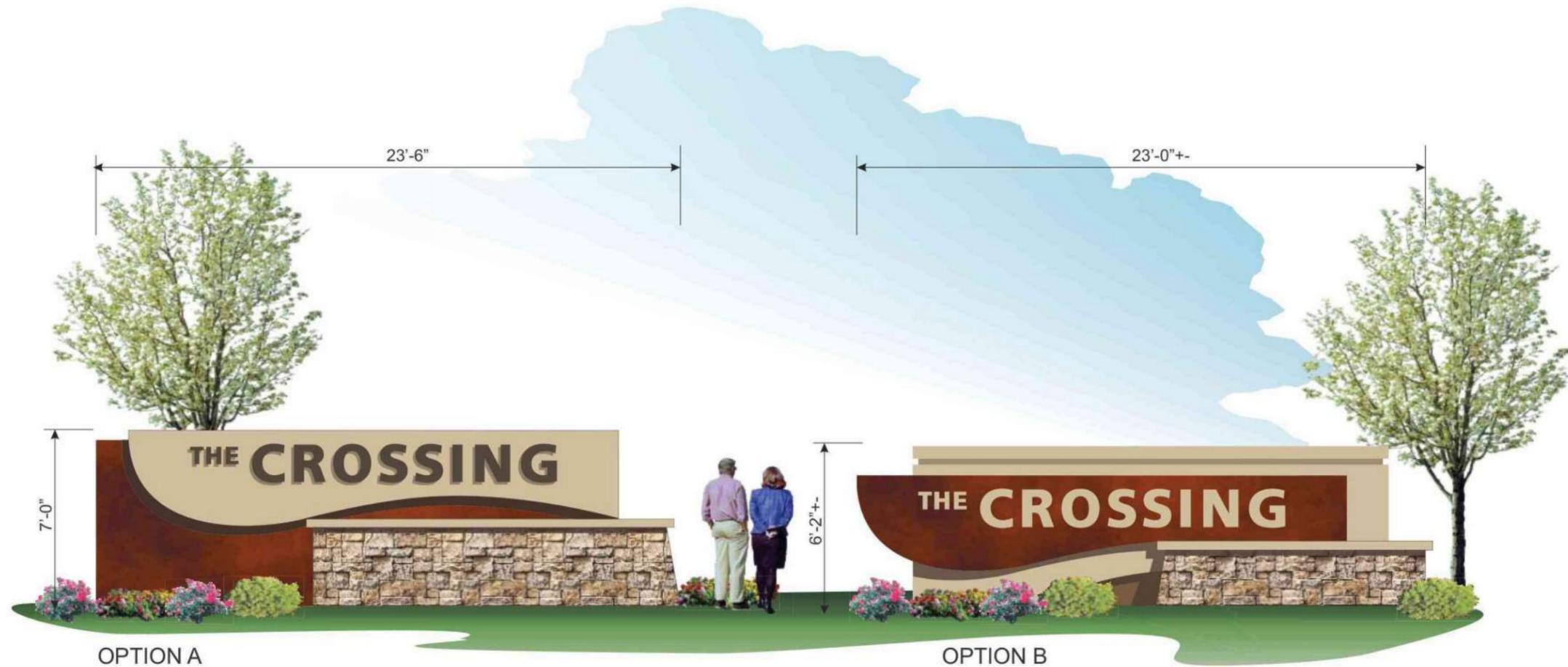
NIGHT VIEW ITEM B:
SCALE: 3/8"=1'-0"

RGB COLOR CHANGING HALO LIGHTING AT CURVED SIDE
"THE CROSSING"
NOTE PRIOR HALO LIGHTING AMBER COLOR



SARATOGA SPRINGS

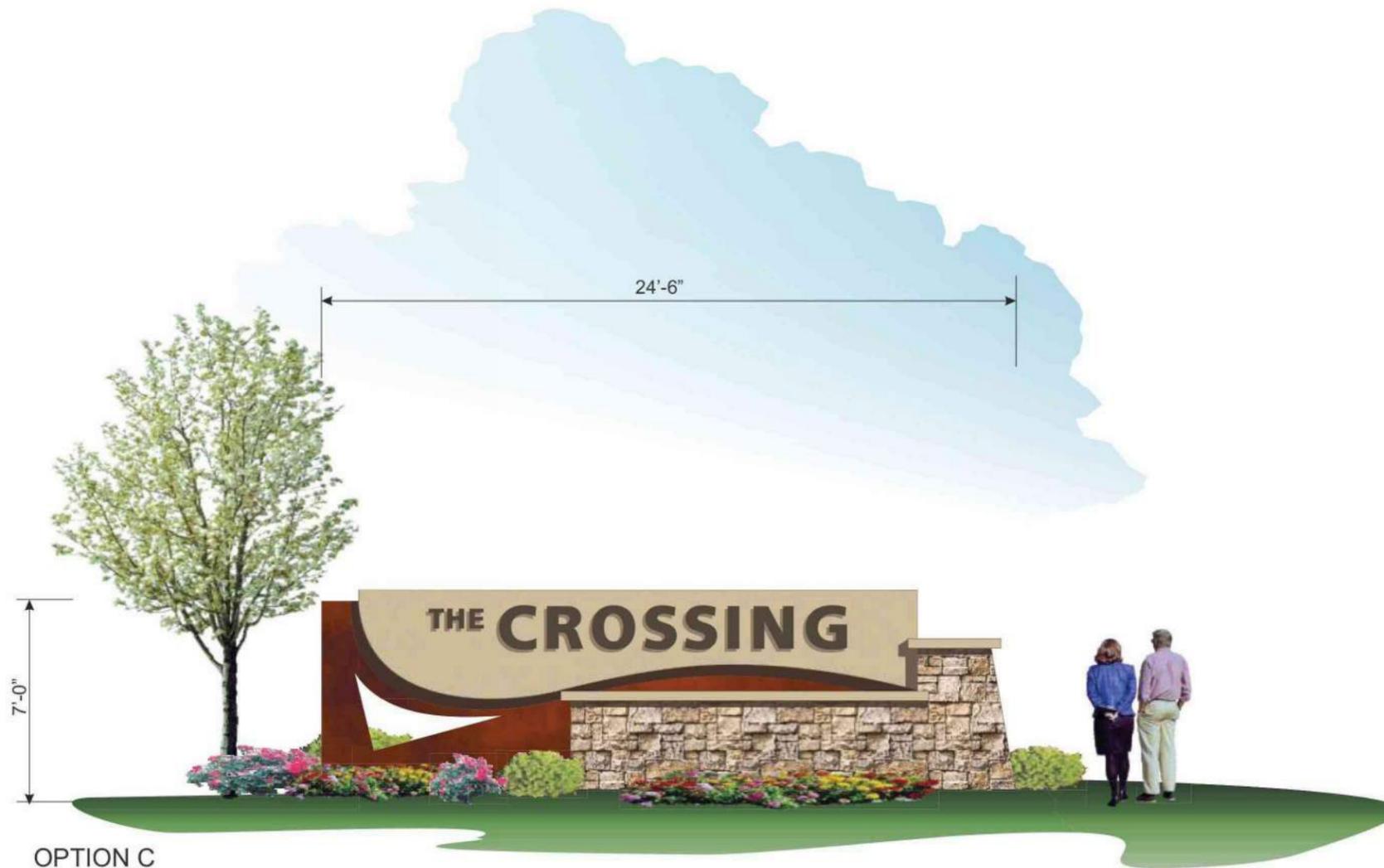




OPTION A

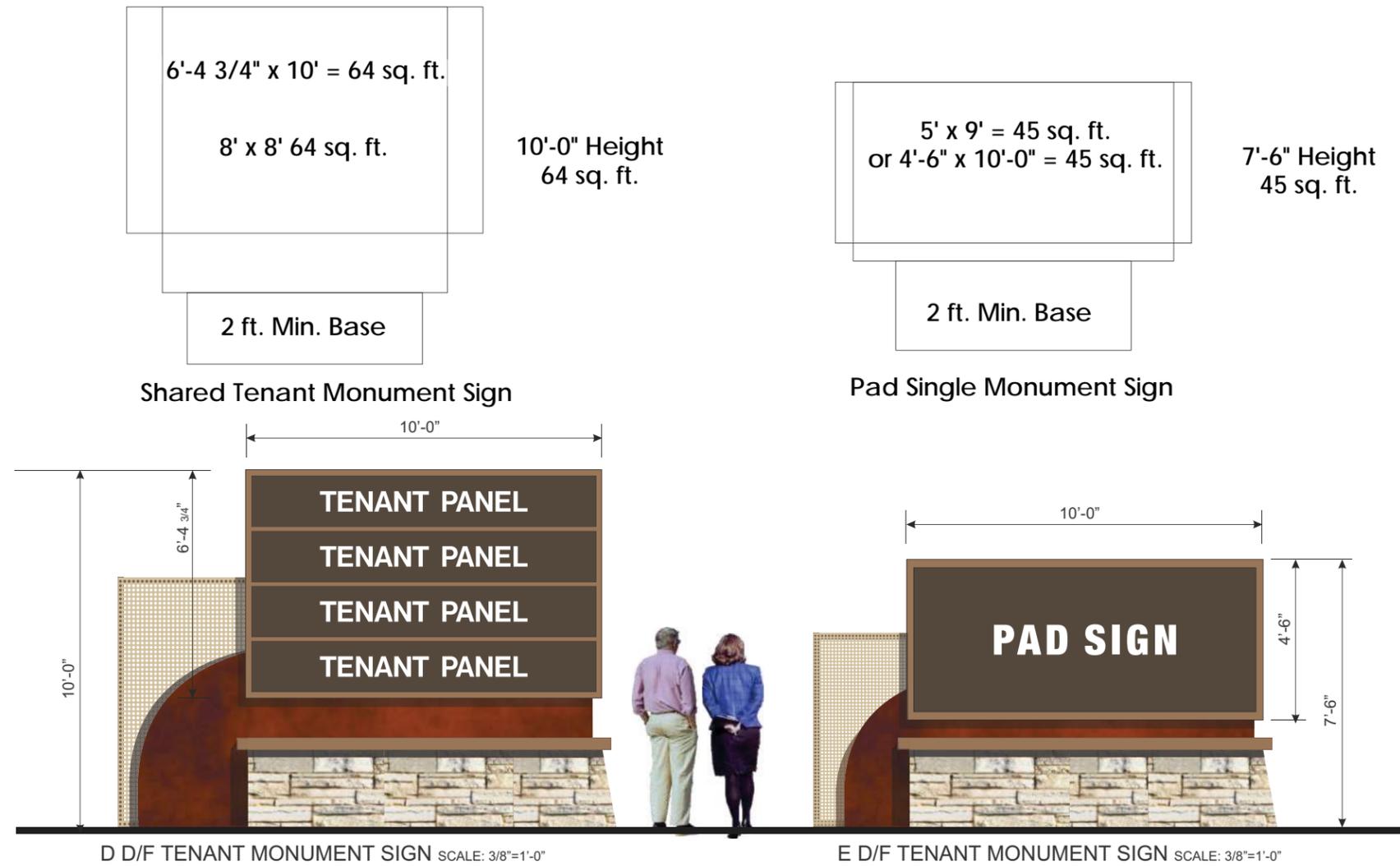
OPTION B

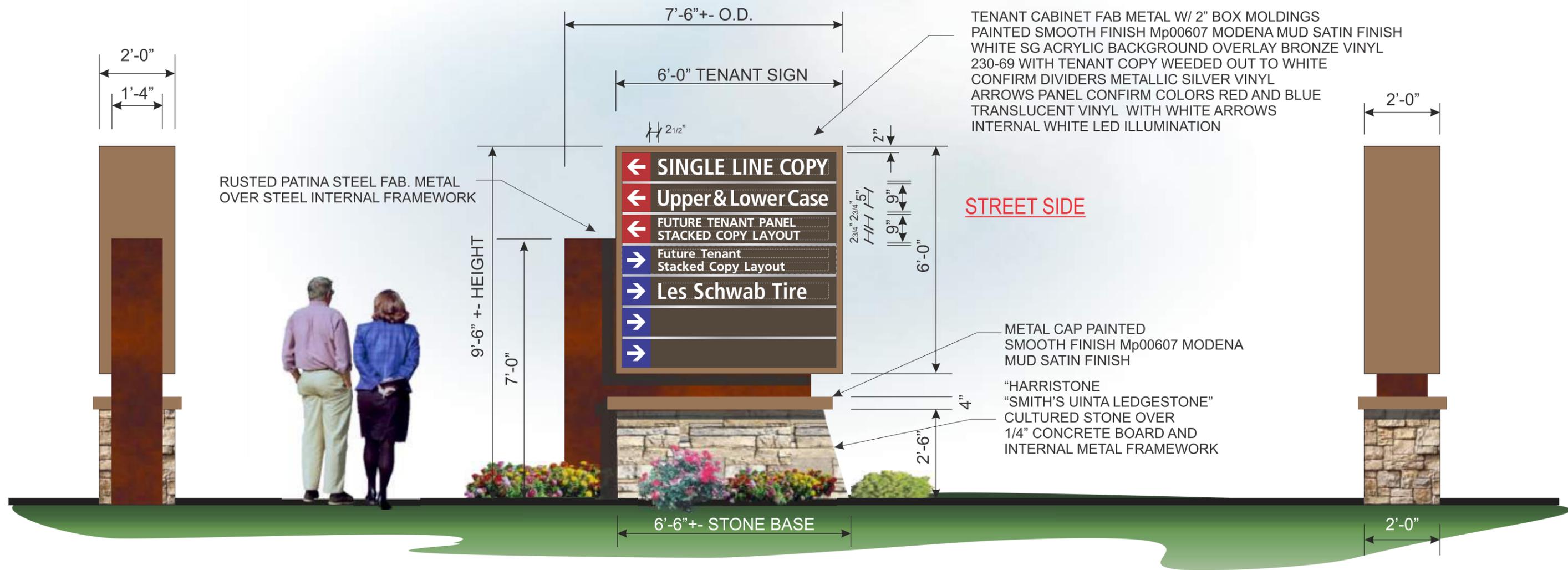
SINGLE FACE PROJECT IDENTIFICATION SIGN
SCALE: 1/4"=1'-0"



OPTION C

SINGLE FACE PROJECT IDENTIFICATION SIGN
SCALE: 1/4"=1'-0"





SIDE VIEW
SCALE: 3/8"=1'-0"

DIRECTIONAL MONUMENT SIGNS
SCALE: 3/8"=1'-0"

SIDE VIEW
SCALE: 3/8"=1'-0"

SENSITIVE LANDS

There are no sensitive lands within the project boundaries.

WATERWAYS

There are no waterways within the project boundaries.

FAULT LINES & GEOLOGICAL INFORMATION

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

GENERAL SOILS DATA

A geotechnical investigation was performed by AGECE. The report indicated that the site is suitable for construction. The soils consist of lean clay overlain with topsoil. Groundwater was encountered 13.5 feet below the surface.

SLOPES

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

WETLANDS

There are no existing wetlands within the project boundaries.

HISTORICAL SITES

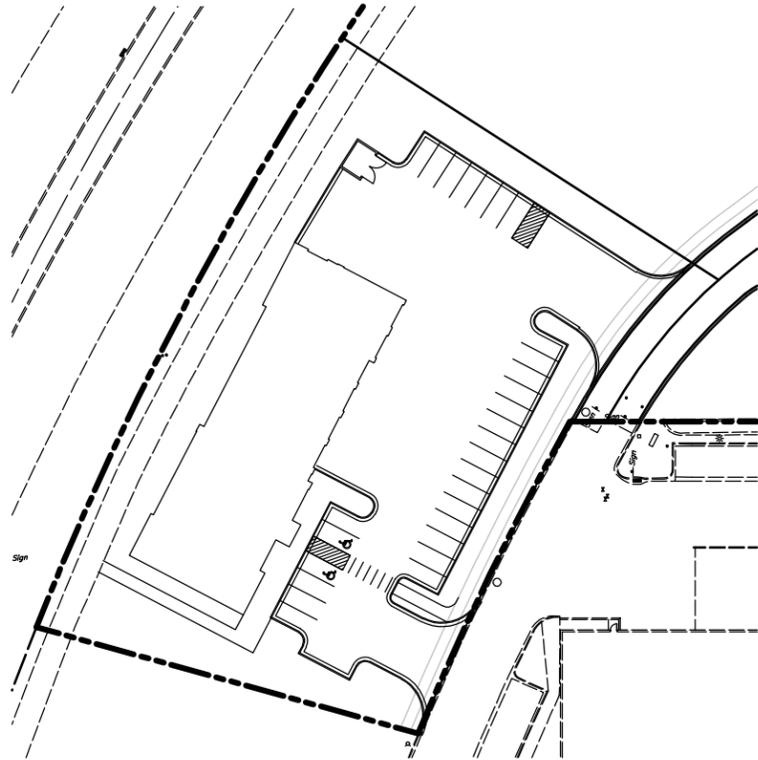
There are no historical sites within the project boundaries.

Findings for Village Plan per Section 19.26

- a. This Village Plan for Phase 2 as presented is consistent with the adopted Community Plan. This Village Plan is situated on the corner of Pioneer Crossing and Market Street with views and access from both streets. Taking the vocabulary of the Community Plan we have carried through the Village Plan, the critical design elements including the branding we have created with a relaxed swoop that is replicated in the project signage, landscaping, sidewalk furniture and building elevations. Perhaps the most identifying design element will be the Project Identification Sign at the corner of the intersection.
- b. This Village Plan anticipates a maximum square footage of 361,753 square feet at full build out. The utilization of the maximum Floor Area Ratio and total build out will be achieved over an extended period of time as the project grows with the community. The Community Plan anticipated this scenario and planned for the ultimate build out at not to exceed 361,753 square feet.
- c. The Equivalent Residential Units of 167 units is consistent with the Community Plan that contemplated this second phase Village Plan. This Village Plan does not Exceed the total number of equivalent residential units dictated in the adopted Community Plan and does not anticipate a need for a transfer of density per the provisions of the Community Plan. Consistent with finding b above, the realization of all of the allowable residential units will be absorbed over time as the project matures and Floor Area Ratio expands.
- d. This Village Plan is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts. Also, future capacity for Secondary Water Lines and future phases are addressed.
- e. This Village Plan properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and contains the required elements as dictated in Section 19.26; and meets the minimum required open space of 11% in the adopted Community Plan, and adopted District Area Plan.

ENDANGERED PLANTS

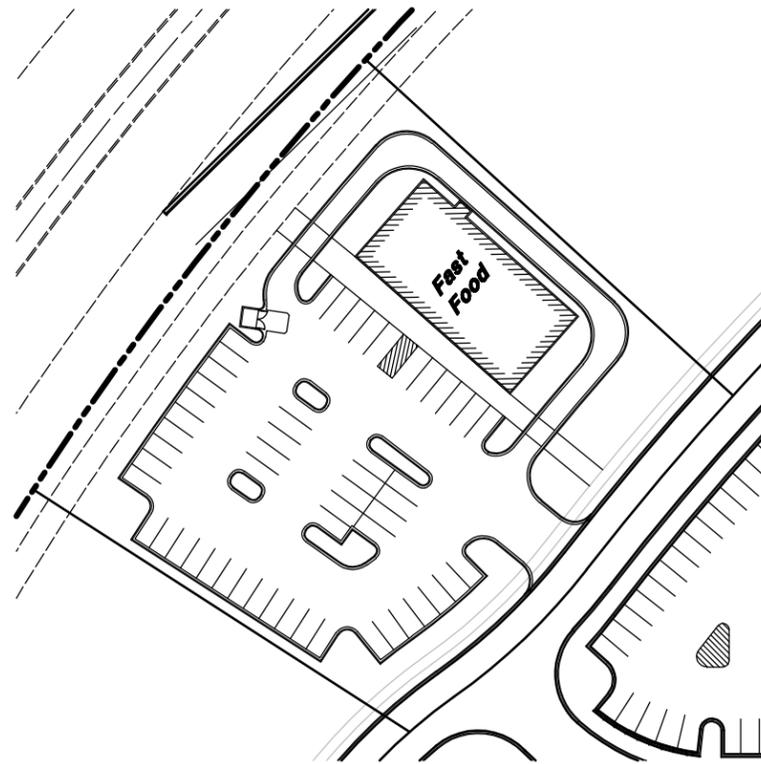
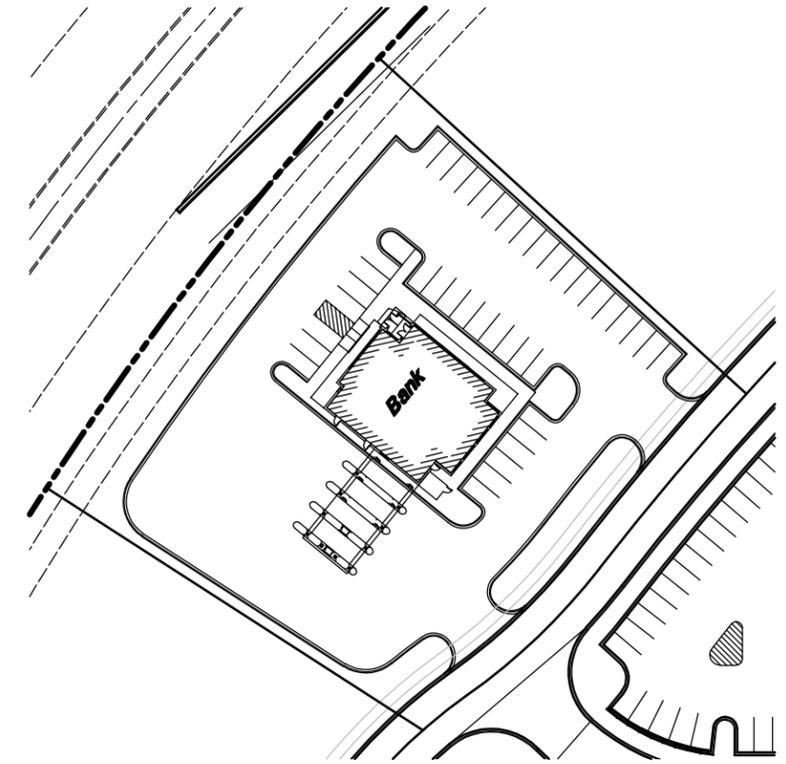
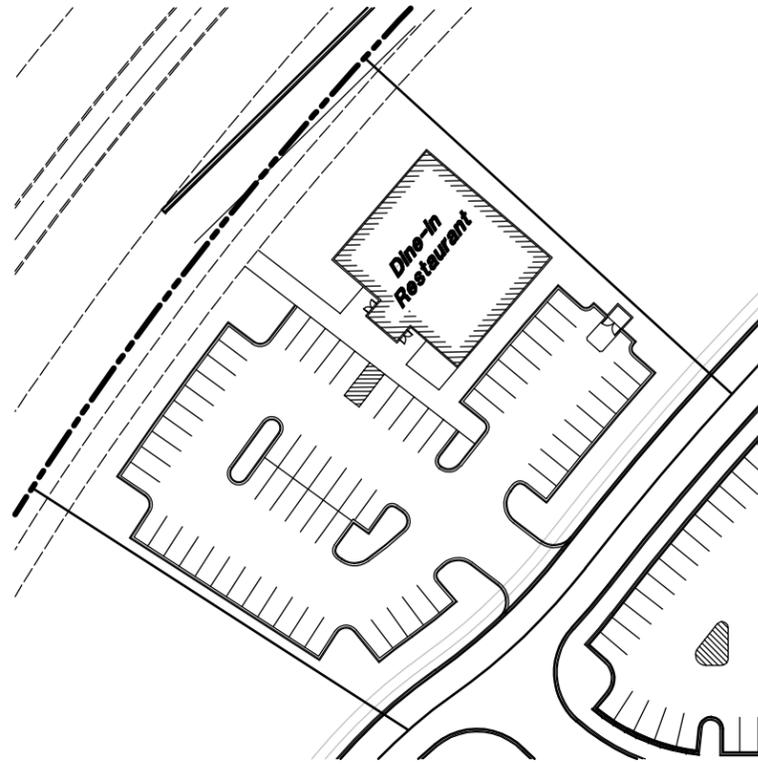
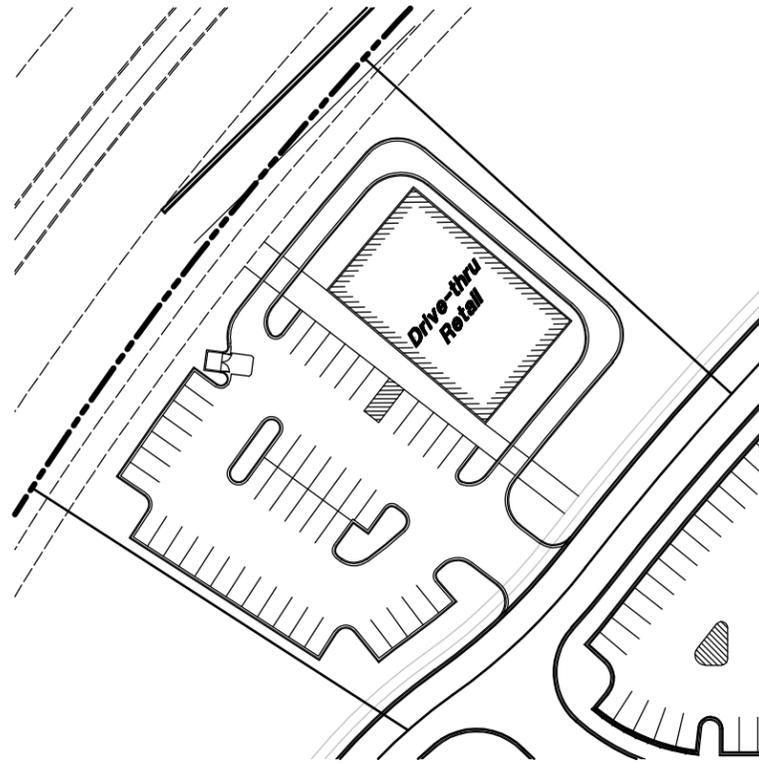
The site is currently being farmed. There are no endangered plants within the project boundaries.



NOTE:

Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.





NOTE:

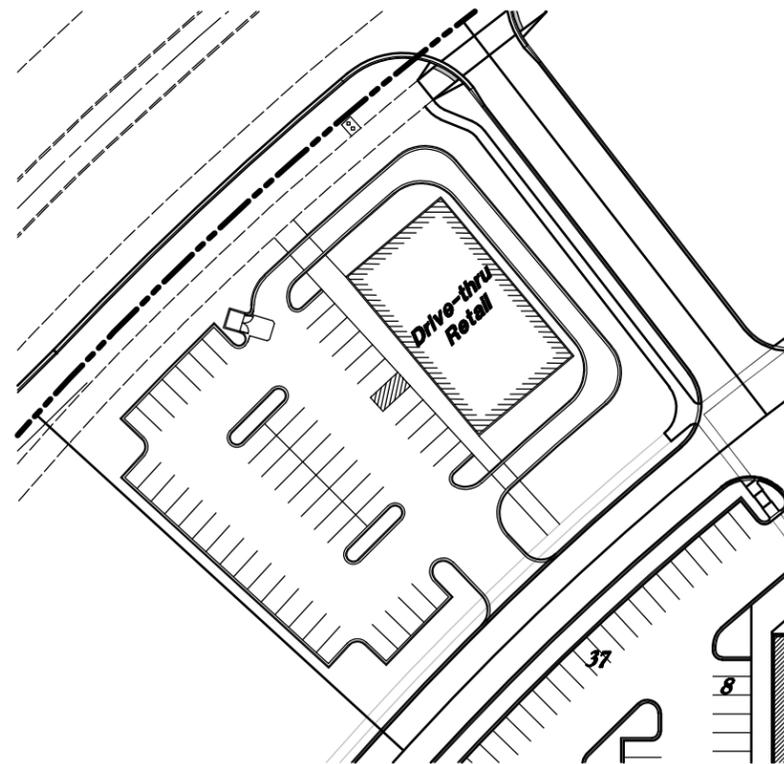
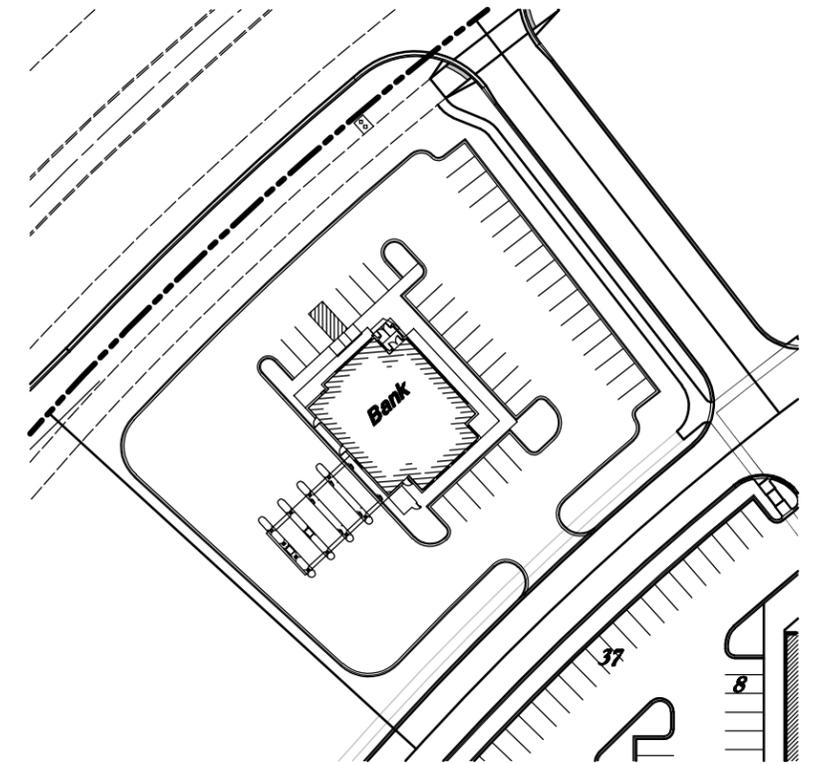
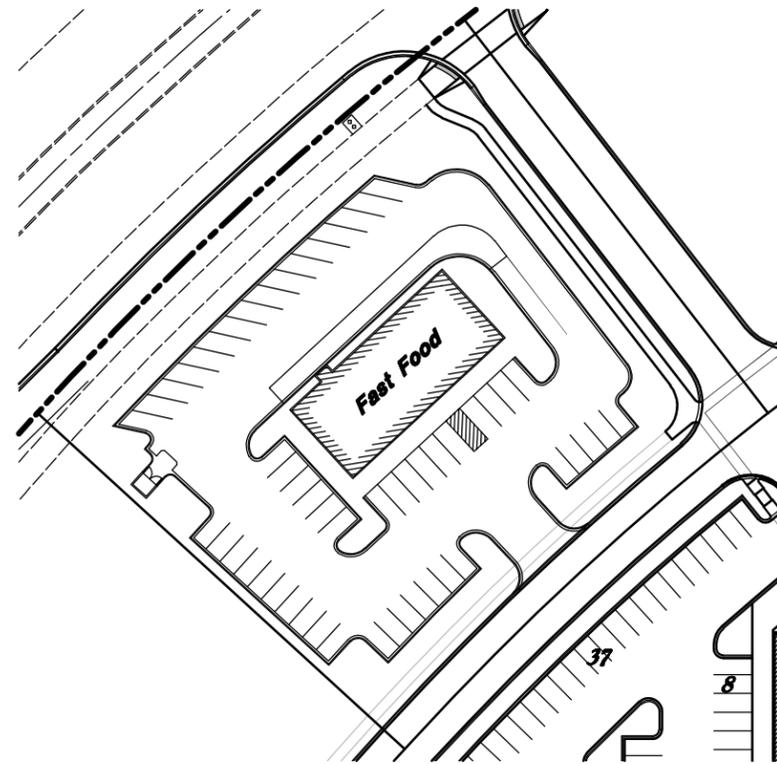
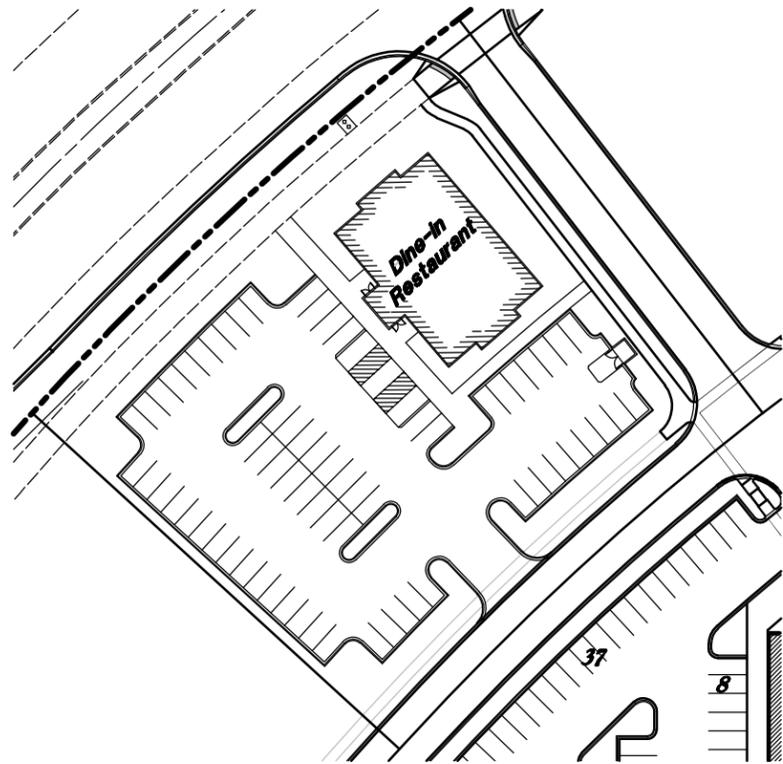
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SARATOGA SPRINGS



BOYER



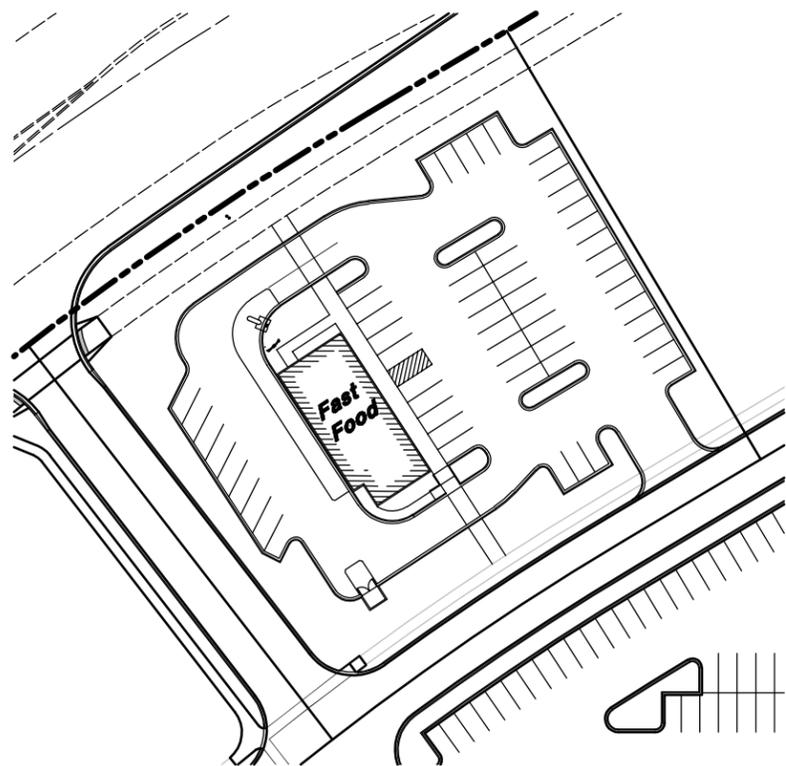
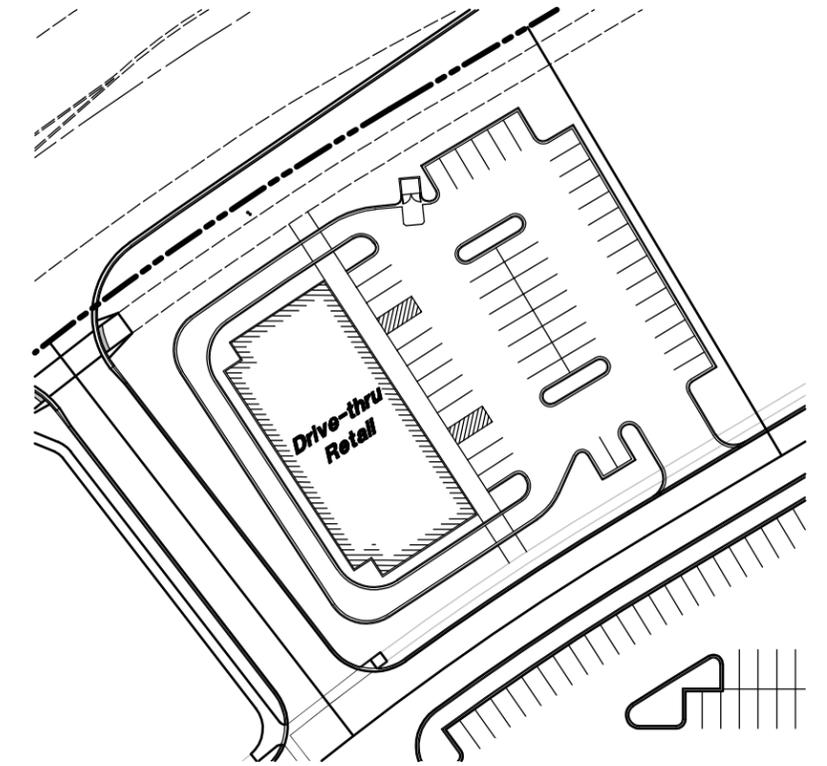
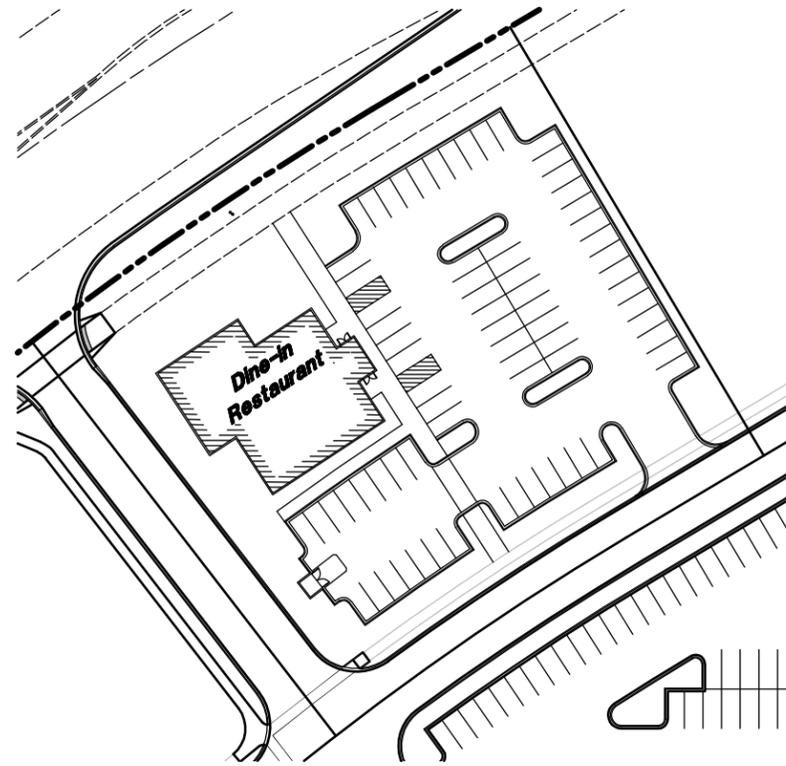
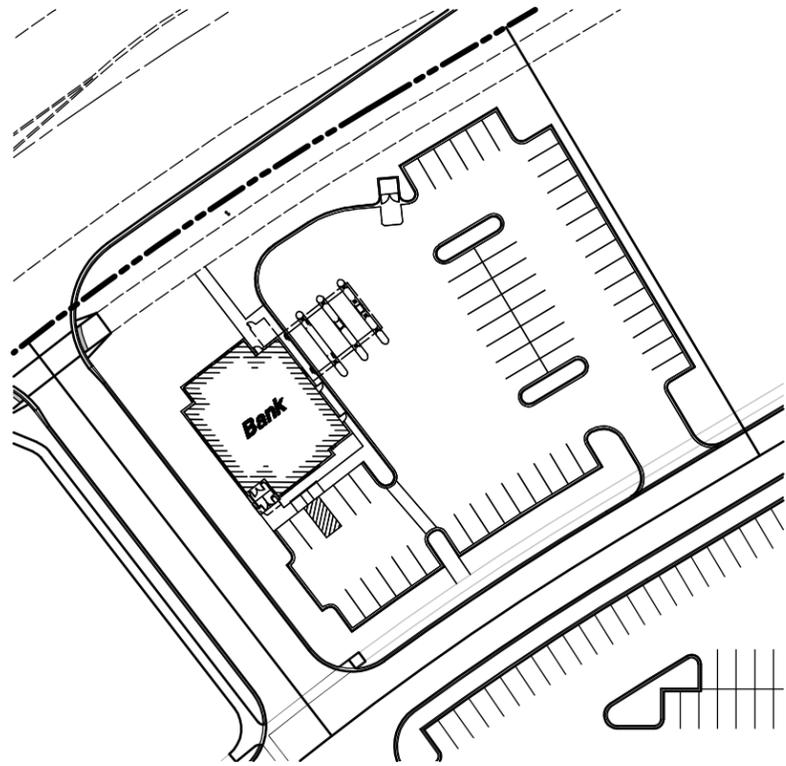
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SARATOGA SPRINGS





NOTE:

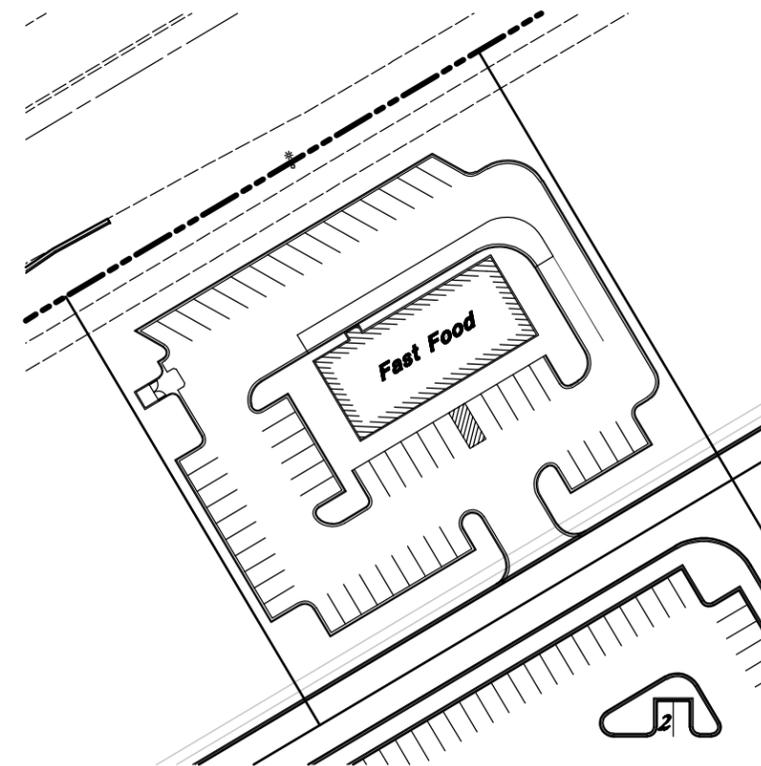
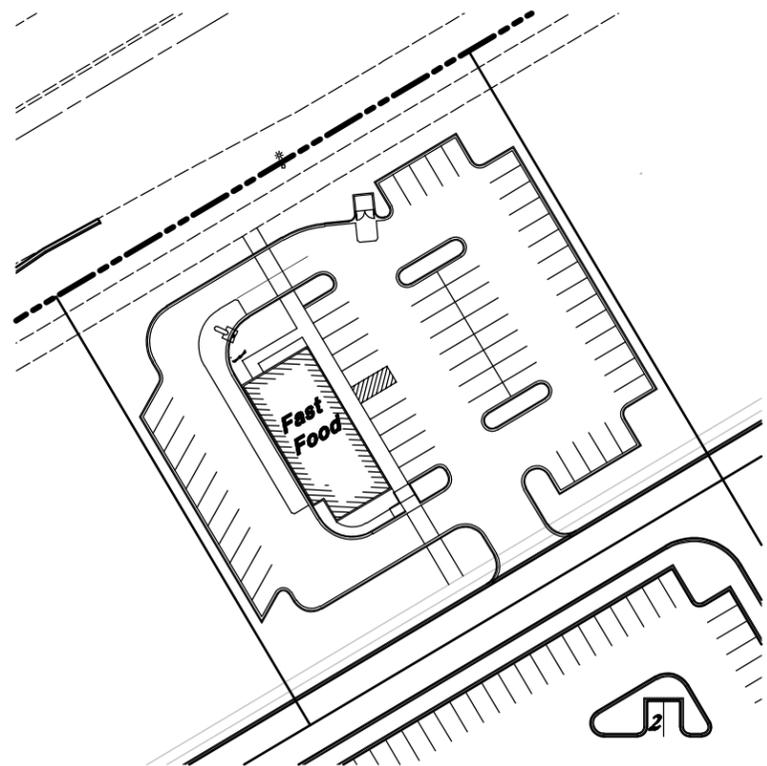
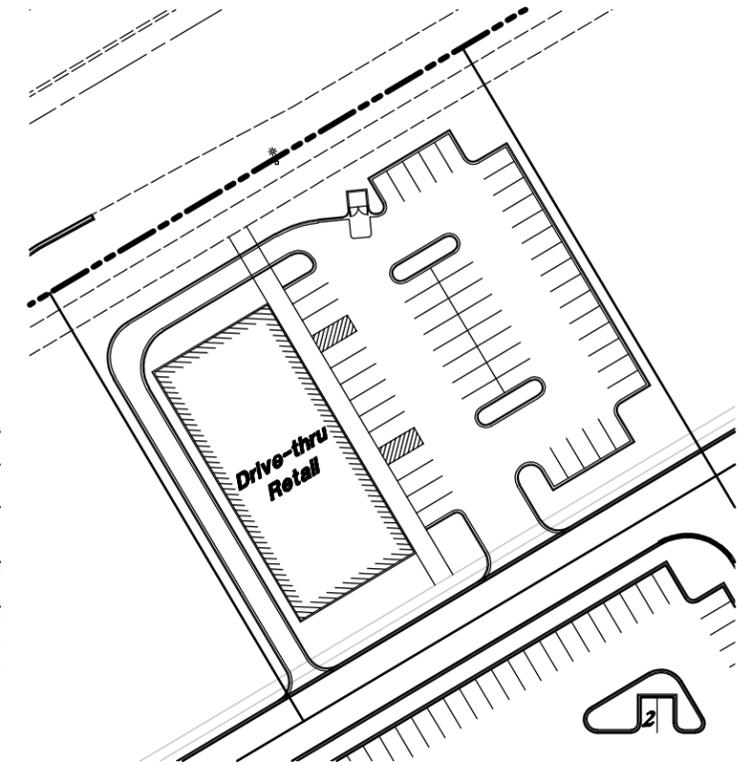
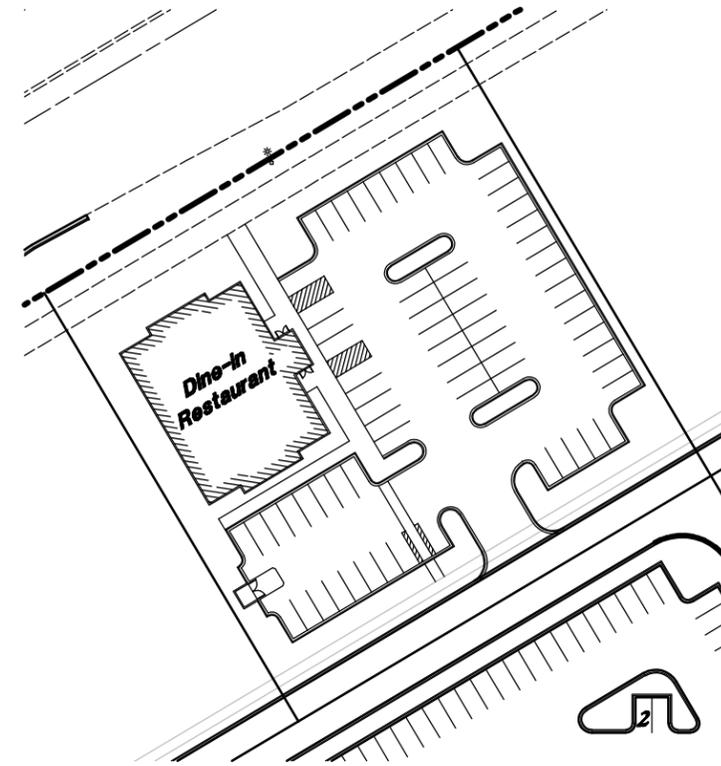
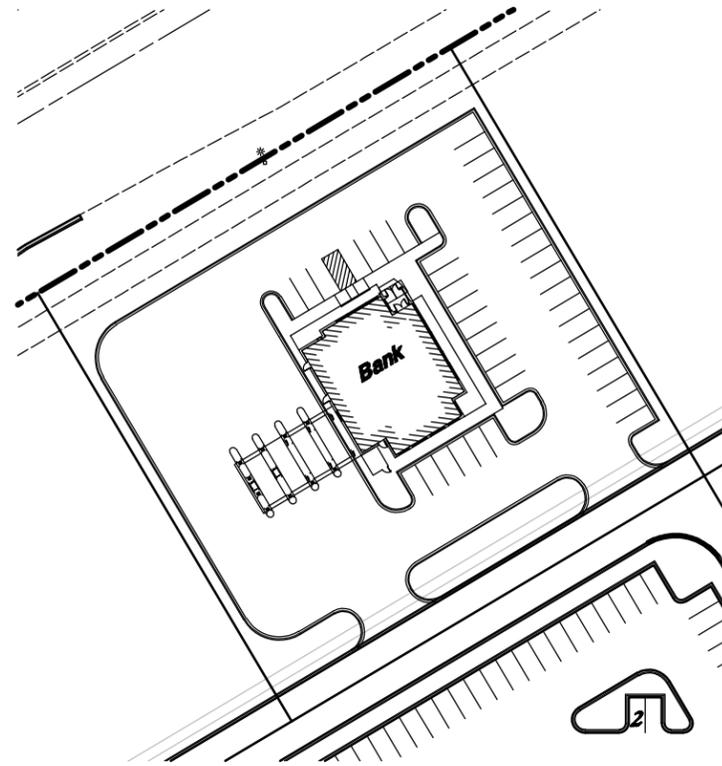
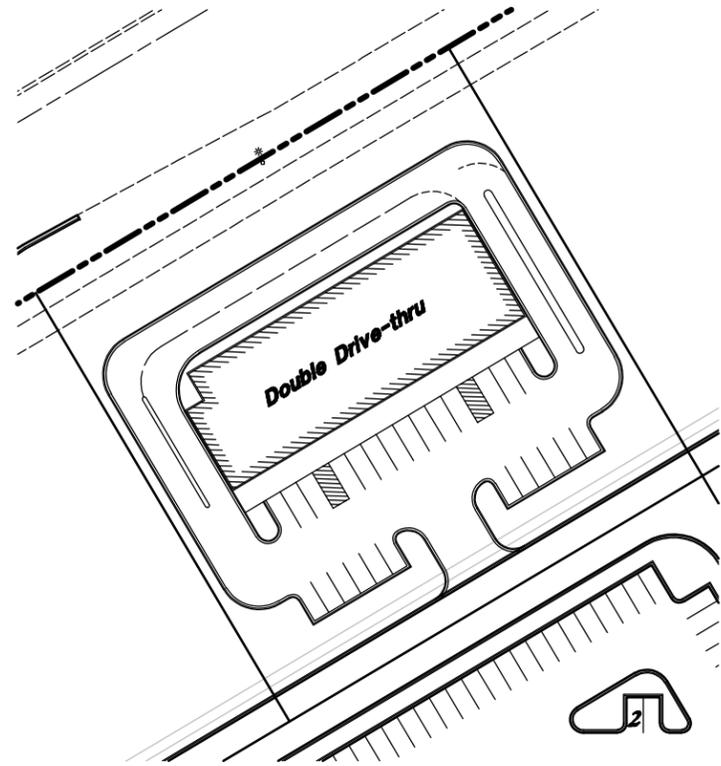
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SARATOGA SPRINGS



BOYER



NOTE:

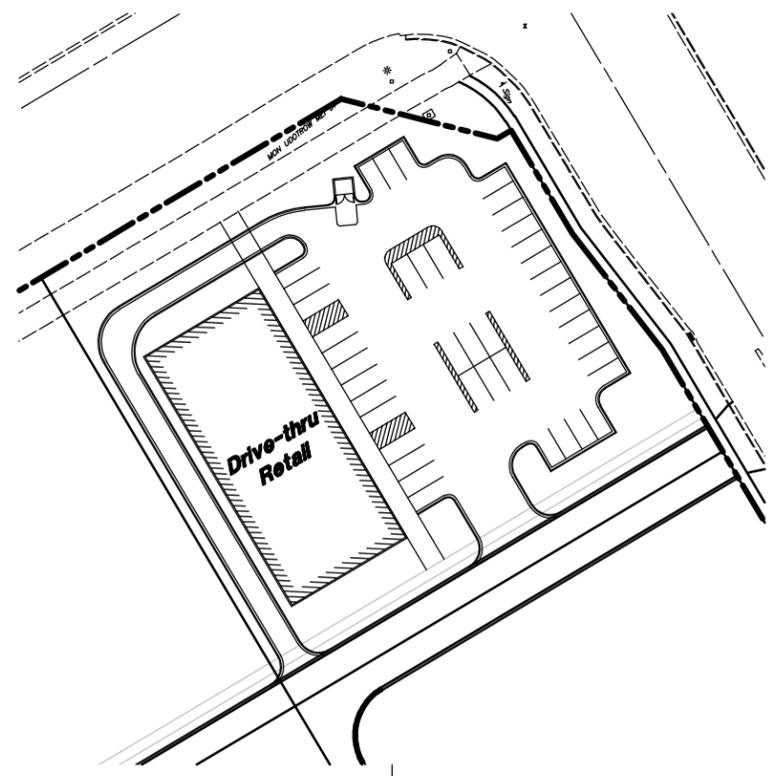
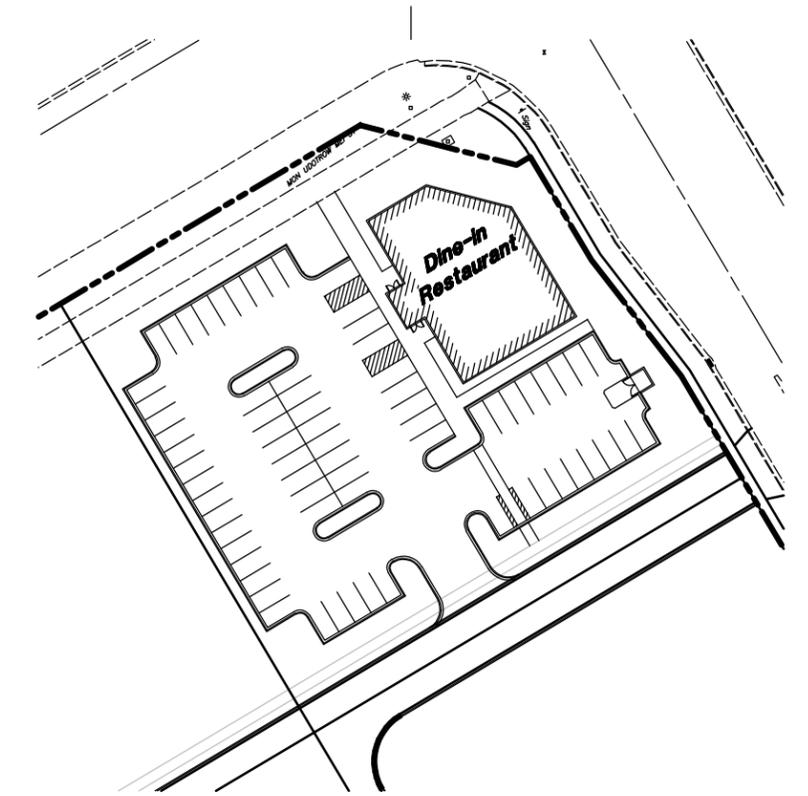
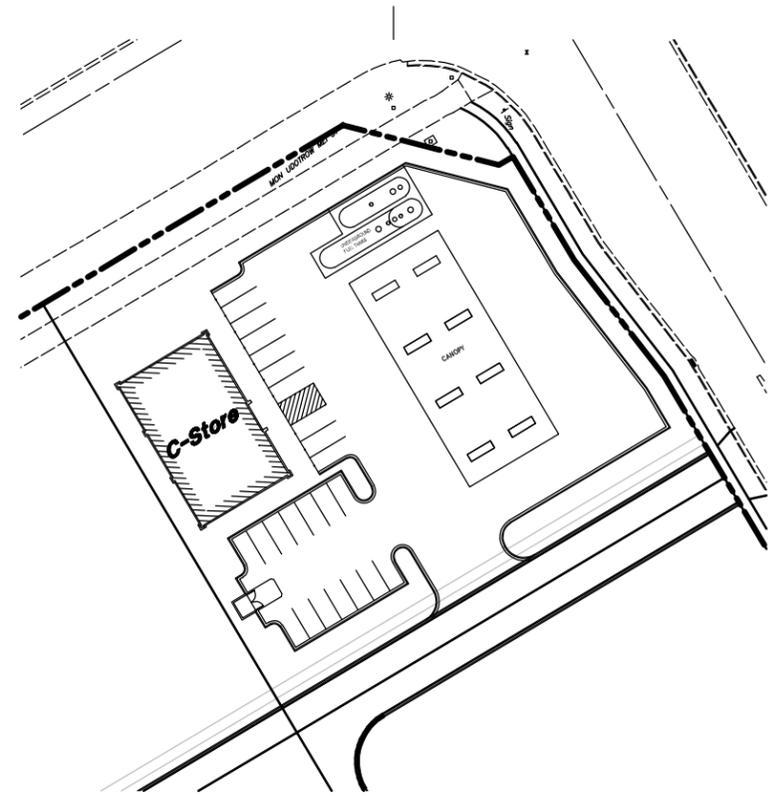
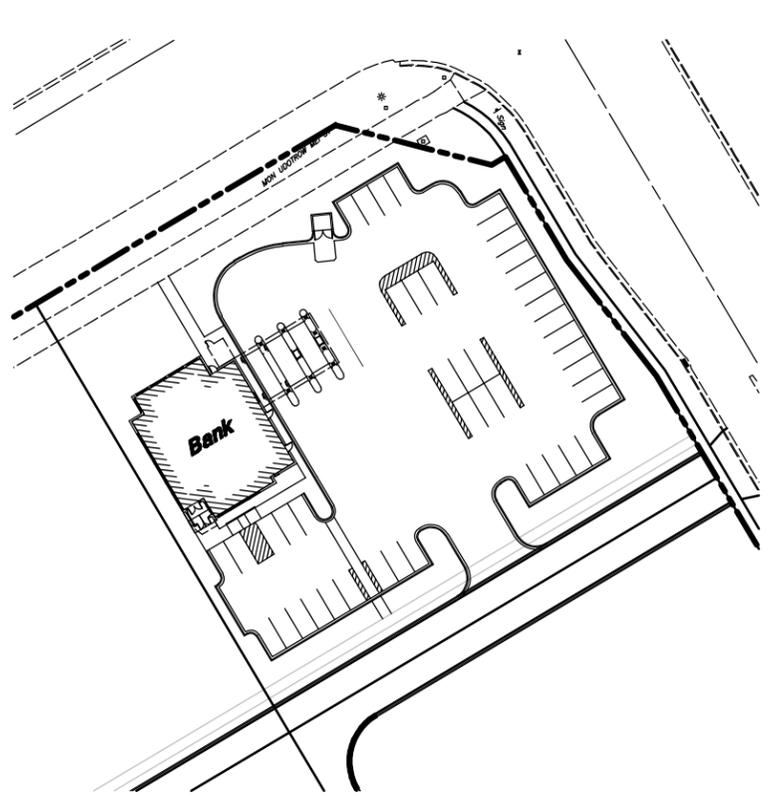
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SARATOGA SPRINGS



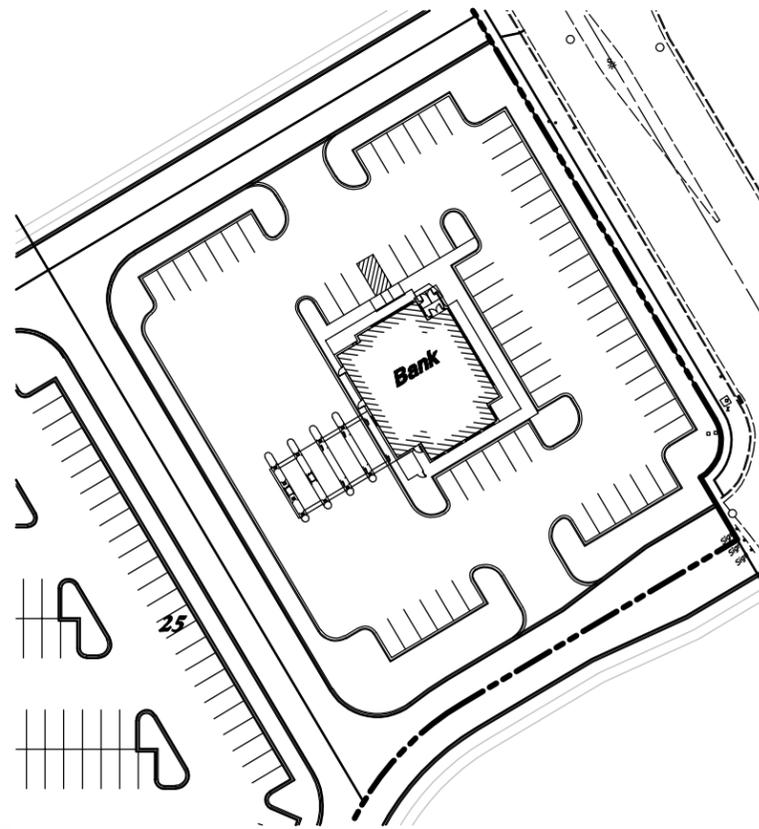
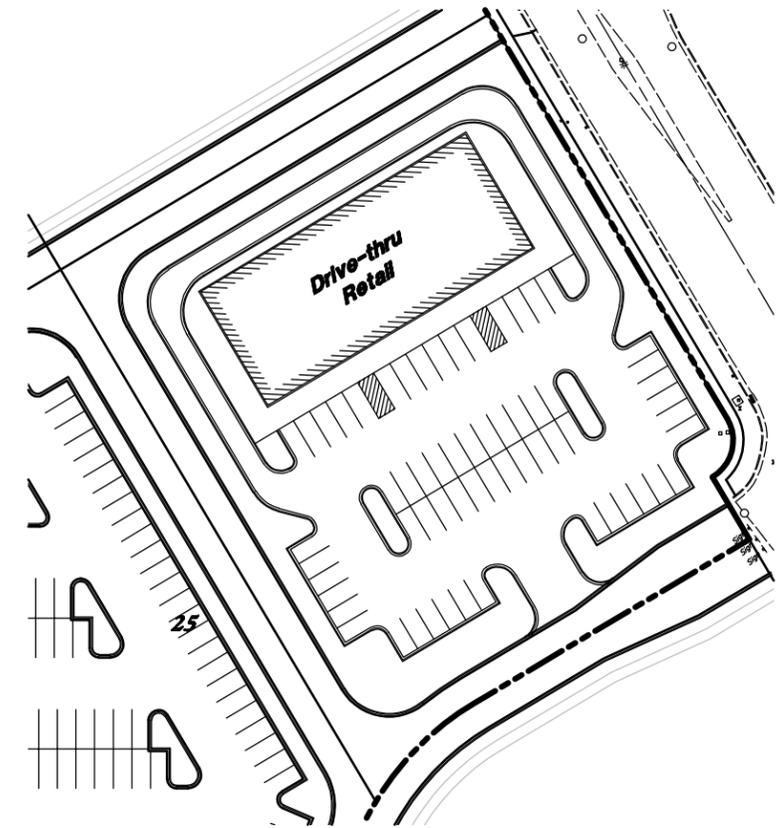
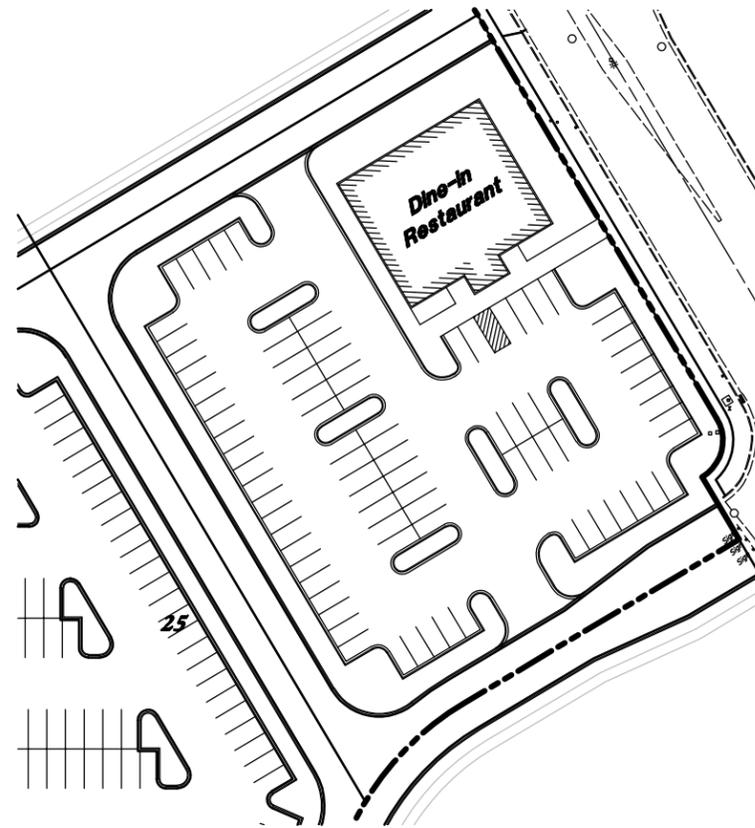
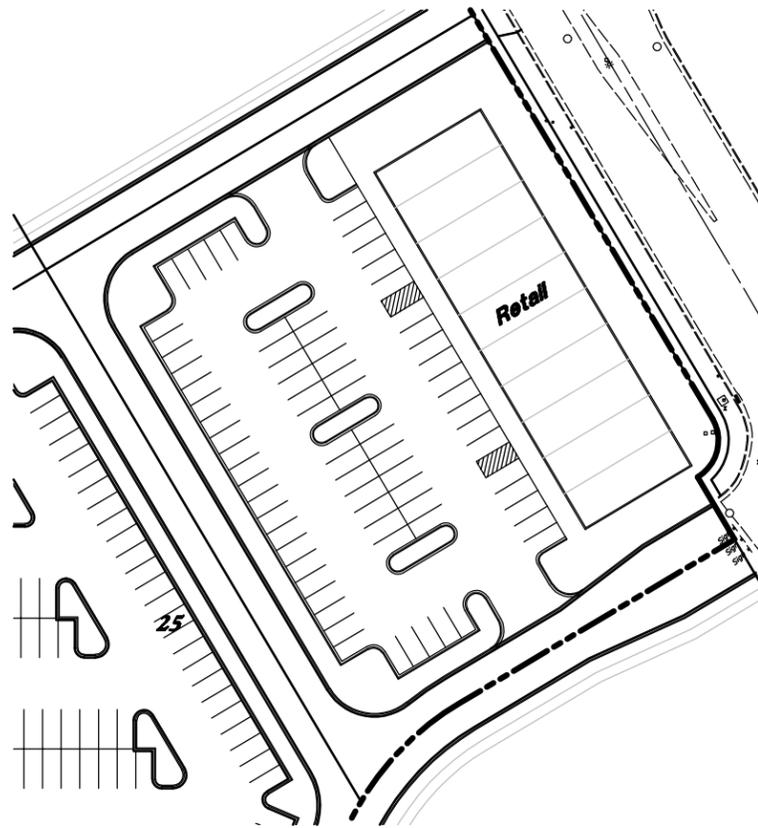
BOYER



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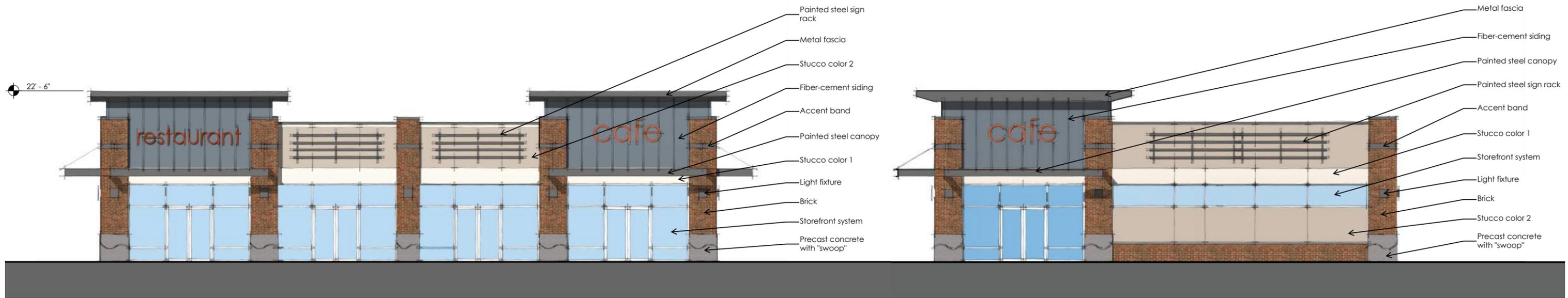
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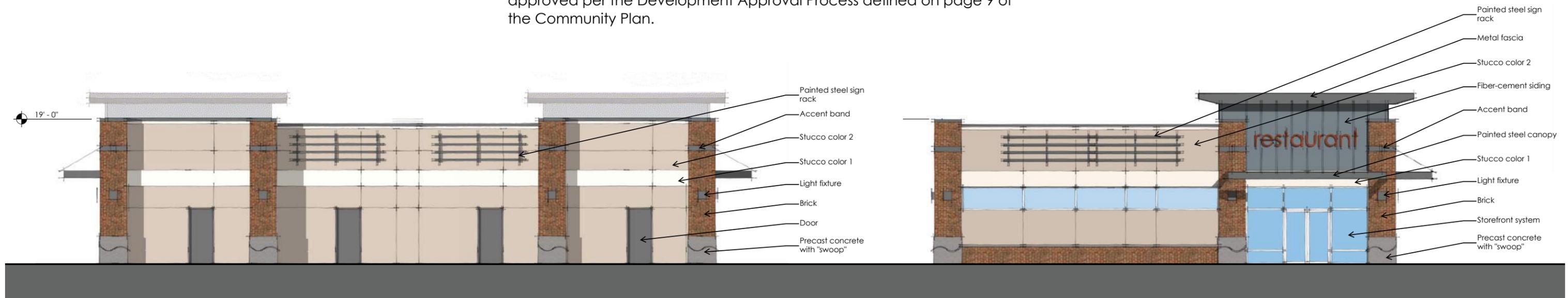
SARATOGA SPRINGS



BOYER

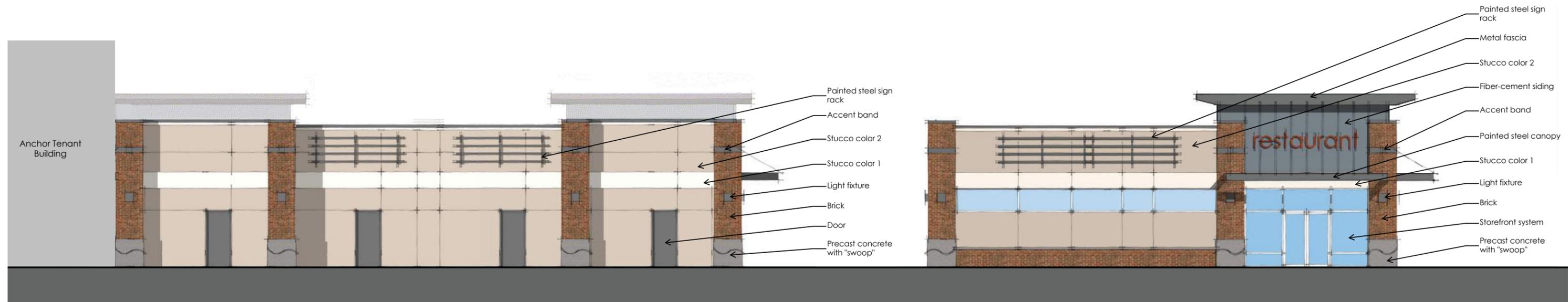


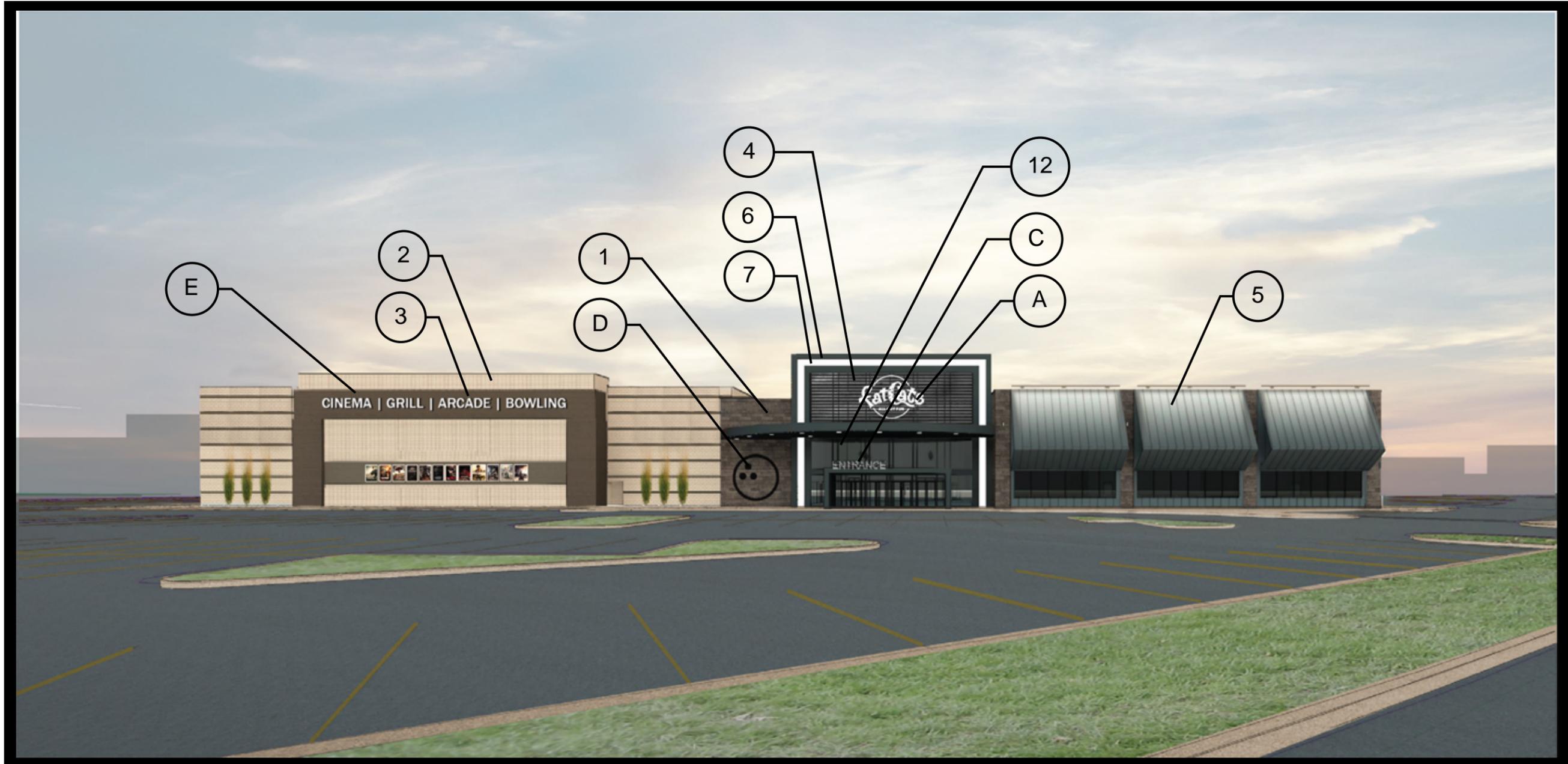
Note:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.





Note:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.

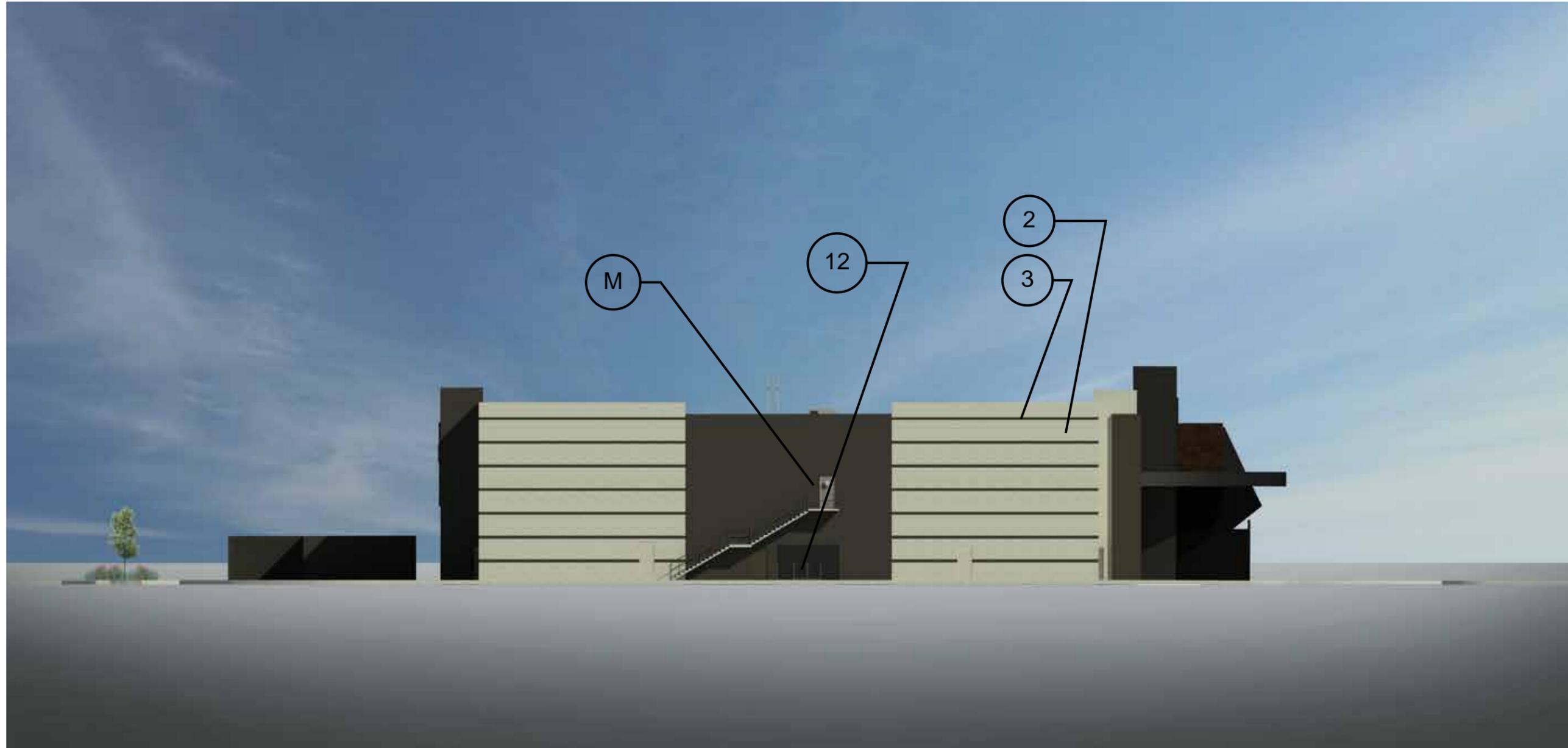












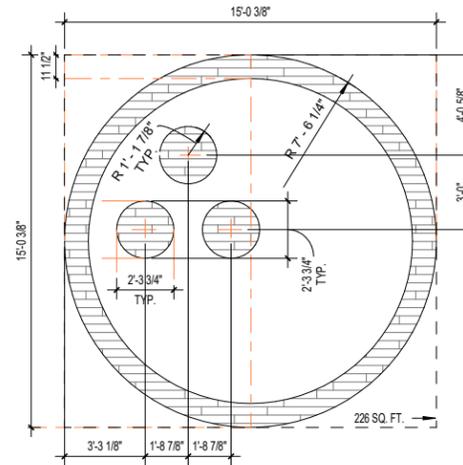
SIGNAGE (7 Signs, 2,029.66 SF Total)

A (389.33 SF)
 Front Facade Fat Cats Logo
 Individual letters mounted to exterior wall
 White acrylic letters with black channels
 Internally illuminated white LED
 Font: Custom Fat Cats logo

B (389.33 SF)
 Side Painted Fat Cats Logo
 Painted letters on exterior wall
 Black and white paint
 Font: Custom Fat Cats Logo
NOTE: Same size as sign A

D (226 SF)
 Bowling Ball Logo
 Painted sheet metal shape on exterior wall
 Color changing LED on metal surface

F (543 SF)
 Rear side Fat Cats Logo
 Individual letters mounted to exterior wall
 White acrylic letters with black channels
 Internally illuminated white LED
 Font: Custom Fat Cats logo



C (30 SF)
 ENTRANCE
 Individual letters mounted to top of entrance canopy
 White acrylic letters with black channels
 Internally illuminated white LED
 Font: Arial



E (226 SF) x 2 signs = (452 SF Total)
 CINEMA | GRILL | ARCADE | BOWLING
 Individual letters mounted to exterior wall
 White acrylic letters with black channels
 Internally illuminated white LED
 Exterior Durability required
 Font: Arial



SARATOGA SPRINGS



BOYER

LIGHTING



G
Linear LED
RGB Color-changing
Entry band (behind white acrylic)
Other accent lighting



H
Wall washer LED sconce
RGB Color-changing
Between arcade windows



J
Linear downlight wall washer
RGB Color-changing
Over arcade window panels
Over painted Fat Cats logo



K
Recessed can LED
In canopy over entry



L
Exterior Postercase
(x12 total)



M
Emergency Egress Lighting

FINISHES



1
Wood Cladding
Manufacturer: NewTechWood
Series: Siding
Color: Spanish Walnut WN
<http://www.newtechwood.com/us/siding.html>



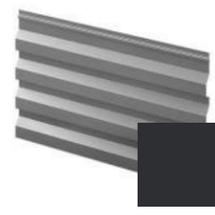
2
Split-Face CMU with integral color
Manufacturer: Echelon
Color: White Birch
<https://www.echelonmasonry.com/standard-masonry-brick/split-face>



3
Smooth-face CMU with integral color
Manufacturer: Echelon
Color: Ash
<https://www.echelonmasonry.com/standard-masonry-brick/smooth-face>



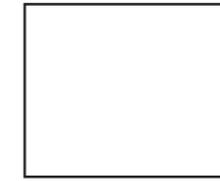
4
Misc. Metal (Metal coping & break metal)
Manufacturer: Echelon



5
Metal Panels
Manufacturer: Berridge Manufacturing
Product: HR-16 Wall Panel
Color: Matte Black
http://www.berridge.com/products_2/metal-facia-wall-soffit-panels/berridge-hr-16-metal-wall-panel/



6
Metal Panels
Manufacturer: Berridge Manufacturing
Product: Flush Seam Panel
Color: Matte Black
http://www.berridge.com/products_2/metal-facia-wall-soffit-panels/berridge-flush-seam-panel/



7
White acrylic
(Provided by signage vendor)



8
Paint
Manufacturer: Sherwin-Williams
Color: 6357 Choice Cream
<https://goo.gl/78uKRY>



9
Paint
Manufacturer: Sherwin-Williams
Color: 9156 Gris Morado
<https://goo.gl/9sAUGj>



10
Paint
Manufacturer: Sherwin-Williams
Color: 7757 High Reflective White
<https://goo.gl/WdJcm3>



11
Paint
Manufacturer: Sherwin-Williams
Color: 7076 Cyberspace
<https://goo.gl/dgEVib>



12
Metal Storefront
Manufacturer: EFCO
Series: 401 (NT)
Color: Black
<http://www.efcocorp.com/products/detail/3/9/24>

NORTH ELEVATION

1.82 sq. ft.
43.125 sq. ft.
1.82 sq. ft. Total 46.77 sq. ft.

15'-0"
4'-2"
3'-9"
2'-10 1/2"
Internally illuminated logo sign
side view

MOUNTING DETAIL

2" x 2" x 1/8" angle iron at top of raceway with 3/8" snap toggles into hat channel (existing) with crush collars/spacers at 6" from edge of sign and along top of raceway at 4' intervals

2" x 2" angle iron bolted to top & bottom of cabinet

3/16" plex

CWHO Fluorescent lamps

Aluminum Cabinet

Primary electrical source (existing)

disconnect switch

Formed Logo Attachment Detail

3 amps

Location: LSTC UT Saratoga Springs
Proj Mgr: CTA Group
File Name: LSTC UT SaratogaSpringsElevs
Scale: 1/4" = 1'
Dwg By: Darryl Cox
Date: 1/23/18
Rev: 9/20/18

ITEM	SUBSTRATE	COLOR SPECIFICATION
Surround	Steel	LS Red
Illumination	LED	White
Faces	3/16" acrylic	Acrylite 432 Yellow / White
Copy	Vinyl	3M High Performance Black 3M Cardinal 230-53

1605 NE Forbes Rd.
Bend, Oregon 97709

CARLSON SIGN
ESTABLISHED 1948

PH (541) 382-2182
FAX (541) 382-2196

NORTH ELEVATION

30'-0"

1'-8"

ALIGNMENT • BRAKES • SHOCKS

7"

MOUNTING DETAIL ILLUMINATED CHANNEL LETTER CONTINUOUS RACEWAY (NOT TO SCALE)

2" deep grounded cont. sheet metal backer panel with 3/8" snap toggles into hat channel (existing) with crush collars/spacers at 6" from edge of sign and length of sign at 4' intervals

14"

Listed disconnect switch in primary to be within sight (max 50 ft.) of sign. (Switch may be integral with sign as shown.)

Primary electrical source (existing)

UL Listed Power Supply

Seal building penetrations to comply with applicable building code requirements.

Metal Facia

LED

Letter height varies

20" High Raceway with 2" x 2" Angle Iron Mounting Bracket
Scale 1/4" = 1' - 50sq ft
2 amps

side view

ITEM	SUBSTRATE	COLOR
Returns	.040 aluminum	Black
Trimcap	1"	Black
Faces	3/16" Acrylic	Acrylite 432-2 Yellow
Illumination	LED	White
Raceway	24 gauge galv. shtmtl.	Colonial Red

Location: LSTC UT Saratoga Springs
Proj Mgr: CTA Group
File Name: LSTC UT SaratogaSpringsElevs
Scale: 1/4" = 1'
Dwg By: Darryl Cox
Date: 1/23/18
Rev: 9/20/18
Rev.

1605 NE Forbes Rd.
Bend, Oregon 97709

CARLSON SIGN
ESTABLISHED 1948

PH (541) 382-2182
FAX (541) 382-2196

SOUTH ELEVATION

1.82 sq. ft.
43.125 sq. ft.
1.82 sq. ft. Total 46.77 sq. ft.

MOUNTING DETAIL
2" x 2" x 1/8" angle iron at top of raceway with 3/8" snap toggles into hat channel (existing) with crush collars/spacers at 6" from edge of sign and along top of raceway at 4' intervals
14"
Primary electrical source (existing)
disconnect switch

Formed Logo Attachment Detail
2" x 2" angle iron bolted to top & bottom of cabinet
3/16" plex
CWHO Fluorescent lamps
Aluminum Cabinet

ELECTRICAL SIGN DETAIL

ITEM	SUBSTRATE	COLOR SPECIFICATION
Surround	Steel	LS Red
Illumination	LED	White
Faces	3/16" acrylic	Acrylite 432 Yellow / White
Copy	Vinyl	3M High Performance Black 3M Cardinal 230-53

Internally illuminated logo sign
side view
3 amps

Location: LSTC UT Saratoga Springs
Proj Mgr: CTA Group
File Name: LSTC UT SaratogaSpringsElevs
Scale: 1/4" = 1'
Dwg By: Darryl Cox
Date: 1/23/18
Rev: 9/20/18
Rev.

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Bend, Oregon 97709

CARLSON SIGN
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PH (541) 382-2182
FAX (541) 382-2196

WEST ELEVATION

1.82 sq. ft.
43.125 sq. ft.
1.82 sq. ft. Total 46.77 sq. ft.

MOUNTING DETAIL

3/8" x 4 1/2" lags at 6" from edge of sign and along top of sign at 4' intervals into studs, wood blocking or masonry. Use 3/8" "toggler" brand toggle bolts where walls are hollow. Seal building penetrations with EIFS approved sealant if installed on EIFS

2" x 2" angle iron bolted to top & bottom of cabinet

3/16" plex

CWHO Fluorescent lamps

Aluminum Cabinet

Primary electrical source (existing)

disconnect switch

Formed Logo Attachment Detail

Internally illuminated logo sign

side view

3 amps

Location:	LSTC UT Saratoga Springs	
Proj Mgr:	CTA Group	
File Name:	LSTC UT SaratogaSpringsElevs	
Scale:	1/4" = 1'	
Dwg By:	Darryl Cox	
Date:	1/23/18	
Rev.	9/20/18	
Rev.		

ITEM	SUBSTRATE	COLOR SPECIFICATION
Surround	Steel	LS Red
Illumination	LED	White
Faces	3/16" acrylic	Acrylite 432 Yellow / White
Copy	Vinyl	3M High Performance Black 3M Cardinal 230-53

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