AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Charlie Carn
Planning Commissioner Scott A. Hill
Planning Commissioner Jack K. Mangum
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles

CITY OF SARATOGA SPRINGS
Thursday, November 13, 2025 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input: *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

BUSINESS ITEMS

The Commission will discuss (without public comment) and may either make a recommendation to the City Council, or approve the following items as needed:

1. Saratoga Hills 7 LDS Church Preliminary Plat and Site Plan, located at 1439 South Lake View Terrace Road. Lafe Harris of BHD Architects as applicant. Senior Planner David Jellen.
2. UTA Park and Ride Site Plan, located at 826 East Pony Express Parkway. Carlie Torres as applicant. Planner II Kendal Black.
3. Fox Hollow N4 Residential Preliminary Plat and Site Plan, located approximately at Village Parkway and Swainson Avenue. Dave Kelly of D.R. Horton as applicant. Senior Planner Austin Roy.
4. Approval of Minutes: October 30, 2025.

PUBLIC HEARINGS

The Commission will accept public comment and may make a recommendation to the City Council for the following items:

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs Chapter 19.09 – Off-Street Parking. City-wide, City initiated. Planner I Joel Temple.
2. Update to the Water Element of the General Plan in line with new state code water requirements. City-wide, City initiated. Senior/ Long-range Planner Tippe Morlan.

REPORTS

1. Traffic Calming Report – Engineer Scott Petrik
2. Commissioner's Comments.
3. Director's Report.

CLOSED SESSION

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

ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at https://www.youtube.com/c/CityofSaratogaSprings

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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 two days prior to the meeting.

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Preliminary Plat
Site Plan
Lafe Harris, BHD Architects
November 13, 2025
PUBLIC MEETING

Applicant:	Lafe Harris and Mike Davey, BHD Architects
Owner:	Church of Jesus Christ of Latter-Day Saints
Location:	1439 S. Lake View Terrace Road
Project Acreage:	5.508 Acres
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10, Neighborhood Commercial
Adjacent Uses:	Low Density Residential and Neighborhood Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The applicant has submitted a request for site plan and preliminary plat approval for phase 1 of the Saratoga Hills 7 church and residential development, located at 1439 S. Lake View Terrace Road. Phase one of the development is approximately 5.5 acres in size and includes the development of a new 23,913 sq. ft. church and right-of-way dedication for Lake View Terrace Road (Exhibit 4). Phase two of the development consists of residential homes that will be built at a future date.

The church portion of the development additionally includes 284 parking stalls, a lawn and pavilion area, and a dumpster and storage shed. The right-of-way dedication for Lake View Terrace Road will include a portion of the road that has already been built and extend it to provide a connection to the existing Lake View Terrace subdivision.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
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801-766-9793 x237 • 801-766-9794 fax

B. Background:

The City Council approved the property to be rezoned from A (Agricultural) to R1-10 (Residential Single-Family) on January 7, 2025.

C. Process:

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the site plan and preliminary plat and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met. **Complies.**

Code Section 19.14 outlines the process for site plan applications, submittal requirements, and approval process. Requirements have been met or are to be met with the building permit application. **Complies.**

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

E. General Plan:

The Land Use designation for this property is Low Density Residential. The General Plan characterizes development within the Low Density Residential land use classification as "areas designated for single-family homes."

Staff conclusion: Consistent. The proposal of a church is a low density use and is consistent with the approved development agreement. Additionally, phase two of the development includes the proposal for single-family homes.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist (Exhibit 2).

- 19.04, Land Use Zones: **Complies**.
- 19.06, Landscaping and Fencing: **Complies**.
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivisions. **Shall Comply.** The preliminary plat shall comply with all City regulations.
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.

- 19.16, Site and Architectural Design Standards: **Shall Comply**. The proposed dumpster area shall be oriented away from public view.
- 19.18, Sign Regulations: **Complies.**

This development is subject to a development agreement and is responsible for the regulations agreed to for Phase 1 of the overall development, as follows:

- The developer shall be responsible for providing a detention pond that is sufficiently sized to accommodate the church, residential subdivision and right-of-way. **Complies**.
- The developer shall be responsible for the vacation and restoration of the existing curb cut along Grandview Boulevard and the construction of Lake View Terrace Road. **Complies**.
- The developer shall be responsible for installing and maintaining any unimproved areas between the developer's property and the pavement surface of Redwood Road. **Complies**.
- The developer shall be required to bury all distribution and communication lines that are located on the property and/or along Redwood Road. **Complies**.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application, and choose from the following options.

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for the Saratoga Hills 7 Church located at 1439 S. Lake View Terrace Road with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Title 19 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The application complies with the Saratoga Hills 7 Development Agreement, as outlined in Section F of the staff report.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The proposed dumpster area shall be oriented away from public view.
5. The preliminary plat shall comply with all City regulations.

6. All other Code requirements shall be met.
7. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to continue the Preliminary Plat and Site Plan for the Saratoga Hills 7 Church 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 3 – Denial

"I move that the Planning Commission forward a recommendation for denial of the requested Preliminary Plat and Site Plan for the Saratoga Hills 7 Church located at 1439 S. Lake View Terrace Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
    a. _____, and/or,
3. The application does not comply with the development agreement.

H. Exhibits:

1. Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Preliminary Plat
5. Site Plan
6. Elevations
7. Landscape Plan
8. Photometric Plan

Exhibit 1. Engineer's Staff Report

Staff Report

Author: Scott Petrik, Engineer 1
Subject: Saratoga Hills 7 Church—Preliminary/Final Plat
Date: 13 November 2025
Type of Item: Preliminary / Final Plat Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Mike Davey – BHD Architects*
Request:	*Final Plat Approval*
Location:	*1433 W Lake View Terrace Rd*
Acreage:	*7.59 Acres - 1 Lot*

C. 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. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project.

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

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

6. Developer shall provide easements for all off-site utilities not located in the public right-of-way.

7. 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.

8. Project bonding must be completed as approved by the City Engineer prior to

recordation of plats.

9. 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.

10. 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.

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

12. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

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

14. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

15. Traffic Report Conclusion:

VII. Conclusions

This traffic impact analysis is for the proposed Saratoga Hills 7 development located at 1433 Lake View Terrace Road on the south east corner of Grandview Boulevard and Lake View Terrace Road in Saratoga Springs, Utah.

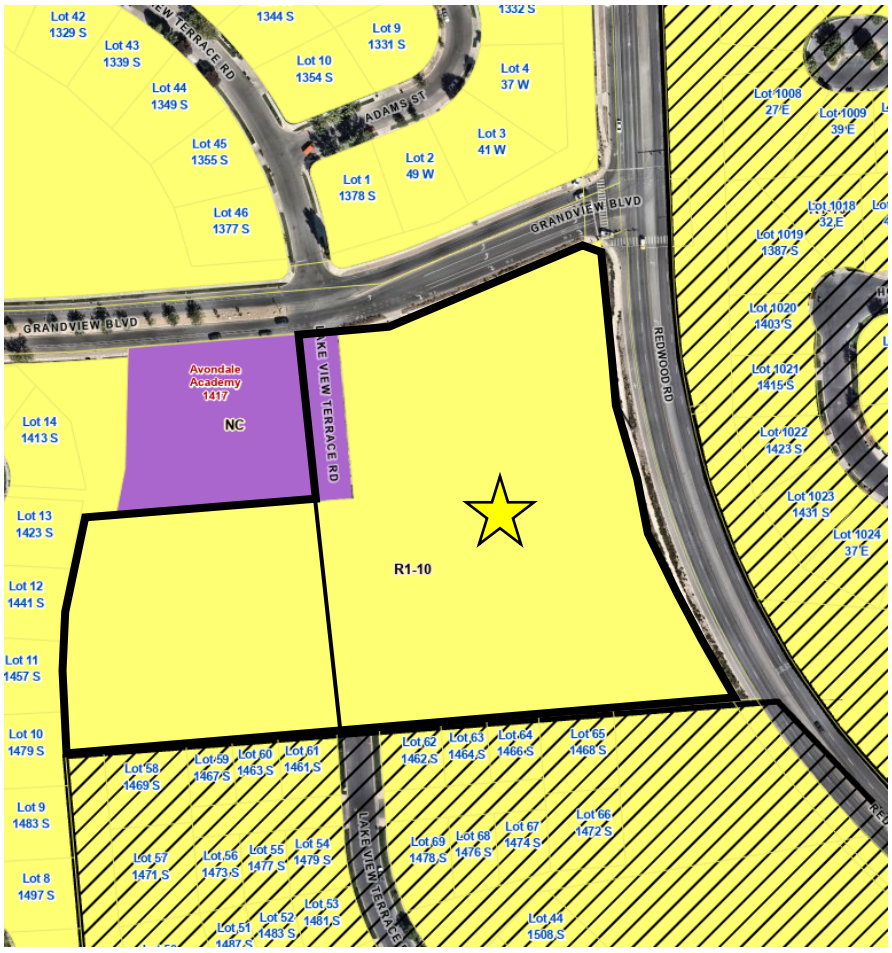
The site is planned to include a 24,075 square foot chapel. Because the site is a chapel, Sunday is the peak period and is projected to generate 120 in and 129 out Sunday peak hour trips. The site is planning two accesses on Lake View Terrace Road which is currently a dead end road and therefore has no traffic.

The sites peak time is on Sunday. It will support the needs of the neighborhood and the traffic is likely from the immediate area. We don't anticipate any traffic related issues associated with the chapel's development.

There are no off site recommendations made for this site.

Exhibit 2: Location and Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 3.6.25

Application Information

Report Date:	September 18, 2025
Applicant:	Mike Davey (BHD Architects)
Location:	1423 S. Redwood Road
Project Acreage:	5.508 Acres
Residential Units/Lots:	2 Lots: 1 Church and 1 residential lot to be subdivided and developed at a future date
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10 (Single-Family Residential)
Adjacent Zoning:	R1-10 (Single-Family Residential); NC (Neighborhood Commercial)
Adjacent Uses:	Residential; Education Center
Past Action:	Rezone to R1-10 Approved at CC – January 7, 2025
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received:	3/24/2025; 6/02/2025; 9/04/2025; 10/20/2025
Date of Review:	**4/7/2025; 6/16/2025; 9/18/2025; 10/27/2025**
Project Name:	Saratoga Hills 7 Stake Center
Project Request / Type:	**Prelim/Site/Final**
Owner:	Church of Jesus Christ of Latter-Day Saints
Parcel Number(s) and size:	58:041:0220 (7.58 Acres)

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

- PC/CC required: Yes
- Planning Director Approval: No
- **Neighborhood Meeting Required:** Completed May 8, 2024

General Review

DRC Review Comments:

Building Department
- No Comments

Fire Department
- No Comments

GIS / Addressing
- No Comments

Additional Recommendations:
- N/A

Engineering:
- Staff Report: Yes

Code Review

- 19.04, Land Use Zones
  - Zone: R1-10
  - Land Use: Church

19.04.010 Requirements		R1-10	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	3 unit/acre	**Complies**	*No residential units proposed*
Lot Size, Residential (Minimum)	10,000 sq. ft.	**Complies**	*Both lots are >1 acre*
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	**N/A**	
Footprint Development	N/A	**N/A**	
Building Separation - Footprint (Minimum)	N/A	**N/A**	
Project Size - Footprint (Minimum)	N/A	**N/A**	
Lot Coverage (Maximum)	50%	**Complies**	*11.3% lot coverage*
Structure Height (Minimum)	35'	**Complies**	*32' to peak of roof*
Dwelling Size (Minimum)	1,000 sq. ft.	**N/A**	
Lot Width (Minimum)	70'	**Complies**	*>70'*
Lot Frontage*** (Minimum)	35'	**Complies**	*>35'*
Open Space Frontage (Minimum)	35'	**N/A**	
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	**Complies**	*Shown on plat*
Street Side Setback (Minimum)	20'	**Complies**	*Shown on plat*
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	**Complies**	*Shown on plat*

Interior Side Setback, Non-Residential(Minimum)	25'	**Complies**	*Shown on plat*
Rear* Setback, Residential(Minimum)	25'	**N/A**	
Rear Setback, Non-Residential(Minimum)	25'	**N/A**	

- Lot Size Reductions: N/Af
- Footprint Development: N/A
- Open Space and Landscaping Requirements: 20% of lot 1 must be landscaped, 32.7% shown on plans

Development Agreement		
Phase 1 Improvements		
The developer shall be responsible for providing a detention pond that is sufficiently sized to accommodate the church, residential subdivision, and right-of-way	**Complies.**	*Refer to plans on file*
The developer shall be responsible for the vacation and restoration of the existing curb cut along Grandview Boulevard and the construction of Lake View Terrace Road	**Complies.**	*Shown on Sheet C103*
The developer shall be responsible for installing and maintaining any unimproved areas between the developer's property and the pavement surface of Redwood Road	**Complies.**	*Shown on Sheet L101*
The developer shall be required to bury all distribution and communication lines that are located on the property and/or along Redwood Road	**Complies.**	*Shown on Sheet C104*
Phase 2 Improvements		
The developer shall be required to install and dedicate to the City trail improvements along the Utah Lake Distributing Canal, as specified in the City's Parks, Recreation, Trails, and Open Space Master Plan The installation and dedication of the trail may be credited toward the landscaping/open space requirements for Phase 2	**N/A.**	*This item will be required with the development of Phase 2*
The developer shall be responsible for the installation and dedication to the City of a trail connection between the second phase of development and the ULDC trail The developer shall ensure that a owner's association maintains the trail landscaping in perpetuity once the developer no longer has a majority ownership interest in the property.	**N/A.**	*This item will be required with the development of Phase 2*
The developer shall be responsible for the piping of the Utah Lake Distributing Canal	**N/A.**	*This item will be required with the development of Phase 2*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Complies.**	*Property not located within floodplain*

Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Property will be connected to City water and sewer*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Plans comply with City's TMP*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*All lots abut a public street*
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	*Refer to plans on file*
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Gregory Wolfley*
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.**	*Shown on Sheet C103*
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.**	*Refer to Sheets L101 and L102*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Refer to Sheet L601*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Refer to Sheets L101 and L102*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Refer to Sheets L201 and L601*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Refer to Sheet L101*
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.**	*Refer to Sheet L601*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	*TBD with Building Permit*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*Refer to Sheet L601*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*Refer to Sheet L601*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*Refer to Sheet L501*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*All shrubs shown to be 5 gallons at planting*

Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*9% of landscaping to be turf*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**Complies.**	*No artificial turf proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*85% of trees and shrubs are drought tolerant*
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.**	*Refer to Sheet L102*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Refer to Sheets L101 and L102*
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.**	*Refer to Sheets L101 and L102*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Refer to Sheets L101 and L102*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Refer to Sheet L601*
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.**	*Refer to Sheets L101 and L102*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*Refer to Sheets L101 and L102*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Refer to Sheets L101 and L102*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*Refer to plans on file*

Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	*Refer to plans on file*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*Refer to plans on file*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*Refer to plans on file*
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**Complies.**	*Refer to plans on file*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**Complies.**	*Refer to plans on file*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*A weed barrier shall be used, per Sheet L102*
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.**	*Refer to Sheet L102*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Refer to Sheet C503 for concrete mowstrip detail*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Refer to Sheets L522 and L601*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Complies.**	*Refer to plans on file*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Refer to plans on file*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**Complies.**	*Refer to plans on file*
Retaining walls: for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies.**	*Retaining walls that are greater than 4' in height shall require a separate building permit.* *No retaining walls greater than 4' in height proposed.*
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight	**Complies.**	*No fences greater than 6' shown on plans*

feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.		
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**Complies.**	*Refer to Sheet L101*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**Complies.**	*No fences greater than 6' shown on plans*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*Refer to Sheet L101*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**Complies.**	*Refer to plans on file*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**Complies.**	*Refer to plans on file*
Fencing along arterial roads shall be of a consistent material and color within each development.	**Complies.**	*Refer to plans on file*
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**Complies.**	*Refer to plans on file*
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.	**N/A.**	*Property does not abut an active agricultural property*

Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*Refer to Sheets L101 and L102*
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.**	*Refer to Sheets L101 and L102*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. 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.**	*53% landscaping coverage*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	208,581		
Required Landscaping	41,716	**Complies**	*68,248 sf (32.7%)*
Required Deciduous Trees	16	**Complies**	*>16 provided*
Required Evergreen Trees	14	**Complies**	*>14 provided*
Required Shrubs	34	**Complies**	*>34 provided*
Drought Tolerant Plants	31	**Complies**	*>31 provided*

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, refer to Sheet C111*
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.	**N/A.**	
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.**	*Refer to Sheet C110*
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.**	*Refer to Sheet C110*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*Refer to Sheet ES112P*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. 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.**	*All required parking spaces are located within 300' of the nearest entryway.*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City 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.	**N/A.**	
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*Refer to Sheet C111*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*Refer to Sheet C111*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Refer to Sheet C111*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Refer to plans on file*
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.**	*1 stall required per 3 seats* *694 seats = 232 spaces required* *284 total spaces provided*
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.	**Complies.**	*1 stall required per 3 seats* *694 seats = 232 spaces required* *284 total spaces provided*
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
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.**	*1 stall required per 3 seats* *694 seats = 232 spaces required* *284 total spaces provided*

Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	**N/A.**	
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.**	*Refer to plans on file*
Parking Deviations. 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: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of 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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' 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 30'. 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.**	*Refer to plans on file*
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 streets shall have landscaped strips of not less than 10' in width	**Complies.**	*Refer to Sheets L101 and L102*

placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' 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 30' 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 6" higher than the parking surface.	**Complies.**	*Refer to Sheets C111 and C112*
Clear Sight Triangles must be followed.	**Complies.**	*Refer to Sheets L101 and L102*
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.**	*Refer to Sheets L101 and L102*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' 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.**	*Refer to Sheets C113 and C114*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 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. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' 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' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Refer to Sheets L101 and L102*
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.**	*Refer to Sheets C111 and C112*
Required Minimum Parking		
See table in 19.09	**Complies.**	*1 stall required per 3 seats* *694 seats = 232 spaces required* *284 total spaces 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'	24'	24'
60° Parking				

Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Refer to plans on file*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*Refer to plans on file*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
Angle: Shall be directed downward.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*No exterior building lights proposed.*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
All trespass lighting shall not exceed 1.0 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.**	*Refer to Sheet ES112P*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than	**Complies.**	*Refer to plans on file*

black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
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.**	*Refer to plans on file*
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.**	*Light poles shown at 16' in height*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 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.**	*Noted on plans. Refer to Sheet ES112P*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm 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.	**Complies.**	*Noted on plans. Refer to Sheet ES112P*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Refer to plans on file*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**Complies.**	*Refer to plans on file*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Refer to Sheet ES112P*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Shall Comply.**	*Refer to redlines on plans*
Name and address of property owner and developer.	**Complies.**	*Shown on plat*
Name of land surveyor.	**Complies.**	*Shown on plat*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Shown on plat*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown on plat*

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.**	*Shown on plat*
Subdivision name cleared with Utah County.	**Complies.**	*Refer to plans on file*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Shown on plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Shown on plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Shown on plat*
Proposed road cross sections.	**Complies.**	*Shown on plat*
Proposed fencing.	**Complies.**	*Shown on plat*
Vicinity map.	**Complies.**	*Shown on plat*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Shown on plat*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Shown on plat*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*Shown on plat*
Projected Established Grade of all building lots.	**Complies.**	*Shown on plat*
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.**	*Shown on plat*
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.**	*Shown on plat*
Standard Plat Format followed.	**Shall Comply.**	*Refer to redlines on plans*
Name and address of property owner and developer.	**Complies.**	*Shown on plat*
Name of land surveyor.	**Complies.**	*Shown on plat*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Shown on plat*

The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown on plat*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*Shown on plat*
Lot Numbers.	**Complies.**	*Shown on plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Shown on plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Shown on plat*
Proposed road ROW widths.	**Complies.**	*Shown on plat*
Vicinity map.	**Complies.**	*Shown on plat*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Shown on plat*
Fencing plans.	**Complies.**	*Shown on plat*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Shown on plat*
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.	**Complies.**	*Shown on plat*
Existing and Proposed easements.	**Complies.**	*Shown on plat*
Street monument locations.	**Complies.**	*Shown on plat*
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.**	*Shown on plat*
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.**	*Shown on plat*
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.**	

Check that all open space areas note who owns it, who improves it, who maintains it, and who maintains any regional trail surfaces. And specifies public access easements over regional trails.	**Complies.**	*Shown on plat*
Check that all living space pop-outs are in the building footprint area on the plat (applies to footprint development and multi-family) (example: a townhome with an upper floor pop-out that extends out over a garage needs to be in the lot area on the plat)	**N/A.**	
Developer shall ensure all rollback taxes are paid prior to recordation.	**Shall Comply.**	*Required before plat records*
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.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Shown on plat*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*Refer to plans on file*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 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.**	*Refer to plans on file*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**Complies.**	*Refer to plans on file*
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the	**N/A.**	

entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.		
Shared Driveways: Shared driveways shall be a minimum of 26' 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 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' 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.	**N/A.**	
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.	**N/A.**	
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**N/A.**	
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway	**N/A.**	

surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. 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.		
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**N/A.**	
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*Refer to plans on file*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Refer to plans on file*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**Complies.**	*Refer to plans on file*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*Refer to plans on file*
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 Land Use Authority.	**Complies.**	*Refer to plans on file*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*Refer to plans on file*
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' from the arterial roadway. Approval by UDOT may be required.	**Complies.**	*Refer to plans on file*

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.**	*Refer to plans on file*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Refer to plans on file*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Refer to plans on file*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*Refer to plans on file*
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**Complies.**	*Refer to plans on file*
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**Complies.**	*Refer to plans on file*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**N/A.**	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	**Complies.**	*Refer to plans on file*
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	**Complies.**	*Refer to plans on file*

A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**Complies.**	*Refer to plans on file*
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**Complies.**	*Refer to plans on file*
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*Refer to plans on file*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Refer to plans on file*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Refer to plans on file*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Refer to plans on file*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	Completed May 8, 2024
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A, refer to recorded Development Agreement*
Phasing Improvements.	*Refer to recorded Development Agreement*
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Preliminary Plat and Site Plan require approval from City Council*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Refer to plans on file*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*Refer to plans on file*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Complies.**	*Refer to plans on file*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Complies.**	*Refer to plans on file*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies.**	*Refer to plans on file – irrigation ditch to be piped with Phase 2 of the development*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	

Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Refer to plans on file*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Refer to plans on file*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*Refer to plans on file*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*Refer to plans on file*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*Refer to plans on file*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Refer to plans on file*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas;	**Complies.**	*Refer to plans on file*

vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Refer to plans on file*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*Refer to plans on file*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*Refer to plans on file*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Refer to plans on file*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Refer to plans on file*

Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Refer to plans on file*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Refer to plans on file*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Refer to plans on file*
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Complies.**	*Refer to plans on file*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**Complies.**	*Refer to plans on file*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*Refer to plans on file*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*Refer to plans on file*
Considerations Relating to Buildings and Site Layout:	**Complies.**	*Refer to plans on file*

i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.		
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*Refer to plans on file*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*Refer to plans on file*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Refer to plans on file*

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.**	*Refer to Sheet C110*
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.**	*Refer to Sheet C110*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Refer to Sheet C110*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Refer to Sheet C110*
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, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*Refer to Sheet C110*
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.**	*Refer to Sheet C110*

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 3' 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.**	*Refer to Sheets L101 and L102*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*Refer to plans on file*
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.**	*No parking structure proposed*
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	*No parking structure proposed*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*No parking structure proposed*
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	*No parking structure proposed*
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	*No parking structure proposed*
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.**	*Refer to Sheet C110*
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. This does not apply to Municipal Buildings.	**Complies.**	*Refer to Sheet C503*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' 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.	**Complies.**	*Refer to Sheet C503*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*Refer to Sheets L101 and L102*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Shall Comply.**	*Refer to Sheet C110* *Dumpster is required to be oriented away from public view.*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all	**Complies.**	*Refer to Sheet L101*

utility boxes and pedestals in order to remain attractive during the winter months.		
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Refer to Sheet C110*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
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.	**N/A.**	
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.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	

The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' 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.**	*Refer to sheets C113 and C114*
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.**	
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. This does not apply to Municipal Buildings	**N/A.**	
Screening for storage and loading areas shall be composed of 6' 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).	**Complies.**	*Refer to Sheet C503*
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 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies.**	*6' vinyl fence shown at southern boundary line, refer to Sheet C503*
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.**	*6' vinyl fence shown at southern boundary line, refer to Sheet C503*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*6' vinyl fence shown at southern boundary line, refer to Sheet C503*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*15' landscape strip shown between parking lot and southern boundary line, refer to Sheet C113*
Building Buffer: No building shall be closer than 5' 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.**	*Refer to Sheet C113*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follow:	**Complies.**	*Change in grade between the proposed development and the existing development is less than 3'*

An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.	**Complies.**	*Change in grade between the proposed development and the existing development is less than 3'*
A six-foot (6') masonry wall shall be required along the property line between the uses.	**Complies.**	*Change in grade between the proposed development and the existing development is less than 3'*
One (1) tree shall be required per 15 linear feet along the property line to provide additional screening and privacy.	**Complies.**	*Change in grade between the proposed development and the existing development is less than 3'*
No drive-thru lanes shall be permitted within the setback area.	**N/A.**	
This buffer shall be in addition to any other required buffers.	**Complies.**	*Change in grade between the proposed development and the existing development is less than 3'*
Exceptions: The buffer shall not be required in areas where a non-residential development is separated from an existing residential development by a roadway, a canal, or a 20-foot or wider trail corridor or powerline easement.	**N/A.**	
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' 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' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. 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". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	*Refer to Sheets A201 and A202*
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.	**Complies.**	*Refer to Sheets A201 and A202*
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" in height above the roof.	**N/A.**	
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
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.**	*No roof-mounted equipment proposed*

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.**	*No roof-mounted equipment proposed*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Refer to Sheets A201 and A202*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Refer to Sheets A201 and A202*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*Refer to Sheets A201 and A202*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*Refer to Sheets A212 and A213*
Backlighting is not permitted.	**N/A.**	
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.**	*Refer to Sheets A201 and A202*
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.**	*Refer to Sheets A201 and A202*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*No roof-mounted equipment proposed*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*No roof-mounted equipment proposed*
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.**	*Refer to Sheets A201 and A202*
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.**	*Refer to Sheet A901*
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.**	*Refer to Sheet A901*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Refer to plans on file*
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*Refer to Sheet A901*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" 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.**	*Refer to Sheets A201 and A202*
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.**	*Refer to plans on file*

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.**	*Refer to plans on file*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Refer to plans on file*
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.	**N/A.**	
At least 35 percent 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. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**N/A.**	
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Building signage shown on Sheet A511*
Monument sign location meets code and sign details provided	**Complies.**	*No monument signs proposed*
Wall signs and potential locations and details	**Complies.**	*Refer to Sheet A201*

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Refer to plans on file*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Shown on plat*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Refer to plans on file*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not	**Complies.**	*Refer to plans on file*

allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.		
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**Complies.**	*Refer to plans on file*
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*Refer to plans on file*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*Refer to plans on file*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Refer to plans on file*
Compass Directions. The four compass directions shall not be used as part of the street name.	**Complies.**	*Refer to plans on file*
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Refer to plans on file*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**Complies.**	*Refer to plans on file*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*Refer to plans on file*

1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*Refer to plans on file*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Refer to plans on file*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Refer to plans on file*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**Complies.**	*Refer to plans on file*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**Complies.**	*Refer to plans on file*
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*Refer to plans on file*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Refer to plans on file*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*Refer to plans on file*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Shall Comply.**	*TBD with Building Inspection*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Shall Comply.**	*TBD with Building Inspection*
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Shall Comply.**	*TBD with Building Inspection*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers.	**Shall Comply.**	*TBD with Building Inspection*

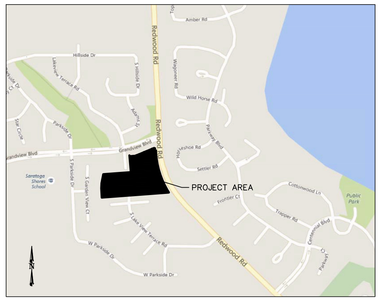
d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*N/A*
When will City maintenance begin?	*N/A*

Exhibit 4. Preliminary Plat

LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1

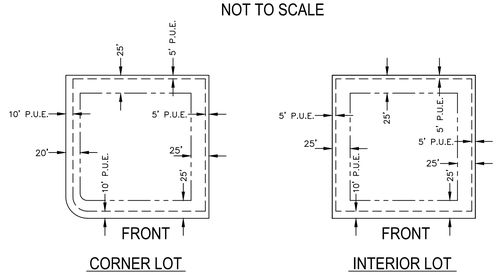
LOCATED THE SOUTH HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
APRIL 2025



VICINITY MAP
NO SCALE

ZONE - R1 - 10
TYPICAL SETBACK AND
P.U.E. DETAILS

NOT TO SCALE



SITE DETAIL INFORMATION	
TOTAL PROJECT AREA	239,958 SQ. FT. 5.508 ACRES
TOTAL NUMBER OF LOTS	1 LOT
TOTAL NUMBER OF DWELLINGS	NO DWELLINGS
TOTAL BUILDINGS	1 BUILDING
PERCENTAGE OF BUILDABLE LAND	216,015 SQ. FT. (90.0%)
ACREAGE OF SENSITIVE LANDS	NONE
OPEN SPACE/LANDSCAPING AREA	68,205 SQ. FT. (28.4%)
AREA TO BE DEDICATED AS RIGHT-OF-WAY	31,359 SQ. FT. (13.1%)

NOTES

1. THIS PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, 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 THE DEVELOPING, BUILDING AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.

4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.

5. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.

6. NO CITY MAINTENANCE SHALL BE PROVIDED FOR ANY STREETS AND/OR IMPROVEMENTS DESIGNATED AS PRIVATE ON THIS PLAT.

7. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS WITHIN 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.

8. 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 10 FEET.

9. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (NO SHADING) AND IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD" AS PER FIRM MAP NO. 49049C0285F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.

10. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.

11. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____, 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.

12. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

13. SHALLOW SEWER DEPTHS! PLEASE REFER TO THE PLAN AND PROFILE SHEET FOR LAKE VIEW TERRACE ROAD.

14. LOT 1 IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND FRONTAGE IMPROVEMENTS ALONG REDWOOD ROAD.

SURVEYOR'S NARRATIVE

THE BASIS OF BEARING IS NORTH 89°43'41" WEST BETWEEN THE FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS FROM THE UTAH STATE VRS SYSTEM. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOCAL GROUND SYSTEM FOR THIS SURVEY.

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND TO SUBDIVIDE THIS PROPERTY INTO TWO (2) LOTS AS WELL AS A ROADWAY DEDICATION.

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 51527462, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; AND RUNNING THENCE NORTH 887.63 FEET; AND EAST 49.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF REDWOOD ROAD AND THE POINT OF BEGINNING:

THENCE SOUTH 85°39'07" WEST 522.97 FEET RUNNING ALONG THE NORTH LINE OF LAKE VIEW TERRACE PLAT 3 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY REORDER AS ENTRY NO. 13779.;

THENCE NORTH 1°33'07 WEST 23.72' FEET;

THENCE NORTH 5°22'04" WEST 277.75 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 31640:2015;

THENCE ALONG SAID WARRANTY DEED THE FOLLOWING TWO CALLS;
1) NORTH 85°41'30" EAST 3.32 FEET;
2) THENCE NORTH 4°59'56" WEST 218.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANDVIEW BOULEVARD, A PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1) NORTH 85°42'35" EAST 52.01 FEET;
2) NORTH 85°41'21" EAST 76.72 FEET;
3) NORTH 67°24'20" EAST 267.08 FEET; AND
4) SOUTH 59°46'03" EAST 23.51 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID REDWOOD ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 2°03'08" EAST 33.60 FEET TO A POINT OF CURVATURE; AND
2) SOUTHEASTERLY 577.04 FEET ALONG THE ARC OF A 1103.26 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°58'04" AND A LONG CHORD BEARING SOUTH 17°03'34" EAST 570.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 239,958 SQ. FT. 5.508 ACRES.

11/5/25
DATE

SURVEYOR - LICENSE No. 5152762
(SEE SEAL BELOW)

OWNER'S DEDICATION

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

LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-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 I HAVE SET FORTH MY HAND THIS _____, DAY OF _____, A.D. 20___.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____ _____ _____
AUTHORIZED AGENT'S SIGNATURE | PRINT NAME | TITLE AND ENTITY

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. 10-9A-601 ET SEQ. 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 PERSPECTIVE 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

APPROVAL BY LEGISLATIVE BODY

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

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

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

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THIS ___ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME | TITLE | ENTITY

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 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 SIGNATURE: _____ COMMISSION NUMBER_____
A PUBLIC NOTARY COMMISSIONED IN UTAH

PRINT NAME AS COMMISSIONED: _____ MY COMMISSION EXPIRES_____

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

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

BY- _____

TITLE-_____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THIS ___ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME | TITLE | ENTITY

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 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 SIGNATURE: _____ COMMISSION NUMBER_____
A PUBLIC NOTARY COMMISSIONED IN UTAH

PRINT NAME AS COMMISSIONED: _____ MY COMMISSION EXPIRES _____

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(6)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

COMCAST CABLE COMPANY

APPROVED THIS_____ DAY OF_____
_____ A.D., 20___.

_____
COMCAST CABLE COMPANY

CENTURY LINK

APPROVED THIS_____ DAY OF_____
_____ A.D., 20___.

_____
CENTURY LINK

LEHI CITY POST OFFICE

APPROVED BY THE POST OFFICE REPRESENTATIVE THIS_____ DAY OF _____ A.D., 20___.

_____
LEHI CITY POST OFFICE REPRESENTATIVE

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150 Midvale, Utah 84047
Phone (801) 266-5099 office@diamondlandsurveying.com
www.diamondlandsurveying.com

OWNER/DEVELOPER

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UTAH 84150
(801) 240-1000

CITY ENGINEER

APPROVED BY THE CITY ENGINEER, ON THIS _____ DAY OF_____ A.D., 20___.

_____
CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY, ON THIS_____ DAY OF_____ A.D., 20___.

_____
LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF, ON THIS_____ DAY OF_____ A.D., 20___.

_____
FIRE CHIEF

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR, ON THIS_____ DAY OF_____ A.D., 20___.

_____
PLANNING DIRECTOR

SARATOGA SPRINGS ATTORNEY

APPROVED BY THE SARATOGA SPRINGS ATTORNEY, ON THIS_____ DAY OF_____ A.D., 20___.

_____
SARATOGA SPRINGS ATTORNEY

LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1

LOCATED THE SOUTH HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
APRIL 2025

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
11/5/25 LICENSED PROFESSIONAL LAND SURVEYOR No. 5152762 NATHAN B. WEBER STATE OF UTAH		

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1

LOCATED THE SOUTH HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
APRIL 2025

N

GRAPHIC SCALE
40 0 20 40 80
1" (INCH) = 40 ' (FEET)

35 35
35 35 CENTER OF SECTION 35,
T5S, R1W, SLB&M
(MONUMENT NOT FOUND, CALCULATED POSITION)

provide intersection address

GRANDVIEW BLVD. (PUBLIC ROAD)

N 67°24'20" E 267.08'

GRANT OF EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF THE CITY OF SARATOGA SPRINGS ENTRY NO.: 83558:2019

46.0'

S 59°46'03" E 23.51'

90.0'

S 2°03'08" E 33.60'

COPPER UDOT ROW MONUMENT

10.0' P.U.&D.E.

33.5'

N 85°42'35" E 52.01'

N 85°41'21" E 76.72'

53.49'

26.00' 26.00'

23.21'

N 77°03'38" E 9.34'

PUE must follow curve in ROW

R=10.00'
L=14.39'
D=82°25'35"
CH=N35°50'50"E
CH L=13.18'

STORM DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR PUBLIC RUNOFF DISCHARGE 41448:2025

GRANT OF EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF PACIFICORP ENTRY NO.: 80217:2009

S 5°27'58" E 163.01'

N 5°21'49" W 207.04'

S 2°06'09" E 5337.54'

PUBLIC OPEN SPACE SARATOGA PARKSIDE SUB. 66:176:0020 SARATOGA SPRINGS CITY 143059:2006

N 4°59'56" W 218.53'

TEMPORARY ACCESS EASEMENT AGREEMENT ENTRY NO.: 33001:2021

58:041:0149
G3 HOLDING LLC
185404:2021

N 85°41'30" E 3.32'

LOT 13
SARATOGA PARKSIDE SUB.
66:176:0013
ROBINSON, DAVID THOMAS & KRISTA LEE
66940:2011

LOT 1
208537 SQ. FT.
4.787 ACRES
1439 SOUTH LAKE VIEW TERRACE ROAD

TEMPORARY CONSTRUCTION EASEMENT
ENTRY NO.: 84815:2022

R=1103.26'
L=577.04'
D=29°58'04"
CH=S17°03'34"E
CH L=570.49'

Add property owner information similar to the other surrounding lots

FUTURE PHASE 2
1444 SOUTH LAKE VIEW TERRACE ROAD

N 5°22'04" W 277.75'

LAKE VIEW TERRACE ROAD (PUBLIC ROAD)

S 5°22'03" E 356.96'

TO BE EFFECTUATED WITH THIS PLAT

S 5°22'05" E 296.23'

10.0' P.U.&D.E.

PERPETUAL TRAIL AND UTILITY EASEMENT ENTRY NO.: 89150:2022

GRANT OF EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF UTAH POWER AND LIGHT ENTRY NO.: 3865:2021

REDWOOD ROAD (PUBLIC ROAD)
(180' FOOT RIGHT OF WAY WIDTH)

LOT 12
SARATOGA PARKSIDE SUB.
66:176:0012
DATWYLER, JARED & CAMILLE
80827:2014

LOT 11
SARATOGA PARKSIDE SUB.
66:176:0011
SMITH, ALICIA GOMEZ & ERIC ANDREW
74692:2024

STORM DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR PUBLIC RUNOFF DISCHARGE 41448:2025

REBAR AND "WILDING ENGINEERING" CAP

N 1°33'07" W 23.72'

15.0' P.U.E. TO BE EFFECTUATED WITH THIS PLAT

S 7°40'17" E 5.18'

REBAR AND "PLS 166572" CAP

EAST 49.79'

90.0'

COPPER UDOT ROW MONUMENT POINT OF BEGINNING

S 85°39'06" W 522.97'

459.18'

15.0' P.U.E.

32.58' 31.22'

COPPER RIVET

COPPER STREET MONUMENT

REBAR AND "PLS 166572" CAP

COPPER RIVET

LOT 10
SARATOGA PARKSIDE SUB.
66:176:0010
WOODBURY, JON R & LAURA J
38655:2011

OPEN SPACE A LAKE VIEW TERRACE PLAT 3 45:513:0070 LAKE VIEW HOA 103178:2012

LOT 58 LAKE VIEW TERRACE PLAT 3 45:513:0058 CROWTHER, KENT & TAMERA 50240:2015

LOT 59 LAKE VIEW TERRACE PLAT 3 45:513:0059 VEST, TREVOR J 47597:2016

LOT 60 LAKE VIEW TERRACE PLAT 3 45:513:0060 CHRISTINASEN, KADEN & KYLEE 62873:2016

LOT 61 LAKE VIEW TERRACE PLAT 3 45:513:0061 XOUMPHONPHACKDY, PAUL & MELISSA 75228:2016

LOT 62 LAKE VIEW TERRACE PLAT 3 45:513:0062 EDWARDS, TAYLOR D & ERIN 76330:2013

LOT 63 LAKE VIEW TERRACE PLAT 3 45:513:0063 TAYLOR, JAIME CHANTEL & JUSTIN ROBERT 11608:2021

LOT 64 LAKE VIEW TERRACE PLAT 3 45:513:0064 WILCOX, CHRISTOPHER & MEGAN 117331:2017

LOT 65 LAKE VIEW TERRACE PLAT 3 45:513:0065 BLAND, CAROL (ET AL) 41615:2020

LAKE VIEW HOA 45:513:0071 103178:2012

NORTH 887.63'

LAKE VIEW TERRACE RD.

56.0'

LEGEND

- Boundary Line
- Future Phase 2 Boundary
- Lot Line
- Section Line
- Center Line
- Tie Line
- Existing Easement/Exception Line
- Storm Drainage Easement and Maintenance Agreement
- Adjoiner Line
- Canal Line
- Property Corner to be Set
- Found Property Corner
- Found Street Monument
- Section Corner
- Quarter Section Corner
- Fire Hydrant

34 35
3 2
SOUTHWEST CORNER OF SECTION 35, T5S, R1W, SLB&M
(FOUND BRASS CAP MONUMENT)

BASIS OF BEARING
N 89°43'41" W 2743.48' (MEASURED)

35 35
2 2
SOUTH QUARTER CORNER OF SECTION 35, T5S, R1W, SLB&M
(FOUND BRASS CAP MONUMENT)

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150 Midvale, Utah 84047
Phone (801) 266-5099 office@diamondlandsurveying.com
www.diamondlandsurveying.com

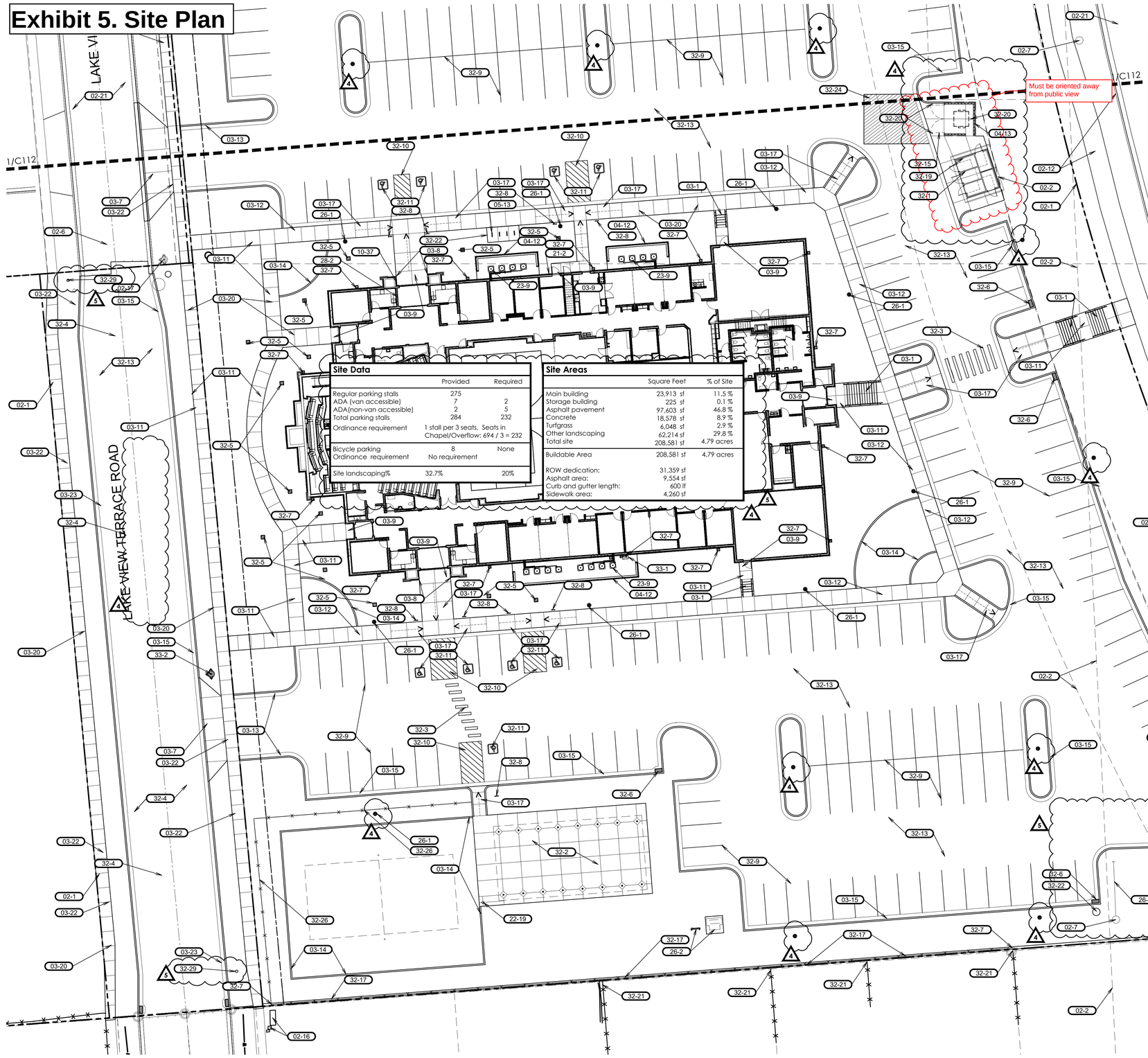
LAKE VIEW TERRACE ROAD CHURCH SUBDIVISION - PHASE 1

LOCATED THE SOUTH HALF OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
APRIL 2025

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 11/5/25 No. 5152762 NATHAN B. WEBER STATE OF UTAH		

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

Exhibit 5. Site Plan



Site Data

	Provided	Required
Regular parking stalls	275	
ADA (van accessible)	7	2
ADA(non-van accessible)	2	5
Total parking stalls	284	232
Ordinance requirement	1 stall per 3 seats. Seats in Chapel/Overflow: 694 / 3 = 232	
Bicycle parking	8	None
Ordinance requirement	No requirement	
Site landscaping%	32.7%	20%

Site Areas

	Square Feet	% of Site
Main building	23,913 sf	11.5 %
Storage building	225 sf	0.1 %
Asphalt pavement	97,603 sf	46.8 %
Concrete	18,578 sf	8.9 %
Turfgrass	6,048 sf	2.9 %
Other landscaping	62,214 sf	29.8 %
Total site	208,581 sf	4.79 acres
Buildable Area	208,581 sf	4.79 acres
ROW dedication:	31,359 sf	
Asphalt area:	9,554 sf	
Curb and gutter length:	600 lf	
Sidewalk area:	4,260 sf	

General Notes - New Construction

A. All noted items are new unless noted otherwise.

B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report.

D. The contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route for all users of the site throughout demolition and construction.

E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.

F. The new building and parking lot are parallel or perpendicular to the South property line.

G. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.

H. Contractor shall enclose the entire area of work with a temporary fence throughout construction.

I. Cross slopes on all sidewalks shall be installed as noted by the spot elevations on the Grading and Drainage Plans, but shall also remain in all cases between 1% and 2%. Consult the Architect with any conflicts between the spot elevations and this requirement.

J. All construction for this project shall comply with all applicable federal, stat, and local laws and regulations.

Keyed Notes

02-1 Existing property line. See survey.
02-2 Existing easement. See survey plan.
02-3 Existing curb and gutter to remain.
02-5 Existing water meter to remain.
02-6 Existing manhole to remain.
02-7 Existing power poles to remain.
02-8 Existing edge of asphalt.
02-12 Existing sidewalk, curb and gutter to remain.
02-14 Existing storm drain catch basin or structure to remain.
02-16 Existing electrical equipment to remain.
02-17 Existing fire hydrant to remain.
02-21 Existing street paving to remain. See site survey.
02-26 Existing light pole to remain.
03-1 Concrete stairs. See grading plan and E1-E3/C504
03-7 Concrete drive approach per city standards. See ST-#-2015. Reinforce as required by the city.
03-8 Align sidewalk with building foundation wall.
03-9 Building landing. 2% slope maximum.
03-10 8" concrete pad over 12" base.
03-11 Concrete sidewalk. See A & H/C501. Typical.
03-12 Integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-13 Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
03-14 Concrete mow strip. Typical. See K/C501.
03-15 Concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-18 Curb ramp landing. 2% slope maximum.
03-20 Control joint in concrete flatwork. See H/C501.
03-21 Concrete slab. See A/C501 sim.
03-22 Concrete sidewalk and base per city standards.
03-23 Curb and gutter per city standards. See civil sheets
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
04-13 Dumpster enclosure wall. See 1/C503 and structural sheets.
05-13 Stainless steel bike rack. See L/C501.
10-37 Knox box 3200 series recessed in brick (verify type and location with fire department).
21-2 Fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
22-19 Accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
22-20 Sewer cleanout. See civil sheets.
23-9 Mechanical equipment, see Mechanical Sheets.
26-1 Pole light and concrete base. See D/C503 and electrical sheets.
26-2 Concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
26-3 New gas was installed by rocky mountain power.
28-2 Fire alarm control panel location. See A101 and electrical sheets.
32-1 Irrigation controller. See landscape sheets.
32-2 Pavilion, see Sheets C811, C812, C813, and C814.
32-3 Painted crosswalk.
32-4 Asphalt street paving per city standards. See civil sheets
32-5 Nyloplast area drain or yard drain box. See C/C502 Grading and Drainage Plan.
32-6 Curb inlet box. See Site Details and Grading and Drainage Plan.
32-7 Roof drain box at downspout. See utility sheets and C/C502. Typical.
32-8 Accessible parking sign. See A/C502.
32-9 Painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 Accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
32-11 Blue & white painted accessible parking symbol.
32-12 Storm drain structure. See Grading and Drainage Plan.
32-13 Asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-14 Repair asphalt street paving in the area of utility work as required by the city.
32-15 6'-0" tall steel dumpster gates. See 1/C503.
32-17 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-18 Landscape boulder retaining walls and berms. See landscape sheets.
32-19 Storage building. See C801.
32-20 Bollard. See B/C502.
32-21 Tie new vinyl fence into existing adjacent fence. Typical at all adjacent fences.
32-22 Storm drain manhole. See site details and grading and drainage plans.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.
32-25 Boulder retaining wall. See landscape sheets
32-26 6'-0" tall aluminum rail and picket fence.
32-27 End new fence.
32-29 New street light to meet city requirements. See C151.
33-1 Gas meter per utility company requirements. See utility plan and plumbing sheets.
33-2 Fire hydrant and valve per city standards. See civil sheets.
33-3 Sewer cleanout. See civil sheets.
33-6 Water meter. See civil sheets.

General Notes - New Construction. Continue

K. This project is designed and intended to meet all applicable federal, state, and local laws and regulations, and to comply with the city's Land Use Element of the General Plan.

L. 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. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

0' 10' 20' 40' 80'

N W E S

1 **Site Architectural Plan - South**
Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 8789-0301 STATE OF UTAH

CALL 811 BEFORE YOU DIG

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.356011, -111.91470

BHD #: 2343 | County Parcel: 58:041:0220 | Plan Series: Heritage 23.2 | Owner #: 501-2705

Date: 17 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
5	1 May 2025	Site Plan Responses
4	10 Mar 2025	Site Plan Application
1	22 Nov 2024	Addendum 2

Site Architectural Plan - South

C111

Printed: 3 Sep 2025 4:46 PM

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction. Remove and stockpile topsoil as necessary for landscaped areas. For depth and locations of topsoil, see the Landscape Sheets and Specification Sections.
C. In the area of the building and mechanical enclosures:
- Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
- Install imported structural fill up to the bottom of footing level.
- Install imported structural fill up to base course under building slab.

D. At the storage building:
- Overexcavate as noted in item B. above.
- Install imported structural fill up to the bottom of the footing level.
- Install structural fill up to the the base course under the storage building slab.

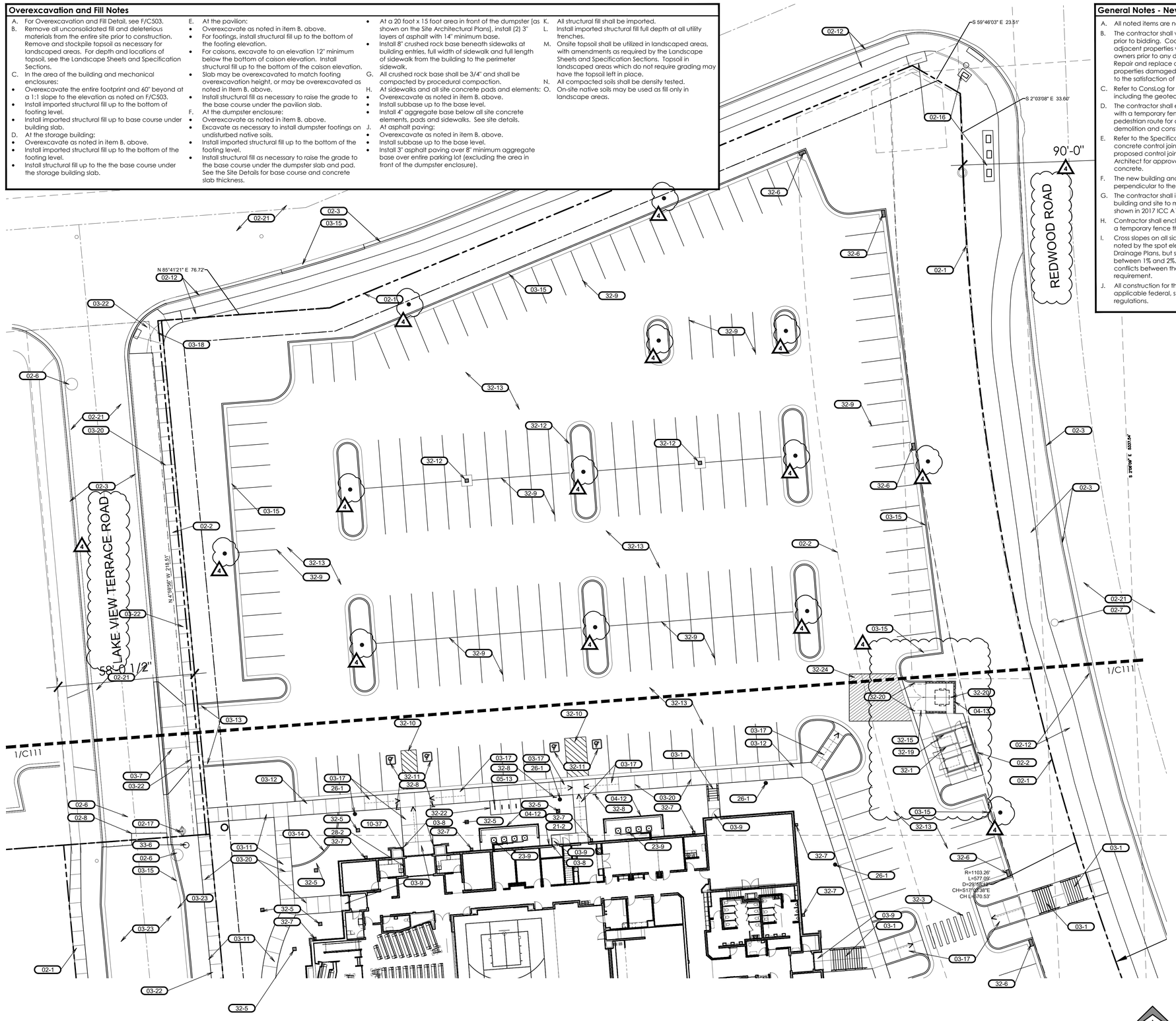
E. At the pavilion:
- Overexcavate as noted in item B. above.
- For footings, install structural fill up to the bottom of the footing elevation.
- For caisons, excavate to an elevation 12" minimum below the bottom of caison elevation. Install structural fill up to the bottom of the caison elevation.
- Slab may be overexcavated to match footing overexcavation height, or may be overexcavated as noted in Item B. above.
- Install structural fill as necessary to raise the grade to the base course under the pavilion slab.

F. At the dumpster enclosure:
- Overexcavate as noted in item B. above.
- Excavate as necessary to install dumpster footings on undisturbed native soils.
- Install imported structural fill up to the bottom of the footing level.
- Install structural fill as necessary to raise the grade to the base course under the dumpster slab and pad. See the Site Details for base course and concrete slab thickness.
- At a 20 foot x 15 foot area in front of the dumpster (as shown on the Site Architectural Plans), install (2) 3" layers of asphalt with 14" minimum base.
- Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.

G. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
H. At sidewalks and all site concrete pads and elements:
- Overexcavate as noted in Item B. above.
- Install subbase up to the base level.
- Install 4" aggregate base below all site concrete elements, pads and sidewalks. See site details.

J. At asphalt paving:
- Overexcavate as noted in item B. above.
- Install subbase up to the base level.
- Install 3" asphalt paving over 8" minimum aggregate base over entire parking lot (excluding the area in front of the dumpster enclosure).

K. All structural fill shall be imported.
L. Install imported structural fill full depth at all utility trenches.
M. Onsite topsoil shall be utilized in landscaped areas, with amendments as required by the Landscape Sheets and Specification Sections. Topsoil in landscaped areas which do not require grading may have the topsoil left in place.
N. All compacted soils shall be density tested.
O. On-site native soils may be used as fill only in landscape areas.



1 Site Architectural Plan - North

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

General Notes - New Construction

A. All noted items are new unless noted otherwise.
B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report.
D. The contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route for all users of the site throughout demolition and construction.
E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
F. The new building and parking lot are parallel or perpendicular to the South property line.
G. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
H. Contractor shall enclose the entire area of work with a temporary fence throughout construction.
I. Cross slopes on all sidewalks shall be installed as noted by the spot elevations on the Grading and Drainage Plans, but shall also remain in all cases between 1% and 2%. Consult the Architect with any conflicts between the spot elevations and this requirement.
J. All construction for this project shall comply with all applicable federal, stat, and local laws and regulations.

Keyed Notes

02-1 Existing property line. See survey.
02-2 Existing easement. See survey plan.
02-3 Existing curb and gutter to remain.
02-5 Existing water meter to remain.
02-6 Existing manhole to remain.
02-7 Existing power poles to remain.
02-8 Existing edge of asphalt.
02-12 Existing sidewalk, curb and gutter to remain.
02-14 Existing storm drain catch basin or structure to remain.
02-16 Existing electrical equipment to remain.
02-17 Existing fire hydrant to remain
02-21 Existing street paving to remain. See site survey.
03-1 Concrete slope. See grading plan and FL/E/C504
03-7 Concrete drive approach per city standards. See ST-4B/C505. Reinforce as required by the city.
03-8 Step / drop-off with guardrail/protection wall.
03-9 Building landing. 2% slope maximum.
03-10 8" concrete pad over 12" base.
03-11 Concrete sidewalk. See A & H/C501. Typical.
03-12 Integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-13 Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
03-14 Concrete mow strip. Typical. See K/C501.
03-15 Concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-18 Curb ramp landing. 2% slope maximum.
03-20 Control joint in concrete flatwork. See H/C501.
03-21 Concrete slab. See A/C501 sim.
03-22 Concrete sidewalk and base per city standards.
03-23 Curb and gutter per city standards. See civil sheets
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
04-13 Dumpster enclosure wall. See 1/C503 and structural sheets.
05-13 Stainless steel bike rack. See L/C501.
10-37 Knox box 3200 series recessed in brick (verify type and location with fire department).
21-2 Fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
22-19 Accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
22-20 Sewer cleanout. See civil sheets.
23-9 Mechanical equipment, see Mechanical Sheets.
26-1 Pole light and concrete base. See D/C503 and electrical sheets.
26-2 Concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
28-2 Fire alarm control panel location. See A101 and electrical sheets.
32-1 Irrigation controller. See landscape sheets.
32-2 Pavilion, see Sheets C811, C812, C813, and C814.
32-3 Painted crosswalk.
32-4 Asphalt street paving per city standards. See civil sheets
32-5 Nyloplast area drain or yard drain box. See C/C502 Grading and Drainage Plan.
32-6 Curb inlet box. See Site Details and Grading and Drainage Plan.
32-7 Roof drain box at downspout. See utility sheets and C/C502. Typical.
32-8 Accessible parking sign. See A/C502.
32-9 Painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 Accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
32-11 Blue & white painted accessible parking symbol.
32-12 Storm drain structure. See Grading and Drainage Plan.
32-13 Asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-14 Repair asphalt street paving in the area of utility work as required by the city.
32-15 6'-0" tall steel dumpster gates. See 1/C503.
32-17 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-18 Landscape boulder retaining walls and berms. See landscape sheets.
32-19 Storage building. See C801.
32-20 Bollard. See B/C502.
32-21 Tie new vinyl fence into existing adjacent fence. Typical at all adjacent fences.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.
32-25 Boulder retaining wall. See landscape sheets
32-26 6'-0" tall aluminum rail and picket fence.
32-27 End new fence.
33-1 Gas meter per utility company requirements. See utility plan and plumbing sheets.
33-2 Fire hydrant and valve per city standards. See civil sheets.
33-3 Sewer cleanout. See civil sheets.
33-6 Water meter. See civil sheets.

General Notes - New Construction. Continue

K. This project is designed and intended to meet all applicable federal, state, and local laws and regulations, and to comply with the city's Land Use Element of the General Plan.
L. 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. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

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LICENSED ARCHITECT Lafe Theodore Harris 8378899-0301 STATE OF UTAH 31 August 2025

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.336011, -111.917470

BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705
Date: 17 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
5	1 May 2025	Site Plan Responses
4	10 Mar 2025	Site Plan Application
1	22 Nov 2024	Addendum 2

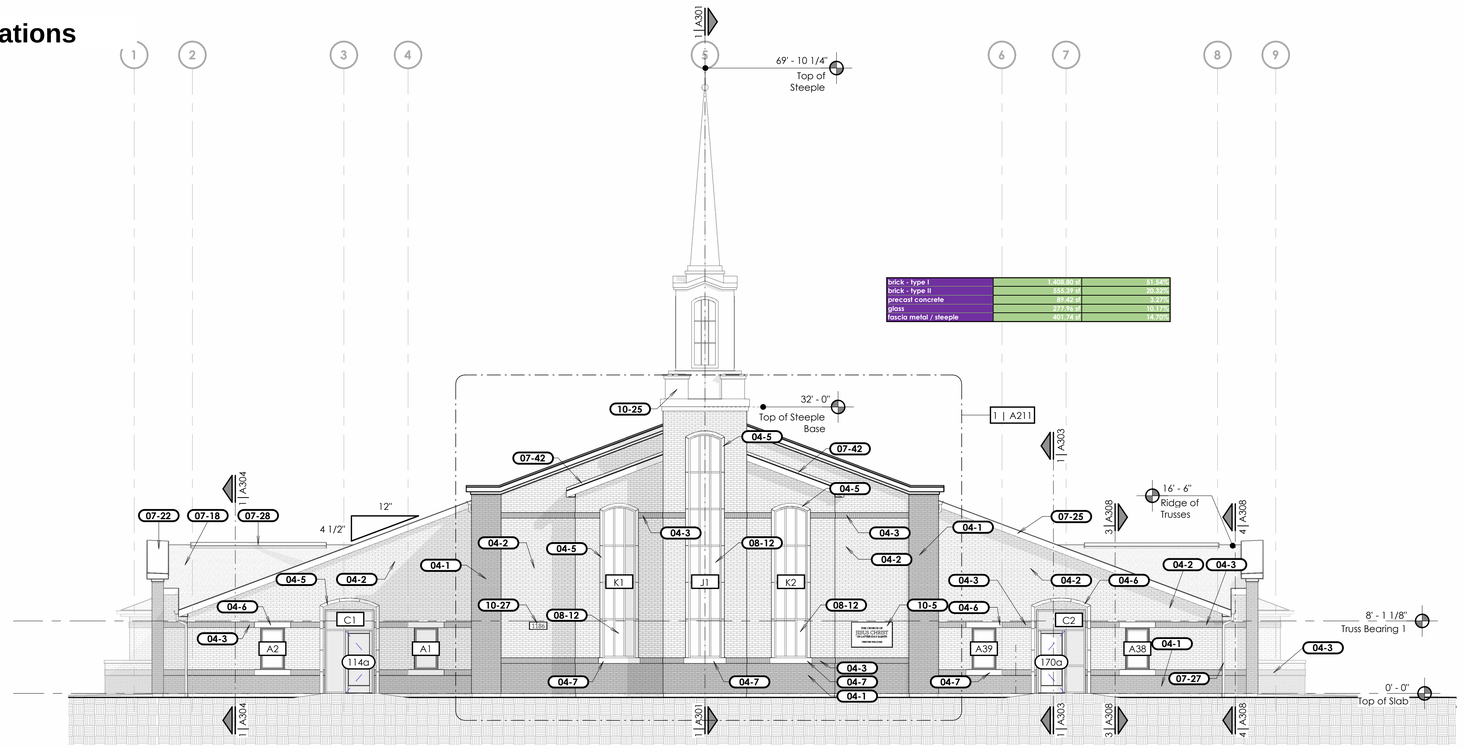
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Site Architectural Plan - North

C112

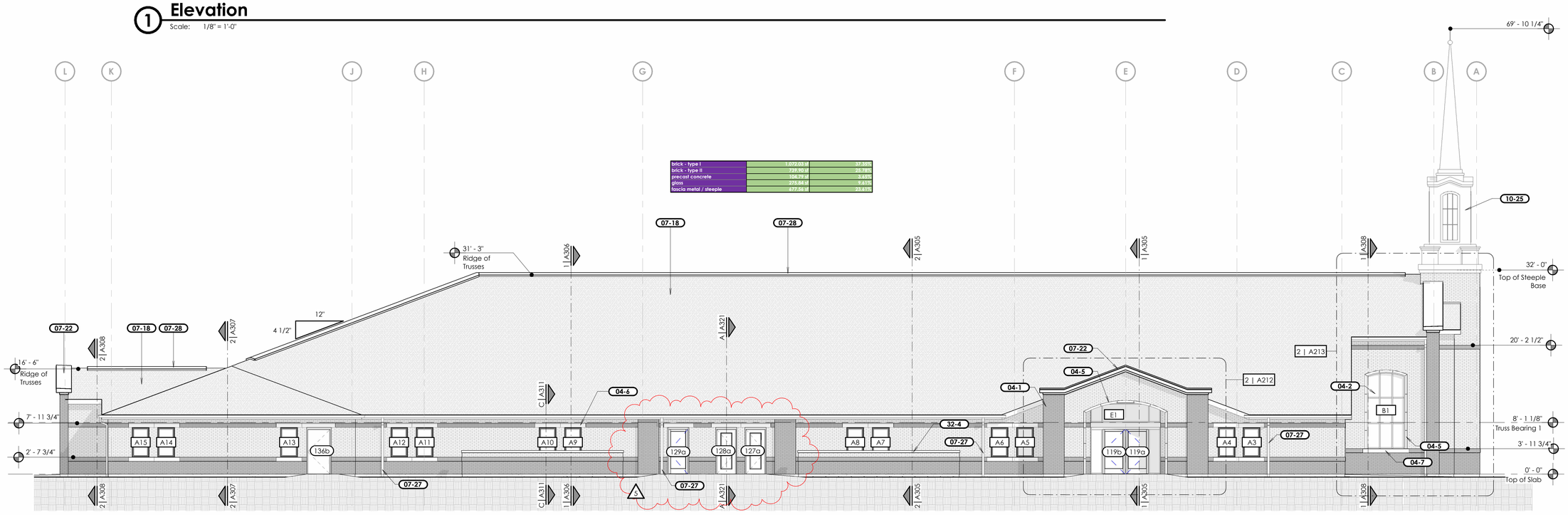
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Exhibit 6. Elevations



1 Elevation

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



2 Elevation

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

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Brick veneer wainscot course. Brick Type #2.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2. +1/2" from the face of the field brick.
04-5	Precast concrete entry or window trim.
04-6	Precast concrete window header.
04-7	Precast concrete window sill.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof and down the front of the fascia.
07-22	Parapet Cap Flashing Assembly.
07-25	Prefinished Metal Fascia.
07-27	Prefinished Metal Downspout. Typical. See G/A522.
07-28	Prefinished metal ridge vent. See A/A522.
07-42	Prefinished metal counterflashing over step flashing. See J/A521.
08-12	Spandrel glass window. See Window Details.
10-5	Engraved Stone Sign Panel.
10-25	Prefinished aluminum steeple. See A206 and A207.
10-27	Engraved Stone Address Sign.
32-4	Mechanical Enclosure Wall, See C and D/C504.

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LICENSED ARCHITECT
Lafe Theodore Harris
10 Mar 2025
8726578-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.35661, -111.91070

BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705
Date: 17 Jul 2024

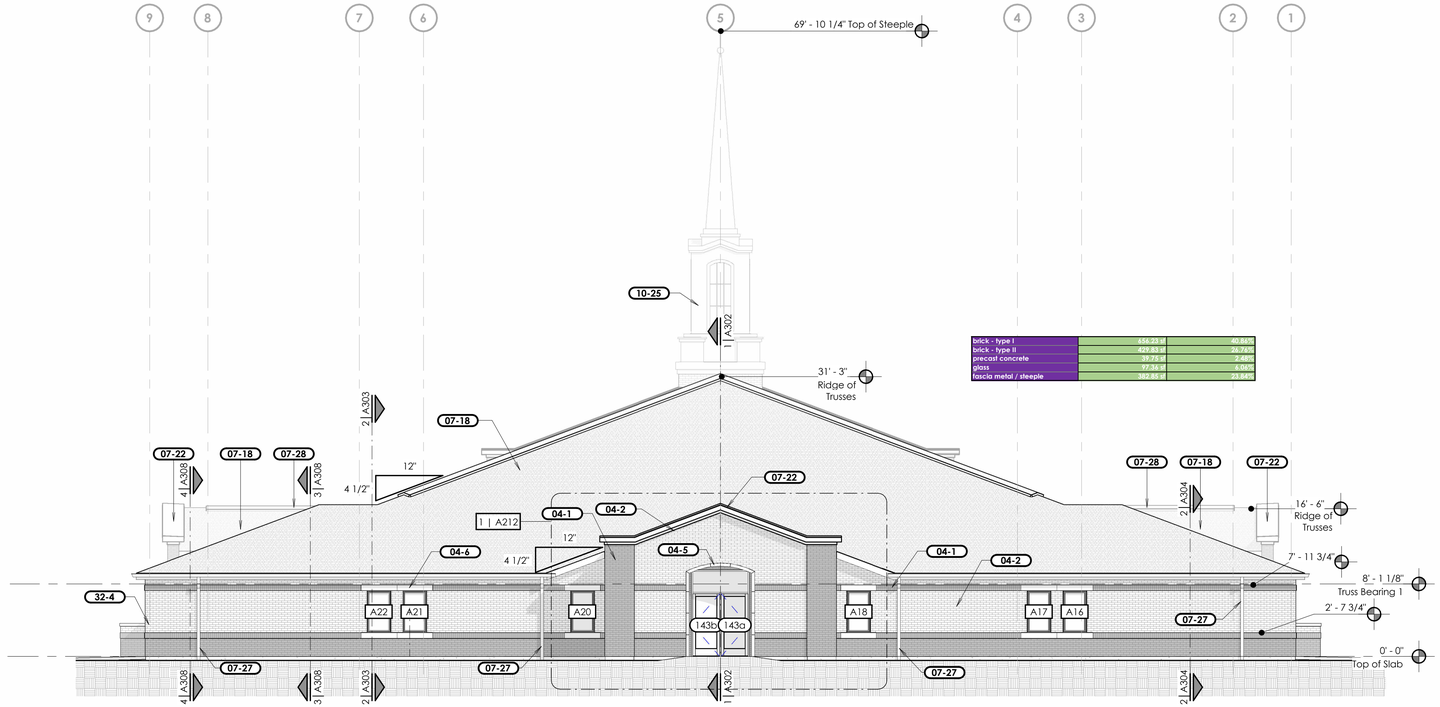
Drawing Issue and Revision Schedule

#	Date	Description
5	1 May 2025	Site Plan Review Response

Elevations

A201

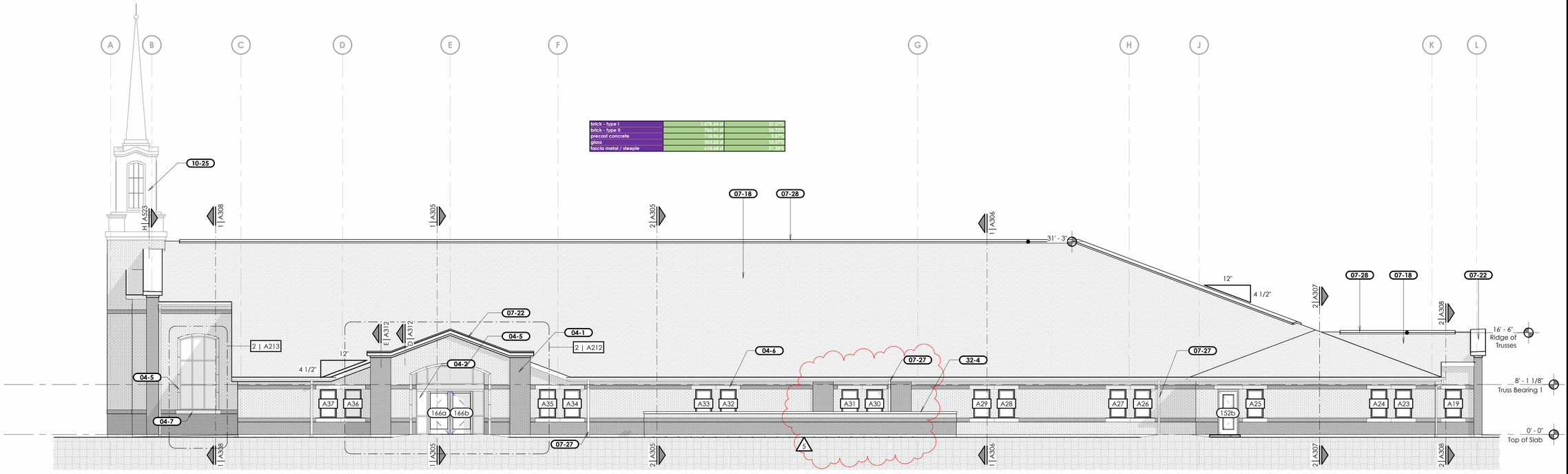
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brick - type I	666.28 sf	40.36%
brick - type II	434.33 sf	26.32%
precast concrete	31.24 sf	1.89%
glass	97.36 sf	5.90%
fascia metal / steeple	392.83 sf	23.80%

1 North Elevation

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



brick - type I	1,078.34 sf	37.57%
brick - type II	766.91 sf	26.72%
precast concrete	110.91 sf	3.87%
glass	293.93 sf	10.24%
fascia metal / steeple	619.43 sf	21.58%

2 East Elevation

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

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Brick veneer wainscot course. Brick Type #2.
04-2	Brick veneer field course. Brick Type#1.
04-5	Precast concrete entry or window trim.
04-6	Precast concrete window header.
04-7	Precast concrete window sill.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof and down the front of the fascia.
07-22	Parapet Cap Flashing Assembly.
07-27	Prefinished Metal Downspout. Typical. See G/A522.
07-28	Prefinished metal ridge vent. See A/A522.
10-25	Prefinished aluminum steeple. See A206 and A207.
32-4	Mechanical Enclosure Wall. See C and D/C504.

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LICENSED ARCHITECT
Lafe Theodore Harris
10 Mar 2025
6279579-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.35661 , -111.91670

Date: 17 Jul 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705

Drawing Issue and Revision Schedule

#	Date	Description
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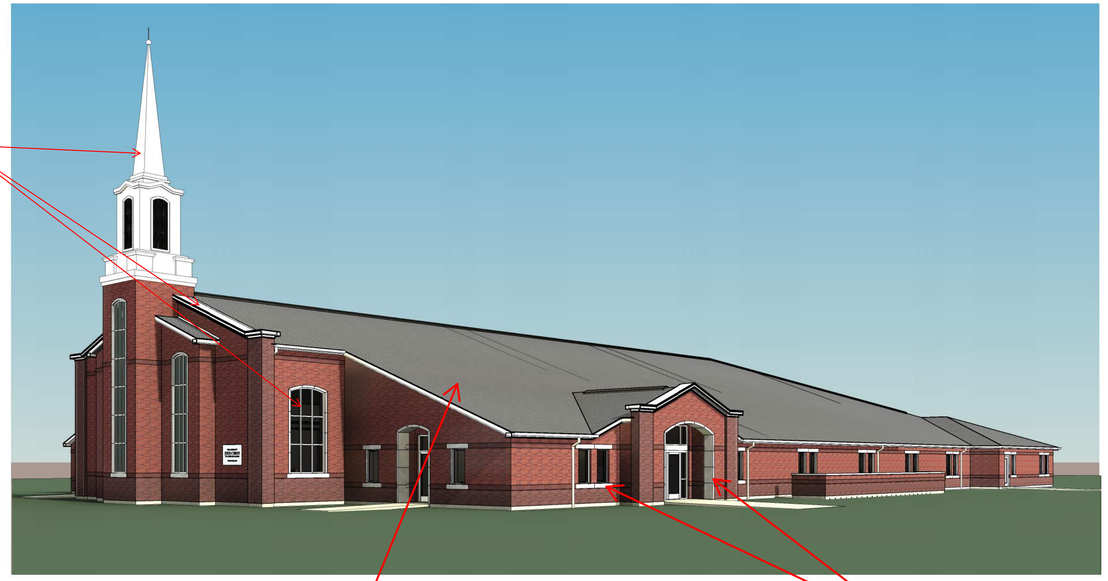
Elevations

A202

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Prefinished white metal steeple, fascia, parapet caps, and storefronts.



Field brick



Accent brick

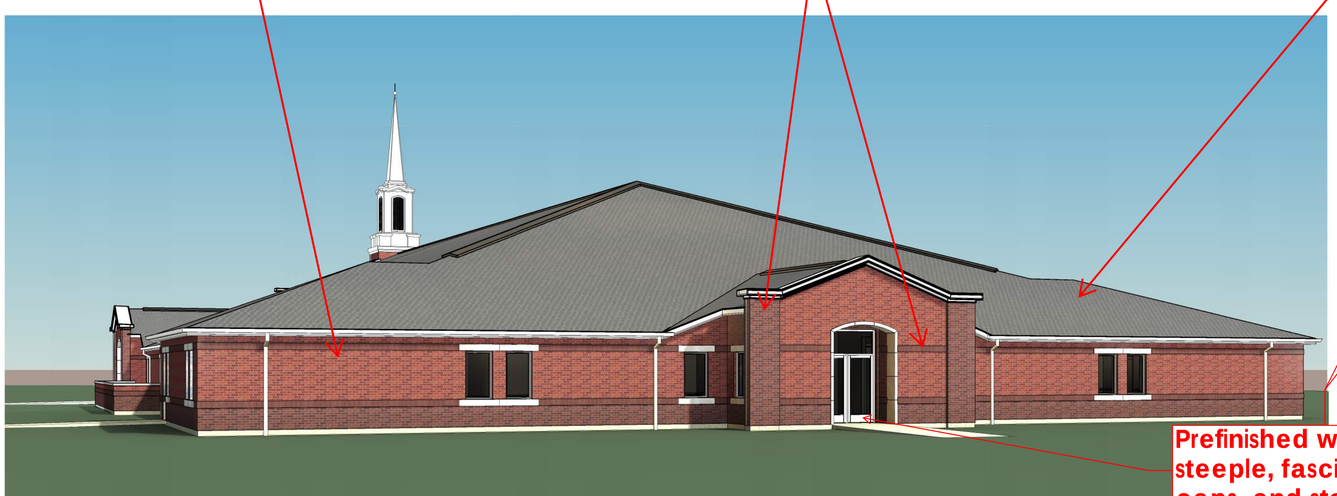


Black shingles

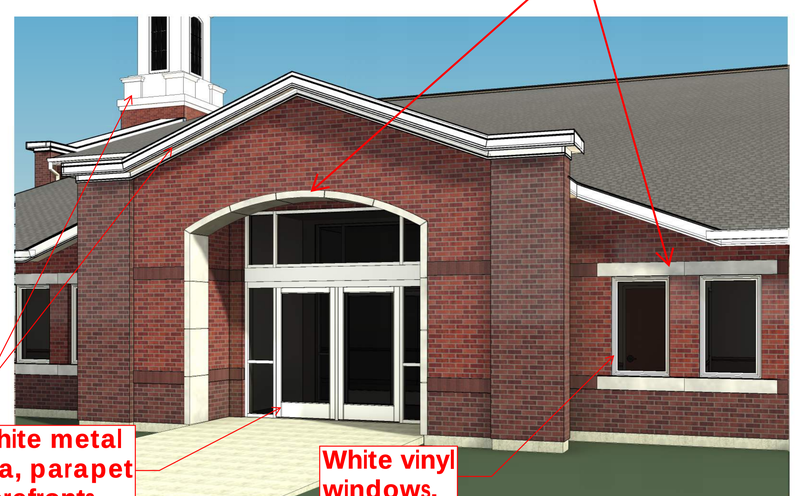


White precast concrete trim





Prefinished white metal steeple, fascia, parapet caps, and storefronts.



White vinyl windows.

7/17/2024 10:32:38 AM

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17 Jul 2024
6278878-0301
STATE OF UTAH

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Saratoga Hills 7 & Saratoga Springs UT Stake

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40.33601, -111.91670

BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705
Date: 17 Jul 2024

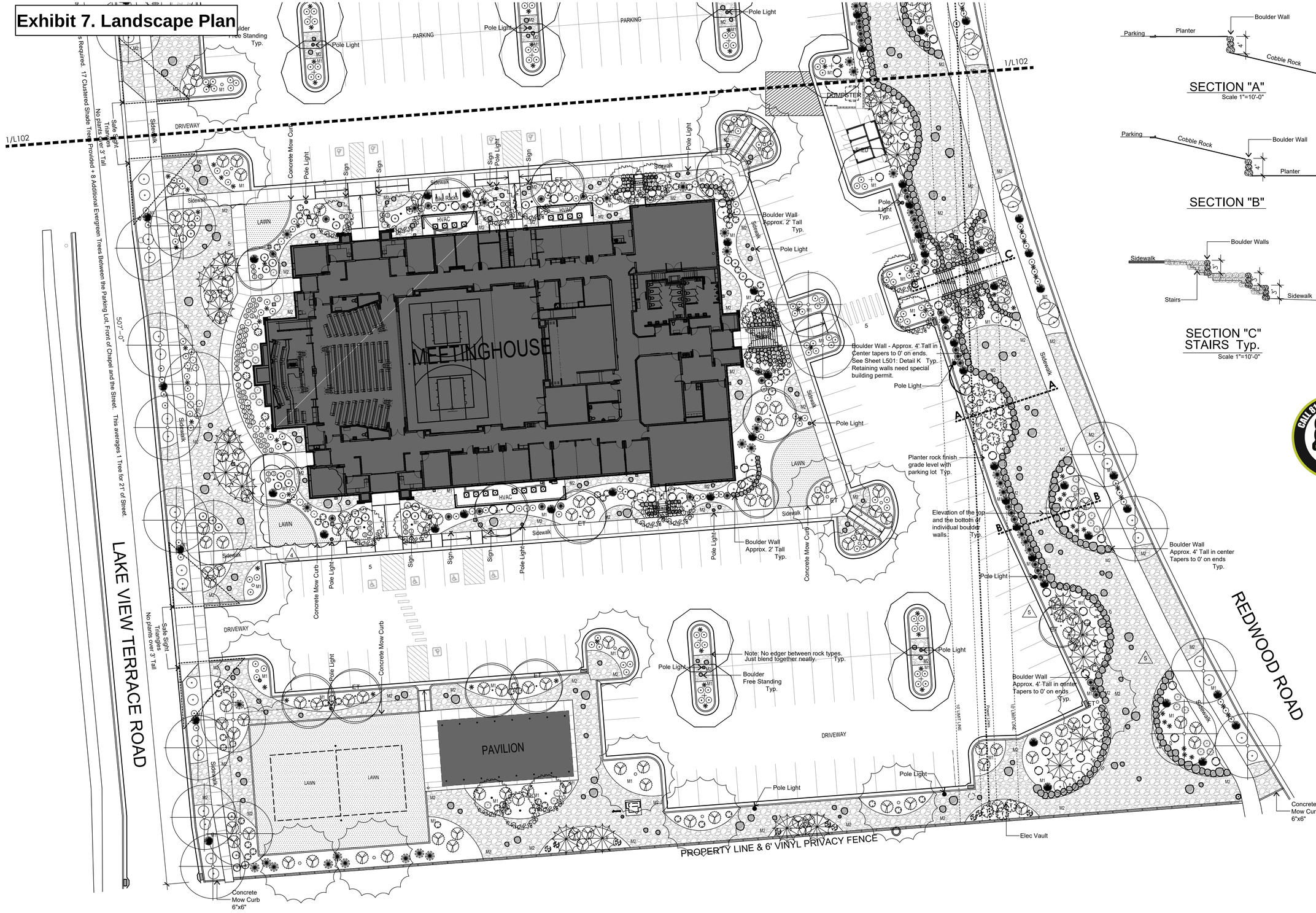
Drawing Issue and Revision Schedule

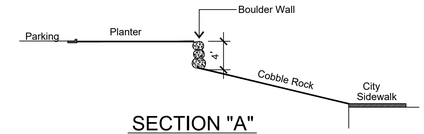
#	Date	Description

Exterior Perspectives

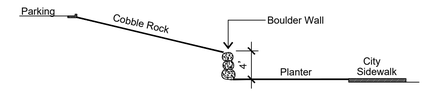
A901

Exhibit 7. Landscape Plan

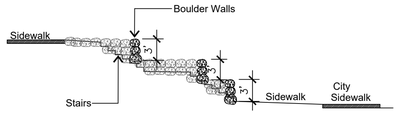




SECTION "A"
Scale 1"=10'-0"



SECTION "B"



SECTION "C"
STAIRS Typ.
Scale 1"=10'-0"

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GREGORY TOLLEY LICENSED LANDSCAPE ARCHITECT
07.17.2024

DESIGN earthWise LANDSCAPE - IRRIGATION - PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.35601, -111.91470

Date:	21 May 2024
BHD #:	2343
County Parcel:	58:041:0220
Plan Series:	Heritage 23.2
Owner #:	501-2705

Drawing Issue and Revision Schedule

#	Date	Description
5	09 May 2025	Site Plan Responses
4	06 Mar 2025	Site Plan Submittal
1	17 July 2024	Landscape Bid Documents

Landscape Plan South

L101

1 Landscape Plan - South

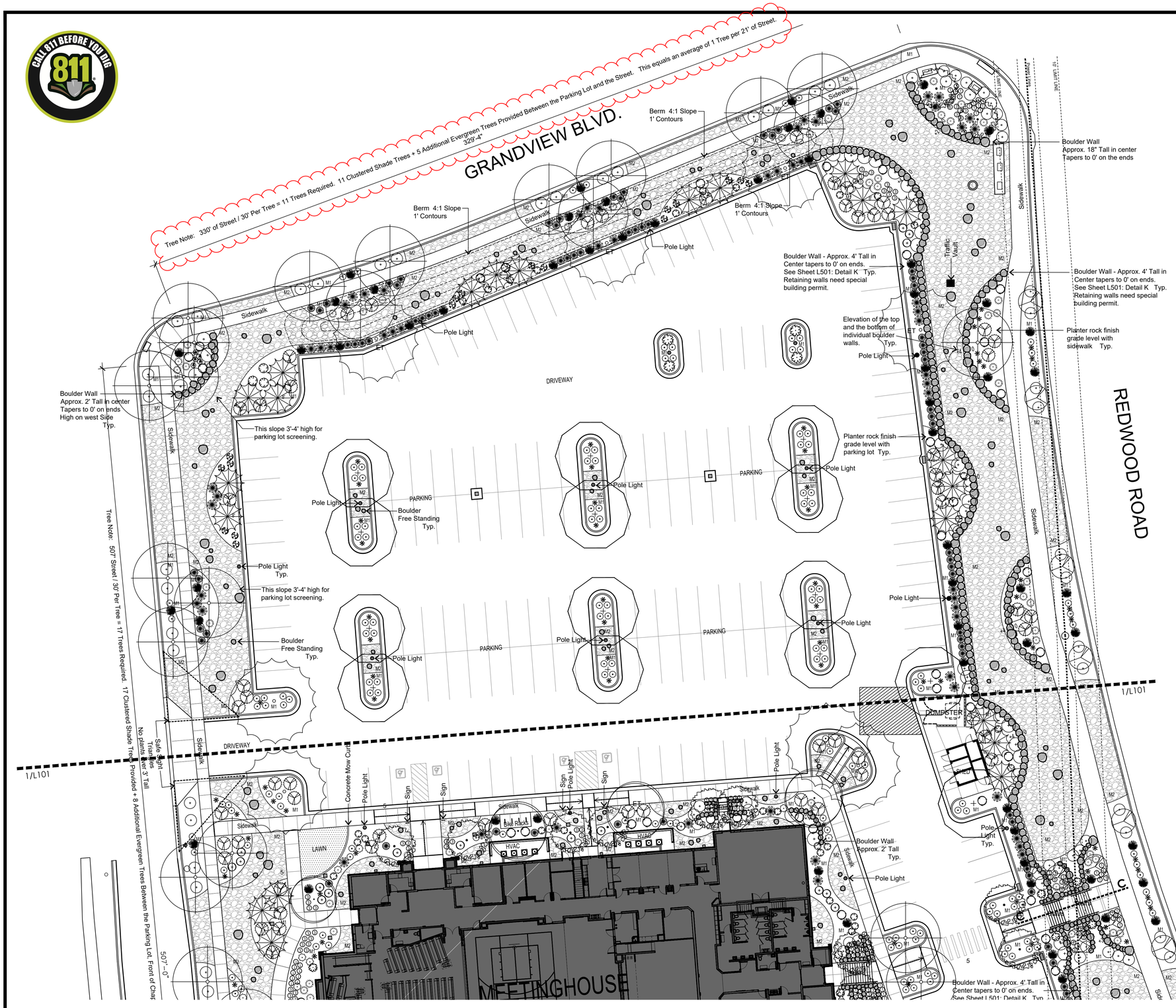
Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

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1 Landscape Plan - North

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

N

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Landscape Notes

1. TOPSOIL: ALL LAWN AREAS TO RECEIVE EIGHT (8) INCHES OF STOCKPILED TOPSOIL. STOCKPILED TOPSOIL MUST MEET THE CONTRACT DOCUMENTS SPECIFICATIONS. SUBMIT A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON STOCKPILED TOPSOIL TO DEMONSTRATE QUALITY. M1 SHRUB AREAS TO BE BACKFILLED WITH 12" O STOCKPILED TOPSOIL IF IT IS AVAILABLE. M2 COBBLE ROCK AREAS DO NOT NEED TOPSOIL. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH. SCREEN BERMS TO BE CONSTRUCTED FROM STOCKPILED TOPSOIL IF AVAILABLE.

2. ALL LANDSCAPE AREAS NOT LAWN TO BE COVERED WITH VARIOUS ROCK PRODUCTS MULCH. SEE KEY ON THIS DRAWING. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM OR DEEPER IF NECESSARY TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED OR REMOVED OF DIRT BEFORE DELIVERY AND INSTALLATION.

3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE AND CRUSHED ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C. USE DEWITT PRO 5 OR APPROVED EQUAL.

4. THE LAWN SHALL BE INSTALLED IN SOD FORM. INSTALL 'BIO BLUE' GRASS SOD FROM BIOGRASS SOD FARMS & BIOGRASS NURSERIES LOCATED IN WEST JORDAN, UTAH. THIS IS A MIX OF DROUGHT TOLERANT KENTUCKY BLUEGRASS VARIETIES. ORDER GRASS SOON AFTER BEING AWARDED THE CONTRACT TO ASSURE AVAILABILITY.

5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. REMOVE THE WEED BARRIER FABRIC FROM COVERING THE GRATE OPENINGS. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.

6. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. SEE LEGEND THIS SHEET. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE DETAIL "K" ON DRAWING L501. SEE SECTIONS. BOULDERS SHALL BE THE SPECIFIED SIZE MIN, ON ALL 3 SIDES, NOT JUST 1.

7. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN DETAILS AND CONCRETE SPECIFICATIONS.

8. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER CIVIL GRADING AND DRAINAGE DRAWINGS.

9. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. MAKE SURE THERE IS THE LATEST VERSION OF ALL THE DRAWINGS AND APPLICABLE SPECIFICATIONS AN SITE AT ALL TIMES FOR EMPLOYEE USE.

10. ALL LAWN TOPSOIL TO RECEIVE 8 LBS. PER 1,000 S.F. OF A GRANULAR 16-16-8 FERTILIZER BEFORE SOD INSTALLATION. FERTILIZER MAY BE BROADCAST ON THE TOPSOIL SURFACE.

Landscape Objects Legend

M1	'SOMA' Crushed Rock 1.5" Light Earth Toned Colored Utah Landscape / Nephi
M2	Crushed Cobble Rock 3-5" Dark Burgandy Earth Toned Staker Parsons Beef Hollow Pit
	LAWN SOD KENTUCKY BLUEGRASS Bio Sod Bio-Blue Blend
18" 2" 3' 4"	BOULDERS Browns Canyon Brown Quartz
	CONCRETE MOW CURB 6"X6" SEE CIVIL DRAWINGS

Site Data

Main building	23,913 sf	11.5 %
Storage building	225 sf	0.1 %
Asphalt pavement	98,338 sf	47.1 %
Concrete	17,857 sf	8.6 %
Turfgrass	4,577 sf	2.2 %
Other landscaping	63,671 sf	30.5 %
Total site	208,581 sf	4.79 acres
Buildable Area	208,581 sf	4.79 acres
ROW dedication:	31,359 sf	
Asphalt area:	9,554 sf	
Curb and gutter length:	600 lf	
Sidewalk area:	4,260 sf	

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GREGORY WOLLEY 10400 LANDSCAPE ARCHITECT
07.17.2024

earthWise DESIGN
LANDSCAPE · IRRIGATION · PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
42.33601, -111.91470

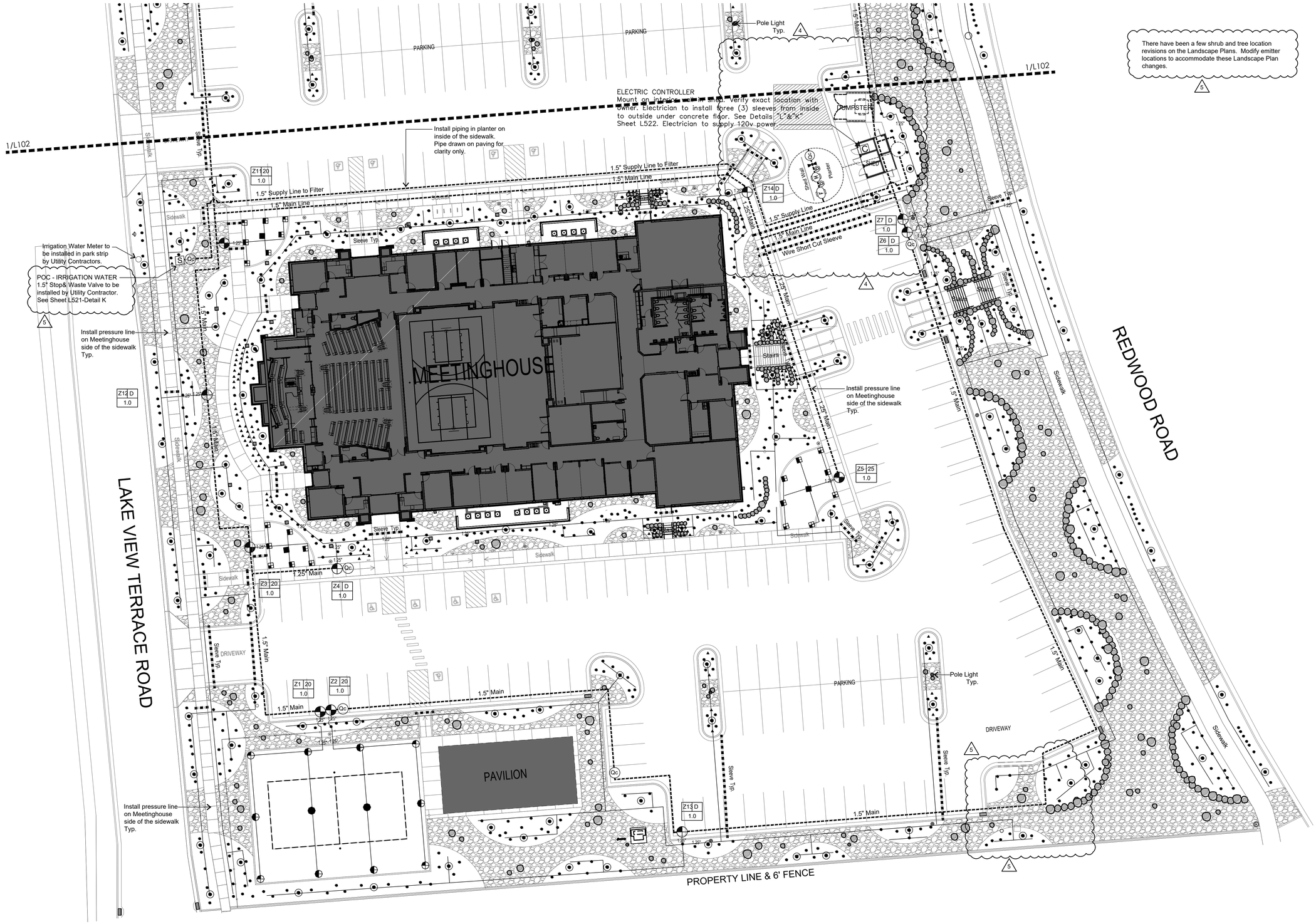
Date:	21 May 2024	BHD #:	2343
		County Parcel:	58041:0220
		Plan Series:	Heritage 23.2
		Owner #:	501-2705

Drawing Issue and Revision Schedule

#	Date	Description
5	09 May 2025	Site Plan Responses
4	06 Mar 2025	Site Plan Submittal
1	17 July 2024	Landscape Bid Documents

Landscape Plan North

L102



1 Irrigation Plan - South

Scale: 1" = 20'-0"

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Suite 205 Draper, Utah 84020

GREGORY HOLLEY LICENSED LANDSCAPE ARCHITECT
07.17.2024

DESIGN earthWise LANDSCAPE - IRRIGATION - PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.334501, -111.91470

Date:	21 May 2024	**BHD #:**	2343
		County Parcel:	58:041:0220
		Plan Series:	Heritage 23.2
		Owner #:	501-2705

Drawing Issue and Revision Schedule

#	Date	
5	09 May 2025	Site Plan Revisions
4	06 Mar 2025	Site Plan Submittal
1	17 July 2024	Landscape Bid Documents

Irrigation Plan South

L201

Printed: 11 Aug 2025 4:20 AM



1 Irrigation Plan - North

Scale: 1" = 20'-0"

Irrigation Notes

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 75 P.S.I. MINIMUM AND 40 G.P.M. AND 1.5" PRESSURIZED IRRIGATION WATER CONNECTIONS. PRIOR TO CONSTRUCTION, CONFIRM STATIC PRESSURE OF THE CULINARY WATER AND SIZE OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE AND P.S.I. ARE INADEQUATE.

2. A CONNECTION VALVE WILL BE INSTALLED BY THE SITE UTILITY CONTRACTOR.

3. THIS PLAN IS SOMEWHAT DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS OR OUT OF LANDSCAPE AREAS FOR PLAN CLARITY. ALL PIPING AND COMPONENTS TO BE INSTALLED IN LANDSCAPE AREAS. COORDINATE WITH LANDSCAPE DRAWING TO AVOID CONFLICTS WITH PLANT MATERIALS ESPECIALLY TREES.

4. LOCATE ALL VALVES AND BOXES NO MORE THAN 12" FROM CURB OR SIDEWALK FOR EASY ACCESS AND MAINTENANCE. USE TAN VALVE BOXES AND LIDS WHEN LOCATED IN MULCH AREAS, GREEN IN LAWN AREAS. USE JUMBO VALVE BOXES FOR DRIP VALVE ASSEMBLIES IF NECESSARY.

5. LOCATE SLEEVES UNDER ALL PAVED SURFACES WHERE PIPE OR WIRE CROSS UNDER. SLEEVE SIZE SHALL BE MINIMUM 2 PIPE SIZES LARGER THAN THE PIPE. CONTROL WIRES SHALL BE PLACED IN SEPARATE SLEEVES. INSTALL MORE THAN ONE SLEEVE PER LOCATION IF NECESSARY. EXTEND SLEEVES 6" BEYOND PAVED SURFACE ON EACH SIDE. ASSURE THERE ARE SUFFICIENT SLEEVES TO ACCOMMODATE ALL PIPING AND WIRES.

6. CONNECT SHRUB & PERENNIAL DRIP EMITTER ASSEMBLIES TO NEAREST PVC LATERAL LINE. THE INTENT IS FOR ALL SHRUBS AND TREES TO RECEIVE AN APPROPRIATE EMITTER AS PER LANDSCAPE PLAN, WHETHER DRAWN OR NOT. DETERMINE EXACT LOCATION AND QUANTITY OF EMITTERS FROM THE LANDSCAPE PLAN.

7. INSTALL SEPARATE DEDICATED ZONES FOR TREES. TREES SHALL BE ON SEPARATE ZONE VALVES FROM THE SHRUBS AND PERENNIALS. THERE NEEDS TO BE THREE TREE ZONE VALVES. INSTALL ALL 1" LATERAL LINES. NOT SHOWN ON PLAN.

8. ELECTRIC CONTROLLER TO BE INSTALLED ON AN INTERIOR WALL IN THE SHED. VERIFY WITH OWNER EXACT LOCATION. COORDINATE WITH ELECTRICIAN EARLY IN PROJECT TO ASSURE CONTROLLER SLEEVES ARE INSTALLED PROPERLY. SEE DETAIL "L & K" SHEET L522.

9. CONTROL CABLE TO THE HYDROMETER TO BE CAGE ELECTRICAL; EV-CAB-SEN #18 OR APPROVED EQUAL. ZONE VALVE WIRES TO BE #14 DIRECT BURIAL WIRE. SEE SPECIFICATIONS.

10. DO NOT CUT OR SPLICE WIRES WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT. MAKE SMALL COIL OF WIRE AT ALL DIRECTION CHANGES. DO NOT PULL WIRE TIGHT IN TRENCHES, INSTALL SLIGHTLY LOOSE.

11. INSTALL (3) GROUNDING RODS ADJACENT TO CONTROLLER AS PER MANUFACTURES RECOMMENDATIONS.

12. THIS SYSTEM IS DESIGNED TO BE PURGED OF WATER WITH COMPRESSED AIR IN THE FALL. DO NOT INSTALL AUTOMATIC DRAINS.

13. INSTALL A STEEL LOCKING ENCLOSURE OVER THE BACKFLOW DEVISE. SEE DETAIL "C" SHEET L521.

Irrigation Objects Legend

Valve Key

ZONE NO. → Z1 25 ← GPM OR DRIP
VALVE SIZE → 1.0

Site Data

MAIN BUILDING	23,925 SF	11.40%
STORAGE BUILDING	225 SF	0.10%
ASPHALT Pavement	98,338 SF	47.00%
CONC.	18,722 SF	8.90%
LANDSCAPING	68,248 SF	32.60%
LAWN	1,340 SF	0.06%
REC. LAWN	4,577 SF	2.2%
OTHER	62,331 SF	29.70%
TOTAL SITE:	209,446 SF	4.81 ACRES

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GREGORY WOLLEY — 01.17.2024

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
APN 53560:1, 11:1:9:170

Date:	21 May 2024	Owner #:	501-2705
BHD #:	2343	Plan Series:	Heritage 23.2
County Parcel:	58:041:0220		

Drawing Issue and Revision Schedule

#	Date	Description
4	06 Mar 2025	Site Plan Submittal
1	17 July 2024	Landscape Bid Documents

Irrigation Plan North

L202

Printed: 14 Mar 2025 11:40 AM

NOTES to CITY
There are eleven (11) extra trees included that have been added to the landscape to compensate for eleven (11) non-required parking stalls that were located within six (6') of other landscape planters.
Extra Trees are indicated on the L101 drawing as "ET"

Over 85% of plant materials are drought tolerant.

Total Plant Coverage is: 53%

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity	Drought Tolerant
	Deciduous	Quercus rubra 'Shumardii' Shumard Red Oak	25 Gal. Container 2" Caliper	8'	3'	50'	40'	37	Yes
	Deciduous	Celtis occidentalis Common Hackberry	25 Gal. Container 2" Caliper	8'	3'	30'	30'	18	Yes
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Choke Cherry	25 Gal. Container 2" Caliper Single Trunk	7-8'	4'	25'	25'	13	Yes
	Deciduous	Fagus sylvatica 'Riversii' Rivers Purple Beech	25 Gal. Container 2" Caliper	8'	3'	45'	35'	20	No
	Deciduous Ornamental	Amelanchier x 'grandiflora' Autumn Brilliance Serviceberry	25 Gal. Clump Container 2" Caliper	8'	4'	25'	15'	19	Yes
	Evergreen	Pinus leucodermis Dwarf Austrian Pine	B&B or Container	6'	3'	30'	10-15'	25	Yes
	Evergreen	Pinus leucodermis Dwarf Austrian Pine	B&B or Container	8'	3'	30'	10-15'	10	Yes
	Evergreen	Pinus nigra 'Franks' Franks Dwarff Austrian Pine	B&B or Container	6'	1.5'	10'	4'	16	Yes

5

SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity	Drought Tolerant
	Evergreen	Pinus mugo Mughus - Pumilo Dwarf Mugo Pine	5 GAL. Container	2-3'	12"	3'	4'	95	Yes
	Evergreen	Yucca filimentosa Yucca	5 GAL. Container	18"	12"	3'	4'	64	Yes
	Deciduous	Caryopteris clandonensis Blue Mist Spirea	5 GAL. Container	18"	12"	3'	4'	39	Yes
	Deciduous	Euonymus alatus 'Compacta' Dwarf winged Euonymus	5 GAL. Container	2-3'	12"	4'	4'	83	Yes
	Deciduous	Berberis thunb. atrop. "Nana' Crimson Pigmy Barberry	5 GAL. Container	18"	12"	2'	3'	33	Yes
	Deciduous	Rosa 'Kockout' Petite Red Knockout Rose	5 GAL. Container	24"	12"	3'	3'	78	No
	Deciduous	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 GAL. Container	24"	18"	2'	3'	80	Yes
	Deciduous	Cornus sericea 'Kelseyi' Kelsey Dwarf Dogwood	5 GAL. Container	2-3'	18"	3'	3'	95	No
	Evergreen	Juniperus h. 'Blue Chip' Blue Chip Juniper	5 GAL. Container	8"	18"	8"	6'	4	Yes
	Evergreen	Cotoneaster dammeri 'Lowfast' Dwarf Bearberry	5 GAL. Container	18"	18"	12"	6'	166	Yes
	Evergreen	Juniperous C. "Procumbens nana" Green Mound Juniper	5 GAL. Container	8"	18"	12"	6'	169	Yes
	Decidous	Syringa vulgaris Common Purple Lilac	10 GAL. Container Single Stem	48"	24"	8'	8'	11	Yes
	Evergreen	Pinus mugo 'Big Tuna' Big Tuna Mugo Pine	10 GAL. Container Container	4'	2'	6'	5'	5	Yes

5

GRASS & PERENNIAL LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width	Quantity	Drought Tolerant
	Perennial	Perovskia atriplicifolia 'Filigran' Filigran Russian Sage	1 GAL. Container	6"	12"	3'	4'	29	Yes
	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Feather Grass	1 GAL. Container	18"	6"	4'	2'	104	Yes
	Grass	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 GAL. Container	12"	6"	30"	3'	223	Yes
	Perennial	Hemerocallis 'Texas Sunlight' Daylilly	1 GAL. Container	10"	6"	24"	2'	79	Yes
	Perennial	Nepeta faassenii Catmint 'Blue Wonder'	1 GAL. Container	8"	6"	18"	2'	165	No
	Perennial	Shasta Daisey Leucanthemum x superburn	1 GAL. Container	10"	6"	24"	2'	100	Yes

LANDSCAPE DATA

Total Site Area	208,581 sq.ft.	% of Landscape	%/# Required by Local Jurisdiction	
Total Landscape Area	68,248 sq. ft.		15% Minimum	
Recreation Lawn	4,577 sq.ft. % of total landscape area	7	NA	
Other Lawn	1340 sq.ft. Recreation lawn area not included.	2	NA	
All Shrubs/Groundcover	62331 sq.ft. % of total landscape area	91	NA	
Trees on site	None existing			

PLANT COVERAGE

Coverage Area	Recommended mature shrub coverage	Actual	Recommended Tree Effect	Trees Provided / Trees required
Street Frontage	30% - 55%	27%	Frame Building	NA
Primary Entries	25% - 60%	59%	Frame Entry	NA
Building Perimeter	15% - 35%	25%	Accent Building	NA
Perimeter Sides	10% - 25%	19%		NA
Perimeter Rear	5% - 25%	21%		NA

IRRIGATION LEGEND - Heads

SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	PSI	RADIUS	GPM	PREC. IN/HR
	PRS - SPRAY HEAD	RAINBIRD	1804- MPR-12F	30	12'	2.60	2.01
	PRS - SPRAY HEAD	RAINBIRD	1804- MPR-12H	30	12'	1.30	2.01
	PRS - SPRAY HEAD	RAINBIRD	1804 MPR-12Q	30	12'	.65	2.01
	PRS - SPRAY HEAD	RAINBIRD	1804 MPR-15Q	30	15'	.92	1.83
	PRS - SPRAY HEAD	RAINBIRD	1804- MPR-15H	30	15'	1.85	1.83
	PRS - SPRAY HEAD	RAINBIRD	1804-MPR-15F	30	15'	3.70	1.83
	FULL CIRCLE	RAINBIRD	5000 SERIES MPR - 30	55	30'	6.4	.68
	HALF CIRCLE	RAINBIRD	5000 SERIES MPR - 30	55	30'	3.3	.68
	QUARTER CIRCLE	RAINBIRD	5000 SERIES MPR - 30	55	30'	1.6	.68
	SHRUB DRIP EMITTER	RAINBIRD	XERI-BUG XBT-20PC 1/2" FPT 2.0 GPH For Shrubs				
	SHRUB DRIP EMITTER	RAINBIRD	XERI-BUG XBT-20PC 1/2" FPT 1.0 GPH For Perennials				
	TREE DRIP LINE	NETIFIM	DRIPLINE 0.9 GPH EMITTERS 12" O.C. For Trees				

NOTE: Sprinkler heads and installation design are water conserving.

IRRIGATION LEGEND - Controller & Valves

SYMBOL	DESCRIPTION	MANUF.	MODEL NO. / COMMENTS
	DRIP VALVE ASSEMBLY	RAINBIRD	XCZ-100-PRB-COM
	ELECTRIC VALVE	RAINBIRD	PEB VALVES - 1"
Qc	QUICK COUPLER VALVE	RAINBIRD	33DRC - (3/4")
	GATE VALVE	NIPCO T-113	NON-RISING STEM GATE VALVE - SIZE PER MAIN LINE
C	CONTROLLER	WEATHER TRAK	WTPRO3-C-24-CWM
H	HYDROMETER	NETIFIM	LHM 15TG1-MEL
F	FILTER	AMIAD	MINI SIGMA - 2" ON LINE
S	CULINARY WATER CONN.	By City Code	Valve Installed by Others
R	RAIN / FREEZE SENSOR	RAINBIRD	WR2RFC
D	MANUAL DRAIN	NIPCO	3/4" BRASS GLOBE VALVE

IRRIGATION LEGEND - Pipe

SYMBOL	DESCRIPTION
----------	SCH 40 PVC MAIN PRESSURE LINE & SUPPLY LINE - 1.5" Unless noted otherwise
- - - - - -	CLASS 200 PVC SLEEVE PIPE - Two sizes larger than pipe size. Use everywhere piping & wires go under concrete or asphalt
————	SCH 40 PVC LATERAL LINE - 1" Unless Noted Otherwise

DESIGN CRITERIA

Eco-Region	10.1 - Northern Cold Desert
Climate zone	Zone 4
Zoning ordinance	Residential
Water availability	80 p.s.i. and 58 g.p.m. Secondary
Soil type	Existing Sandy Clay Loam
Slopes	Mild to Steep (3:1) Slopes
Wind	From the North
Setbacks/easements	See site plan
Microclimates	Windy Site, Especially in winter
Soil ph	7.8
Lawn Area Percentage	2.8%
Undeveloped property	0 sq. ft.
Irrigation system	Yes -automatic

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Suite 205 Draper, Utah 84020

STATE OF UTAH
GREGORY WOLLEY
LICENSED LANDSCAPE ARCHITECT
07.17.2024

DESIGN earthWise
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.336011, -111.914370

Drawing Issue and Revision Schedule

#	Date	Description
5	09 May 2025	Site Plan Responses
4	06 Mar 2025	Site Plan Submittal
1	17 July 2024	Landscape Bid Documents

Legends

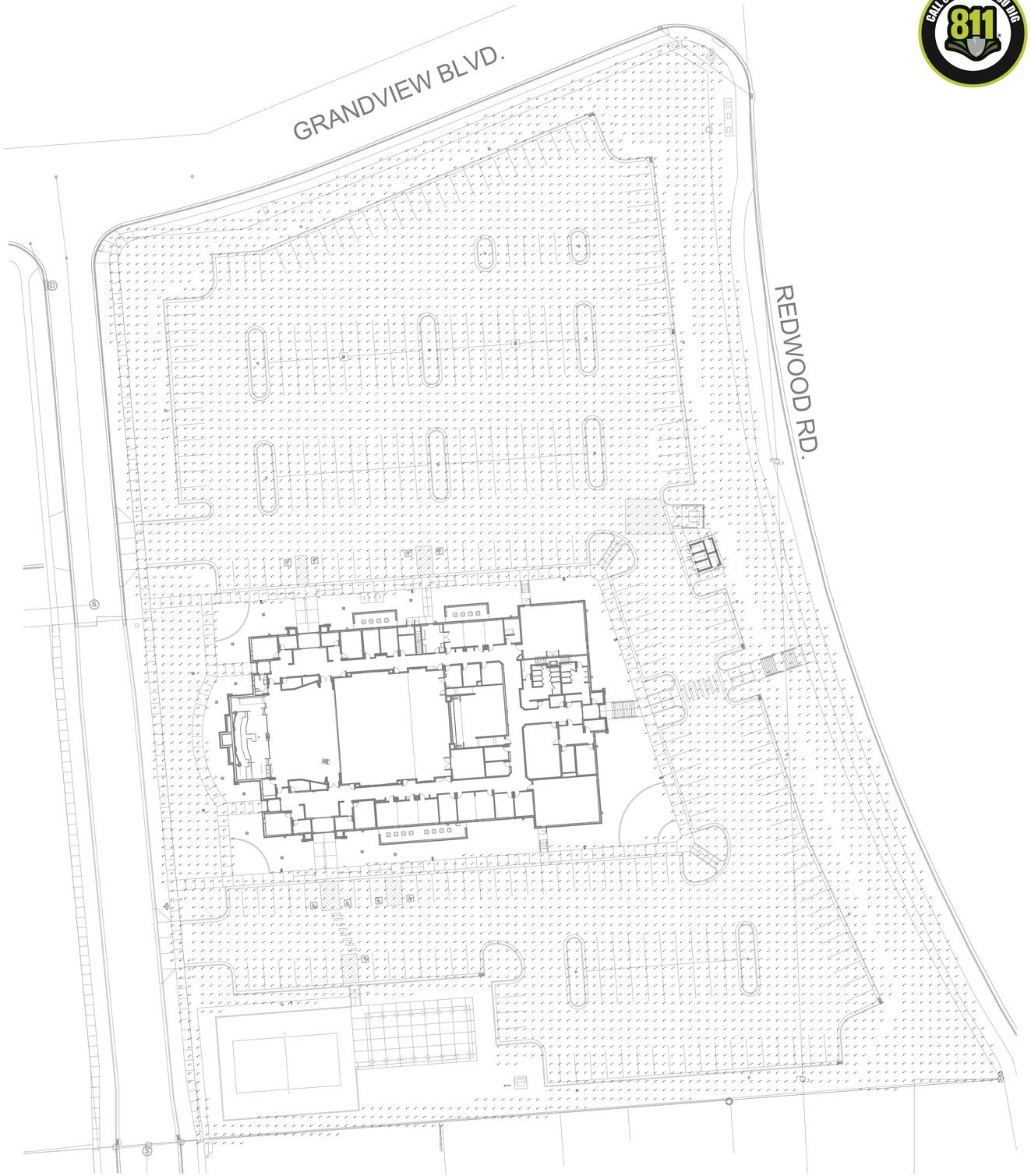
L601

Date: 21 May 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705

Printed: 3 Sep 2025 1:57 PM

Exhibit 8. Photometric Plan

ALL LIGHT FIXTURES SHALL BE DIRECTED DOWNWARDS. COLOR TEMPERATURE FOR EXTERIOR LIGHTING SHALL BE 3000K. EXTERIOR LIGHTING SHALL BE TURNED ON AT SUNSET AND BY 11:00PM TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOT; 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.



1 Photometric Site Plan
SCALE: NTS

0 10' 20' 40'

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Saratoga Hills 7 & Saratoga Springs UT Stake

Approx. 1433 Lake View Terrace Road, Saratoga Springs, Utah
40.33601, -111.91670

Date: 17 Jul 2024
BHD #: 2343
County Parcel: 58:041:0220
Plan Series: Heritage 23.2
Owner #: 501-2705

Drawing Issue and Revision Schedule

#	Date	Description
1	22 Nov 2024	Addendum 2

Photometric Site Plan

ES112P

6/21/2025 12:02:32 PM

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
UTA Park & Ride Pony Express
November 13, 2025
PUBLIC MEETING

Applicant:	Carlie Torres
Owner:	Utah County / Attention: Richard Neilson
Location:	795 East Sand Dollar Way
Project Acreage:	1.10 acres
Lots:	1
Current Use:	Undeveloped Land
Land Use Designation:	Institutional
Parcel Zoning:	Institutional / Civic
Adjacent Zoning:	Institutional / Civic
Adjacent Uses:	Natural Open Space
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for a park and ride lot at 795 East Sand Dollar Way. The only use is the park and ride parking lot. Without any structures, there is not a required minimum parking stall count. There will be 54 parking stalls provided, three of which are ADA compliant stalls. The subject property is 1.10 acres of a 34.19-acre parcel. The proposed site plan complies with all site, parking, landscaping, and lighting requirements.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The UTA Park and Ride fronts Pony Express Parkway to the south and is accessed from Sand Dollar Way. Interconnection with the surrounding lots is not required as the park and ride is just a parking lot in the middle of a large parcel owned by Utah County.

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kblack@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

C. **Process:** City Code Chapter 19.14.05.8 outlines the process for a site plan review, as outlined below.

Site Plan Application and Approval Process.

a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC). **Complete.**

b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings provided.**

c. New site plans shall follow the process below:

i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.**

ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Completed.**

iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.**

iv. The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.**

v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.**

D. **Community Review:**

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. **General Plan:**

The General Plan outlines the importance for having a mix of uses within the City, which include:

- Reducing travel distances for goods and services.
- Balancing inbound and outbound travel at peak morning and evening times.
- Diversifying the local tax base to fund public safety and other public services.

Staff conclusion: Consistent. The UTA Park and Ride seeks to provide an option for alternative ways to travel, rather than by automobile. The location of the use will reduce congestion by removing some cars from traffic and replacing those cars with a bus. The UTA Park and Ride also reduces automobile travel distances for residents by providing a place to park their vehicles and then use transit for the rest of the trip. This will help to balance the need for travel outside the City.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission take public input, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation"I move that the Planning Commission forward a recommendation for approval of the requested **Site Plan** for the **UTA Park & Ride Pony Express** located at 795 East Sand Dollar Way, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the **Site Plan** for **UTA Park & Ride Pony Express** 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 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested **Site Plan** for **UTA Park & Ride Pony Express** located at 795 East Sand Dollar Way with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____.

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape Plan
6. Photometric Plan

Exhibit 1: Engineering Staff Report

Staff Report

Author: Dan McRae, Assistant City Engineer
Subject: UTA Park & Ride Pony Express – Site Plan
Date: November 13, 2025
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. **Background:**

Applicant:	*Carlie Torres - UTA*
Request:	*Site Plan Approval*
Location:	*826 E Pony Express Pkwy*
Acreage:	*1.10 Acres - 1 Lot*

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

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

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

3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

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

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

6. Developer shall provide easements for all public utilities not located in the public right-of-way.

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

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

9. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

10. Please be advised that only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

11. Traffic Memo states the following:

In late 2023, UTA completed a traffic study related to constructing a new park and ride lot in Saratoga Springs to serve a bus route between American Fork City and Eagle Mountain City. The details and results of this study are shown below.

Estimates for utilization of the Saratoga Springs proposed park and ride locations were generated using the latest Wasatch Front Regional Travel Demand Model (version 9.0.0). The Transportation Improvement Program (TIP) year of 2028 assumed, corresponding with 2028 socio-economic data, and 2028 highway network. A TIP 2028 transit network was assumed, though the a few modifications were made to the default network:

- Realignment and revised stops configuration of Route 809 based on internal information
- Headways modified to 30 minutes in the peak and off-peak periods

The following estimates are based on *raw, unadjusted modeled results* of average daily ridership rounded up to the nearest whole number:

Average Daily Ridership Estimates

Saratoga Springs	Access Type			Access Mode Split	
Route	Walk	Drive		Walk	Drive
809	3	3	6	50%	50%

Walk and drive access types are provided to help show additional context regarding potential access at the proposed park and ride location. Results suggest approximately 3 boardings by drive access type at the Saratoga Springs park and ride location.

Based on this traffic study, we anticipate negligible impacts to Saratoga Springs City roads related to the development of this site. If you have any questions, please feel free to contact me at 801-870-8814.

Sincerely,



Ryan Kitchen, PE
Horrocks Project Manager

Exhibit 2: Location and Zone Map





Exhibit 3: Application Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.18.25

Application Information

Site Plan
UTA Park N Ride

Applicant:	Carlie Torres
Owner:	Utah County / Attention: Richard Nielson
Location:	526 East Pony Express Parkway
Project Acreage:	1.10 acres
Current Use:	Undeveloped
Land Use Designation:	Institutional
Parcel Zoning:	Institutional/Civic
Adjacent Zoning:	Institutional/Civic
Adjacent Uses:	Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

If checked yes, then add these to the report

Wildland Urban Interface:	Yes

Date Received:	**1st submittal:** June 20, 2025 **2nd submittal:** August 27, 2025 **3rd submittal:** October 14, 2025 **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal:** June 25, 2025 **2nd submittal:** August 27, 2025 **3rd submittal:** October 14, 2025 **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	58:036:0198 / 34.19 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): June 18, 2025

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

Code Review

- 19.04, Land Use Zones
  - Zone: Institutional/Civic
  - General Plan Land Use: Institutional

No density shall be calculated on sensitive lands.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Item.	

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**N/A.**	*No buildings, just parking lot*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Out of way of proposed TMP roads*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts public streets*
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	Drains on own property
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Zachary Scott*
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.**	*See sheets C.1.00, and C.2.01 and C.2.02*
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.**	*See landscaping sheets*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See landscaping sheets*

Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheet C.3.02*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See irrigation plans*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*None proposed*
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.**	*See sheets L.1.00-L.1.04*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	*Will be checked at C of O*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See sheet L.1.00*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See sheet L.1.00*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*See notes 6 and 7 on sheet L.2.00*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*100% are 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	*No turf proposed*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See sheets L.1.00-L.1.04*
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.**	*See sheet L.1.00*

Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See landscape plan*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**N/A.**	*No walls or fences*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See landscape plan*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*All pressure regulated drip system. No sprinklers*
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.	**N/A.**	*No structures*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**N/A.**	*No structures*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*No overhead power lines*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		

Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt weed barrier to be used*
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.**	*See sheet L.1.00*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*See detail 3 on sheet L.2.00*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip lines used*
Fencing and Screening		
Front Yards: Fences exceeding 3' 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 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Shall Comply.**	*Not shown on plans*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park.	**N/A.**	

b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*Parts not landscaped or with asphalt are native vegetation*
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.**	*See sheet L.1.00*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. 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.**	*See sheet L.1.00*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	47,916		
Required Landscaping	9,583	**Complies**	
Required Deciduous Trees	6	**Complies**	*44 provided*
Required Evergreen Trees	4	**Complies**	*32 provided*
Required Shrubs	19	**Complies**	*182 provided*
Drought Tolerant Plants	15	**Complies**	*The majority of plants are drought tolerant*

19.09 Off Street Parking

<table>
<tr><th colspan="3">General Provisions</th></tr>
<tr><th>Regulation</th><th>Compliance</th><th>Findings</th></tr>
<tr><td>Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards</td><td>Complies.</td><td>Asphalt</td></tr>
<tr><td>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.</td><td>N/A.</td><td>No structures</td></tr>
<tr><td>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.</td><td>Complies.</td><td>No backing up over sidewalk</td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>See sheet ES103</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. 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.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150'</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200'</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250'</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300'</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350'</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400'</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450'</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500'</td></tr>
<tr><td>Over 125,000 square feet</td><td>600'</td></tr>
</table>
Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business' main entrance shall not apply to these areas.</td><td>N/A.</td><td>No structures</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City 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</td><td>N/A.</td><td>No shared parking proposed</td></tr>
</table>

other facilities that will result in a safer, more efficient parking and circulation pattern.		
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*See site plan*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*54 total spaces requires 3 ADA stalls (3 provided)*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*As close as possible*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**N/A.**	*Nothing but 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.	**N/A.**	
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.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**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.	**N/A.**	
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	**N/A.**	
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.	**N/A.**	
Parking Deviations. 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: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons;	**N/A.**	

7. trip generation; and 8. peak demands.		
Shared Parking. Up to 25% of 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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' 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 30'. 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.	**N/A.**	
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 streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' 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 30' 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.	**Complies.**	*More than 10' provided*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary	**Complies.**	*6" curb provided*

landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.		
Clear Sight Triangles must be followed.	**Complies.**	*See sheet L.1.00*
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.**	*See landscape and irrigation plans*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' 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.**	*See landscape plan*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 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. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' 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' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*See landscape plan*
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.**	*See site plan*
Required Minimum Parking		
See table in 19.09	**N/A.**	*This is only parking.*

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'	24'	24'

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See General Sheet Notes on sheet ES503*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See General Sheet Notes on sheet ES503*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See note 6 in City Standard Notes on sheet C.0.01*
Angle: Shall be directed downward.	**Complies.**	*See sheet EE503*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See sheet ES503*

Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See sheets EE503 and ES101*
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.	**N/A.**	
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.**	*See sheet ES503*
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.	**N/A.**	
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*The motion sensor proposed does not turn lights on and off after 30 minutes but reduces the brightness by 50% after 30 minutes of no motion*
All trespass lighting shall not exceed 1.0 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.**	*See sheet ES103*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
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.**	*See General Sheet Notes on sheet ES503*
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.**	*See sheet EE503*
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.**	*See sheet ES503*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm 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.	**Complies.**	*See General Sheet Notes on sheet ES503*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See sheet ES103*

All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	*No walkway lighting proposed. Parking lot lighting spills over onto walkway*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See sheets ES503 and ES103*
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.**	*See sheets ES501-ES503 and EE503*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See ES103*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*Public Hearing / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*See plans on file with Planning*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**N/A.**	*This is a Park N Ride only. Not developing the rest of the 30+ acre parcel at this time.*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*Only utility is electrical and it is underground*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Shall Comply.**	*Checked by Engineering*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Shall Comply.**	*Checked by Engineering*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property	**N/A.**	

line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See Acknowledgement and Certification form*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover page*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See plans on file with Planning*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See sheet C.1.00*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*Trevor Price. See Sheets C.2.03 and C.2.04*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required;	**Complies.**	*See plans on file with Planning*

iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Shall Comply.**	*Checked by Engineering*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See plans on file with Planning*
Data table including: **i. total project area** ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces **v. number of proposed surface parking spaces** **vi. percentage of buildable land** **vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area** **viii. area and percentage of open space or landscaping** **ix. area to be dedicated as right-of-way (public and private)** x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See sheet C.3.01*

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Zachary Scott. See landscape plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See lighting plan*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**N/A.**	
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Signage plan provided* **Monument Signs.** i. **Number.** 1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street. 2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street. ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size. iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Shall Comply.**	*Will be scheduled*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**Shall Comply.**	*Checked by Engineering*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems;	**Complies.**	*See traffic documents provided*

ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.		
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*See landscape plan*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*No buildings but site layout good*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Shall Comply.**	*Checked by Engineering*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Shall Comply.**	*Checked by Fire*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans on file with Planning*
Trails Master Plan: Shows required trails	**N/A.**	*None shown*

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.**	*See site plan*

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.**	*Safe connection to sidewalk*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**N/A.**	
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan*
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, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**N/A.**	*No 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.**	*See site plan*
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 3' 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.**	*See sheet C.3.01*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*Proposed for bus pullout*
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.**	*See sheet L.1.02*
Site Design Standards: Non-Residential Development		
Access Requirements:	**Complies.**	*27'*

a. Each roadway shall not be more than 40' 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.		
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 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	
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.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*See landscape plan*
Building Buffer: No building shall be closer than 5' 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.	**N/A.**	
19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Location and details shown. See sheets C.5.03 and C.2.02*
Monument sign location meets code and sign details provided	**Complies.**	*Sign permit will need to be applied for and approved as well as a building permit for the sign*
Wall signs and potential locations and details	**N/A.**	
19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**N/A.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*

numbers? Do the street names match and line up with streets in other plats and across intersections?		
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**N/A.**	
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Compass Directions. The four compass directions shall not be used as part of the street name.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*

f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**N/A.**	
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	*No building*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*795 E SAND DOLLAR WAY is the address GIS came up with*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**N/A.**	*No building*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. **Background.** Numbers shall be set on a background of a contrasting color.	**N/A.**	*No building*
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**N/A.**	*No building*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.	**N/A.**	*No building*

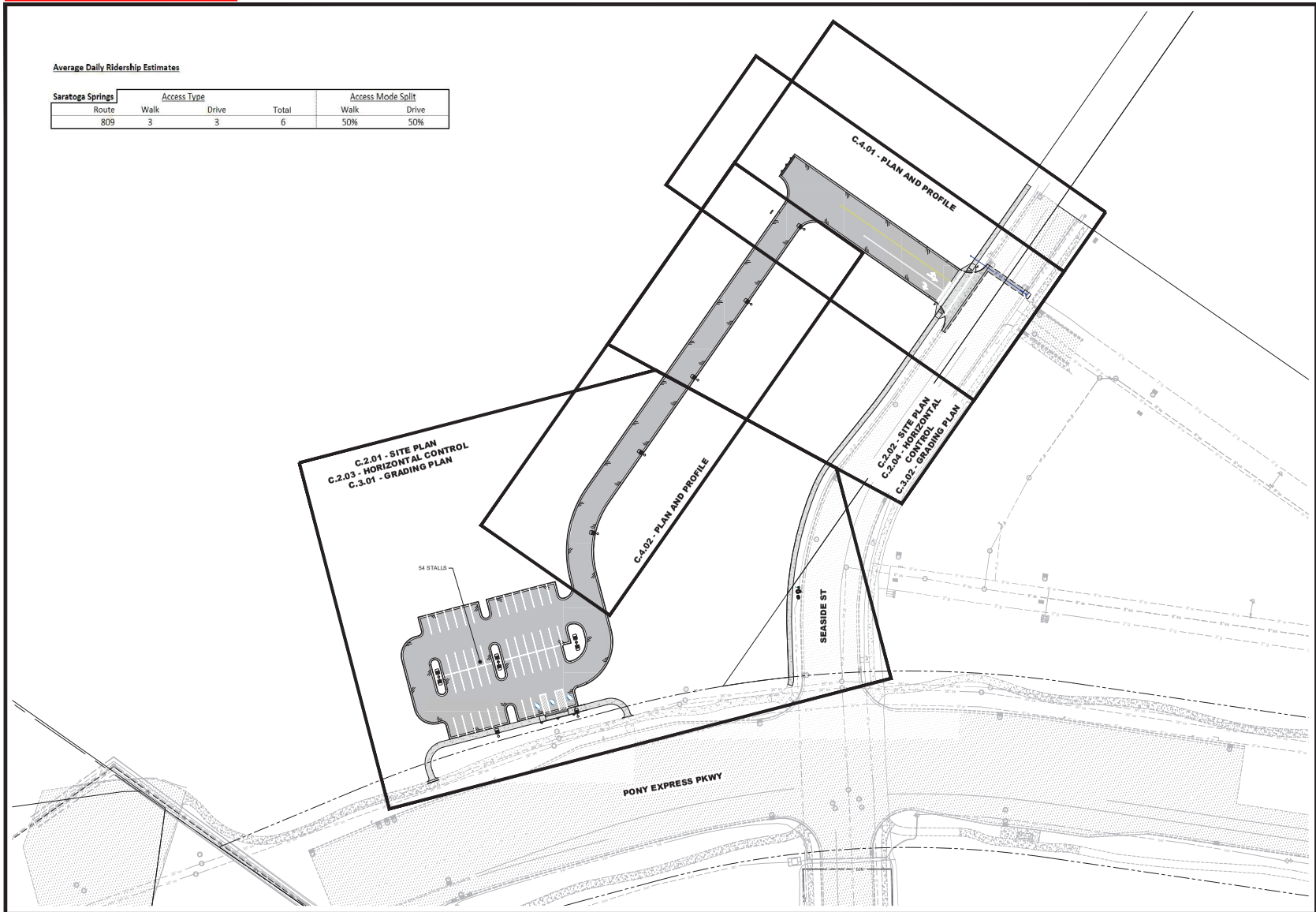
b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*$0*
When will City maintenance begin?	*N/A*

Exhibit 4: Site Plan

Average Daily Ridership Estimates

Saratoga Springs	Access Type			Access Mode Split	
Route	Walk	Drive	Total	Walk	Drive
809	3	3	6	50%	50%



SCALE: 1" = 50'

SITE KEYNOTES

01 3" DEPTH TYPE-A HOT MIX ASPHALT. SEE DETAIL B1, SHEET C.5.01
02 3" DEPTH CONCRETE SIDEWALK. SEE DETAIL C1, SHEET C.5.01
03 COMMERCIAL DRIVE APPROACH. SEE DETAIL D2, SHEET C.5.01
04 INSTALL ADA RAMPS AND TRUNCATED DOMES. SEE DETAILS A1, B1, C1, AND D1, SHEET C.5.02
05 24" FALL-OUT CURB AND GUTTER. SEE DETAIL A2, SHEET C.5.01
06 24" HIGH BACK CURB AND GUTTER. SEE DETAIL B2, SHEET C.5.01
07 CURB TRANSITION HIGH BACK AND FALL-OUT. SEE DETAIL C2, SHEET C.5.01
08 8' CONCRETE BARRIER
09 CURB WALL. SEE DETAIL D2, SHEET C.5.02
10 LIGHT POLE. SEE ELECTRICAL PLANS AND DETAILS
11 MONUMENT SIGN. SEE DETAIL A2, SHEET C.5.03. SIGN TO BE FURNISHED AND INSTALLED BY OWNER. CONTRACTOR TO FURNISH AND INSTALL FOOTING AND CONDUIT

SIGNING AND STRIPING KEYNOTES

A INSTALL 4" SOLID WHITE STRIPE
B INSTALL 12" SOLID WHITE STRIPE
C INSTALL 24" SOLID WHITE STRIPE
D INSTALL ADA PARKING STALL MARKING
E INSTALL PAVEMENT MARKING
F INSTALL 4" SOLID DOUBLE YELLOW STRIPE
G INSTALL 4" WHITE HATCHED AREA
H INSTALL TYPE 3 END OF ROADWAY MARKER PER MUTCD
I INSTALL ADA PARKING SIGN
J INSTALL ADA PARKING AND VAN ACCESSIBLE SIGN ON SAME POST
K INSTALL R1-1, "STOP" (36"X36") SIGN PER MUTCD
L INSTALL 8" SOLID WHITE STRIPE
M INSTALL STREET SIGN, SEASIDE ST (800 EAST) AND SAND DOLLAR WAY (130 NORTH)

WATER KEYNOTES

36 INSTALL 8" WATER LINE. SEE DETAIL A2, SHEET C.5.02
37 INSTALL 8" TEE AND CONNECTION WITH CONCRETE THRUST BLOCKS. SEE DETAIL B2, SHEET C.5.02
38 INSTALL TEMPORARY 2" BLOW-OFF VALVE. SEE DETAIL C2, SHEET C.5.02
39 INSTALL 8" WATER VALVE WITH CONCRETE THRUST BLOCKS. SEE DETAIL B2, SHEET C.5.03 AND DETAIL B2, SHEET C.5.02

NOTES:

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT: HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

811 Know what's below. Call before you dig.

REV	DATE	Description

PROFESSIONAL ENGINEER — Licensed — No. 803098-2202 — TREVOR N. PRICE — 10/13/25 — STATE OF UTAH

Horrocks.

UTA UTAH TRANSIT AUTHORITY

Designed By:	DAXEN SMITH
Drawn By:	DAXEN SMITH
Checked By:	RYAN KITCHEN
Approved By:	TREVOR PRICE

UTA PARK AND RIDE FACILITES

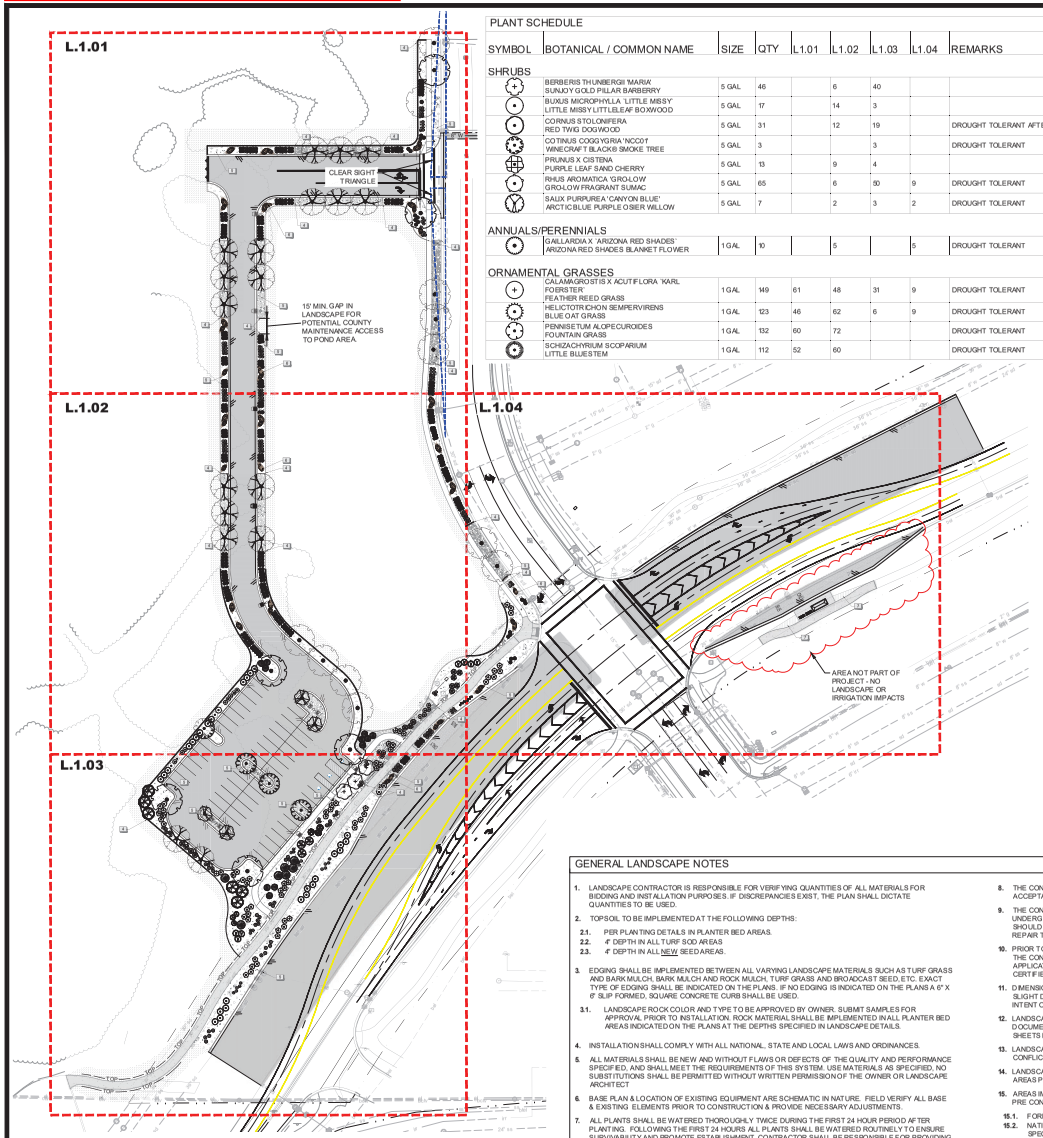
SARATOGA SPRINGS, UT

OVERALL SITE PLAN

100% DESIGN PACKAGE

Scale:	1" = 50'
CADD Filename:	C.2.00 SITE & UTIL-SS.dwg
Submittal Date	10/13/2025
UTA Contract No.:	23-03780VW
Drawing No.:	5
Sheet No.:	C.2.00

Exhibit 5: Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	L1.01	L1.02	L1.03	L1.04	REMARKS
SHRUBS								
	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR BARBERRY	5 GAL	46		6	40		
	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY LITTLELEAF BOXWOOD	5 GAL	17		14	3		
	CORNUS STOLONIFERA RED TWIG DOGWOOD	5 GAL	31		12	19		DROUGHT TOLERANT AFTER ESTABLISHED
	COTINUS COGGYGRIA 'NCCOT WINECRAFT BLACK® SMOKE TREE	5 GAL	3			3		DROUGHT TOLERANT
	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY	5 GAL	13		9	4		
	RHUS AROMATICA 'GRO-LOW GRO-LOW FRAGRANT SUMAC	5 GAL	65		6	50	9	DROUGHT TOLERANT
	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	5 GAL	7		2	3	2	DROUGHT TOLERANT
ANNUALS/PERENNIALS								
	GAILLARDIA X `ARIZONA RED SHADES` ARIZONA RED SHADES BLANKET FLOWER	1 GAL	10		5		5	DROUGHT TOLERANT
ORNAMENTAL GRASSES								
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	149	61	48	31	9	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	123	46	62	6	9	DROUGHT TOLERANT
	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	1 GAL	132	60	72			DROUGHT TOLERANT
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL	112	52	60			DROUGHT TOLERANT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	L1.01	L1.02	L1.03	L1.04	REMARKS
TREES									
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	B & B	2"	4		2	2		DROUGHT TOLERANT
	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM SHADEMASTER LOCUST	B & B	2"	18	12	6			DROUGHT TOLERANT
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	B & B	2"	17	7	6	2	2	DROUGHT TOLERANT
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	B & B	2"	4		1	3		DROUGHT TOLERANT
	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	B & B	2"	3			3		DROUGHT TOLERANT
	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	B & B	6'-7' TALL	11		8	3		DROUGHT TOLERANT
	PICEA GLAUCA `DENSATA` BLACK HILLS SPRUCE	B & B	6'-7' TALL	6			6		DROUGHT TOLERANT
	PICEA GLAUCA PENDULA `NORTON TOWER` NORTON TOWER WEEPING WHITE SPRUCE	B & B	6'-7' TALL	7			7		
	PINUS NIGRA `ARNOLD SENTINEL` ARNOLD SENTINEL AUSTRIAN PINE	B & B	6'-7' TALL	3			3		DROUGHT TOLERANT
	PRUNUS X 'SNOWFOZAM SNOW FOUNTAINS® WEEPING CHERRY	B & B	2"	3			3		

SCALE: 1" = 60'

CITY OF SARATOGA SPRINGS CODE REQUIREMENTS

LANDSCAPE REQUIREMENT	CALCULATION	REQUIRED	PROVIDED	REMARKS
50% LIVE COVERAGE IN LANDSCAPE AREAS	TOTAL LANDSCAPE AREA = 67,785 SF	TOTAL LIVE VEGETATION COVERAGE = 33,893 SF	49 DECIDUOUS TREES @ ~ 450 SF/TREE = 22,050 SF 27 EVERGREEN TREES @ ~125 SF /TREE = 3,375 SF 708 SHRUBS @ ~12 SF/SHRUB = 8,496 SF TOTAL LIVE VEGETATION COVERAGE PROVIDED = 33,921 SF	
MINIMUM DECIDUOUS TREES REQUIRED: >15,001 = 7 + 1/ADDITIONAL 3000 SF	TOTAL LANDSCAPE AREA = 67,785 SF	29 DECIDUOUS TREES	49	MORE THAN MIN. PROVIDED TO MEET LIVE VEGETATIVE COVERAGE REQUIREMENTS AND PARK STRIP VEGETATIVE REQUIREMENTS.
MINIMUM EVERGREEN TREES REQUIRED: >15,001 = 5 + 1/ADDITIONAL 3000 SF	TOTAL LANDSCAPE AREA = 67,785 SF	27 EVERGREEN TREES	27	
MINIMUM DECIDUOUS SHRUBS REQUIRED: >15,001 = 25 + 1/ADDITIONAL 3000 SF	TOTAL LANDSCAPE AREA = 67,785 SF	47 SHRUBS	708	
TREE SIZE REQUIREMENTS: DECIDUOUS TREES - MINIMUM 2 CAL. EVERGREEN TREES- MIN. 6FT HEIGHT	NA	DECIDUOUS MINIMUM - 2 CAL. EVERGREEN - MIN. 6FT HEIGHT	DECIDUOUS - 2 CAL. EVERGREEN - 6FT HEIGHT	
SHRUB SIZE REQUIREMENTS: MINIMUM OF 25% OF SHRUBS = 5 GAL MIN. REMAINING SHRUBS = 1 GAL MIN.	TOTAL SHRUBS = 708	5 GALLON - 177 MINIMUM (25%)	(182) 5 GAL SHRUBS PROVIDED	
MINIMUM TWO SEPARATE COLORS AND SIZES OF LANDSCAPE ROCK- COLOR MUST BE IN CONTRAST WITH PAVEMENT AND HARDSCAPE.	NA	2 SEPARATE COLORS AND SIZES OF LANDSCAPE ROCK	2 TYPES OF LANDSCAPE ROCK USED	SEE LEGEND FOR SIZES AND TYPES
EDGING REQUIRED BETWEEN TURF AND PLANTER BEDS	NA	NA	MOWCURB BETWEEN ALL TYPES OF LANDSCAPE TREATMENTS	
PARK STRIP ACCEPTABLE MATERIALS: TURF, TREES, SHRUBS/PLANTS, MULCH, LIVE PLANT VEGETATION (OTHER THAN TREES) BELOW 3 FT IN HEIGHT, LANDSCAPE ROCK, COBBLE, AND REMOVABLE PAVERS.	NA	NA	LANDSCAPE ROCK, SHRUBS, TREES, TURF SOD	
30% OF PARK STRIPS TO BE PLANTINGS IF LANDSCAPE ROCK, COBBLE OR PAVERS ARE USED.	TOTAL PARKSTRIP AREA = 8,294 SF	TOTAL LIVE VEGETATION COVERAGE = 2,488 SF	9 DECIDUOUS TREES @ ~450 SF/TREE = 4,050 SF 159 SHRUBS @ ~12 SF/SHRUB = 211 SF TOTAL LIVE VEGETATION COVERAGE PROVIDED = 4,261 SF	
PARKING ADJACENT TO PUBLIC STREETS: MINIMUM 10' WIDE LANDSCAPE STRIP (BERM, HEDGE OR SCREEN WALL MIN. 3' HEIGHT) BETWEEN SIDEWALK AND PARKING AREAS. 30' MAX BETWEEN TREES (DECIDUOUS OR EVERGREEN).	NA	10' WIDE BUFFER	>10' WIDE BUFFER	
ACCEPTABLE LANDSCAPE MATERIALS WITHIN PARKING AREA: TREES, SHRUBS, AND GROUND COVER.	NA	NA	LANDSCAPE ROCK, SHRUBS, TREES	
ISLANDS ON DOUBLE ROWS OF PARKING: MINIMUM 2 TREES PER ISLAND	3 DOUBLE ROW ISLANDS	6 TREES - 2/ISLAND	6 TREES - 2/ISLAND	
ISLANDS ON SINGLE ROWS OF PARKING: MINIMUM 1 TREE PER ISLAND	6 SINGLE ROW ISLANDS	2 TREES - 1/ISLAND	10 TREES - 1/ISLAND	

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
   - 2.1. PER PLANTING DETAILS IN PLANTER BED AREAS.
   - 2.2. 4" DEPTH IN ALL TURF SOD AREAS
   - 2.3. 4" DEPTH IN ALL NEW SEED AREAS.
3. EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
   - 3.1. LANDSCAPE ROCK COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ROCK MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE DEPTHS SPECIFIED IN LANDSCAPE DETAILS.
4. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
5. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
6. BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. FOLLOWING THE FIRST 24 HOURS ALL PLANTS SHALL BE WATERED ROUTINELY TO ENSURE SURVIVABILITY AND PROMOTE ESTABLISHMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WATERING SCHEDULE FOR THE OWNER'S REVIEW AND REFERENCE.
8. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
10. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING (CROWN/ROOT) OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED/CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES.*
11. DIMENSIONS SHOWN ON LANDSCAPE PLAN ARE SHOWN FOR REFERENCE AND TO AID IN INSTALLATION. SLIGHT DEVIATIONS (+/-1') FROM THE DIMENSIONS SHOWN ARE ACCEPTABLE AS LONG AS THE OVERALL INTENT OF THE DESIGN IS MAINTAINED.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF ALL OTHER PROJECT DESIGN DOCUMENTS: UTILITIES, STRUCTURES, OR OTHER ELEMENTS MAY NOT BE DISPLAYED ON THESE SHEETS FOR GRAPHIC CLARITY.
13. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER TRADES TO ENSURE CONFLICTS BETWEEN OTHER ELEMENTS NOT SHOWN ON THESE SHEETS ARE RESOLVED IN THE FIELD.
14. LANDSCAPE CONTRACTOR SHALL BE REQUIRED FOR MAINTENANCE AND WARRANTY OF LANDSCAPE AREAS PER THE PROJECT MAINTENANCE SPECIFICATIONS.
15. AREAS IMPACTED BY CONSTRUCTION THAT ARE NOT SHOWN ON THIS SHEET SHALL BE RESTORED TO PRE CONSTRUCTION CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
   - 15.1. FORMAL LANDSCAPE TO MATCH EXISTING CONDITION
   - 15.2. NATIVE LANDSCAPE AREAS TO BE RE-VEGETATED WITH SEED MIX AND HECP PER PROJECT SPECIFICATIONS AND DETAILS.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	L1.01	L1.02	L1.03	L1.04
	1	LANDSCAPE ROCK TYPE 1	8,570 SF	3,418 SF	2,896 SF	1,713 SF	544 SF
	2	LANDSCAPE ROCK TYPE 2	28,135 SF	5,805 SF	7,471 SF	12,178 SF	2,681 SF
	3	NATIVE SEED MIX	31,080 SF	13,135 SF	6,363 SF	10,341 SF	1,240 SF
	4	CONCRETE MOWCURB	2,500 LF	1,147 LF	955 LF	287 LF	111 LF
	5	WEED BARRIER UNDER ALL LANDSCAPE ROCK					
	6	3-5' LANDSCAPE BOULDER	41	17	17	2	5
	7	EXISTING LANDSCAPE TO REMAIN- AREA NOT PART OF PROJECT					

811 Know what's below. Call before you dig.

REV	DATE	Description

LICENSED LANDSCAPE ARCHITECT — ZACHARY AARON SCOTT — 10448786-5301 — 08/20/2025 — STATE OF UTAH

Horrocks.

UTA — UTAH TRANSIT AUTHORITY

Designed By:	DAXEN SMITH
Drawn By:	DAXEN SMITH
Checked By:	RYAN KITCHEN
Approved By:	TREVOR PRICE

UTA PARK AND RIDE FACILITES

SARATOGA SPRINGS, UT

LANDSCAPE OVERVIEW

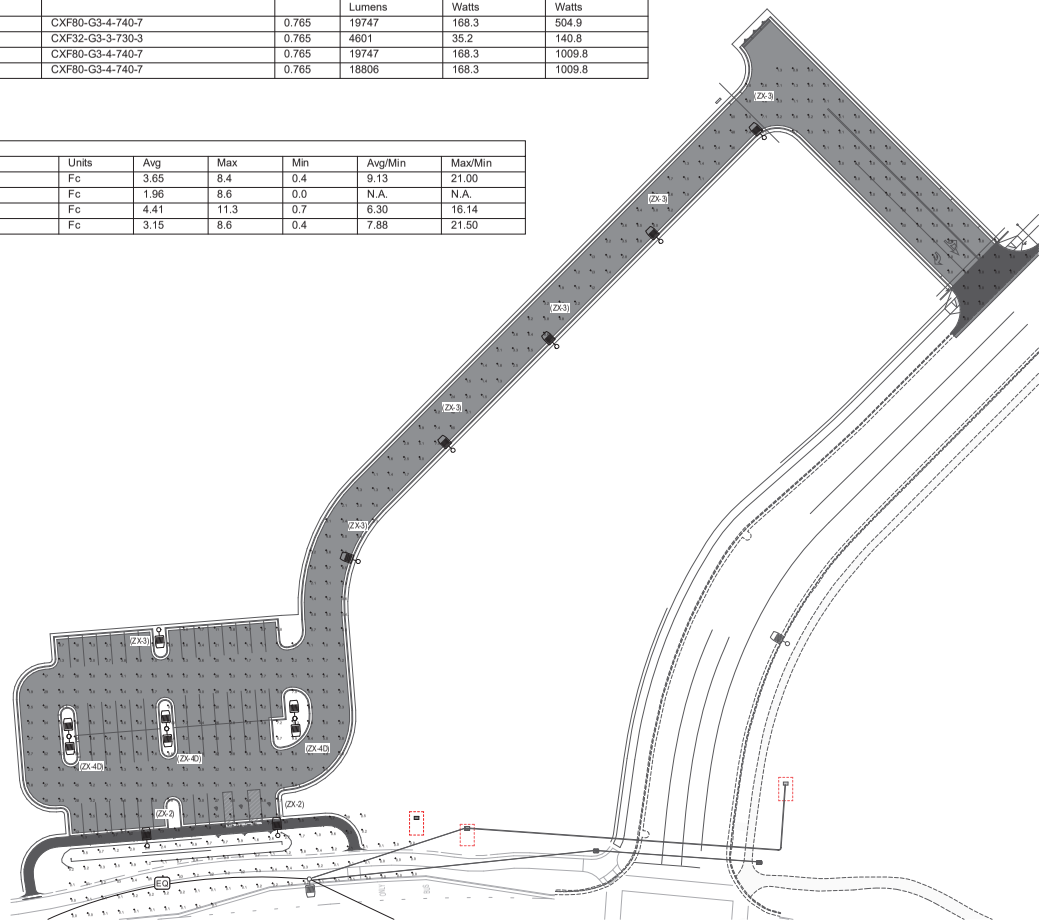
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Submittal Date	08/22/2025
UTA Contract No.:	23-03780VW
Drawing No.: PAGE #	Sheet No.: L.1.00

Exhibit 6: Photometric Plan

Luminaire Schedule						
Tag	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
ZX2	Single	CXF80-G3-4-740-7	0.765	19747	168.3	504.9
EXISTING	Single	CXF32-G3-3-730-3	0.765	4601	35.2	140.8
ZX3	Single	CXF80-G3-4-740-7	0.765	19747	168.3	1009.8
ZX4D	Back-Back	CXF80-G3-4-740-7	0.765	18806	168.3	1009.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PEDESTRIAN WALKWAY	Illuminance	Fc	3.65	8.4	0.4	9.13	21.00
UTA ACCESS ROAD	Illuminance	Fc	1.96	8.6	0.0	N.A.	N.A.
UTA PARKING	Illuminance	Fc	4.41	11.3	0.7	6.30	16.14
ACCESS ROAD	Illuminance	Fc	3.15	8.6	0.4	7.88	21.50



1 ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS
SCALE: 1" = 40'-0"

GENERAL SHEET NOTES

1. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
2. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
3. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH CIVIL DRAWINGS.
4. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
5. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
6. ALL PRIVATE STREET LIGHTS SHALL BE MASTER-METERED AT PRIVATELY OWNED SERVICES.
7. ALL PRIVATE STREET LIGHTS SHALL NOT BEAR ANY SORT OF CITY IDENTIFICATION, SUCH AS THE CITY LOGO

SHEET KEYNOTES

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

REV	DATE	Description

LICENSED PROFESSIONAL ENGINEER — 7258082 — SPENCER C. LITTLE — 09-30-2025 — STATE OF UTAH

Horrocks.

Submitted By:

UTA UTAH TRANSIT AUTHORITY

Approved By:

Designed By:	CLS
Drawn By:	SAC
Checked By:	DDH
Approved By:	MCF

UTA Utah County Park & Ride Facilities - Saratoga Springs

SARATOGA SPRINGS, UT

ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS

100% DESIGN PACKAGE

Scale:	
CADD Filename:	ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS
Submittal Date	12/04/2024
UTA Contract No.:	23-03780VW
Drawing No.:	Sheet No.: ES103

Autodesk Docs://240100 - UTA Utah County Park & Ride Facilities/240100-Elec Central-Saratoga Springs(R25).rvt
9/24/2025 2:35:38 PM

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Preliminary Plat and Site Plan
Fox Hollow Neighborhood 4
November 13, 2025
PUBLIC MEETING

Applicant:	Dave Kelly, D.R. Horton
Owner:	SCP Fox Hollow, LLC and Cardinal Land Holdings IV, LLC
Location:	Approximately Village Parkway & Swainson Avenue
Project Acreage:	45.10 Acres
Residential Units/Lots:	308 Units/Lots (136 Townhomes)
Current Use:	Vacant
Land Use Designation:	High Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	CC, R1-10
Adjacent Uses:	Community Commercial, Low Density Residential, Institutional
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of the Fox Hollow Neighborhood 4 Residential Preliminary and Site Plan. The proposed plans show 308 residential units on 45.10 acres. The project is a combination of 172 single family homes and 136 townhomes. Per the MDA Fox Hollow Neighborhood 4 is allowed up to 335 total units, of which 136 may be townhomes. Thus, the total number of residential units is less than what is allowed, and the total number of townhomes is at the maximum allowed under the Master Development Agreement (MDA). Single family lots range in size from 4,080 SF to 12,293 SF, with an average lots size of 5,813 SF. Total density is 6.83 units/acre (MDA allows up to 7.06 units/acre).

Title 19.07 allows for variations to the underlying zone requirements in Planned Unit Developments, the variation may not be greater than 25 percent. The applicant is seeking the following variations:

a) Increased block length for Sly Fox Way (~1,245'), Whispering Fox Drive (~1,034'), and Foxglove Way (~1,159').
b) Reduced streetside setback for townhomes of 15' (20' required).

Recommendation:

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

Fox Hollow Neighborhood 4 is part of the Fox Hollow development. Fox Hollow is a Planned Unit Development. The development is bound by an approved Master Development Agreement (MDA) and subsequent amendments which set forth unique standards to the development.

In September of 2024 a concept plan for Fox Hollow Neighborhood 4 was presented to the Planning Commission and City Council. The Planning Commission and City Council provided feedback on the concept. The previous concept plan was proposed by a different developer, Pulte Homes. The current application is being proposed by D.R. Horton and includes changes to the street layout and the proposed product. The single-family architecture will be regulated by the HOA. The proposed townhomes have been reviewed against the design standards in Title 19 and require additional colors to comply.

C. Process:

Code Section 19.07 outlines the process for Preliminary Plats within a PUD and Section 19.13 outlines the process for Site Plan approval; both require a recommendation from the Planning Commission prior to a final decision by the City Council.

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan: The General Plan Land Use Map identifies the area as High Density Residential. Per the General Plan High Density Residential is defined as: *areas designated for higher density attached dwellings such as condos, apartments, and townhomes.*

Staff conclusion: Consistent. The MDA limits the maximum density to 335 total units and is allowed a maximum of 136 townhomes, with the concept showing 308 total units and 136 townhomes.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Shall Comply (see details below).**
- 19.07, Planned Unit Development: **Shall Comply (see details below).**

- 19.09, Off Street Parking: **Shall Comply (see details below).**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Shall Comply (see details below).**
- 19.19, Open Space: **Complies.**
- 19.27, Addressing: **Complies.**

19.06 Landscaping and Fencing
City Code requires 102 evergreen trees for the development, applicant is only showing 51 evergreens. This has been redlined in the latest set of plans and compliance shall be a condition of approval. See Conditions in motion for recommendation of approval.

19.07 Planned Unit Development
The applicant is seeking variations to the underlying zone requirements. Per 19.07 a variation may not be greater than 25 percent.

The applicant is seeking the following variations:

a) Section 19.12 indicates a maximum block length of 1000'. The applicant is requesting to increased block length for Sly Fox Way (~1,245'), Whispering Fox Drive (~1,034'), and Foxglove Way (~1,159'). The applicant has stated that the slope of the site prevents them from adding streets in the east/west direction that meet engineering standards.
b) Reduced streetside setback for townhomes of 15' (20' required). The applicant has stated that the variation is needed to achieve street grades that comply with Engineering standards.

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

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

   Staff Finding: Consistent. The proposed variations (increased block length and reduced streetside setbacks for townhomes) will not impact residents or landowners outside of the plat.

2. that the variation desired will not adversely affect the public health, safety, or general welfare; and

   Staff Finding: Consistent. The proposed variations (increased block length and reduced streetside setbacks for townhomes) are within the 25% reduction allowed per 19.07.

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan

   Staff Finding: Consistent. The proposed variations (increased block length and reduced streetside setbacks for townhomes) are consistent with the General Plan, which shows the area as high density residential.

19.09 Off Street Parking

The applicant is proposing 9 stalls for the community park. The City Code has no parking standard for this use and it is subject to the discretion of the City Council per the criteria below. The Land Use Authority for the related development shall determine an appropriate requirement using the following criteria:

a. the intensity of the proposed use; the proposed use is a local park to be used by the townhome residents of Fox Hollow Neighborhood 4. Most users will be walking to the park from their homes.
b. times of operation and use; the park use will be regulated by the HOA.
c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; operation is varied by the residents.
d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below—if there is a shared parking agreement, a reduction may not be granted; no shared parking agreement is proposed.
e. the number of employees; no employees.
f. the number of customers and patrons; only patrons are the residents themselves.
g. trip generation; not anticipated to create a large number of trips.
h. peak demands; demand is likely to be at its greatest in evenings and in summer months but demand will be local.

19.16 Site and Architectural Design Standards

The proposed plans show ONLY two colors on the front elevations for the townhomes. City Code requires three materials AND three colors. This has been redlined in the latest set of plans and compliance shall be a condition of approval. See Conditions in motion for recommendation of approval. Also, they will need to show exterior lighting locations.

Applicant has submitted a 6-unit townhome elevation but the subdivision calls for 5-unit and 4-unit buildings. Applicant will need to submit elevations for all types of elevations before the item is scheduled for City Council. This has been added as a condition of approval.

The proposed elevations DO NOT show exterior lighting. This shall be required on the final elevations to be approved by the City Council. This has been added as a condition of approval.

19.19 Open Space

The second MDA third amendment states that 6.13 acres of open space is required for Fox Hollow Neighborhood 4 and that the multi-family area shall comply with Title 19 regarding open space and amenities. The proposed plans show 9.51 acres of total open space.

Based upon the amenities that are programmed for the park, staff recommends a restroom be included in the park plan. However, the applicant has concerns with this recommendation.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission take public input, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation"I move that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for and Site Plan Fox **Hollow Neighborhood 4**
located at Village Parkway & Swainson Avenue, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Nine parking stalls for the proposed park be approved by City Council.
5. A variation for increased block length of Sly Fox Way (~1,245'), Whispering Fox Drive (~1,034'), and Foxglove Way (~1,159') be granted.
6. A variation for townhome streetside setbacks be granted going from 20 feet to 15 feet.
7. Elevations for all types (5-unit & 4-unit) of townhomes shall be submitted prior to the item being approved by the City Council and all associated architectural redlines shall be addressed.
8. Exterior lighting shall be shown on all elevations that complies with the City's dark sky standard.
9. The park plan [shall/shall not] include a restroom to accommodate the park programming.
10. Amenities and open space for the multi-family shall comply with Title 19 per the MDA. The amenity schedule may change if a restroom is provided and shall be approved by staff.
11. Details for all amenities shall be provided before the construction drawings are stamped by the City.

12. The park shall be for the entire HOA, not just the townhomes in order to comply with the requirement for a Neighborhood Park within Neighborhood 4, per the MDA.
13. All other Code requirements shall be met.
14. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to continue the Preliminary Plat and Site Plan for and Site Plan Fox **Hollow Neighborhood 4** 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 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested Preliminary Plat and Site Plan for and Site Plan Fox **Hollow Neighborhood 4** with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, and/or
3. The application does not comply with the MDA:
    a. _____.

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Plats
5. Site Plan
6. Landscape Plan
7. Open Space
8. Elevations
9. Color Board

Staff Report

Author: Jeff Pearson, Civil Engineer
Subject: Fox Hollow N4 – Preliminary Plat
Date:11/13/2025
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Dave Kelly – DR Horton*
Request:	*Preliminary Plat Approval*
Location:	*W Village Parkway & Swainson Ave*
Acreage:	*45.10 Acres*

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

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

4. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

5. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

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

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

8. Existing utilities shall be moved to the required PUE's shall be shown on the plans and plat.

9. 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.

10. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

11. Developer shall install master planned improvements and utilities including the 21 inch sewer line in Redwood Rd (S2.6), the Talon's Cove Lift Station (L11b).

12. Developer shall install street improvements at the intersection of Village Pkwy and Redwood Rd. This includes acquiring additional ROW on the east side of Redwood Rd in the Mallard Bay Subdivision in order to widen Pin Tail Ave to accommodate a thru lane and turn lane. Due to a current low level of service, these improvements are required with Phase 1 of the development.

13. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

14. This development will consist of 308 residential units, and anticipated to generate approximately 2,648 weekday daily trips, including 190 trips in the morning peak hour, and 244 trips in the evening peak hour. Due to poor level of service at Swainson Avenue and Village Pkwy during the morning peak hour, the installation of an all-way stop control is recommended. A poor level of service exists at Village Pkwy and Redwood Rd and UDOT will be installing a traffic signal after intersection

modifications take place as part of this project. In addition, a crosswalk from the development to a school entrance of Sage Hills elementary will be installed.

15. Two midblock crossing RRFBs – one at Swainson Ave and one at Commercial Way will be installed with the project.

16. Since offsite detention is being utilized on the commercial property to the east along Redwood Rd, an agreement with the property owner is required. The agreement shall dictate who will be responsible for maintaining the detention basins on the commercial property.

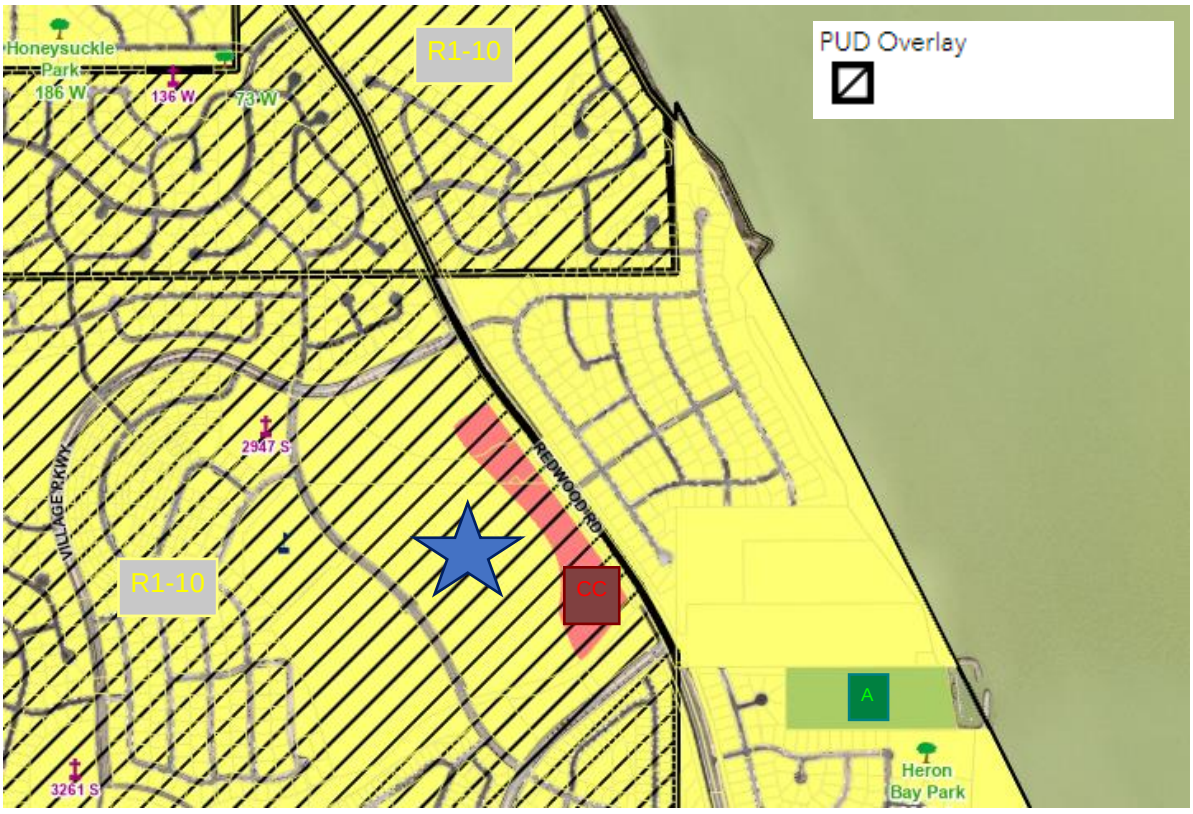
17. A box culvert is required beneath Commercial Ave sized to pass the 100-yr storm event.

EXHIBIT 1

LOCATION



ZONING



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 7.1.25

Application Information

Preliminary Plat & Site Plan
Fox Hollow Neighborhood 4 Residential

Applicant:	Dave Kelly – DR Horton
Owner:	Cardinal Land Holdings/SCP Fox Hollow LLC
Location:	Approximately W Village Parkway & Swainson Ave.
Project Acreage:	45.10 Acres
Residential Units/Lots:	308 Units/Lots (136 Townhomes)
Current Use:	Vacant
Land Use Designation:	High Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	CC, R1-10
Adjacent Uses:	Community Commercial, Low Density Residential, Institutional
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	Yes
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:

1st submittal: July 15, 2025
2nd submittal: October 6, 2025
3rd submittal: October 31, 2025

Date of Review:

1st submittal: July 30, 2025
2nd submittal: October 20, 2025
3rd submittal: November 3, 2025

Parcel Number(s) and size:

59:012:0178/10.28
59:012:0180/09.90
59:012:0186/37.66

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 15, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

DRC Review

DRC Review Comments:

- Block length requirements may be up to 25% longer as a variation subject to City Council approval.

Code Review

- 19.04, Land Use Zones
    - Zone: R1-10
    - General Plan Land Use: High Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	7.59 unit/acre	**Complies**	*6.83 units per acre proposed. MDA allows 335 total units; 308 proposed.*
Lot Size, Residential (Minimum)	10,000 sq. ft.	**Complies**	*Reduced lot size allowed in PUD.*
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	**N/A**	
Footprint Development	N/A		
Building Separation - Footprint (Minimum)	N/A		
Project Size - Footprint (Minimum)	N/A		
Lot Coverage (Maximum)	50%	**Complies**	*TBD w/ building permit.*
Structure Height (Minimum)	35'	**Complies**	*TBD w/ building permit.*
Dwelling Size (Minimum)	1,000 sq. ft.	**Complies**	*TBD w/ building permit.*
Lot Width (Minimum)	70'	**Complies**	*Reduced width allowed in PUD.*
Lot Frontage*** (Minimum)	35'	**Complies**	
Open Space Frontage (Minimum)	35'	**Complies**	*>35'*

Front Setback* (Minimum)	20’	**Complies**	*20’ proposed.*
Street Side Setback (Minimum)	15’	**Complies**	*15' proposed.*
Interior Side Setback, Residential(Minimum)	5’	**Complies**	*5' proposed.*
Interior Side Setback, Non-Residential(Minimum)	25'	**N/A**	
Rear* Setback, Residential(Minimum)	15’	**Complies**	*15' proposed.*
Rear Setback, Non-Residential(Minimum)	25'	**N/A**	

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**N/A.**	
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Single Family and Multifamily.	**Complies.**	*Uses allowed.*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	**Complies.**	*Ancillary uses minimal.*

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Sheet 401*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City’s currently-approved Transportation Master Plan.	**Complies.**	*Sheet 102, 103, 104*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Sheet 102, 103, 104*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	

Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	*Sheet 501, 502, 503*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
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.**	*See survey.*
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.**	*LP-100*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*LP-100*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Sheet 501, 502, 503*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*IR-100*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Sheet102, 103, 104*
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.**	*LP-101*

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*LP-100*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*LP-100*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*4’ shown (LP-101)*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*>25% 5 gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*<75 % turf*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass	**Complies.**	*See details provided.*

iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*LP-101*
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.**	*LP-101*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*LP-100 to LP-111*
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.**	*LP-100 to LP-111*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Planting beds used.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*IR-100*
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.**	*Drip used.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*LP-100 to LP-111*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	

Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*LP-100 to LP-111*
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.**	*LP-100 to LP-111*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*LP-100 to LP-111*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*IR-100*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Complies.**	*None proposed.*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*LP-100 to LP-111*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**Complies.**	*TBD with landscaping of single family lots.*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Shall Comply.**	*Any retaining walls must follow 19.10.*
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*Fences <6'*
Prohibited fencing:	**Complies.**	*6' vinyl*

a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**Complies.**	*Sheet 104-106*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*Sheet 102-104*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**Complies.**	*Sheet 104-106*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**Complies.**	*Sheet 102-104*
Fencing along arterial roads shall be of a consistent material and color within each development.	**Complies.**	*Sheet 907*
Fencing along open space, parks, and trails may be less than 6’ in height but shall not be less than 3’ in height, at the discretion of the property owner or HOA as applicable.	**Complies.**	*Sheet 907*
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.	**N/A.**	*No agricultural.*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*LP-100 to LP-111*
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.**	*LP-100 to LP-111*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and	**Complies.**	*LP-101*

shrub canopies and other live vegetation. 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.		

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	N/A		
Required Landscaping	306,185	**N/A**	
Required Deciduous Trees	104	**Complies**	*274 provided.*
Required Evergreen Trees	102	**Does Not Comply**	*49 provided.*
Required Shrubs	122	**Complies**	*1,251 provided.*
Drought Tolerant Plants	163	**Complies**	*LP-101*

19.07 Planned Unit Development		
Regulation	**Compliance**	**Findings**
Effective July 18, 2013 it is the intent of the City Council to discontinue the granting of Planned Unit Developments or the Planned Unit Development Overlay Zone.	**N/A.**	*Project is in an existing PUD Overlay.*
Substantial compliance with the overlay zone regulations and other provisions of this Chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantage of large scale Site Planning for residential and related purposes.	**Complies.**	*Appears to be compatible with PUD standards.*
Even if property has already been vested with a PUD overlay rezone as provided in 19.07.01 above, submitting an application for PUD approval does not guarantee the property owner the right to exercise the provisions of this Chapter. PUDs shall be recommended for approval by the City Council only if, in their judgment, the proposed PUD fully meets the intent, purposes, and requirements of the Land Development Code.	**Complies.**	*Project is in an existing PUD Overlay.*
The PUD Overlay Zone provides an additional layer of land use provisions in addition to those in the underlying zone. In the event of a conflict with the provisions of the underlying zone or other chapters or sections of this Title, the provisions of this Chapter shall take precedence regardless of which provision is more restrictive.	**Complies.**	*Appears to be compatible with PUD standards.*
The PUD provisions shall be used in combination with existing conventional zones as designated in the City Code. The PUD Overlay Zone is not an independent zone exclusive of the underlying zone. The underlying zone provisions shall apply except when in conflict with this Chapter. Property which is vested with a PUD Overlay Zone shall be developed only in conformance with an approved PUD plan.	**Complies.**	*Appears to meet code.*
Uses permitted in PUD project areas shall be limited to those listed as permitted uses in the provisions of the underlying zone with which the PUD zone has been combined, except that single family and multi-family residential developments are permitted.	**Complies.**	*All proposed uses permitted.*
Permitted uses in a PUD shall also include private recreational facilities for the exclusive use of the occupants of the PUD and their guests, when approved as part of the final PUD plan.	**Complies.**	*Amenities shown on landscape plan.*
In a vested PUD Overlay Zone, variations from the development standards of the underlying zone may be permitted by the City Council provided the variations meet the requirements of this Chapter and are	**Can Comply.**	*Townhome streetside setbacks subject to CC approval.*

specifically adopted by the City Council as part of the approved PUD plans. Variations, however, shall not include changes in the uses allowed by the zone with which the PUD has been combined.		
The City Council may, in the process of approving preliminary or final PUD plans, approve variations from the minimum standards of the underlying zone, including minimum densities, lot sizes, setbacks, and open space requirements where there is sufficient evidence that the variations will not adversely affect neighboring property and where the standards of this Chapter are met.	**Can Comply.**	*Townhome streetside setbacks subject to CC approval.*
Variations to the underlying zone requirements may not be greater than 25 percent except for density bonuses, which are established in each zone under Chapter 19.04. For instance, a required 20 foot front setback may not be reduced to less than 15 feet.	**Can Comply.**	*Townhome streetside setbacks subject to CC approval.*
Setbacks. a. Subject to 19.07.06.3, variations of setbacks from the underlying zone regulations shall be compensated by providing additional open space in other appropriate areas of the development, shall be in keeping with accepted land use planning principles, and shall only be approved as part of a PUD application duly approved by the City Council. b. Notwithstanding Subsection (a), no structure within a PUD may be closer than twenty feet to the peripheral property line of the entire development. The area within the twenty feet may be used as a buffer strip to be counted toward base open space requirements so long as it meets the definition of open space in Chapter 19.02 and the requirements for "base open space" in Subsection 19.07.07.7 below. If such buffer strip does not meet the definition of "base open space," then it may be counted towards a density bonus so long as it meets the requirements of this Chapter and is granted in the discretion of the City Council.	**Complies.**	*See typical setbacks.*
Base Density. The base density of a PUD shall be based on the density of the underlying zone. If the PUD is located in more than one residential zone, the total number of dwellings for the PUD is calculated by adding up the number of dwellings allowed by each zone, with the applicable density bonus. However, the dwellings in such projects may be placed without regard to zone boundaries.	**Complies.**	*Density meets MDA.*
When topography would dictate a lower density than the base residential density of the underlying zone, a density analysis, specific to the site, shall determine the base density for the PUD.	**Complies.**	*Density meets MDA.*
Density Bonus and Incentives. The inclusion of certain amenities or design options may result in an allowed increase in density, referred to as a density bonus. The maximum density bonus allowed is established with each zone. The City Council may determine the density bonus, up to the maximum allowed, upon its acceptance of the design options, as set forth in the following two tables:	**Complies.**	*See MDA.*

<table>
<tr>
<td>
Table 1 – Single and Family Residential Projects
<table>
<tr><th>Density Bonus</th><th>Required Design Option</th></tr>
<tr><td>Up to 20 percent</td><td>Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.</td></tr>
<tr><td>Up to 5 percent</td><td>Additional pedestrian, bicycle, or other recreational trails that are separated from vehicular traffic, both within and outside the project.</td></tr>
<tr><td>Up to 5 percent</td><td>The provision of providing exterior fencing including architecturally designed wrought iron fences, vinyl, structural wood fences, or masonry fences, or, additional landscape buffers with the enhanced width and landscaping specifications.</td></tr>
</table>
Table 2 – Multi-family Residential and Mixed Use Projects
<table>
<tr><th>Density Bonus</th><th>Required Design Option</th></tr>
<tr><td>Up to 10 percent</td><td>Creation of significant recreation or site amenities, e.g., pool, playground, club house, picnic areas, water features, etc.</td></tr>
<tr><td>Up to 5 percent</td><td>Additional pedestrian, bicycle, or other recreational trails which are separated from vehicular traffic, both within and outside the project.</td></tr>
<tr><td>Up to 10 percent</td><td>Providing additional landscape buffers with the enhanced width and landscaping specifications.</td></tr>
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<tr>
<td>Open Space. PUDs shall provide contiguous open space for use-in-common of residents and occupants of such development and members of the public (“base open space”). Said base open space shall be consistent with the definition of open space as found in Chapter 19.02 of this code and shall comprise, at a minimum, thirty percent of the project area. The required base open space shall not include areas that are occupied by structures, parking areas, or streets, nor shall it include areas that are separated by such areas. Credit towards meeting minimum open space requirements may be given for sensitive lands as defined in Chapter 19.02. However, no more than fifty percent of the required base open space area shall be comprised of sensitive lands.</td>
<td>Complies.</td>
<td>Meets MDA.</td>
</tr>
<tr>
<td>The required base open space areas shall be contiguous, not a collection of remnants. Such areas shall include: i. areas with natural features worthy of preservation, which may not be buildable, such as canyons or slopes, ridge lines, wetlands, stream or creek corridors, wildlife habitat, geologically sensitive areas, and significant views and vistas. This may be included in the peripheral buffer strip; and ii. Significant agricultural lands worthy of preservation for continued agricultural use.</td>
<td>Complies.</td>
<td>Meets MDA.</td>
</tr>
<tr>
<td>No structure within a PUD may be closer than twenty feet to the peripheral property line of the development. The area within the twenty feet may be used as a buffer strip to be counted toward open space requirements, or in private lots.</td>
<td>Complies.</td>
<td>Appears to meet requirement.</td>
</tr>
<tr>
<td>The base open space requirement may be reduced to a minimum of twenty-five percent at the discretion of the City Council if it is determined that reducing the base open space requirement:
i. will result in a more attractive development;
ii. will allow for larger or better designed lots or multi-family developments;
will result in more or better open space facilities and amenities; or iv. will better utilize the property covered by the PUD. The basis or criteria to reduce open space may not also be used to justify a density bonus</td>
<td>Complies.</td>
<td>Meets MDA.</td>
</tr>
<tr>
<td>The following criteria shall be considered when granting a density bonus for additional open space:</td>
<td>Complies.</td>
<td>Meets MDA.</td>
</tr>
</table>

i. whether the open space is held in common via public ownership or by a homeowner's association with a permanent open space easement; ii. whether the open space is large enough for the use of all residents of the project or the general public. Such spaces shall include improvements such as playgrounds, pathways, pavilions, play courts, ball fields, or informal spaces which encourage the use and enjoyment of the open space. Such areas may include lands, which are buildable, such as prominent ridgelines, views and vistas, and areas of significant native vegetation; or whether the open space improves or makes more accessible agricultural lands such as equestrian facilities, stables, etc. for the use of area residents.		
The City Council shall require the preservation, maintenance, and ownership of all open space through one, or a combination of, the following: i. dedication of the land as a public park or parkway system; ii. dedication of the land as permanent open space on the recorded plat; iii. granting the City a permanent open space easement on the open spaces to guarantee that the open space remains perpetually in public use, with ownership and maintenance being the responsibility of a homeowner's association; or through compliance with the provisions of the Condominium Ownership Act as outlined in Title 57 of the Utah Code, which provides for the payment of common expenses for the upkeep of common areas and facilities.	**Complies.**	*Meets MDA.*
In the event the common open space and other facilities are not maintained under Subsection e. in a manner consistent with the approved final PUD plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.	**Complies.**	*Meets MDA.*
Any changes in use, or arrangement of lots, blocks, and building tracts, or any changes in the provision or type of open space must be submitted for review and approval by the City Council.	**Complies.**	*Submittal will go to CC.*
19.07.07. Variations from Development Standards. Subject to 19.07.06.3, the City Council may, in the process of approving preliminary or final PUD plans, approve variations from applicable development standards in the underlying zone only if it finds that all of the following conditions are met: 1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents; 2. that the variation desired will not adversely affect the public health, safety, or general welfare; and 3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the Land Use Element of the General Plan.	**Can Comply.**	*Townhome setbacks and block length subject to CC approval.*
19.07.08. Streets and Circulation. 1. The design of public and private streets, including sidewalks and all appurtenances, within a PUD shall follow City ordinances, policies, and standards. 2. All private streets within a PUD shall be dedicated as public utility easements and all underground improvements shall be constructed per the City of Saratoga Springs ordinances, policies, and standards. 3. Points of primary vehicular access to a PUD shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards	**Complies.**	*Proposed streets appear to meet City standards.*

to vehicular, pedestrian, and bicycle traffic. Points of intersection between internal and external circulation systems shall be so arranged that both systems function in a safe and efficient manner. 4. The required off-street parking shall be distributed throughout the PUD and provide reasonable access to all residential structures within the project.		

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.**	*Sheet 102-104*
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.**	*Accessed off streets.*
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.**	*Sheet 102-104*
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.	**N/A.**	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**N/A.**	
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. 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.	**N/A.**	

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances
Up to 1,500 square feet	150'
1,501 to 5,000 square feet	200'
5,001 to 10,000 square feet	250'
10,001 to 25,000 square feet	300'
25,001 to 50,000 square feet	350'
50,001 to 75,000 square feet	400'
75,001 to 100,000 square feet	450'
100,001 to 125,000 square feet	500'
Over 125,000 square feet	600'

Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.

i. The walking path travel distance from a business' main entrance shall not apply to these areas.

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City 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.	**Complies.**	*Sheet 102-104*

Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**N/A.**	
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**N/A.**	
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**N/A.**	
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Sheet 102-104*
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.**	*See plat.*
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.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**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.**	*See plat.*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	**Shall Comply.**	*Parking at the park subject to CC approval. 9 stalls provided.*
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.	**Shall Comply.**	*Parking at the park subject to CC approval. 9 stalls provided.*
Parking Deviations. 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: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of 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	**N/A.**	

b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**Complies.**	*34 stalls required; 43 provided (34 for townhomes, 9 for park).*
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' 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 30'. 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.	**N/A.**	
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 streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' 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 30' 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.	**Complies.**	*LP-100 to LP-111*
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 6" higher than the parking surface.	**Complies.**	*LP-100 to LP-111*
Clear Sight Triangles must be followed.	**Complies.**	*LP-100 to LP-111*
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.**	*LP-100 to LP-111*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' 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.**	*No double rows shown.*

On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 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. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' 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' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Row of 9 shown.*
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.**	*Parking meets code.*
Required Minimum Parking		
Guest parking shall be provided at a ratio of 0.25 stalls per unit.	**Complies.**	*34 stalls required; 43 provided.*
Parking at private park subject to CC.	**Shall Comply.**	*Subject to CC. 9 stalls 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'	20'	45'	45'
60° Parking				
Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	9'	20'	45'	45'
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Sheet 903 & 906*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*Sheet 903 & 906*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Sheet 903 & 906*
Angle: Shall be directed downward.	**Complies.**	*Sheet 903 & 906*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Sheet 903 & 906*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Sheet 903 & 906*
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	**N/A.**	

per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.		
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*None proposed.*
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.**	*City Standard Details.*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**Complies.**	*None proposed.*
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**Complies.**	*Sheet 903 & 906*
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*Details provided, "Outpost Outdoor Wall Mount".*
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	**N/A.**	
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.	**N/A.**	
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 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 1.0 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.	**N/A.**	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
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'.	**N/A.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**N/A.**	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 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.	**N/A.**	

Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm 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.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**N/A.**	
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.	**N/A.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**N/A.**	

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*See plat.*
Name and address of property owner and developer.	**Complies.**	*See plat.*
Name of land surveyor.	**Complies.**	*Ryan W. Hall*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Adjacent property owners shown.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Adjacent property owners shown.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*All surrounding roads shown.*
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.**	*See plat.*
Subdivision name cleared with Utah County.	**Complies.**	*See plat.*
North arrow.	**Complies.**	*See plat.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*See plat.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*See plat.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*See survey.*
Proposed road cross sections.	**Complies.**	*Sheet 601-617*
Proposed fencing.	**Complies.**	*See site plan.*
Vicinity map.	**Complies.**	*Provided.*
All required signature blocks are on the plat.	**Complies.**	*See plat.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Ryan W. Hall*
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.**	*Sheet 501*
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.**	*See plat.*
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.	**Complies.**	*Sheet 108*
Condominium Process		
Condominium projects shall receive Site Plan and Preliminary Plat approval.	**Complies.**	*Site plan submitted.*
A Declaration of Condominium and Condominium Plat shall be submitted.	**N/A.**	
The Condominium Plat shall follow the Final Plat requirements.	**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.**	*Sheet 102-104*
Trails Master Plan: Shows required trails	**Complies.**	*Sheet 102-104*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*Block lengths over 1,000' permitted as a PUD variation.*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**Complies.**	*Sheet 102-104*
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.**	*Connections shown.*
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.	**Complies.**	*Shown.*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the	**Complies.**	*Sheet 102-104*

same standards identified in the Saratoga Springs Standard Street Improvement Details.		
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.**	*Sheet 102-104*
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 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.**	*Sheet 102-104*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**Complies.**	*Sheet 102-104*
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**N/A.**	
Shared Driveways: Shared driveways shall be a minimum of 26' 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 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' 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.	**N/A.**	
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage.	**N/A.**	

b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.		
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**Complies.**	*Sheet 102-104*
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. 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.	**Complies.**	*Sheet 102-104*
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**Complies.**	*Sheet 102-104*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*See plat.*
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.**	*See plat.*
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;	**N/A.**	

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.		
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. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*See plat.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*See plat.*
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	**Complies.**	*See plat.*
No lot shall be created that is divided by a municipal or county boundary line.	**N/A.**	
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 Land Use Authority.	**Complies.**	*See plat.*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*Lots labeled with "No Access"*
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' from the arterial roadway. Approval by UDOT may be required.	**Complies.**	*See plat.*
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.**	*See plat.*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*See plat.*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*See plat.*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*See plat.*
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**Complies.**	*See plat.*
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**Complies.**	*See plat.*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	

ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**N/A.**	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	**Complies.**	*See plat.*
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	**Complies.**	*See plat.*
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**Complies.**	*See plat.*
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**N/A.**	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*Sheet 102-104*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Sheet 102-104*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Sheet 102-104*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Sheet 102-104*

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*TBD*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*Complies*
Phasing Improvements.	*TBD*
Payment of Lieu of Open Space.	Amount of $: TBD
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Site plan provided.*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Sheet 102-104*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies.**	*Plat submitted.*

Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See application.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See plat.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*Sheet 101*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*Sheet 101*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*ALTA survey provided.*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Provided.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas;	**Complies.**	*Provided.*

vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Provided.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*Provided.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*Provided.*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Provided.*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Provided.*

Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Provided.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Provided.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See TIS.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*See landscape plan.*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*See site plan.*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans.*
Trails Master Plan: Shows required trails	**Complies.**	*Trails shown.*

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.**	*Sidewalks shown throughout development.*
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.**	*Sidewalks meet City Standards.*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Connections shown to commercial development.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan.*
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, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**N/A.**	
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.	**N/A.**	
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 3' 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.	**N/A.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*See Engineer's report.*
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.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in	**N/A.**	

order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.		
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**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.	**N/A.**	
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. This does not apply to Municipal Buildings.	**N/A.**	
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' 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.	**N/A.**	
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**N/A.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**N/A.**	
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.**	*See landscape plan.*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Interconnection shown to commercial.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' 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' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.	**Complies.**	*See elevations.*

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". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.		
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.	**Complies.**	*See elevations.*
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" in height above the roof.	**N/A.**	
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**Complies.**	*>3/12 pitch*
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.	**N/A.**	
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.	**N/A.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*No other windows used.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**N/A.**	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**N/A.**	
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**N/A.**	
Backlighting is not permitted.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**N/A.**	
Screening materials shall conform to the color scheme and materials of the primary building.	**N/A.**	
Residential Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	**Complies.**	*Shown on Craftsman elevations.*

Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, or building façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations. The roof shall not be considered a material or color.	**Does Not Comply.**	*Only 2 colors shown on front elevations.*
No more than 75% of any building elevation shall consist of any one material or color.	**Complies.**	*See elevations.*
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.	**N/A.**	
Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	**Complies.**	*4 color schemes proposed.*

19.19 Open Space

Minimum Required Open Space

Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	**Complies.**	*Meets MDA*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.	**Complies.**	*Meets MDA*
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	**Complies.**	*Meets MDA*

Minimum Required Amenities

Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	**Complies.**	*272 required, 365 provided.*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	**Complies.**	*Items from C, D, & E shown.*
No more than 25% of the points may be met by one specific item type in any one category.	**Complies.**	*See open space worksheet*
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	**Complies.**	*Main Park with amenities is 2.5 acres.*
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**N/A.**	

Payment in Lieu of Open Space

Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**N/A.**	
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**N/A.**	

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*See plat.*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*See plat.*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*See plat.*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**Complies.**	*See plat.*
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**Complies.**	*See plat.*
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*See plat.*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*See plat.*

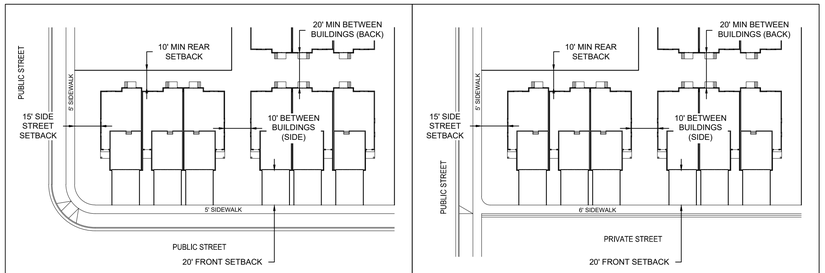
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**Complies.**	*See plat.*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*See plat.*
Compass Directions. The four compass directions shall not be used as part of the street name.	**Complies.**	*See plat.*
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*See plat.*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**Complies.**	*See plat.*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*See plat.*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*See plat.*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*See plat.*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*See plat.*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**Complies.**	*See plat.*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**Complies.**	*See plat.*
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*See plat.*

7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*See plat.*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*See plat.*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Complies.**	*See plat.*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Complies.**	*See plat.*
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Complies.**	*See plat.*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.	**Complies.**	*See plat.*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No.*
What is the anticipated cost to the City?	*None.*
When will City maintenance begin?	*N/A*

FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 1 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

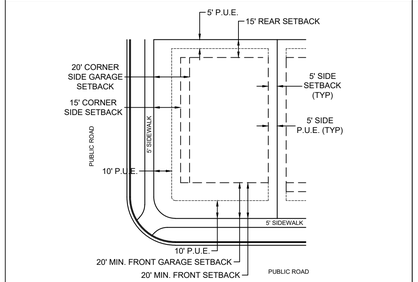


TYPICAL FRONT LOAD TOWNHOME SETBACK ON PUBLIC STREET

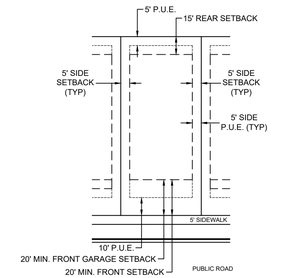
SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS

TYPICAL FRONT LOAD TOWNHOME SETBACK ON PRIVATE STREET

SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS



TYPICAL SINGLE FAMILY CORNER LOT



TYPICAL SINGLE FAMILY INTERIOR LOT

SETBACK NOTES: 1-ALL REAR & SIDE P.U.E TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.
2-ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET ENBRIDGE GAS STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

TYPICAL SETBACK & P.U.E. DETAILS

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 AND/OR GEOTECHNICAL 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 RECORDERS 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 THE 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBURARY 9 2013, 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.
9. 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.
10. 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 10 FEET.
11. ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY. (SEE NOTE 15)
12. ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE _____ HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
13. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
14. COMMON AREAS ARE CONVEYED TO THE _____ HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF _____.
15. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
16. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
17. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
18. ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
19. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.
20. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49049C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
21. A TITLE REPORT PREPARED BY _____ EFFECTIVE DATE: _____, 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.
22. SEWER, DRINKING WATER AND SECONDARY WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY CITY OF SARATOGA SPRINGS.
23. STORM DRAIN WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. UNLESS OTHERWISE SPECIFIED, THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVE SURFACE IMPROVEMENTS.
25. ALL AREA WITHIN THIS PLAT IS COMMON AREA, LIMITED COMMON AREA, AND FACILITIES, EXCEPT AS OTHERWISE DESIGNATED.
26. PUBLIC UTILITY EASEMENTS ARE 10 FEET BEHIND RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED (SEE SHEETS 3, 4 & 5 FOR LOCATIONS & WIDTH).
27. LANDSCAPING OF FRONTAGE ALONG SWAINSON TO BE INSTALLED, IRRIGATED, AND MAINTAINED BY HOA.
28. ALL PRIVATE STREETS WITHIN A PUD SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS AND ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF SARATOGA SPRINGS ORDINANCES, POLICES AND STANDARDS.

VICINITY MAP



DATA TABLE

PHASE 1

SINGLE FAMILY LOTS	58 LOTS
TOWNHOME LOTS	47 LOTS
BUILDINGS	10 BUILDINGS
DWELLINGS	105 DWELLINGS
PARCELS	4 PARCELS
DENSITY	6.08 UNITS/ ACRE
MINIMUM LOT SIZE	0.09 ACRES / 4,080 SF
MAXIMUM LOT SIZE	0.28 ACRES / 12,402 SF
AVERAGE LOT SIZE	0.13 ACRES / 5,566 SF

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	17.42	758,927	100%
SINGLE FAMILY LOT AREA	7.41	322,818	42.5%
TOWNHOME LOT AREA	1.19	51,858	
OPEN SPACE (COMMON / LIMITED)	4.04	175,911	23.2%
COMMON SPACE	3.11	135,537	17.9%
LIMITED COMMON SPACE	0.93	40,374	0.1%
OPEN SPACE (LANDSCAPE)	4.04	175,911	0.5%
LAWN (TURF GRASS)	2.60	113,281	0.6%
SEEDED AREA (UNIRRIGATED)	0.00	0	0.0%
PLANTING BEDS W/ STONE MULCH	0.00	0	0.0%
HARDSCAPE (SIDEWALK, PATIO, TRAILS)	1.44	62,630	0.4%
PRIVATE RIGHT-OF-WAY AREA	1.52	66,219	8.7%
PUBLIC RIGHT-OF-WAY AREA	3.26	142,121	18.7%
LANDSCAPE AREA (PUBLIC ROW)	0.70	30,427	4%
HARDSCAPE AREA (PUBLIC ROW)	2.56	111,694	14.7%
BUILDABLE LAND	17.42	758,927	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	17.42	758,927	100%
NUMBER OF GARAGE PARKING SPACES			210
NUMBER OF DRIVEWAY PARKING SPACES			210
NUMBER OF STRIPED PARKING SPACES			24
NUMBER OF GUEST PARKING SPACES PROVIDED			24

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

OWNER / DEVELOPER

D·R·HORTON America's Builder
12351 SOUTH GATEWAY PARK PLACE
SUITE D-100
DRAPER, UT 84020
801-571-7101

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE VILLAGES PARK #3 & OPEN SPACE #2 DEDICATION PLAT, SAID POINT BEING LOCATED N89°46'00"W ALONG THE SECTION LINE 571.37 FEET AND NORTH 152.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, T6S, R1W, S.L.B.& M.; THENCE S51°09'01"W ALONG SAID BOUNDARY 74.00 FEET; THENCE N27°23'29"W 32.96 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 37.15 FEET WITH A RADIUS OF 331.00 FEET THROUGH A CENTRAL ANGLE OF 6°25'51", CHORD: N32°20'24"W 37.13 FEET; THENCE S64°29'51"W 149.12 FEET; THENCE S75°18'36"W 532.88 FEET TO THE EASTERLY RIGHT-OF-WAY OF SWAINSON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.26 FEET WITH A RADIUS OF 963.00 FEET THROUGH A CENTRAL ANGLE OF 00°43'46", CHORD: N22°55'41"W 12.26 FEET; THENCE N22°33'48"W 50.48 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 25.47 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 97°17'15", CHORD: N26°04'50"E 22.52 FEET; THENCE N25°48'49"W 67.13 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 21.61 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 82°32'14", CHORD: N63°56'43"W 19.79 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 518.59 FEET WITH A RADIUS OF 1787.00 FEET THROUGH A CENTRAL ANGLE OF 16°37'38", CHORD: N30°55'39"W 516.77 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.16 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25", CHORD: N04°59'44"E 20.93 FEET; THENCE N40°46'03"W 66.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.16 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25", CHORD: N86°31'51"W 20.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 51.89 FEET WITH A RADIUS OF 1787.00 FEET THROUGH A CENTRAL ANGLE OF 1°39'49", CHORD: N43°07'33"W 51.88 FEET; THENCE N46°02'22"E 169.72 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 76.05 FEET WITH A RADIUS OF 1956.24 FEET THROUGH A CENTRAL ANGLE OF 2°13'38", CHORD: S42°50'45"E 76.04 FEET; THENCE N48°15'52"E 99.93 FEET; THENCE S41°23'04"E 24.03 FEET; THENCE S40°29'50"E 38.91 FEET; THENCE S40°08'20"E 15.11 FEET; THENCE S39°09'28"E 39.52 FEET; THENCE S37°54'24"E 39.52 FEET; THENCE S36°48'20"E 39.52 FEET; THENCE S35°42'16"E 39.52 FEET; THENCE S34°36'12"E 39.52 FEET; THENCE S33°30'08"E 39.52 FEET; THENCE N57°02'54"E 180.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.87 FEET WITH A RADIUS OF 2236.50 FEET THROUGH A CENTRAL ANGLE OF 1°05'54", CHORD: S32°24'09"E 42.87 FEET; THENCE N58°08'48"E 110.00 FEET; THENCE N32°21'40"W 41.60 FEET; THENCE N33°22'53"W 41.97 FEET; THENCE N34°24'22"W 41.97 FEET; THENCE N35°25'52"W 41.97 FEET; THENCE N36°27'21"W 41.97 FEET; THENCE N37°34'53"W 50.23 FEET; THENCE N38°57'06"W 62.00 FEET; THENCE N40°19'18"W 50.22 FEET; THENCE N41°26'35"W 41.60 FEET; THENCE N42°27'31"W 41.60 FEET; THENCE N43°28'30"W 7.01 FEET; THENCE N46°51'54"E 93.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 183.67 FEET WITH A RADIUS OF 2440.00 FEET THROUGH A CENTRAL ANGLE OF 4°18'47", CHORD: N45°17'40"W 183.63 FEET; THENCE N42°39'26"E 65.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 38.23 FEET WITH A RADIUS OF 2505.00 FEET THROUGH A CENTRAL ANGLE OF 0°52'28", CHORD: S47°00'39"E 38.23 FEET; THENCE N43°28'13"E 193.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 520.69 FEET WITH A RADIUS OF 2698.50 FEET THROUGH A CENTRAL ANGLE OF 11°03'20", CHORD: S41°02'33"E 519.88 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 447.90 FEET WITH A RADIUS OF 532.00 FEET THROUGH A CENTRAL ANGLE OF 48°14'19", CHORD: S11°23'44"E 434.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 108.55 FEET WITH A RADIUS OF 168.00 FEET THROUGH A CENTRAL ANGLE OF 37°01'13", CHORD: S05°47'11"E 106.67 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 116.64 FEET WITH A RADIUS OF 2516.00 FEET THROUGH A CENTRAL ANGLE OF 2°39'22", CHORD: S22°58'08"E 116.63 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 13.63 FEET WITH A RADIUS OF 968.00 FEET THROUGH A CENTRAL ANGLE OF 0°48'24", CHORD: S22°02'39"E 13.63 FEET; THENCE N63°40'39"E 18.57 FEET; THENCE S26°19'21"E 62.00 FEET; THENCE S63°40'39"W 2.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 17.87 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 85°20'31", CHORD: S21°00'24"W 16.27 FEET; THENCE S21°39'52"E 54.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 44.40 FEET WITH A RADIUS OF 269.00 FEET THROUGH A CENTRAL ANGLE OF 9°27'24", CHORD: S26°23'34"E 44.35 FEET; THENCE S42°57'46"E 49.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±758,361 S.F.
±17.41 ACRES.

DATE

SURVEYOR
(See Seal Below)
LICENSE NO. 6310734

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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 1 PLAT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-604, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OF 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 THE 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. THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20_____.

SIGNATURE — PRINT NAME — TITLE & ENTITY

SIGNATURE — PRINT NAME — TITLE & ENTITY

APPROVAL BY LEGISLATIVE BODY

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

THIS_____ DAY OF _____ , A.D. 20____.

CITY MAYOR — ATTEST _____ CITY RECORDER (See Seal Below)

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF UTAH }

ON THIS ____ DAY OF _____ , 20__ PERSONALLY APPEARED BEFORE ME

PRINT NAME — TITLE — ENTITY

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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE — COMMISSION NUMBER

PRINT NAME AS COMMISSIONED — 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(6)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (a) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (b) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (c) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20_____.

BY- _____

TITLE- _____

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. 10-9a-601 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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

CENTURY LINK

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

CENTURY LINK

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ___ DAY OF _____, A.D. 20___.

CITY ENGINEER

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

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

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

FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 1 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX

N43°28'13"E 193.50
R=2505.00
Δ=0°52'28"
L=38.23
CH=S47°00'39"E 38.23
N42°39'26"E 65.00
R=2440.00
Δ=4°18'47"
L=183.67
CH=N45°17'40"W 183.63
N46°51'44"E 93.55
N43°28'28"W 7.02
N42°27'31"W 41.60
N41°26'35"W 41.60
N40°19'19"W 50.23
N38°57'06"W 62.00
R=1956.24
Δ=2°13'38"
L=76.05
CH=S42°50'45"E 76.04
N46°02'22"E 169.72
N48°16'03"E 99.88
S41°23'04"E 24.03
S40°29'50"E 38.91
S40°06'20"E 15.11
S39°00'28"E 39.52
S37°54'24"E 39.52
S36°48'20"E 39.52
S35°42'16"E 39.52
S34°36'12"E 39.52
S33°30'08"E 39.52
N57°02'54"E 180.00
N40°46'03"W 66.00
R=2698.50
Δ=11°03'20"
L=520.69
CH=S41°02'33"E 519.88
N37°34'53"W 50.23
N36°27'21"W 41.97
N35°25'52"W 41.97
N34°24'22"W 41.97
N33°22'53"W 41.97
N32°21'40"W 41.60
N58°08'48"E 110.00
R=2236.50
Δ=1°05'54"
L=42.87
CH=S32°24'09"E 42.87
R=532.00
Δ=48°14'19"
L=447.90
CH=S11°23'44"E 434.79
R=168.00
Δ=37°01'13"
L=108.55
CH=S5°47'11"E 106.67
R=2518.12
Δ=2°39'14"
L=116.64
CH=S22°58'10"E 116.63
R=968.00
Δ=0°48'23"
L=13.62
CH=S22°02'39"E 13.62
N63°40'39"E 18.57
S26°19'21"E 62.00
S63°40'39"W 2.61
R=12.00
Δ=85°20'31"
L=17.87
CH=S21°00'24"W 16.27
S21°39'52"E 54.50
R=269.00
Δ=9°27'24"
L=44.40
CH=S26°23'34"E 44.35
S42°57'46"E 49.58
POINT OF BEGINNING
S64°29'51"W 149.12
R=331.00
Δ=6°25'51"
L=37.15
CH=N32°20'24"W 37.13
N27°23'29"W 32.96
S51°09'01"W 74.00
565.86
NORTH
145.64
S75°18'36"W 532.88
R=1787.00
Δ=16°37'38"
L=518.59
CH=N30°55'39"W 516.77
37.00
R=15.00
Δ=82°32'14"
L=21.61
CH=N63°56'43"W 19.79
N25°48'49"W 67.13
R=15.00
Δ=97°17'15"
L=25.47
CH=N26°04'50"E 22.52
N22°33'48"W 50.48
R=963.00
Δ=0°43'46"
L=12.26
CH=N22°55'41"W 12.26
48.50
WILDLIFE BLVD
R/W
RTE
BASIS OF BEARING: N89°46'00"W 5538.41
N0°13'16"E 2673.66
N0°17'19"E 2634.93

BUILDING 22 (T-205 to T-209)
BUILDING 10 (T-148 to T-144)
BUILDING 23 (T-210 to T-214)
BUILDING 9 (T-143 to T-138)
BUILDING 8 (T-134 to T-138)
BUILDING 24 (T-215 to T-219)
BUILDING 25 (T-220 to T-223)
BUILDING 26 (T-224 to T-231)
BUILDING 27 (T-232 to T-236)

(COMMON AREA PARCEL B)
(SEE NOTE 12 & 15)
(COMMON AREA PARCEL A)
(SEE NOTE 12 & 15)
WHISPERING FOX DRIVE
(PRIVATE - 45' WIDE)
DEN RUN LANE
(PUBLIC - WIDTH VARIES)
SLY FOX WAY
(PRIVATE - 40' WIDE)
CARDINAL LAND HOLDINGS IV LLC
FOXFIRE DRIVE
(PUBLIC - 62' WIDE)
HOLLOWCREST DRIVE
(PUBLIC - 62' WIDE)
FOXGLOVE WAY
(PUBLIC - 62' WIDE)
PINE DEN WAY
(PUBLIC - 62' WIDE)
COMMERCIAL WAY
SWANSEN AVENUE
(HOMES DO NOT HAVE ACCESS)
CITY OF SARATOGA SPRINGS
SARATOGA SPRINGS CITY
SARATOGA SPRINGS CITY
1' P.U.E.
5' P.U.E.
10' P.U.E.
TRAIL
1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058

EAST QUARTER CORNER
SECTION 12, T6S, R1W, SLB&M
(NOT FOUND - CALCULATED)

WEST QUARTER CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 2015 UTAH COUNTY MONUMENT)

SOUTHWEST CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

SOUTHEAST CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

NORTH
SCALE: 1" = 70'
70 35 0 70

14.00 14.00 4.00 10.00 5.00
FIRE HYDRANT EASEMENT DETAIL

LEGEND
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS
- LIMITED COMMON AREA
- CLUSTER MAILBOX

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 1 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.

LEI #25-0028

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 1 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 3 OF 4

This form approved by Utah County and the municipalities therein.

LEI #25-0026

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

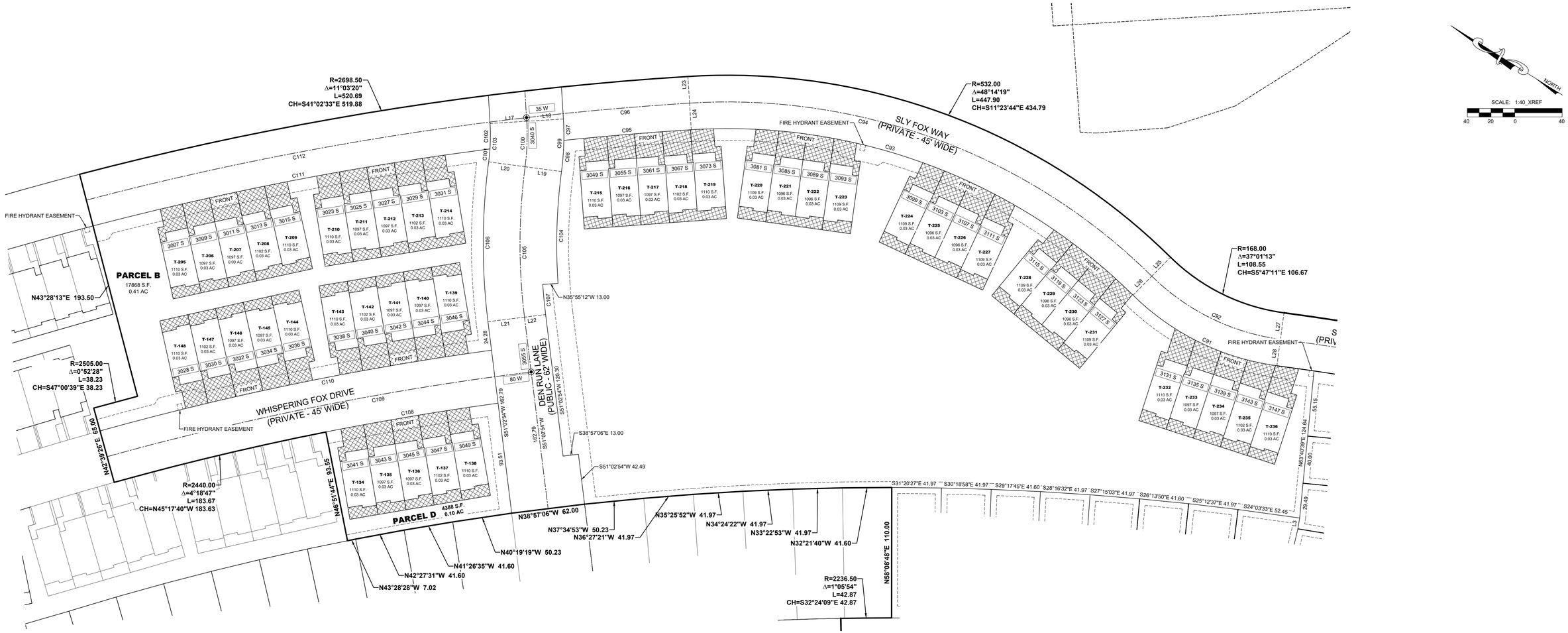
SCALE: 1" = 40'
40 20 0 40
NORTH

LEGEND
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS
- LIMITED COMMON AREA
- CLUSTER MAILBOX

SLY FOX WAY (PRIVATE - 45' WIDE)
COMMERCIAL WAY (PUBLIC - 62' WIDE)
FOXGLOVE WAY (PUBLIC - 62' WIDE)
PINE DEN WAY (PUBLIC - 62' WIDE)
HOLLOWCREST DRIVE (PUBLIC - 62' WIDE)
FOXFIRE DRIVE
SWAINSON AVENUE (HOMES DO NOT HAVE ACCESS)
PARCEL C 1505 S.F. 0.03 AC

1001 7572 S.F. 0.17 AC
1002 7565 S.F. 0.17 AC
1003 6550 S.F. 0.15 AC
1004 6550 S.F. 0.15 AC
1005 6550 S.F. 0.15 AC
1006 6550 S.F. 0.15 AC
1007 6550 S.F. 0.15 AC
1008 6550 S.F. 0.15 AC
1009 6550 S.F. 0.15 AC
1010 6478 S.F. 0.15 AC
1011 10901 S.F. 0.25 AC
1012 12402 S.F. 0.28 AC
1013 6714 S.F. 0.15 AC
1014 5231 S.F. 0.12 AC
1015 4080 S.F. 0.09 AC
1016 4080 S.F. 0.09 AC
1017 4080 S.F. 0.09 AC
1018 4080 S.F. 0.09 AC
1019 4080 S.F. 0.09 AC
1020 4131 S.F. 0.09 AC
1021 4423 S.F. 0.10 AC
1022 4397 S.F. 0.10 AC
1023 4111 S.F. 0.09 AC
1024 5769 S.F. 0.13 AC
1025 5208 S.F. 0.12 AC
1026 4000 S.F. 0.09 AC
1027 4201 S.F. 0.10 AC
1028 4244 S.F. 0.10 AC
1029 5885 S.F. 0.14 AC
1030 5040 S.F. 0.12 AC
1031 4506 S.F. 0.10 AC
1032 4466 S.F. 0.10 AC
1033 4506 S.F. 0.10 AC
1034 4506 S.F. 0.10 AC
1035 4466 S.F. 0.10 AC
1036 4506 S.F. 0.10 AC
1037 4506 S.F. 0.10 AC
1038 4800 S.F. 0.11 AC
1039 4800 S.F. 0.11 AC
1040 4800 S.F. 0.11 AC
1041 4800 S.F. 0.11 AC
1042 4800 S.F. 0.11 AC
1043 4800 S.F. 0.11 AC
1044 4800 S.F. 0.11 AC
1045 4800 S.F. 0.11 AC
1046 4800 S.F. 0.11 AC
1047 6504 S.F. 0.15 AC
1048 8530 S.F. 0.20 AC
1049 5072 S.F. 0.12 AC
1050 5073 S.F. 0.12 AC
1051 5073 S.F. 0.12 AC
1052 6087 S.F. 0.14 AC
1053 6088 S.F. 0.14 AC
1054 6087 S.F. 0.14 AC
1055 6087 S.F. 0.14 AC
1056 6088 S.F. 0.14 AC
1057 6849 S.F. 0.16 AC
1058 6102 S.F. 0.14 AC

R=2518.12 Δ=2°39'14" L=116.64 CH=S22°58'10"E 116.63
R=968.00 Δ=0°48'23" L=13.62 CH=S22°02'39"E 13.62
N63°40'39"E 18.57
S26°19'21"E 62.00
S63°40'39"W 2.61
R=12.00 Δ=85°20'31" L=17.87 CH=S21°00'24"W 16.27
S21°39'52"E 54.50
R=269.00 Δ=9°27'24" L=44.40 CH=S26°23'34"E 44.35
S42°57'46"E 49
S51°09'01"W 74.00
N27°23'29"W 32.96
R=331.00 Δ=6°25'51" L=37.15 CH=N32°20'24"W 37.13
S64°29'51"W 149.12
S75°18'36"W 532.98
R=2236.50 Δ=1°05'54" L=42.87 CH=S32°24'09"E 42.87
R=1956.24 Δ=2°13'38" L=76.05 CH=S42°50'45"E 76.04
R=1787.00 Δ=16°37'38" L=518.59 CH=N30°55'39"W 516.77
R=15.00 Δ=82°32'14" L=21.61 CH=N63°56'43"W 19.79
R=15.00 Δ=97°17'15" L=25.47 CH=N26°04'50"E 22.52
3"W 50.48 I.00 Δ=0°43'46" L=12.26 CH=N22°55'41"W 12.26
N40°46'03"W 66.00



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1894.24	1°52'43"	62.11	N43°01'13"W 62.11
C2	12.00	91°18'29"	19.12	N3°34'24"E 17.16
C3	12.00	91°18'32"	19.12	N85°07'06"W 17.16
C4	1956.24	2°13'38"	76.05	N42°50'47"W 76.04
C5	1956.24	1°22'33"	46.98	N41°02'41"W 46.98
C6	1925.24	3°36'12"	121.07	N42°09'29"W 121.05
C7	1925.24	3°11'16"	107.11	S42°21'56"E 107.10
C8	1925.24	0°24'56"	13.96	S40°33'51"E 13.96
C9	1956.50	0°21'33"	12.27	N40°10'40"W 12.27
C10	1956.50	0°26'21"	15.00	N39°46'43"W 15.00
C11	1956.50	1°57'26"	66.84	N38°34'49"W 66.83
C12	1956.50	1°44'22"	59.40	N36°43'55"W 59.39
C13	1956.50	1°44'22"	59.40	N34°59'33"W 59.39
C14	1956.50	1°44'22"	59.40	N33°15'11"W 59.39
C15	1956.50	1°44'22"	59.40	N31°30'50"W 59.39
C16	1956.50	1°44'22"	59.40	N29°46'28"W 59.39
C17	1956.50	1°26'58"	49.50	N28°10'48"W 49.49
C18	1956.50	1°26'58"	49.50	N26°43'50"W 49.49
C19	1956.50	1°26'58"	49.50	N25°16'52"W 49.49
C20	1956.50	0°44'17"	25.21	N24°11'14"W 25.21
C21	1925.50	16°32'21"	555.82	N32°05'16"W 553.90
C22	1894.50	1°52'43"	62.11	N38°31'29"W 62.11
C23	1894.50	1°53'33"	62.58	N36°38'21"W 62.58
C24	1894.50	1°53'33"	62.58	N34°44'48"W 62.58
C25	1894.50	1°53'33"	62.58	N32°51'14"W 62.58
C26	1894.50	1°53'33"	62.58	N30°57'41"W 62.58
C27	1894.50	1°53'33"	62.58	N29°04'07"W 62.58
C28	1894.50	1°53'33"	62.58	N27°10'34"W 62.58
C29	1894.50	1°53'33"	62.58	N25°17'01"W 62.58
C30	1894.50	0°31'09"	17.16	N24°04'40"W 17.16

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C31	1894.50	15°38'45"	517.33	N31°38'28"W 515.73
C32	1956.50	16°32'21"	564.77	N32°05'16"W 562.81
C33	1787.00	1°39'27"	51.70	N38°24'45"W 51.69
C34	1787.00	1°53'32"	59.02	N36°38'15"W 59.02
C35	1787.00	1°53'32"	59.02	N34°44'42"W 59.02
C36	1787.00	1°53'32"	59.02	N32°51'10"W 59.02
C37	1787.00	1°53'32"	59.02	N30°57'37"W 59.02
C38	1787.00	1°53'32"	59.02	N29°04'05"W 59.02
C39	1787.00	1°53'32"	59.02	N27°10'32"W 59.02
C40	1787.00	1°53'32"	59.02	N25°17'00"W 59.02
C41	1787.00	1°47'01"	55.63	N23°26'43"W 55.63
C42	131.00	13°12'39"	30.21	S30°25'25"E 30.14
C43	131.00	22°49'11"	52.17	S48°26'20"E 51.83
C44	131.00	22°48'32"	52.15	S71°15'11"E 51.81
C45	131.00	18°59'57"	43.44	N87°50'35"E 43.24
C46	131.00	3°02'06"	6.94	N76°49'33"E 6.94
C47	131.00	80°52'24"	184.91	S64°15'18"E 169.94
C48	100.00	80°52'24"	141.15	S64°15'18"E 129.72
C49	69.00	80°52'24"	97.39	S64°15'18"E 89.51
C50	12.00	97°01'10"	20.32	N26°47'55"E 17.98
C51	2174.50	1°19'50"	50.49	N22°22'35"W 50.49
C52	2174.50	1°06'04"	41.79	N23°35'32"W 41.79
C53	2174.50	1°06'04"	41.79	N24°41'36"W 41.79
C54	2174.50	1°06'04"	41.79	N25°47'40"W 41.79
C55	2174.50	1°06'04"	41.79	N26°53'44"W 41.79
C56	2174.50	1°06'04"	41.79	N27°59'48"W 41.79
C57	2174.50	1°06'04"	41.79	N29°05'52"W 41.79
C58	2174.50	1°06'04"	41.79	N30°11'56"W 41.79
C59	2174.50	1°06'04"	41.79	N31°18'00"W 41.79
C60	2174.50	1°06'04"	41.79	N32°24'04"W 41.79

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	2174.50	11°14'26"	426.60	N27°19'53"W 425.92
C62	2205.50	12°30'07"	481.24	N26°42'03"W 480.29
C63	2236.50	1°01'29"	40.00	S31°20'27"E 40.00
C64	2236.50	1°01'29"	40.00	S30°18'58"E 40.00
C65	2236.50	1°00'57"	39.65	S29°17'45"E 39.65
C66	2236.50	1°01'29"	40.00	S28°16'32"E 40.00
C67	2236.50	1°01'29"	40.00	S27°15'03"E 40.00
C68	2236.50	1°00'57"	39.65	S26°13'50"E 39.65
C69	2236.50	1°01'29"	40.00	S25°12'37"E 40.00
C70	2236.50	0°56'38"	36.84	S24°13'34"E 36.84
C71	2236.50	2°18'46"	90.27	S22°35'52"E 90.27
C72	12.00	83°15'01"	17.44	S63°03'59"E 15.94
C73	2236.50	11°30'37"	449.29	S27°11'48"E 448.54
C74	360.50	7°48'15"	49.10	N71°24'22"E 49.07
C75	360.50	3°49'36"	24.08	N65°35'27"E 24.07
C76	360.50	11°37'51"	73.18	N69°29'35"E 73.05
C77	391.50	11°37'51"	79.47	N69°29'35"E 79.34
C78	422.50	0°55'11"	6.78	N74°50'55"E 6.78
C79	422.50	5°11'11"	38.24	N71°47'44"E 38.23
C80	422.50	5°11'11"	38.24	N66°36'33"E 38.23
C81	422.50	0°20'18"	2.50	N63°50'48"E 2.50
C82	422.50	11°37'51"	85.77	N69°29'35"E 85.62
C83	12.00	94°39'29"	19.83	N68°59'36"W 17.65
C84	331.00	7°27'36"	43.10	S25°23'40"E 43.07
C85	2471.00	1°55'22"	82.92	N22°36'08"W 82.92
C86	2471.00	1°55'22"	82.92	N22°36'08"W 82.92
C87	1013.00	0°58'44"	17.31	N22°07'49"W 17.31
C88	2493.50	2°39'22"	115.59	N22°58'08"W 115.58
C89	990.50	2°41'24"	46.51	S22°59'09"E 46.50
C91	213.00	37°01'13"	137.63	N5°47'11"W 135.24
C92	190.50	37°01'13"	123.09	S5°47'11"E 120.96

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C93	487.00	48°14'19"	410.02	N11°23'44"W 398.01
C94	509.50	48°14'19"	428.96	N11°23'44"W 416.40
C95	2653.50	2°19'47"	107.89	N36°40'47"W 107.88
C96	2676.00	11°03'24"	516.40	N41°02'35"W 515.60
C97	231.00	4°27'45"	17.99	N56°51'00"E 17.99
C98	231.00	6°32'45"	26.39	N62°21'15"E 26.38
C99	231.00	11°00'30"	44.38	N60°07'22"E 44.31
C100	200.00	11°00'30"	38.43	N60°07'22"E 38.37
C101	169.00	3°43'46"	11.00	N63°45'44"E 11.00
C102	169.00	7°16'44"	21.47	N58°15'29"E 21.46
C103	169.00	11°00'30"	32.47	N60°07'22"E 32.42
C104	469.00	11°32'50"	94.52	S59°51'13"W 94.36
C105	500.00	14°34'44"	127.22	S58°20'15"W 126.88
C106	531.00	14°34'44"	135.11	S58°20'15"W 134.75
C107	482.00	3°01'54"	25.50	S52°33'51"W 25.50
C108	2440.00	3°27'29"	147.27	N41°24'32"W 147.24
C109	2462.50	8°29'53"	365.24	N43°12'03"W 364.90
C110	2485.00	7°46'56"	337.53	N43°33'28"W 337.27
C111	2653.50	4°10'37"	193.44	S44°29'02"E 193.40
C112	2676.00	11°03'24"	516.40	N41°02'35"W 515.60

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N57°07'32"E	13.84
L2	N41°56'25"E	16.54
L3	S67°18'03"W	9.19
L4	S71°24'22"W	35.46
L5	N66°10'55"E	31.00
L6	N66°10'55"E	31.00
L7	N14°41'30"W	31.00
L8	N14°41'30"W	31.00
L9	N14°41'30"W	31.00
L10	N14°41'30"W	31.00
L11	S26°19'21"E	31.00
L12	N26°19'21"W	31.00
L13	N49°38'33"E	31.00
L14	N68°20'08"E	31.00
L15	N68°21'33"E	22.50
L16	N68°21'08"E	22.50
L17	S35°22'53"E	31.00
L18	S35°22'53"E	31.00
L19	N24°22'23"W	31.00
L20	N24°22'23"W	31.00

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N38°57'06"W	31.00
L22	N38°57'06"W	18.00
L23	N54°29'06"E	22.50
L24	S54°29'06"W	22.50
L25	S77°16'35"E	22.50
L26	S77°16'35"E	22.50
L27	N65°42'12"E	22.50
L28	N65°42'12"E	22.50

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS
- LIMITED COMMON AREA
- CLUSTER MAILBOX

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FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 1 PLAT

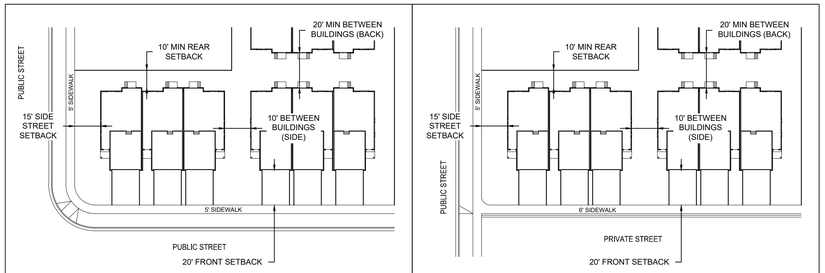
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.

LEI #25-0026

FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 2 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

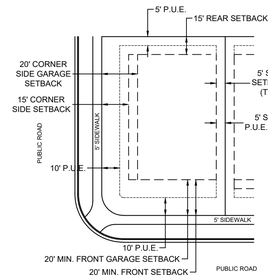


TYPICAL FRONT LOAD TOWNHOME SETBACK ON PUBLIC STREET

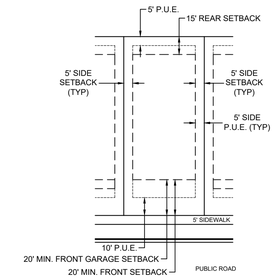
SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS

TYPICAL FRONT LOAD TOWNHOME SETBACK ON PRIVATE STREET

SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS



TYPICAL SINGLE FAMILY CORNER LOT



TYPICAL SINGLE FAMILY INTERIOR LOT

SETBACK NOTES: 1-ALL REAR & SIDE P.U.E TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.
2-ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET ENBRIDGE GAS STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

TYPICAL SETBACK & P.U.E. DETAILS

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 AND/OR GEOTECHNICAL 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 RECORDERS 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 THE 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBURARY 9 2013, 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.
9. 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.
10. 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 10 FEET.
11. ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY. (SEE NOTE 15)
12. ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE _____ HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
13. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
14. COMMON AREAS ARE CONVEYED TO THE _____ HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF _____.
15. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
16. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
17. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
18. ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
19. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.
20. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49049C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
21. A TITLE REPORT PREPARED BY _____, EFFECTIVE DATE: _____, 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.
22. SEWER, DRINKING WATER AND SECONDARY WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY CITY OF SARATOGA SPRINGS.
23. STORM DRAIN WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. UNLESS OTHERWISE SPECIFIED, THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVE SURFACE IMPROVEMENTS.
25. ALL AREA WITHIN THIS PLAT IS COMMON AREA, LIMITED COMMON AREA, AND FACILITIES, EXCEPT AS OTHERWISE DESIGNATED.
26. PUBLIC UTILITY EASEMENTS ARE 10 FEET BEHIND RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED (SEE SHEETS 3, 4 & 5 FOR LOCATIONS & WIDTH).
27. LANDSCAPING OF FRONTAGE ALONG SWAINSON TO BE INSTALLED, IRRIGATED, AND MAINTAINED BY HOA.
28. ALL PRIVATE STREETS WITHIN A PUD SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS AND ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF SARATOGA SPRINGS ORDINANCES, POLICES AND STANDARDS.

VICINITY MAP



DATA TABLE

PHASE 2

SINGLE FAMILY LOTS	58 LOTS
TOWNHOME LOTS	45 LOTS
BUILDINGS	10 BUILDINGS
DWELLINGS	103 DWELLINGS
PARCELS	4 PARCELS
DENSITY	7.58 UNITS/ ACRE
MINIMUM LOT SIZE	0.10 ACRES / 4,436 SF
MAXIMUM LOT SIZE	0.18 ACRES / 7,885 SF
AVERAGE LOT SIZE	0.13 ACRES / 5,556 SF

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	13.57	591,111	100%
SINGLE FAMILY LOT AREA	7.40	322,220	54.5%
TOWNHOME LOT AREA	1.14	49,625	
OPEN SPACE (COMMON / LIMITED)	1.64	71,546	12.1%
COMMON SPACE	0.91	39,631	6.7%
LIMITED COMMON SPACE	0.73	31,915	0.1%
OPEN SPACE (LANDSCAPE)	1.64	71,546	0.2%
LAWN (TURF GRASS)	0.88	38,244	0.5%
SEEDED AREA (UNIRRIGATED)	0.00	0	0.0%
PLANTING BEDS W/ STONE MULCH	0.00	0	0.0%
HARDSCAPE (SIDEWALK, PATIO, TRAILS)	0.76	33,302	0.5%
PRIVATE RIGHT-OF-WAY AREA	0.77	33,576	5.7%
PUBLIC RIGHT-OF-WAY AREA	2.62	114,144	19.3%
LANDSCAPE AREA (PUBLIC ROW)	0.70	30,427	5.1%
HARDSCAPE AREA (PUBLIC ROW)	1.92	83,717	14.2%
BUILDABLE LAND	13.57	591,111	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	13.57	591,111	100%
NUMBER OF GARAGE PARKING SPACES			206
NUMBER OF DRIVEWAY PARKING SPACES			206
NUMBER OF STRIPED PARKING SPACES			10
NUMBER OF GUEST PARKING SPACES PROVIDED			10

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF UTAH }

ON THIS ____ DAY OF _____ , 20__ PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME TITLE ENTITY

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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC SIGNATURE COMMISSION NUMBER

_____
PRINT NAME AS COMMISSIONED 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(6)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (a) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (b) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (c) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20_____. BY- _____

TITLE- _____

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. 10-9a-601 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

PLANNING DIRECTOR

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

_____
PLANNING DIRECTOR

CENTURY LINK

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

_____
CENTURY LINK

CITY ENGINEER

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

_____
CITY ENGINEER

COMCAST CABLE TELEVISION

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

_____
COMCAST CABLE TELEVISION

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

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

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

OWNER / DEVELOPER

D·R·HORTON
America's Builder
12351 SOUTH GATEWAY PARK PLACE
SUITE D-100
DRAPER, UT 84020
801-571-7101

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF SWAINSON AVENUE, SAID POINT BEING LOCATED N89°46'00"W ALONG THE SECTION LINE 1738.57 FEET AND NORTH 663.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, T6S, R1W, S.L.B.& M.; THENCE FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 340.53 FEET WITH A RADIUS OF 1787.00 FEET THROUGH A CENTRAL ANGLE OF 10°55'06" (CHORD: N49°25'01"W 340.02 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 488.40 FEET WITH A RADIUS OF 963.00 FEET THROUGH A CENTRAL ANGLE OF 29°03'30", CHORD: N40°20'48"W 483.18 FEET; THENCE N64°09'07"E 107.52 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.52 FEET WITH A RADIUS OF 856.00 FEET THROUGH A CENTRAL ANGLE OF 0°10'08", CHORD: N25°45'48"W 2.52 FEET; THENCE N64°19'16"E 162.81 FEET; THENCE S23°45'56"E 6.00 FEET; THENCE S28°09'57"E 52.29 FEET; THENCE S32°01'08"E 15.11 FEET; THENCE S33°45'30"E 57.74 FEET; THENCE S33°45'30"E 3.82 FEET; THENCE S39°29'47"E 58.91 FEET; THENCE S44°05'34"E 58.73 FEET; THENCE S48°59'09"E 58.58 FEET; THENCE N53°01'07"E 219.14 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 201.89 FEET WITH A RADIUS OF 948.50 FEET THROUGH A CENTRAL ANGLE OF 12°11'45", CHORD: S43°04'46"E 201.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 83.85 FEET WITH A RADIUS OF 2240.82 FEET THROUGH A CENTRAL ANGLE OF 2°08'36", CHORD: S48°06'12"E 83.84 FEET; THENCE N42°58'15"E 110.00 FEET; THENCE N47°32'13"W 41.60 FEET; THENCE N48°33'10"W 41.60 FEET; THENCE N48°09'43"W 98.47 FEET; THENCE N45°34'13"W 38.18 FEET; THENCE N42°57'41"W 38.18 FEET; THENCE N40°21'08"W 38.18 FEET; THENCE N37°44'36"W 38.18 FEET; THENCE N35°08'03"W 38.18 FEET; THENCE N32°31'31"W 38.18 FEET; THENCE N29°54'58"W 38.18 FEET; THENCE N28°42'28"W 37.54 FEET; THENCE N25°27'22"W 10.50 FEET; THENCE N64°58'33"E 74.36 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 15.34 FEET WITH A RADIUS OF 765.00 FEET THROUGH A CENTRAL ANGLE OF 1°08'57", CHORD: N24°47'12"W 15.34 FEET; THENCE N65°20'18"E 20.00 FEET; THENCE N24°20'09"W 7.86 FEET; THENCE N65°39'51"E 65.00 FEET; THENCE S24°28'36"E 17.21 FEET; THENCE N64°58'33"E 128.49 FEET; THENCE N24°30'55"W 10.66 FEET; THENCE N65°38'27"E 65.00 FEET; THENCE S24°20'11"E 4.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 148.75 FEET WITH A RADIUS OF 496.50 FEET THROUGH A CENTRAL ANGLE OF 17°31'06", CHORD: S33°05'43"E 148.17 FEET; THENCE S46°27'16"E 85.70 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 99.21 FEET WITH A RADIUS OF 2698.50 FEET THROUGH A CENTRAL ANGLE OF 2°06'23", CHORD: S47°37'25"E 99.20 FEET; THENCE S43°28'13"W 193.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 38.23 FEET WITH A RADIUS OF 2505.00 FEET THROUGH A CENTRAL ANGLE OF 0°52'28", CHORD: N47°00'39"W 38.23 FEET; THENCE S42°39'26"W 65.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 183.68 FEET WITH A RADIUS OF 2440.00 FEET THROUGH A CENTRAL ANGLE OF 4°18'47", CHORD: S45°17'40"E 183.63 FEET; THENCE S46°51'54"W 93.55 FEET; THENCE S43°28'30"E 7.01 FEET; THENCE S42°27'31"E 41.60 FEET; THENCE S41°26'35"E 41.60 FEET; THENCE S40°19'18"E 50.22 FEET; THENCE S38°57'06"E 62.00 FEET; THENCE S37°34'53"E 50.23 FEET; THENCE S36°27'21"E 41.97 FEET; THENCE S35°25'52"E 41.97 FEET; THENCE S34°24'22"E 41.97 FEET; THENCE S33°22'53"E 41.97 FEET; THENCE S32°21'40"E 41.60 FEET; THENCE S58°08'48"W 110.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 42.87 FEET WITH A RADIUS OF 2236.50 FEET THROUGH A CENTRAL ANGLE OF 1°05'54", CHORD: N32°24'09"W 42.87 FEET; THENCE S57°02'54"W 180.00 FEET; THENCE N33°30'08"W 39.52 FEET; THENCE N34°36'12"W 39.52 FEET; THENCE N35°42'16"W 39.52 FEET; THENCE N36°48'20"W 39.52 FEET; THENCE N37°54'24"W 39.52 FEET; THENCE N39°00'28"W 39.52 FEET; THENCE N40°06'20"W 15.11 FEET; THENCE N40°29'50"W 38.91 FEET; THENCE N41°23'04"W 24.03 FEET; THENCE S48°15'52"W 99.93 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 76.05 FEET WITH A RADIUS OF 1956.24 FEET THROUGH A CENTRAL ANGLE OF 2°13'38", CHORD: N42°50'45"W 76.04 FEET; THENCE S46°02'22"W 169.72 FEET; THENCE N43°57'29"W 0.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±591203 S.F.
±13.57 ACRES.

_____ _____
DATE SURVEYOR
(See Seal Below)

LICENSE NO. 6310734

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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 2 PLAT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-604, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OF 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 THE 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. THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20_____.

_____ _____ _____
SIGNATURE PRINT NAME TITLE & ENTITY

_____ _____ _____
SIGNATURE PRINT NAME TITLE & ENTITY

APPROVAL BY LEGISLATIVE BODY

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

THIS_____ DAY OF _____ , A.D. 20____.

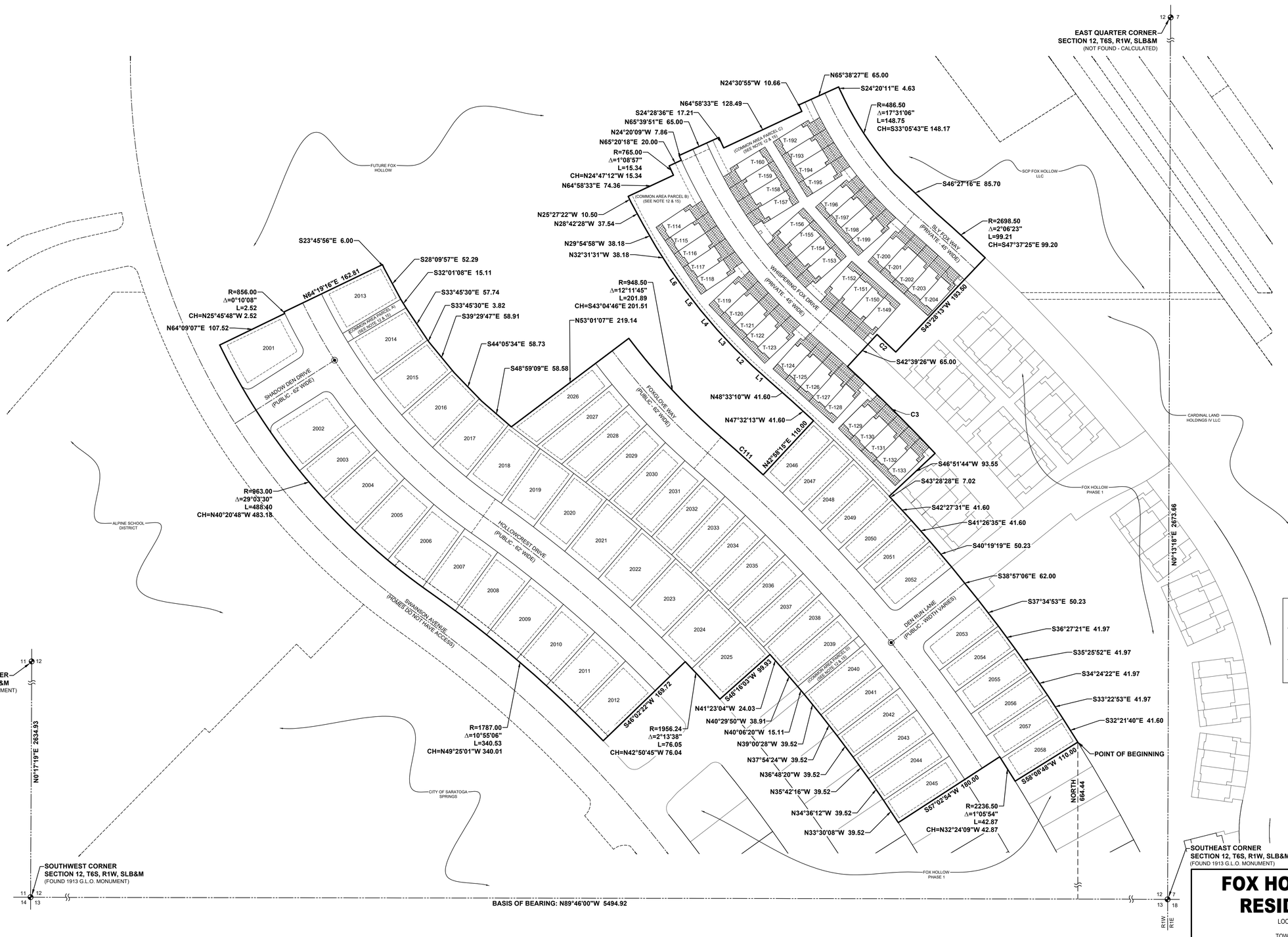
_____ ATTEST_____
CITY MAYOR CITY RECORDER (See Seal Below)

FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 2 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #XX-XXXX



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS
- LIMITED COMMON AREA
- CLUSTER MAILBOX

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 2 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #XX-XXXX

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 2 PLAT

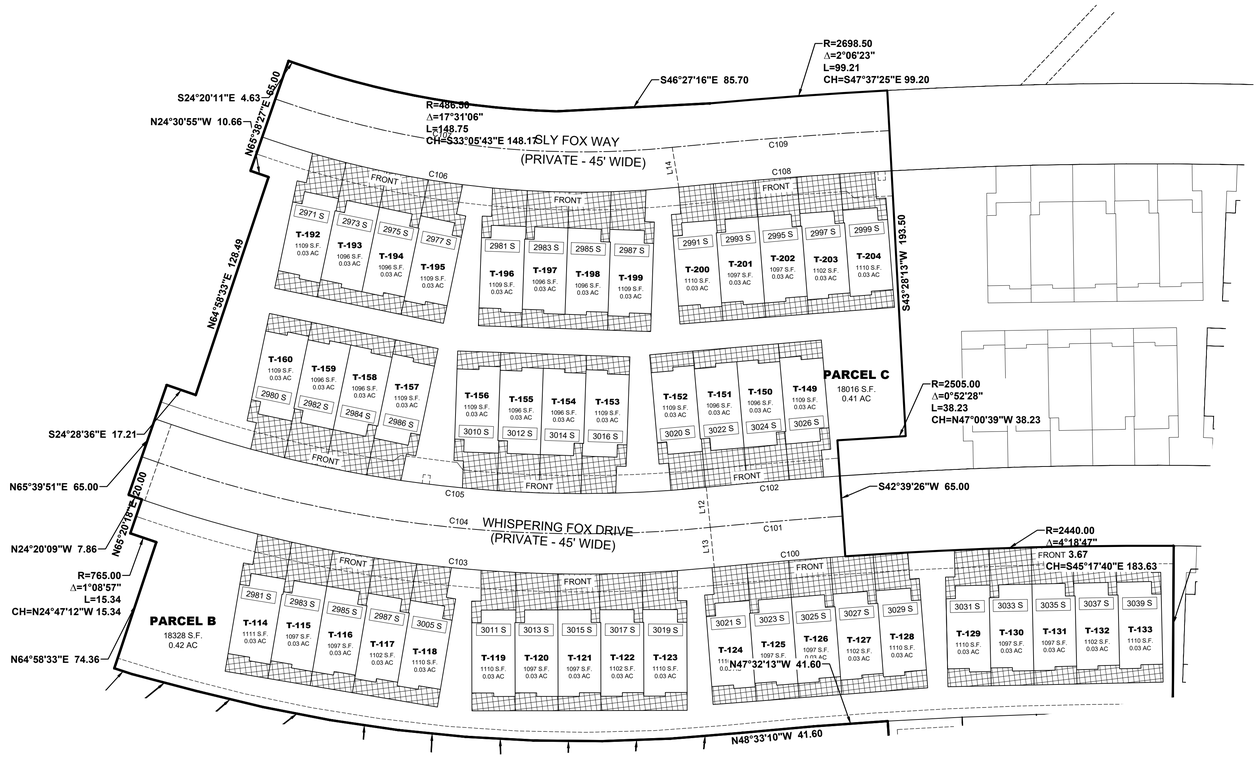
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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LEI #XX-XXXX

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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	2505.00	0°52'28"	38.23	N47°00'39"W 38.23
C3	2440.00	4°18'47"	183.67	S45°17'40"E 183.63
C4	963.00	4°01'02"	67.52	S27°49'34"E 67.51
C5	12.00	92°35'17"	19.39	S76°07'44"E 17.35
C6	12.00	87°11'38"	18.26	N13°58'49"E 16.55
C7	856.00	3°46'07"	56.31	S27°43'56"E 56.30
C8	825.00	6°46'44"	97.61	S29°04'06"E 97.55
C9	825.00	22°25'28"	322.89	S43°40'13"E 320.83
C10	825.00	29°12'12"	420.50	S40°16'50"E 415.96
C11	794.00	4°48'58"	66.74	S38°55'24"E 66.72
C12	794.00	4°48'58"	66.74	S28°05'13"E 66.72
C13	794.00	1°04'57"	15.00	S31°02'11"E 15.00
C14	794.00	4°56'15"	68.42	S34°02'47"E 68.40
C15	794.00	4°48'58"	66.74	S38°55'24"E 66.72
C16	794.00	4°48'58"	66.74	S43°44'22"E 66.72
C17	794.00	4°48'58"	66.74	S48°33'20"E 66.72
C18	794.00	3°55'07"	54.30	S52°55'23"E 54.29
C19	856.00	3°55'30"	58.64	S44°17'50"E 58.63
C20	856.00	0°46'20"	11.54	S54°29'46"E 11.54
C21	856.00	3°55'30"	58.64	S52°08'51"E 58.63
C22	856.00	3°55'30"	58.64	S48°13'21"E 58.63
C23	856.00	3°55'30"	58.64	S44°17'50"E 58.63
C24	856.00	3°16'15"	48.87	S40°41'58"E 48.86
C25	856.00	3°46'05"	56.30	S37°10'47"E 56.29
C26	12.00	87°07'37"	18.25	N78°51'33"W 16.54
C27	12.00	92°35'42"	19.39	S11°16'47"W 17.35
C28	963.00	4°01'25"	67.63	S37°01'47"E 67.61
C29	963.00	3°16'22"	55.01	S40°40'40"E 55.00
C30	963.00	3°55'40"	66.02	S44°16'42"E 66.00
C31	963.00	3°55'40"	66.02	S48°12'22"E 66.01

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C32	963.00	3°55'41"	66.02	S52°08'02"E 66.01
C33	963.00	0°46'40"	13.07	S54°29'13"E 13.07
C34	1787.00	1°30'17"	46.93	N54°07'25"W 46.93
C35	1787.00	1°52'50"	58.65	N52°25'52"W 58.65
C36	1787.00	1°51'22"	57.89	N50°33'46"W 57.89
C37	1787.00	1°53'33"	59.02	N48°41'19"W 59.02
C38	1787.00	1°53'33"	59.02	N46°47'47"W 59.02
C39	1787.00	1°53'32"	59.02	N44°54'14"W 59.02
C40	1894.23	1°53'34"	62.58	N44°54'22"W 62.57
C41	1894.23	1°53'34"	62.58	N46°47'56"W 62.58
C42	1894.23	1°53'34"	62.58	N48°41'30"W 62.58
C43	1894.23	1°51'24"	61.38	N50°33'59"W 61.38
C44	1894.23	1°55'22"	63.57	N52°27'22"W 63.56
C45	1894.23	1°27'57"	48.46	N54°09'01"W 48.46
C46	1894.23	1°51'24"	61.38	N50°33'59"W 61.38
C47	1925.24	10°55'26"	367.06	N49°25'17"W 366.50
C48	1956.24	1°53'31"	64.59	N50°08'37"W 64.59
C49	1956.24	0°18'53"	10.74	N54°43'33"W 10.74
C50	1956.24	1°44'23"	59.40	N53°41'56"W 59.39
C51	1956.24	1°44'23"	59.40	N51°57'33"W 59.39
C52	1956.24	1°53'31"	64.59	N50°08'37"W 64.59
C53	1956.24	1°53'05"	64.35	N48°15'19"W 64.34
C54	1956.24	1°53'05"	64.35	N46°22'14"W 64.34
C55	1956.24	1°28'08"	50.15	N44°41'38"W 50.15
C56	1010.50	2°13'27"	39.23	S42°34'27"E 39.22
C57	1010.50	2°15'23"	39.80	S38°06'35"E 39.79
C58	1010.50	2°13'27"	39.23	S40°21'00"E 39.22
C59	1010.50	2°13'27"	39.23	S42°34'27"E 39.22
C60	1010.50	2°13'27"	39.23	S44°47'54"E 39.22
C61	1010.50	2°14'09"	39.43	S47°01'42"E 39.43

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C62	1010.50	1°01'52"	18.19	S48°39'42"E 18.19
C63	979.50	12°11'45"	208.49	S43°04'46"E 208.10
C64	2174.49	0°34'30"	21.82	N48°53'23"W 21.82
C65	2174.49	1°03'14"	40.00	N48°04'31"W 40.00
C66	2174.49	1°05'39"	41.53	N47°00'04"W 41.53
C67	2174.49	1°05'39"	41.53	N45°54'25"W 41.53
C68	2174.49	1°05'39"	41.53	N44°48'46"W 41.53
C69	2174.49	1°01'39"	39.00	N43°45'06"W 39.00
C70	2174.49	1°03'14"	40.00	N42°42'39"W 40.00
C71	2174.50	1°07'14"	42.53	N41°37'25"W 42.53
C72	2174.50	1°06'34"	42.10	N40°30'32"W 42.10
C73	2174.50	0°23'45"	15.02	N39°45'22"W 15.02
C74	2174.50	1°06'04"	41.79	N39°00'28"W 41.79
C75	2174.49	1°06'04"	41.79	N37°54'24"W 41.79
C76	2174.49	1°06'04"	41.79	N36°48'20"W 41.79
C77	2174.49	1°06'04"	41.79	N35°42'16"W 41.79
C78	2174.49	1°06'04"	41.79	N34°36'12"W 41.79
C79	2174.49	1°06'04"	41.79	N33°30'08"W 41.79
C80	2174.50	1°07'14"	42.53	N41°37'25"W 42.53
C81	2205.50	16°13'32"	624.58	N41°03'52"W 622.49
C82	2205.50	10°13'32"	393.61	S44°03'52"E 393.09
C83	2205.50	6°00'00"	230.96	S35°57'06"E 230.86
C84	2236.50	0°56'32"	36.78	S33°25'22"E 36.78
C85	2236.50	1°01'29"	40.00	S34°24'22"E 40.00
C86	2236.50	1°01'29"	40.00	S35°25'52"E 40.00
C87	2236.50	1°01'29"	40.00	S36°27'21"E 40.00
C88	2236.50	0°53'16"	34.65	S37°24'44"E 34.65
C89	2236.50	1°01'29"	40.00	S35°25'52"E 40.00
C90	12.00	88°54'15"	18.62	S6°35'46"W 16.81
C91	12.00	88°54'15"	18.62	N84°29'59"W 16.81

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C92	2236.50	0°53'15"	34.65	N40°29'29"W 34.65
C93	2236.50	1°00'56"	39.65	N41°26'35"W 39.65
C94	2236.50	1°00'56"	39.65	N42°27'31"W 39.65
C95	2236.50	1°00'56"	39.65	N43°28'28"W 39.65
C96	2236.50	1°00'56"	39.65	N44°29'24"W 39.65
C97	2236.50	1°00'56"	39.65	N45°30'20"W 39.65
C98	2236.50	1°00'56"	39.65	N46°31'17"W 39.65
C99	2236.50	1°00'56"	39.65	N42°27'31"W 39.65
C101	2462.50	1°43'40"	74.25	N48°18'48"W 74.25
C102	2007.96	0°40'08"	23.44	N48°23'28"W 23.44
C103	745.00	1°17'02"	16.70	N38°29'45"W 16.70
C104	722.50	24°50'29"	313.25	S36°45'24"E 310.80
C105	700.00	2°50'21"	34.69	N36°35'12"W 34.68
C106	531.50	2°05'50"	19.45	S35°13'52"E 19.45
C107	509.00	24°50'29"	220.68	S36°45'25"E 218.96
C108	2653.50	0°30'22"	23.44	S47°58'04"E 23.44
C109	2676.00	2°36'23"	121.73	N47°52'28"W 121.72
C111	2240.82	2°08'38"	83.85	S48°06'12"E 83.84

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	N40°49'22"E	31.00
L9	N40°49'22"E	31.00
L10	N35°07'02"E	30.72
L11	N35°06'59"E	31.00
L12	N40°49'22"E	22.50
L13	N40°49'22"E	22.50
L14	N37°07'18"E	22.55

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS (N/A)
- LIMITED COMMON AREA
- CLUSTER MAILBOX

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 2 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 4 OF 4

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

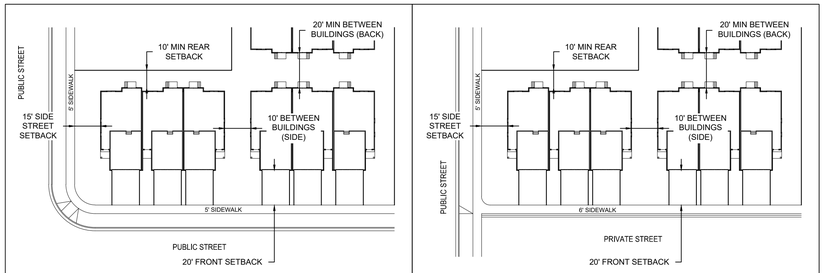
This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX

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Spanish Fork, UT 84660
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office@lei-eng.com
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FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 3 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION
12 AND NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

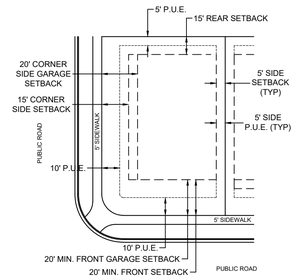


TYPICAL FRONT LOAD TOWNHOME SETBACK ON PUBLIC STREET

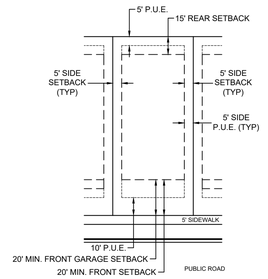
SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS

TYPICAL FRONT LOAD TOWNHOME SETBACK ON PRIVATE STREET

SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS



TYPICAL SINGLE FAMILY CORNER LOT



TYPICAL SINGLE FAMILY INTERIOR LOT

SETBACK NOTES: 1-ALL REAR & SIDE P.U.E TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.
2-ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET ENBRIDGE GAS STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

TYPICAL SETBACK & P.U.E. DETAILS

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 AND/OR GEOTECHNICAL 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 RECORDERS 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 THE 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBURARY 9 2013, 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.
9. 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.
10. 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 10 FEET.
11. ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY. (SEE NOTE 15)
12. ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE _____ HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
13. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
14. COMMON AREAS ARE CONVEYED TO THE _____ HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF _____.
15. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
16. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
17. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
18. ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
19. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.
20. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49049C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
21. A TITLE REPORT PREPARED BY _____, EFFECTIVE DATE: _____, 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.
22. SEWER, DRINKING WATER AND SECONDARY WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY CITY OF SARATOGA SPRINGS.
23. STORM DRAIN WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. UNLESS OTHERWISE SPECIFIED, THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVE SURFACE IMPROVEMENTS.
25. ALL AREA WITHIN THIS PLAT IS COMMON AREA, LIMITED COMMON AREA, AND FACILITIES, EXCEPT AS OTHERWISE DESIGNATED.
26. PUBLIC UTILITY EASEMENTS ARE 10 FEET BEHIND RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED (SEE SHEETS 3, 4 & 5 FOR LOCATIONS & WIDTH).
27. LANDSCAPING OF FRONTAGE ALONG SWAINSON TO BE INSTALLED, IRRIGATED, AND MAINTAINED BY HOA.
28. ALL PRIVATE STREETS WITHIN A PUD SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS AND ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF SARATOGA SPRINGS ORDINANCES, POLICES AND STANDARDS.

VICINITY MAP



DATA TABLE

PHASE 3

SINGLE FAMILY LOTS	56 LOTS
TOWNHOME LOTS	44 LOTS
BUILDINGS	10 BUILDINGS
DWELLINGS	100 DWELLINGS
PARCELS	6 PARCELS
DENSITY	6.95 UNITS/ ACRE
MINIMUM LOT SIZE	0.10 ACRES / 4,280 SF
MAXIMUM LOT SIZE	0.28 ACRES / 12,293 SF
AVERAGE LOT SIZE	0.08 ACRES / 3,537 SF

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	14.24	620,497	100%
SINGLE FAMILY LOT AREA	8.04	350,140	56.4%
TOWNHOME LOT AREA	1.11	48,531	
OPEN SPACE (COMMON / LIMITED)	1.82	79,326	12.8%
COMMON SPACE	1.11	48,504	7.8%
LIMITED COMMON SPACE	0.71	30,822	0.0%
OPEN SPACE (LANDSCAPE)	1.82	79,326	0.2%
LAWN (TURF GRASS)	1.05	45,591	0.6%
SEEDED AREA (UNIRRIGATED)	0.00	0	0.0%
PLANTING BEDS W/ STONE MULCH	0.00	0	0.0%
HARDSCAPE (SIDEWALK, PATIO, TRAILS)	0.77	33,735	0.4%
PRIVATE RIGHT-OF-WAY AREA	0.93	40,303	6.5%
PUBLIC RIGHT-OF-WAY AREA	2.35	102,197	16.5%
LANDSCAPE AREA (PUBLIC ROW)	0.58	25,231	4.1%
HARDSCAPE AREA (PUBLIC ROW)	1.77	76,966	12.4%
BUILDABLE LAND	14.24	620,497	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	14.24	620,497	100%

NUMBER OF GARAGE PARKING SPACES	198
NUMBER OF DRIVEWAY PARKING SPACES	198
NUMBER OF STRIPED PARKING SPACES	9
NUMBER OF GUEST PARKING SPACES PROVIDED	9

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF UTAH

ON THIS ____ DAY OF _____ , 20__ PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME TITLE ENTITY

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 LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC SIGNATURE COMMISSION NUMBER

_____
PRINT NAME AS COMMISSIONED 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(6)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (a) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (b) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (c) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20_____. BY- _____

TITLE- _____

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. 10-9a-601 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

PLANNING DIRECTOR

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

_____
PLANNING DIRECTOR

CENTURY LINK

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

_____
CENTURY LINK

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ___ DAY OF _____, A.D. 20___.

_____
CITY ENGINEER

COMCAST CABLE TELEVISION

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

_____
COMCAST CABLE TELEVISION

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

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

LEI
CIVIL
STRUCTURAL
SURVEY
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

OWNER / DEVELOPER

D·R·HORTON
America's Builder
12351 SOUTH GATEWAY PARK PLACE
SUITE D-100
DRAPER, UT 84020
801-571-7101

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF SWAINSON AVENUE, SAID POINT BEING LOCATED N89°46'00"W ALONG THE SECTION LINE 2309.62 FEET AND NORTH 1250.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, T6S, R1W, S.L.B.& M.; THENCE FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 629.69 FEET WITH A RADIUS OF 963.00 FEET THROUGH A CENTRAL ANGLE OF 37°27'53", CHORD: N07°05'07"W 618.53 FEET; THENCE N11°38'50"E 8.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF VILLAGE PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 373.37 FEET WITH A RADIUS OF 653.50 FEET THROUGH A CENTRAL ANGLE OF 32°44'07", CHORD: N82°01'55"E 368.31 FEET; THENCE N65°39'51"E 391.96 FEET; THENCE S50°33'24"E 116.36 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 57.20 FEET WITH A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 26°13'14", CHORD: S37°26'47"E 56.71 FEET; THENCE S24°20'11"E 364.17 FEET; THENCE S65°38'27"W 65.00 FEET; THENCE S24°30'55"E 10.66 FEET; THENCE S64°58'33"W 128.49 FEET; THENCE N24°28'36"W 17.21 FEET; THENCE S65°39'51"W 65.00 FEET; THENCE S24°20'09"E 7.86 FEET; THENCE S65°20'18"W 20.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 15.34 FEET WITH A RADIUS OF 765.00 FEET THROUGH A CENTRAL ANGLE OF 1°08'57", CHORD: S24°47'12"E 15.34 FEET; THENCE S64°58'33"W 74.36 FEET; THENCE S25°27'22"E 10.50 FEET; THENCE S28°42'28"E 37.54 FEET; THENCE S29°54'58"E 38.18 FEET; THENCE S32°31'31"E 38.18 FEET; THENCE S35°08'03"E 38.18 FEET; THENCE S37°44'36"E 38.18 FEET; THENCE S40°21'08"E 38.18 FEET; THENCE S42°57'41"E 38.18 FEET; THENCE S45°34'13"E 38.18 FEET; THENCE S48°09'43"E 38.47 FEET; THENCE S48°33'10"E 41.60 FEET; THENCE S47°32'13"E 41.60 FEET; THENCE S42°58'15"W 110.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 83.85 FEET WITH A RADIUS OF 2240.82 FEET THROUGH A CENTRAL ANGLE OF 2°08'38", CHORD: N48°06'12"W 83.84 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 201.89 FEET WITH A RADIUS OF 948.50 FEET THROUGH A CENTRAL ANGLE OF 12°11'45", CHORD: N43°04'46"W 201.51 FEET; THENCE S53°01'07"W 219.14 FEET; THENCE N48°59'09"W 58.58 FEET; THENCE N44°05'34"W 58.73 FEET; THENCE N39°29'47"W 58.91 FEET; THENCE N33°45'30"W 3.82 FEET; THENCE N33°45'30"W 57.74 FEET; THENCE N32°01'08"W 15.11 FEET; THENCE N28°09'57"W 52.29 FEET; THENCE N23°45'56"W 6.00 FEET; THENCE S64°19'16"W 182.81 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 2.52 FEET WITH A RADIUS OF 856.00 FEET THROUGH A CENTRAL ANGLE OF 0°10'08", CHORD: S25°45'48"E 2.52 FEET; THENCE S64°09'07"W 107.52 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±620,497 S.F.
±14.24 ACRES

_____ _____
DATE SURVEYOR
(See Seal Below)

LICENSE NO. 6310734

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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 3 PLAT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-604, THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OF 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 THE 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. THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20_____.

_____ _____ _____
SIGNATURE PRINT NAME TITLE & ENTITY

_____ _____ _____
SIGNATURE PRINT NAME TITLE & ENTITY

APPROVAL BY LEGISLATIVE BODY

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

THIS_____ DAY OF _____ , A.D. 20____.

_____ ATTEST_____
CITY MAYOR CITY RECORDER (See Seal Below)

FOX HOLLOW NEIGHBORHOOD 4
RESIDENTIAL PHASE 3 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION
12 AND NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #XX-XXXX

EAST QUARTER CORNER
SECTION 12, T6S, R1W, SLB&M
(NOT FOUND - CALCULATED)

NORTH

SCALE: 1" = 70'

70 35 0 70

WEST QUARTER CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 2015 UTAH COUNTY MONUMENT)

SOUTHWEST CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

SOUTHEAST CORNER
SECTION 12, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING: N89°46'00"W 5494.92

N0°17'19"E 2634.93

N0°13'18"E 2673.66

R1W R1E

CITY OF SARATOGA SPRINGS

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS

ALPINE SCHOOL DISTRICT

ALPINE SCHOOL DISTRICT

ALPINE SCHOOL DISTRICT

VILLAGE PARKWAY
(HOMES DO NOT HAVE ACCESS)

SWANSON ALPINE SWIMMING AVENUE
(HOMES DO NOT HAVE ACCESS)

REDWOOD ROAD (SR-68)

SCP FOX HOLLOW LLC

FOX HOLLOW PHASE 2

FOX HOLLOW PHASE 2

FOX HOLLOW PHASE 2

N65°39'51"E 391.96

S50°33'24"E 116.36

S24°20'11"E 364.17

S64°58'33"W 129.49

S65°38'27"W 65.00

S24°30'55"E 10.66

N24°28'36"W 17.21

S65°39'51"W 65.00

S24°20'09"E 7.86

S65°20'18"W 20.00

S64°09'07"W 107.52

S53°01'07"W 219.14

S42°58'15"W 110.00

N11°38'50"E 8.76

R=653.50
Δ=32°44'07"
L=373.37
CH=N82°01'55"E 368.31

R=125.00
Δ=26°13'14"
L=57.20
CH=S37°26'47"E 56.71

R=963.00
Δ=37°27'53"
L=629.69
CH=N7°05'07"W 618.53

R=856.00
Δ=0°10'08"
L=2.52
CH=S25°45'48"E 2.52

R=765.00
Δ=1°08'57"
L=15.34
CH=S24°47'12"E 15.34

R=948.50
Δ=12°11'45"
L=201.89
CH=N43°04'46"W 201.51

R=2240.82
Δ=2°08'38"
L=83.85
CH=N48°06'12"W 83.84

S64°58'33"W 74.36
S25°27'22"E 10.50
S28°42'28"E 37.54
S29°54'58"E 38.18
S32°31'31"E 38.18
S35°08'03"E 38.18
S37°44'36"E 38.18
S40°21'08"E 38.18
S42°57'41"E 38.18
S45°34'13"E 38.18
S48°09'43"E 38.47
S48°33'10"E 41.60
S47°32'13"E 41.60

N64°19'16"W 162.81
N23°45'56"W 6.00
N28°09'57"W 52.29
N32°01'08"W 15.11
N33°45'30"W 61.56
N39°29'47"W 58.91
N44°05'34"W 58.73
N48°59'09"W 58.58

NORTH 1141.42

POINT OF BEGINNING

NDCBU

AUTUMN FOX WAY
(PRIVATE - 45' WIDE)

SLY FOX WAY
(PRIVATE - 45' WIDE)

WHISPERING FOX DRIVE
(PUBLIC - WIDTH VARIES - PRIVATE - 45' WIDE)

FOXGLOVE WAY
(PRIVATE - 60' WIDE)

HOLLOWCREST DRIVE
(PUBLIC - 60' WIDE - 52' WIDE)

10' P.U.E.

10' P.U.E.

(COMMON AREA PARCEL A)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL B)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL C)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL D)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL E)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL F)
(SEE NOTE 12 & 15)

(COMMON AREA PARCEL G)
(SEE NOTE 12 & 15)

BUILDING 11 BUILDING 12 BUILDING 13 BUILDING 14 BUILDING 15 BUILDING 16 BUILDING 17 BUILDING 18 BUILDING 19

T-101 T-102 T-103 T-104 T-105 T-106 T-107 T-108 T-109 T-110 T-111 T-112 T-113 T-161 T-162 T-163 T-164 T-165 T-166 T-167 T-168 T-169 T-170 T-171 T-172 T-173 T-174 T-175 T-176 T-177 T-178 T-179 T-180 T-181 T-182 T-183 T-184 T-185 T-186 T-187 T-188 T-189 T-190 T-191

3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3011 3012 3013 3014 3015 3016 3017 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029 3030 3031 3032 3033 3034 3035 3036 3037 3038 3039 3040 3041 3042 3043 3044 3045 3046 3047 3048 3049 3050 3051 3052 3053 3054 3055 3056

L2



FIRE HYDRANT EASEMENT DETAIL

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A — NO ACCESS
- LIMITED COMMON AREA
- CLUSTER MAILBOX

FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 3 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 2 OF 3

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

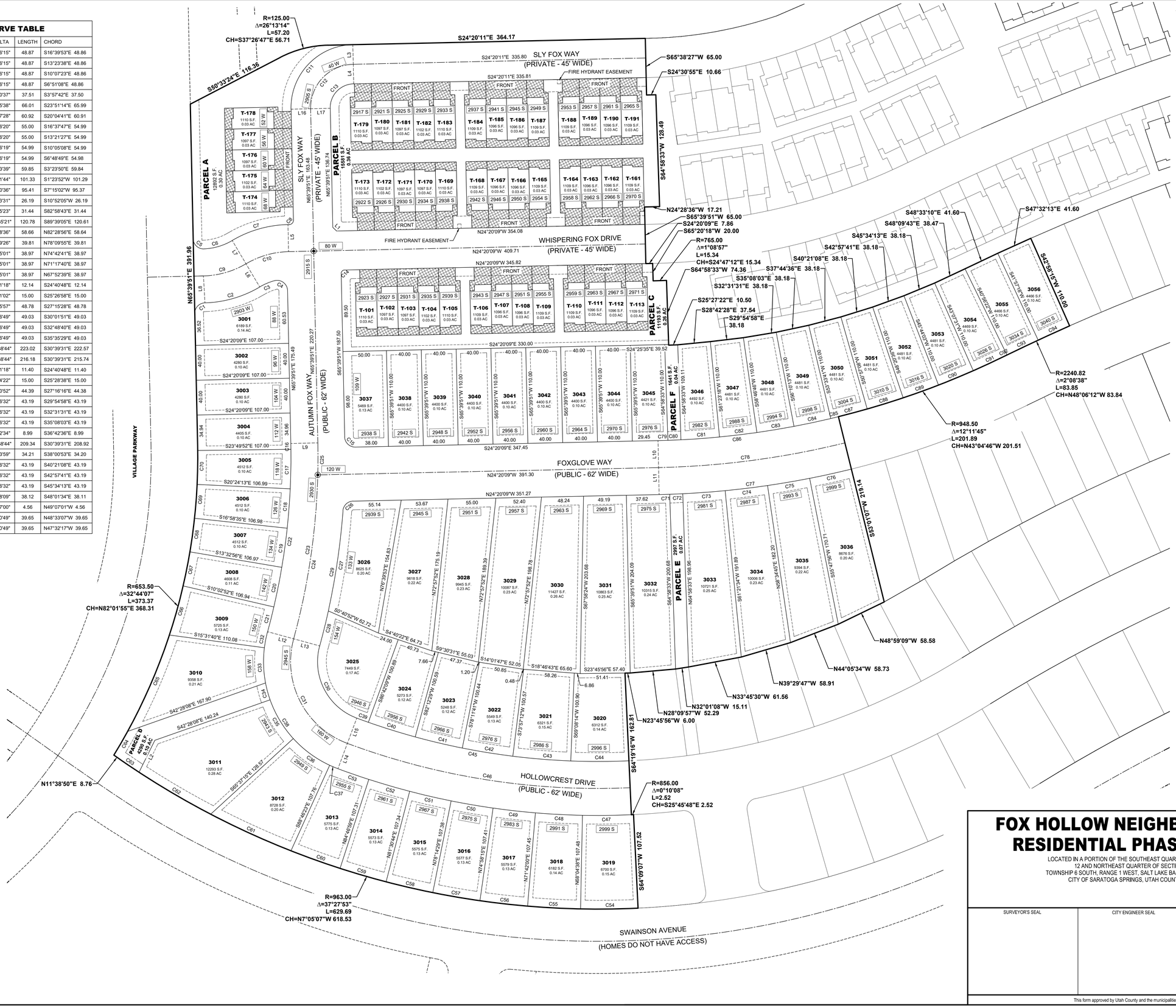
This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	12.00	89°32'45"	18.75	N69°33'46"W 16.90	C49	856.00	3°16'15"	48.87	S16°39'53"E 48.86
C2	131.00	28°58'00"	66.23	S39°16'23"E 65.53	C50	856.00	3°16'15"	48.87	S13°23'38"E 48.86
C3	69.00	15°05'06"	18.17	N46°12'50"W 18.11	C51	856.00	3°16'15"	48.87	S10°07'23"E 48.86
C4	12.00	104°20'08"	21.85	N13°29'47"E 18.96	C52	856.00	3°16'15"	48.87	S6°51'08"E 48.86
C5	12.00	91°08'22"	19.09	S20°05'40"W 17.14	C53	856.00	2°30'37"	37.51	S3°57'42"E 37.50
C6	69.00	28°16'53"	34.06	S39°36'57"E 33.71	C54	963.00	3°55'38"	66.01	S23°51'14"E 65.99
C7	131.00	29°25'14"	67.27	N39°02'46"W 66.53	C55	963.00	3°37'28"	60.92	S20°04'41"E 60.91
C8	5.00	90°00'00"	7.85	S69°20'09"E 7.07	C56	963.00	3°16'20"	55.00	S16°37'47"E 54.99
C9	100.00	29°25'15"	51.35	S39°02'46"E 50.79	C57	963.00	3°16'20"	55.00	S13°21'27"E 54.99
C10	100.00	29°25'14"	51.35	N39°02'46"W 50.79	C58	963.00	3°16'19"	54.99	S10°05'08"E 54.99
C11	72.50	89°59'58"	113.88	N69°20'10"W 102.53	C59	963.00	3°16'19"	54.99	S6°48'49"E 54.98
C12	50.00	89°59'58"	78.54	N69°20'10"W 70.71	C60	963.00	3°33'39"	59.85	S3°23'50"E 59.84
C13	27.50	89°59'58"	43.20	S69°20'10"E 38.89	C61	963.00	6°01'44"	101.33	S1°23'52"W 101.29
C14	4.00	90°00'00"	6.28	N69°20'09"W 5.66	C62	963.00	5°40'36"	95.41	S7°15'02"W 95.37
C15	12.00	90°00'00"	18.85	S20°39'51"W 16.97	C63	963.00	1°33'31"	26.19	S10°52'05"W 26.19
C16	758.50	0°30'17"	6.68	S65°54'59"W 6.68	C64	653.50	2°45'23"	31.44	S82°58'43"E 31.44
C17	758.50	3°25'39"	45.37	S67°52'57"W 45.37	C65	653.50	10°35'21"	120.78	S89°39'05"E 120.61
C18	758.50	3°25'39"	45.37	S71°18'36"W 45.37	C66	653.50	5°08'36"	58.66	N82°28'56"E 58.64
C19	758.50	3°25'39"	45.37	S74°44'15"W 45.37	C67	653.50	3°29'26"	39.81	N78°09'55"E 39.81
C20	758.50	3°30'04"	46.35	S78°12'06"W 46.34	C68	653.50	3°25'01"	38.97	N74°42'41"E 38.97
C21	758.50	2°18'20"	30.52	S81°06'18"W 30.52	C69	653.50	3°25'01"	38.97	N71°17'40"E 38.97
C22	758.50	16°30'19"	218.50	S73°55'00"W 217.75	C70	653.50	3°25'01"	38.97	N67°52'39"E 38.97
C23	789.50	16°30'19"	227.43	N73°55'00"E 226.65	C71	1010.50	0°41'18"	12.14	S24°40'48"E 12.14
C24	789.50	13°50'19"	190.69	N75°15'00"E 190.22	C72	1010.50	0°51'02"	15.00	S25°26'58"E 15.00
C25	789.50	2°40'00"	36.74	N66°59'51"E 36.74	C73	1010.50	2°45'57"	48.78	S27°15'28"E 48.78
C26	12.00	84°30'15"	17.70	N66°35'17"W 16.14	C74	1010.50	2°46'49"	49.03	S30°01'51"E 49.03
C27	820.50	8°07'23"	116.32	N75°13'17"E 116.23	C75	1010.50	2°46'49"	49.03	S32°48'40"E 49.03
C28	820.50	2°53'11"	41.34	N80°43'34"E 41.33	C76	1010.50	2°46'49"	49.03	S35°35'29"E 49.03
C29	820.50	11°00'34"	157.66	N76°39'53"E 157.42	C77	1010.50	12°38'44"	223.02	S30°39'31"E 222.57
C30	69.00	84°52'33"	102.21	S39°43'53"W 93.12	C78	979.50	12°38'44"	216.18	S30°39'31"E 215.74
C31	100.00	84°52'33"	148.14	S39°43'53"W 134.96	C79	948.50	0°41'18"	11.40	S24°40'48"E 11.40
C32	131.00	8°12'11"	18.76	S78°04'04"W 18.74	C80	948.50	0°54'22"	15.00	S25°28'38"E 15.00
C33	131.00	17°46'28"	40.64	S65°04'44"W 40.48	C81	948.50	2°40'52"	44.39	S27°16'16"E 44.38
C34	131.00	8°46'49"	20.08	S51°48'06"W 20.06	C82	948.50	2°36'32"	43.19	S29°54'58"E 43.19
C35	131.00	22°47'46"	52.12	S36°00'48"W 51.78	C83	948.50	2°36'32"	43.19	S32°31'31"E 43.19
C36	131.00	22°50'03"	52.21	S13°11'53"W 51.86	C84	948.50	2°36'32"	43.19	S35°08'03"E 43.19
C37	131.00	4°29'15"	10.26	S0°27'46"E 10.26	C85	948.50	0°32'34"	8.99	S36°42'36"E 8.99
C38	131.00	84°52'33"	194.06	S39°43'53"W 176.80	C86	948.50	12°38'44"	209.34	S30°39'31"E 208.92
C39	794.00	1°01'26"	14.19	S3°13'07"E 14.19	C87	948.50	2°03'59"	34.21	S38°00'53"E 34.20
C40	794.00	4°03'42"	56.29	S5°45'40"E 56.27	C88	948.50	2°36'32"	43.19	S40°21'08"E 43.19
C41	794.00	4°00'47"	55.61	S9°47'55"E 55.60	C89	948.50	2°36'32"	43.19	S42°57'41"E 43.19
C42	794.00	4°14'29"	58.78	S13°55'33"E 58.76	C90	948.50	2°36'32"	43.19	S45°34'13"E 43.19
C43	794.00	4°48'58"	66.74	S18°27'17"E 66.72	C91	948.50	2°18'09"	38.12	S48°01'34"E 38.11
C44	794.00	4°48'58"	66.74	S23°16'15"E 66.72	C92	2240.82	0°07'00"	4.56	N49°07'01"W 4.56
C45	794.00	21°56'55"	304.16	S14°42'17"E 302.30	C93	2240.82	1°00'49"	39.65	N48°33'07"W 39.65
C46	825.00	22°58'20"	330.78	S14°11'34"E 328.57	C94	2240.82	1°00'49"	39.65	N47°32'17"W 39.65
C47	856.00	3°45'22"	56.12	S23°48'03"E 56.11					
C48	856.00	3°37'22"	54.12	S20°06'41"E 54.12					

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N20°39'51"E	6.00
L2	S86°42'25"E	40.89
L3	N65°39'49"E	22.50
L4	N65°39'49"E	22.50
L5	S65°39'51"W	31.00
L6	N36°14'37"E	31.00
L7	N36°14'37"E	31.00
L8	N63°44'45"E	31.01
L9	N24°20'09"W	31.00
L10	N65°39'51"E	31.00
L11	N65°39'51"E	31.00
L12	N7°49'50"W	31.00
L13	N7°49'50"W	31.00
L14	S87°17'36"W	31.00
L15	S87°17'36"W	31.00
L16	N24°20'09"W	22.50
L17	N24°20'09"W	22.50



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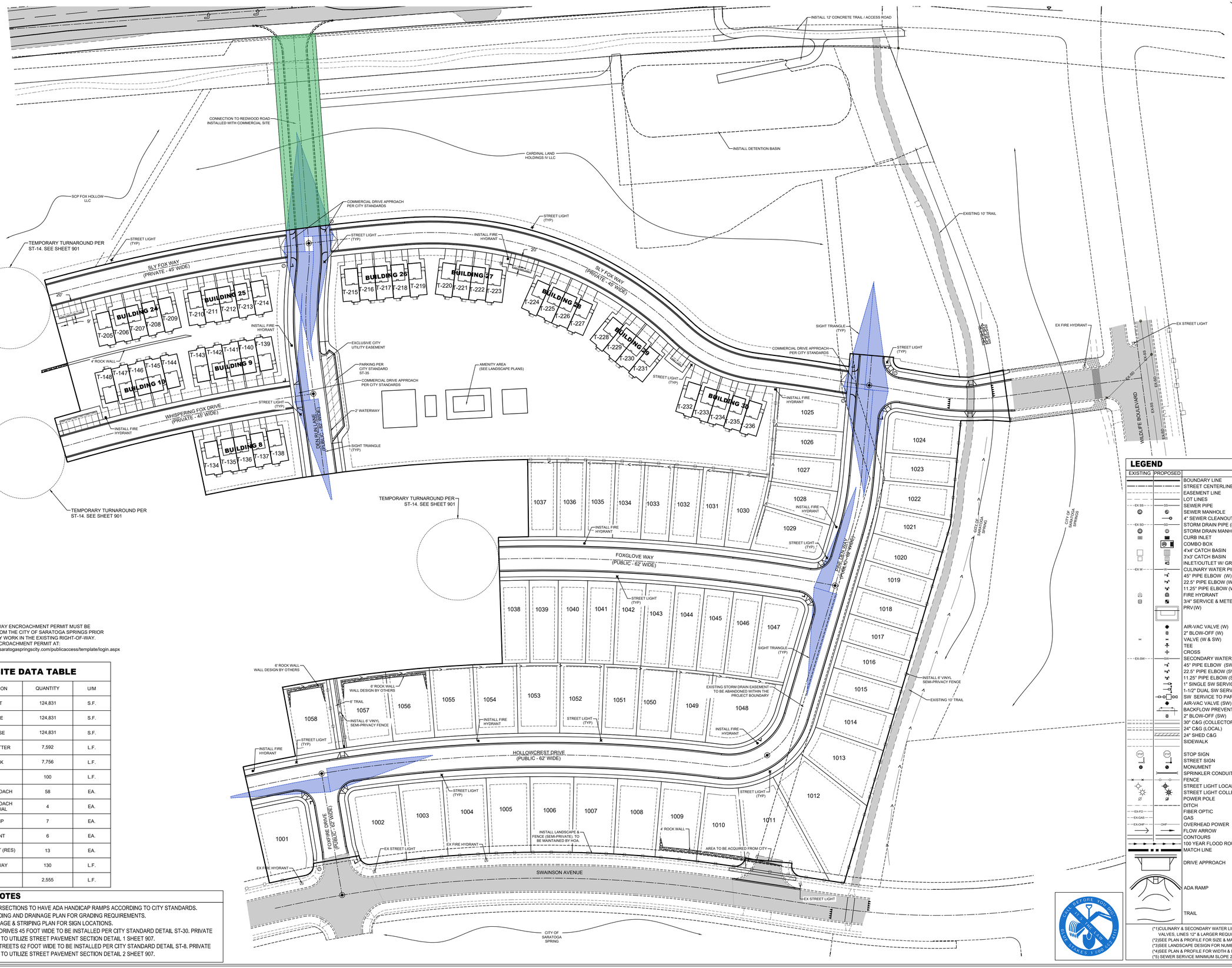
FOX HOLLOW NEIGHBORHOOD 4 RESIDENTIAL PHASE 3 PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #XX-XXXX



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.
APPLY FOR ENCROACHMENT PERMIT AT:
https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

SITE DATA TABLE

DESCRIPTION	QUANTITY	U/M
ASPHALT	124,831	S.F.
SUB-BASE	124,831	S.F.
ROAD BASE	124,831	S.F.
CURB & GUTTER	7,592	L.F.
SIDEWALK	7,756	L.F.
TRAILS	100	L.F.
DRIVE APPROACH	58	EA.
DRIVE APPROACH COMMERCIAL	4	EA.
ADA RAMP	7	EA.
MONUMENT	6	EA.
STREET LIGHT (RES)	13	EA.
2' WATERWAY	130	L.F.
FENCE	2,555	L.F.

SHEET NOTES

1. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
2. SEE GRADING AND DRAINAGE PLAN FOR GRADING REQUIREMENTS.
3. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
4. PRIVATE DRIVES 45 FOOT WIDE TO BE INSTALLED PER CITY STANDARD DETAIL ST-30. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET 907.
5. PUBLIC STREETS 62 FOOT WIDE TO BE INSTALLED PER CITY STANDARD DETAIL ST-8. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 2 SHEET 907.

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 CLEANOUT	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%

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
PROFESSIONAL ENGINEER
REGISTERED

FOX HOLLOW - PRELIMINARY SITE PLAN
SARATOGA SPRING CITY, UTAH COUNTY, UTAH
SITE PLAN - PHASE 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0026
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1"=60' (PRINTED ON 24x36)
DATE: 10/30/2025
SHEET: 104

CALL BEFORE YOU DIG
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SITE DATA TABLE

DESCRIPTION	QUANTITY	U/M
ASPHALT	82,676	S.F.
SUB-BASE	82,676	S.F.
ROAD BASE	82,676	S.F.
CURB & GUTTER	5,126	L.F.
SIDEWALK	5,144	L.F.
TRAILS	219	L.F.
DRIVE APPROACH	58	EA.
ADA RAMP	4	EA.
MONUMENT	3	EA.
STREET LIGHT (RES)	9	EA.
FENCE	997	L.F.

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 CLEANOUT	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	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
		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
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(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%



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.
APPLY FOR ENCROACHMENT PERMIT AT:
https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

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SHEET NOTES

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4. PRIVATE DRIVES 45 FOOT WIDE TO BE INSTALLED PER CITY STANDARD DETAIL ST-30. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET 907.
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STATE OF UTAH — NATHAN K. WALTER No. 7973888-2202 — REGISTERED PROFESSIONAL ENGINEER

FOX HOLLOW - PRELIMINARY SITE PLAN

SARATOGA SPRING CITY, UTAH COUNTY, UTAH

SITE PLAN - PHASE 2

REVISIONS	
1	-
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LEI PROJECT #: 2025-0026
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CHECKED BY: GDM
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SHEET 105

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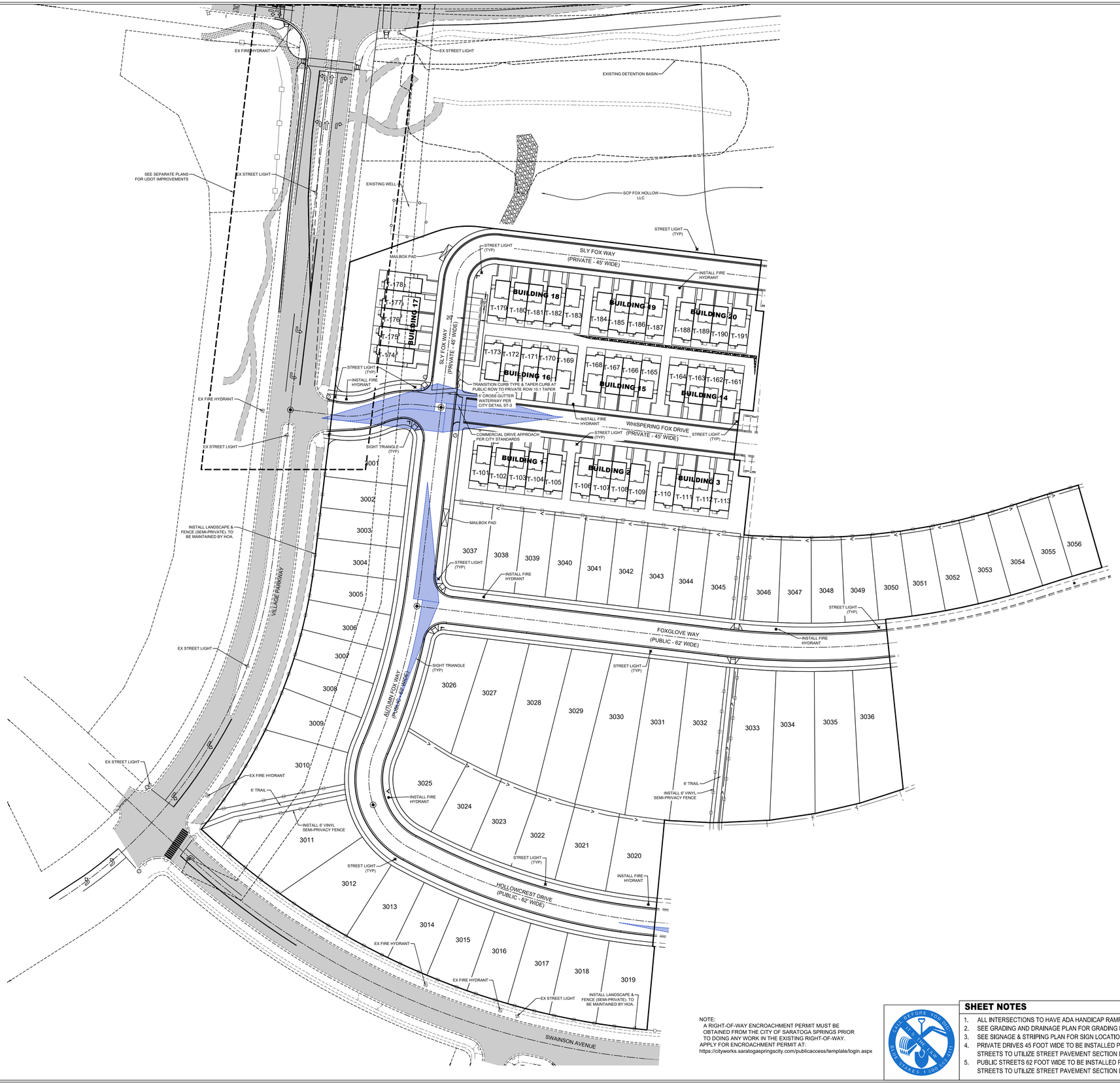
SITE DATA TABLE

DESCRIPTION	QUANTITY	U/M
ASPHALT	79,034	S.F.
SUB-BASE	79,034	S.F.
ROAD BASE	79,034	S.F.
CURB & GUTTER	5,032	L.F.
SIDEWALK	4,573	L.F.
TRAILS	502	L.F.
DRIVE APPROACH	56	EA.
DRIVE APPROACH COMMERCIAL	2	EA.
ADA RAMP	4	EA.
MONUMENT	4	EA.
STREET LIGHT (RES)	10	EA.
FENCE	3,082	L.F.

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 CLEANOUT	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	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
		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
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(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%



SCALE: 1"=60'
60 30 0 60

NOTE:
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SHEET NOTES

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5. PUBLIC STREETS 62 FOOT WIDE TO BE INSTALLED PER CITY STANDARD DETAIL ST-8. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 2 SHEET 907.

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
REGISTERED PROFESSIONAL ENGINEER

FOX HOLLOW - PRELIMINARY SITE PLAN
SARATOGA SPRING CITY, UTAH COUNTY, UTAH
SITE PLAN - PHASE 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0026
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1"=60' (PRINTED ON D&SIM)
DATE: 10/30/2025

SHEET 106

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PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE!

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JC'S	15	Juniperus chinensis `Spartan` Spartan Juniper Drought tolerant, 15x6; sun; z4; Utah Lake water tolerant	B & B		6`
	JS'M	5	Juniperus scopulorum `Moonglow` Moonglow Juniper Drought tolerant. Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
	PA'C	23	Picea abies `Cupressina` Columnar Norway Spruce Te3; 30'x10'; AV 490; sun; z2	B & B		6`
	PN'O	8	Pinus nigra `Oregon Green` Oregon Green Pine Drought tolerant. Te3; 20x10; AV 490; sun; z4	B & B		6`
DECIDUOUS TREES						
	AG'A	10	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Serviceberry Drought tolerant; 20x15; part sun to shade; z4;Utah Lake water tolerant	B & B	Multi-trunked	
	AN'S	1	Acer negundo `Sensation` Sensation Box Elder Maple Drought tolerant; 30x25; sun; z4	B & B	2"Cal	
	AX'U	22	Acer truncatum x platanoides 'JFS-KW187' Urban Sunset® Maple Drought tolerant; 40' tall x 20' wide; sun; z5	B & B	2"Cal	
	C'PS	5	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry Drought tolerant; 45' x 12'; sun to part shade; Z4; Utah Lake water tolerant	B & B	2"Cal	
	FS'O	8	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech Drought tolerant; 30x10; full to part sun; z5	B & B	2"Cal	
	GD'E	6	Gymnocladus dioica 'Espresso' Kentucky Coffeetree Drought tolerant, Td2; 50x35; AV 490; fun; z4; Utah Lake water tolerant	B & B	2"Cal	
	GT'S	3	Gleditsia triacanthos `Skycole` Skyline Honey Locust Drought tolerant; 45x35; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	M'RS	75	Malus x `Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	MA'M	20	Maackia amurensis `JFS-Schiectell` TM MaacNificent Maackia Drought Tolerant; 30x22; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	QS'O	31	Quercus shumardii Shumard Oak Drought Tolerant; 50'x40'; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	S'IS	14	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Drought Tolerant; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	SR'B	8	Syringa reticulata `Bailncc` Snowdance Tree Lilac Drought Tolerant. Td3; 18x20; AV 314; sun; z3	B & B	2"Cal	
	UX'F	38	Ulmus x `Frontier` Frontier Elm Drought Tolerant. Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	ZS'M	33	Zelkova serrata `Musashino` Musashino Zelkova Drought Tolerant. Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	CN'R	45	Chrysothamnus nauseosus Rubber Rabbitbrush Drought Tolerant. Sd0; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal		
	FI'K	68	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia Drought Tolerant. Sd2; 5x4; AV 50; sun; z5; Utah Lake water tolerant	5 gal		
	PD	57	Physocarpus opulifolius 'Donna May' Little Devil™ Dwarf Ninebark Drought Tolerant	5 gal		
	PF'B	54	Potentilla fruticosa `Bailmeringue` Lemon Meringue Cinquefoil Drought Tolerant, Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant	5 gal		
	RF'R	12	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn Drought Tolerant,; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal		
	RG'C	6	Rhus glabra 'Laciniata' Cutleaf Smooth Sumac Drought Tolerant; 10'x10'; sun to part shade; z3; Utah Lake water tolerant	5 gal		
	RG'L	53	Rhus aromatica `Gro-Low` Gro-Low Sumac Drought Tolerant, GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal		
	RG'L	53	Rhus aromatica `Gro-Low` Gro-Low Sumac Drought Tolerant, GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal		
	SA'W	40	Symphoricarpos albus laevigatus 'White Hedge' White Hedge Snowberry Drought Tolerant; 6'x4'; sun to part sun; z3-7; Utah Lake water tolerant	3 gal		
	SN'B2	15	Sambucus nigra `Eva` TM Black Lace Elderberry Drought Tolerant; 8x8; sun; z4; Utah Lake water tolerant	5 gal		
EVERGREEN SHRUBS						
	AC'C	34	Arctostaphylos x coloradoensis `Chieftain` Chieftain Manzanita Drought Tolerant, Se1; 3x6; AV 28; sun to light shade; z4;	5 gal		
	CP'S	91	Cytisus purgans `Spanish Gold` Spanish Gold Broom drought tolerant, Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	5 gal		
	JH'W	26	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper drought tolerant, 8" x 8'; low water; sun; z3; Utah Lake water tolerant	5 gal		
	JS'D	35	Juniperus sabina `Monard` TM Moor-dense Juniper Drought Tolerant; 1x6; sun; z3; Utah Lake water tolerant	5 gal		
	LA'H	39	Lavandula angustifolia `Hidcote Blue` Hidcote Blue Lavender Drought Tolerant, P2; 1.5x3; AV 3; sun; z4; Utah Lake water tolerant	1 gal		
GRASSES						
	CA'K	267	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Drought Tolerant, Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		
	FM'A	259	Festuca mairei Atlas Fescue Drought Tolerant; 3x3; sun; z5; Utah Lake water tolerant	1 gal		
	M'ML	95	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Drought Tolerant, Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal		
	MS'G2	30	Miscanthus sinensis 'Graziella' Graziella Maiden Grass Drought Tolerant, 4-5' x 4'; sun low to moderate; z5-9	1 gal		
	PV'N	262	Panicum virgatum `North Wind` Northwind Switch Grass Drought Tolerant, Tw2; 5x3; AV 3; sun; z5; Utah Lake water tolerant	1 gal		
	Pv's	304	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal		
ROSES						
	R'AD	209	Rosa x 'Meimirrote' Apricot Drift® Rose Drought Tolerant	5 gal		
	RN'W	336	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose Drought Tolerant; 2x3; sun; z5; Utah Lake water tolerant	5 gal		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	CH'R	96	Cotoneaster horizontalis Rock Cotoneaster Drought Tolerant	5 gal
	CM'F	35	Chamaebatiaria millefolium Fernbush Drought Tolerant. Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal

ISSUE DATE	PROJECT NUMBER
10/30/2025	UT25117

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/07/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 60' 120' 240' 480'

GRAPHIC SCALE: 1" = 120'

PROJECT INFORMATION

FOX HOLLOW
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: DAVE KELLY
385-283-5285
DSKELLY1@DRHORTON.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/30/2025
RENEWAL DATE
STATE OF UTAH

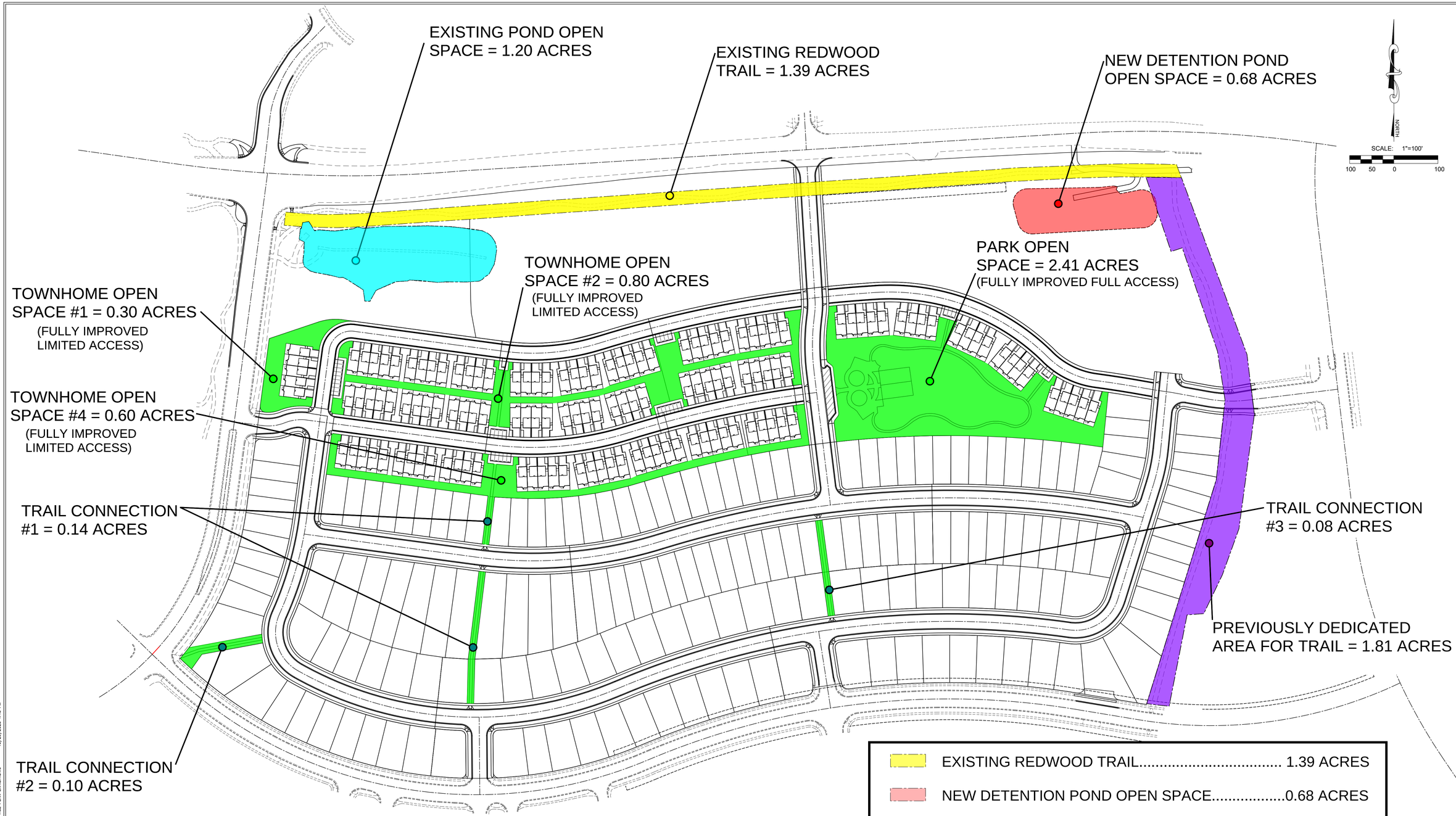
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	10/30/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100



EQUIVALENT ACRES CALCULATOR (SEE SPREADSHEET)

FULLY IMPROVED WITH LIMITED ACCESS	1.70 ACRES
TOWNHOME OPEN SPACE #1	0.30 ACRES
TOWNHOME OPEN SPACE #2	0.60 ACRES
TOWNHOME OPEN SPACE #3	0.80 ACRES
FULLY IMPROVED WITH FULL ACCESS	2.41 ACRES
PARK OPEN SPACE	2.41 ACRES

- EXISTING REDWOOD TRAIL..... 1.39 ACRES
- NEW DETENTION POND OPEN SPACE.....0.68 ACRES
- EXISTING POND OPEN SPACE.....1.20 ACRES
- PREVIOUSLY DEDICATED AREA FOR TRAIL.....1.81 ACRES
- TOWNHOME AND PARK OPEN SPACE.....4.11 ACRES
- NEW TRAIL CONNECTIONS.....0.32 ACRES
- TOTAL PROVIDED FOR N4 .....9.51 ACRES
- OPEN SPACE REQUIRED PER MDA.....6.14 ACRES

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

FOX HOLLOW - PRELIMINARY SITE PLAN

SARATOGA SPRING CITY, UTAH COUNTY, UTAH

OPEN SPACE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0026
DRAWN BY: SKS
CHECKED BY: NKW
SCALE: 1"=100' (PRINTED ON 24X36)
DATE: 10/29/2025

SHEET 1

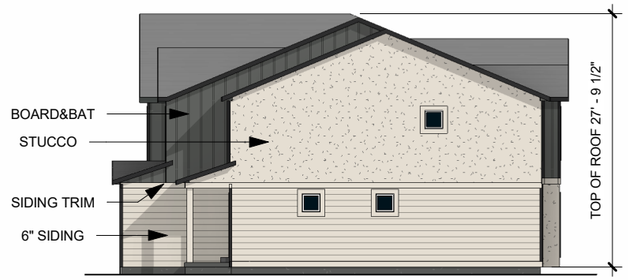
J:\0_LEI PROJECTS\2025\2025-0026 DR HORTON FOX HOLLOW-SS\CAD\DWG\EXHIBITS\OPEN SPACE PLAN EXHIBIT.DWG 10/29/2025 1:18 PM

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	202 SF	13%
6" SIDING #	403 SF	27%
BOARD & BAT	626 SF	42%
SIDING TRIM	277 SF	18%
TOTAL	**1508 SF**	**100%**



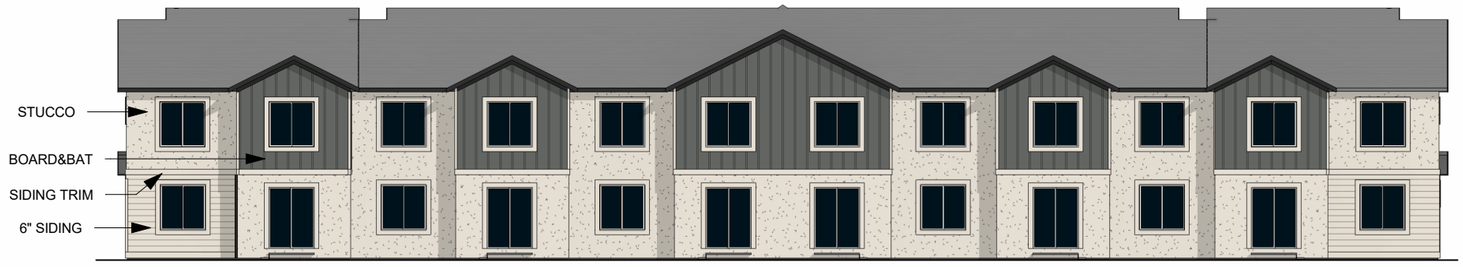
FRONT PERSPECTIVE

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	456 SF	45%
6" SIDING #	345 SF	34%
BOARD & BAT	120 SF	11%
SIDING TRIM	85 SF	08%
TOTAL	**1006 SF**	**100%**



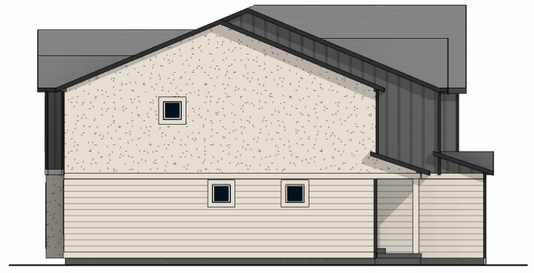
RIGHT ELEVATION

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	1263 SF	60%
6" SIDING #	128 SF	06%
BOARD & BAT	530 SF	25%
SIDING TRIM	201 SF	09%
TOTAL	**2124 SF**	**100%**



REAR ELEVATION

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	456 SF	45%
6" SIDING #	345 SF	34%
BOARD & BAT	120 SF	11%
SIDING TRIM	85 SF	08%
TOTAL	**1006 SF**	**100%**



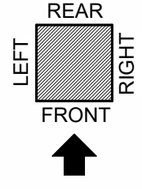
LEFT ELEVATION

PLAN MILLBROOK / OAKRIDGE
2-STORY TOWNHOME: FARMHOUSE
COLOR SCHEME# CS-102

LAP SIDING (CEMENTATIOUS OR EQUIVALENT)	STUCCO
BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)	MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)	ASPHALT SHINGLES

FOX HOLLOW TOWNHOMES
- SECONDARY WRAP ARCHITECTURE -

REV DATE: 10.28.235



D·R·HORTON
America's Builder

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	202 SF	13%
6" SIDING #	403 SF	27%
BOARD & BAT	626 SF	42%
SIDING TRIM	277 SF	18%
TOTAL	**1508 SF**	**100%**



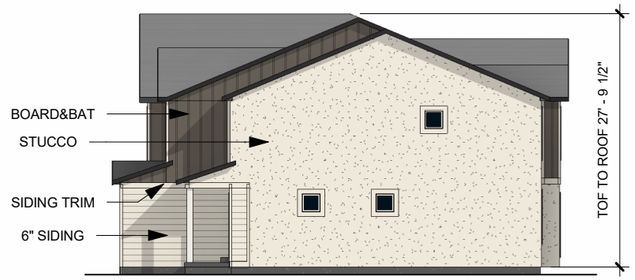
FRONT PERSPECTIVE

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	1454 SF	68%
BOARD & BAT	531 SF	25%
SIDING TRIM	139 SF	07%
TOTAL	**2124 SF**	**100%**



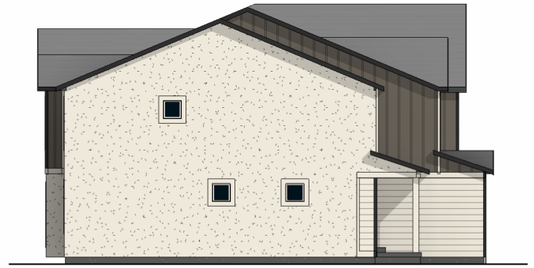
REAR ELEVATION

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	746 SF	74%
6" SIDING #	103 SF	10%
BOARD & BAT	122 SF	12%
SIDING TRIM	35 SF	04%
TOTAL	**1006 SF**	**100%**



RIGHT ELEVATION

SIDE ELEVATION MATERIAL CALCUATIONS		
STUCCO #	746 SF	74%
6" SIDING #	103 SF	10%
BOARD & BAT	122 SF	12%
SIDING TRIM	35 SF	04%
TOTAL	**1006 SF**	**100%**



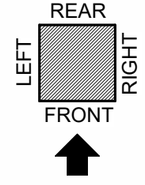
LEFT ELEVATION

PLAN MILLBROOK / OAKRIDGE
2-STORY TOWNHOME: FARMHOUSE
COLOR SCHEME# CS-106

LAP SIDING (CEMENTATIOUS OR EQUIVALENT)	STUCCO
BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)	MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)	ASPHALT SHINGLES

FOX HOLLOW TOWNHOMES
- STANDARD WRAP ARCHITECTURE -

REV DATE: 10.28.235



D·R·HORTON
America's Builder

UTAH DIVISION

D·R·HORTON®

America's Builder

TOWN HOME SERIES EXTERIOR COLOR SCHEMES

FOX HOLLOW

V08.2025

D·R·HORTON®
America's Builder

COLOR SCHEME #102

STUCCO

SHOJI WHITE

BRICK



HARRISTONE EDGELINE BRICK SALTAIRE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN 1

GRIZZLE GRAY

BOARD & BATTEN 2

SHOJI WHITE

SOFFIT & FASCIA

BLACK

BROW WINDOW

BLACK MAGIC

LAP SIDING 1

SHOJI WHITE

LAP SIDING 2

GRIZZLE GRAY

WINDOW

WHITE

ENTRY DOOR

SHOJI WHITE

WINDOW TRIM

SHOJI WHITE

COLUMNS

SHOJI WHITE

PORCH BEAMS

SHOJI WHITE

GARAGE DOOR

BLACK

COLOR SCHEME MODERN FARMHOUSE #102 AT A GLANCE

STUCCO	SW 7042 SHOJI WHITE
BOARD & BATTEN 1	SW 7068 GRIZZLE GRAY
BOARD & BATTEN 2	SW 7042 SHOJI WHITE
LAP SIDING 1	SW 7042 SHOJI WHITE
LAP SIDING 2	SW 7068 GRIZZLE GRAY
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	BLACK
WINDOW	WHITE
WINDOW TRIM	SW 7042 SHOJI WHITE
BROW WINDOW	SW 6991 BLACK MAGIC
ENTRY DOOR	SW 7042 SHOJI WHITE
COLUMNS	SW 7042 SHOJI WHITE
PORCH BEAMS	SW 7042 SHOJI WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	HARRISTONE EDGELINE BRICK SALTAIRE
MORTAR	TRINITY WHITE

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COLOR SCHEME #104

STUCCO

NACRE

BRICK



BLACK MOOR – PINE HALL

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN

NACRE

LAP SIDING

RUSHING RIVER

ENTRY DOOR

RUSHING RIVER

COLUMNS

NACRE

PORCH BEAMS

NACRE

SOFFIT & FASCIA

WHITE

BROW WINDOW

RUSHING RIVER

WINDOW

WHITE

WINDOW TRIM

NACRE

GARAGE DOOR

WHITE

COLOR SCHEME MODERN FARMHOUSE #104 AT A GLANCE

STUCCO	SW 6154 NACRE
BOARD & BATTEN	SW 6154 NACRE
LAP SIDING	SW 7746 RUSHING RIVER
SOFFIT & FASCIA	WHITE
VENTS	SW 6991 BLACK MAGIC
GUTTER	WHITE
GARAGE DOOR	WHITE
WINDOW	WHITE
WINDOW TRIM	SW 6154 NACRE
BROW WINDOW	SW 7746 RUSHING RIVER
ENTRY DOOR	SW 7746 RUSHING RIVER
COLUMNS	SW 6154 NACRE
PORCH BEAMS	SW 6154 NACRE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	BLACK MOOR – PINE HALL
MORTAR	KODIAK AMERIMIX

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COLOR SCHEME #105

STUCCO

REQUISITE GRAY

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN / TRIM

ELEPHANT EAR

LAP SIDING/TRIM

REQUISITE GRAY

ENTRY DOOR

CONNECTED GRAY

COLUMNS

ELEPHANT EAR

PORCH BEAMS

ELEPHANT EAR

SOFFIT & FASCIA

BLACK

WINDOW

WHITE

BROW WINDOW

BLACK MAGIC

GARAGE DOOR

WHITE

COLOR SCHEME MODERN FARMHOUSE #105 AT A GLANCE

STUCCO	SW 7023 REQUISITE GRAY
BOARD & BATTEN/TRIM	SW 9168 ELEPHANT EAR
LAP SIDING/TRIM	SW 7023 REQUISITE GRAY
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	WHITE
BROW WINDOW	SW 6991 BLACK MAGIC
ENTRY DOOR	SW 6165 CONNECTED GRAY
COLUMNS	SW 9168 ELEPHANT EAR
PORCH BEAMS	SW 9168 ELEPHANT EAR
ROOFING	DUAL BLACK - CAMBRIDGE IKO
STONE	HARRISTONE DIVINO LEDGE WHITE SAND

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COLOR SCHEME #106

STUCCO

DOVER WHITE

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN / TRIM

PORPOISE

LAP SIDING/TRIM

DOVER WHITE

ENTRY DOOR

UNIVERSAL KHAKI

COLUMNS

DOVER WHITE

PORCH BEAMS

DOVER WHITE

SOFFIT & FASCIA

BLACK

WINDOW

BLACK

BROW WINDOW

PORPOISE

GARAGE DOOR

WHITE

COLOR SCHEME MODERN FARMHOUSE #106 AT A GLANCE

STUCCO	SW 6385 DOVER WHITE
BOARD & BATTEN/TRIM	SW 7047 PORPOISE
LAP SIDING/TRIM	SW 6385 DOVER WHITE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	BLACK
BROW WINDOW	SW 7047 PORPOISE
ENTRY DOOR	SW 6150 UNIVERSAL KHAKI
COLUMNS	SW 6385 DOVER WHITE
PORCH BEAMS	SW 6385 DOVER WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
STONE	HARRISTONE DIVINO LEDGE WHITE SAND

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COLOR SCHEME #102

STUCCO

SHOJI WHITE

BRICK



HARRISTONE EDGELINE BRICK SALTAIRE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN



GRIZZLE GRAY

LAP SIDING

SHOJI WHITE

ENTRY DOOR

SHOJI WHITE

COLUMNS

SHOJI WHITE

PORCH BEAMS

SHOJI WHITE

SOFFIT & FASCIA



BLACK

WINDOW



WHITE

WINDOW TRIM

SHOJI WHITE

GARAGE DOOR



BLACK

COLOR SCHEME FARMHOUSE #102 AT A GLANCE

STUCCO	SW 7042 SHOJI WHITE
BOARD & BATTEN	SW 7068 GRIZZLE GRAY
LAP SIDING	SW 7042 SHOJI WHITE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	BLACK
WINDOW	WHITE
WINDOW TRIM	SW 7042 SHOJI WHITE
ENTRY DOOR	SW 7042 SHOJI WHITE
COLUMNS	SW 7042 SHOJI WHITE
PORCH BEAMS	SW 7042 SHOJI WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	HARRISTONE EDGELINE BRICK SALTAIRE
MORTAR	TRINITY WHITE

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COLOR SCHEME #104

STUCCO

NACRE

BRICK



BLACK MOOR – PINE HALL

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN

NACRE

LAP SIDING

RUSHING RIVER

ENTRY DOOR

RUSHING RIVER

COLUMNS

NACRE

PORCH BEAMS

NACRE

SOFFIT & FASCIA

WHITE

WINDOW

WHITE

WINDOW TRIM

NACRE

GARAGE DOOR

WHITE

COLOR SCHEME FARMHOUSE #104 AT A GLANCE

STUCCO	SW 6154 NACRE
BOARD & BATTEN	SW 6154 NACRE
LAP SIDING	SW 7746 RUSHING RIVER
WINDOW TRIM	SW 6154 NACRE
SOFFIT & FASCIA	WHITE
VENTS	SW 6991 BLACK MAGIC
GUTTER	WHITE
GARAGE DOOR	WHITE
WINDOW	WHITE
ENTRY DOOR	SW 7746 RUSHING RIVER
COLUMNS	SW 6154 NACRE
PORCH BEAMS	SW 6154 NACRE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	BLACK MOOR – PINE HALL
MORTAR	KODIAK AMERIMIX

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COLOR SCHEME #105

STUCCO

REQUISITE GRAY

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN

ELEPHANT EAR

LAP SIDING

REQUISITE GRAY

ENTRY DOOR

CONNECTED GRAY

COLUMNS

ELEPHANT EAR

PORCH BEAMS

ELEPHANT EAR

SOFFIT & FASCIA

BLACK

WINDOW

WHITE

WINDOW TRIM

REQUISITE GRAY

GARAGE DOOR

WHITE

COLOR SCHEME FARMHOUSE #105 AT A GLANCE

STUCCO	SW 7023 REQUISITE GRAY
BOARD & BATTEN	SW 9168 ELEPHANT EAR
LAP SIDING	SW 7023 REQUISITE GRAY
SOFFIT & FASCIA	BLACK
VENTS	BLACK
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	WHITE
WINDOW TRIM	SW 7023 REQUISITE GRAY
ENTRY DOOR	SW 6165 CONNECTED GRAY
COLUMNS	SW 9168 ELEPHANT EAR
PORCH BEAMS	SW 9168 ELEPHANT EAR
ROOFING	DUAL BLACK – CAMBRIDGE IKO
STONE	HARRISTONE DIVINO LEDGE WHITE SAND

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COLOR SCHEME #106

STUCCO

DOVER WHITE

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ROOFING



DUAL BLACK - CAMBRIDGE IKO

BOARD & BATTEN / WINDOW TRIM

DOVER WHITE

LAP SIDING

PORPOISE

ENTRY DOOR

UNIVERSAL KHAKI

COLUMNS

DOVER WHITE

PORCH BEAMS

DOVER WHITE

SOFFIT & FASCIA

BLACK

WINDOW

BLACK

WINDOW TRIM

DOVER WHITE

GARAGE DOOR

WHITE

COLOR SCHEME FARMHOUSE #106 AT A GLANCE

STUCCO	SW 6385 DOVER WHITE
BOARD & BATTEN/WINDOW TRIM	SW 6385 DOVER WHITE
LAP SIDING	SW 7047 PORPOISE
LAP SIDING WINDOW TRIM	SW 6385 DOVER WHITE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	BLACK
ENTRY DOOR	SW 6150 UNIVERSAL KHAKI
COLUMNS	SW 6385 DOVER WHITE
PORCH BEAMS	SW 6385 DOVER WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
STONE	HARRISTONE DIVINO LEDGE WHITE SAND

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COLOR SCHEME #102

LAP SIDING 1



GRIZZEL GRAY

STUCCO



GRAY MATTERS

SOFFIT & FASCIA



BLACK

LAP SIDING 2



GRAY MATTERS

SHAKE

SHOJI WHITE

WINDOW



WHITE

BRICK



HARRISTONE EDGELINE BRICK SALTAIRE

ENTRY DOOR

SHOJI WHITE

TRIM/ WINDOW TRIM

SHOJI WHITE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

COLUMNS/ PORCH BEAMS

SHOJI WHITE

GARAGE DOOR



BLACK

COLOR SCHEME CRAFTSMAN #102 AT A GLANCE

STUCCO	SW 7066 GRAY MATTERS
LAP SIDING 1	SW 7068 GRIZZLE GRAY
LAP SIDING 2	SW 7066 GRAY MATTERS
SHAKE	SW 7042 SHOJI WHITE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	BLACK
WINDOW	WHITE
WINDOW TRIM	SW 7042 SHOJI WHITE
ENTRY DOOR	SW 7042 SHOJI WHITE
COLUMNS	SW 7042 SHOJI WHITE
PORCH BEAMS	SW 7042 SHOJI WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	HARRISTONE EDGELINE BRICK SALTAIRE
MORTAR	TRINITY WHITE

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COLOR SCHEME #104

LAP SIDING 1

RUSHING RIVER

STUCCO

NACRE

SOFFIT & FASCIA

WHITE

LAP SIDING 2

NACRE

SHAKE

RUSHING RIVER

WINDOW

WHITE

BRICK



BLACK MOOR – PINE HALL

ENTRY DOOR

RUSHING RIVER

TRIM/ WINDOW TRIM

NACRE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

COLUMNS / PORCH BEAMS

NACRE

GARAGE DOOR

WHITE

COLOR SCHEME CRAFTSMAN #104 AT A GLANCE

STUCCO	SW 6154 NACRE
LAP SIDING 1	SW 7746 RUSHING RIVER
LAP SIDING 2	SW 6154 NACRE
SHAKE	SW 6154 NACRE
SOFFIT & FASCIA	WHITE
VENTS	SW 6991 BLACK MAGIC
GUTTER	WHITE
GARAGE DOOR	WHITE
WINDOW	WHITE
WINDOW TRIM	SW 6154 NACRE
ENTRY DOOR	SW 7746 RUSHING RIVER
COLUMNS	SW 6154 NACRE
PORCH BEAMS	SW 6154 NACRE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
BRICK	BLACK MOOR – PINE HALL
MORTAR	KODIAK AMERIMIX

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COLOR SCHEME #105

LAP SIDING 1

ELEPHANT EAR

STUCCO

REQUISITE GRAY

SOFFIT & FASCIA

BLACK

LAP SIDING 2

REQUISITE GRAY

SHAKE

EIDER WHITE

WINDOW

WHITE

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ENTRY DOOR

CONNECTED GRAY

TRIM/ WINDOW TRIM

EIDER WHITE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

COLUMNS / PORCH BEAM

REQUISITE GRAY

GARAGE DOOR

WHITE

COLOR SCHEME CRAFTSMAN #105 AT A GLANCE

STUCCO	SW 7023 REQUISITE GRAY
LAP SIDING 1	SW 9168 ELEPHANT EAR
LAP SIDING 2	SW 7023 REQUISITE GRAY
SHAKE	SW 7014 EIDER WHITE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	WHITE
ENTRY DOOR	SW 7014 EIDER WHITE
COLUMNS	SW 6165 CONNECTED GRAY
PORCH BEAMS	SW 7023 REQUISITE GRAY
ROOFING	SW 7023 REQUISITE GRAY
STONE	DUAL BLACK - CAMBRIDGE IKO
	HARRISTONE DIVINO LEDGE WHITE SAND

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COLOR SCHEME #106

LAP SIDING 1

PORPOISE

STUCCO

DOVER WHITE

SOFFIT & FASCIA

BLACK

LAP SIDING 2

DOVER WHITE

SHAKE

PORPOISE

WINDOW

WHITE

STONE



HARRISTONE DIVINO LEDGE WHITE SAND

ENTRY DOOR

DOVER WHITE

TRIM / WINDOW TRIM

DOVER WHITE

ROOFING



DUAL BLACK - CAMBRIDGE IKO

COLUMNS / PORCH BEAMS

DOVER WHITE

GARAGE DOOR

WHITE

COLOR SCHEME CRAFTSMAN #106 AT A GLANCE

STUCCO	SW 6385 DOVER WHITE
LAP SIDING 1	SW 7047 PORPOISE
LAP SIDING 2	SW 6385 DOVER WHITE
SHAKE	SW 7047 PORPOISE
SOFFIT & FASCIA	BLACK
VENTS	SW 6991 BLACK MAGIC
GUTTER	BLACK
GARAGE DOOR	WHITE
WINDOW	BLACK
ENTRY DOOR	SW 7047 PORPOISE
COLUMNS	SW 6385 DOVER WHITE
PORCH BEAMS	SW 6385 DOVER WHITE
ROOFING	DUAL BLACK – CAMBRIDGE IKO
STONE	HARRISTONE DIVINO LEDGE WHITE SAND

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UTAH DIVISION

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MINUTES – Planning Commission

Thursday, October 30, 2025
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

1. **Pledge of Allegiance -** led by Commissioner Doug Willden.
2. **Roll Call** – A quorum was present.

   Present:

   Commission Members: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

   Staff: Sarah Carroll, Planning Director; Kevin Thurman, City Attorney; Austin Roy, Senior Planner; Scott Petrik, Engineer; Dan McRae, Assistant City Engineer; Wendy Wells, Deputy Recorder.

   Others: Sara Merrell, Aaron Evans, Ben Duzett, Daryl Hodgson, Larry Myler, Tyler Brown, James Burton, Shauna Burton, Jim Bernardi.

   Excused: Charlie Carn.
3. **Public Input -** Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

PUBLIC HEARINGS

1. **Stout Development Rezone from Residential Agricultural (RA-5) to Low Density Residential (R1-10), General Plan Amendment (GPA) from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Approximately 31 acres. Megan Spencer as applicant.** Senior Planner Austin Roy presented the item. The applicant has prepared two alternative concept plans each showing 74 single family lots, with lots ranging from 10,000 sq. ft. to 17,189 sq. ft. The average lot size is 10,897 sq. ft. All proposed open space is private and developed, with 2.84 acres of open space being required and 3.3 acres being provided. In addition to the 74 lots, there are three parcels with existing homes on them, Parcel A (Sorensen), Parcel B (Evans), and Parcel C (Merrell). Parcel A, at 5.25 acres, is proposed to remain RA-5/Rural Residential since it will still meet the requirements of the RA-5 zone and land use. Parcel B, at 1.19 acres, and Parcel C, at 0.85 acres, are proposed to be rezoned and amended with the rest of the development to the R1-10 zone and Low-Density Residential land use.

   Applicants Daryl Hodgson of Lehi and Ben Duzett of Midvale were in attendance to answer questions.

   Public Hearing Open by Chair Rachel Sprosty Burns.

   A public comment emailed from Kristyn Malone was read by Senior Planner Austin Roy. She said she didn't think the rezone was consistent with the General Plan, and would not provide any benefit to the City. She felt it could put a greater traffic burden on the surrounding neighborhoods.

   Sara Merrell of Saratoga Springs explained why land owners had wanted to maintain the RA-5 zone, but had now changed their position. She said when the annexation of church property took place, they were forced into the City, and had hoped the zoning would allow them to preserve the same rights they had under the county. She noted developments had come in surrounding her property on 3 sides, which made farming increasingly difficult. She felt it was time to recognize farming in the center of Saratoga Springs was no longer viable, and new development could add needed roads to help improve traffic and access for the community.

   Aaron Evans of Saratoga Springs expressed that it was difficult to maintain the farmland, and safety had become a big concern, both to their family, and to the public who often did not realize the farm was there. He felt farming in that location was no longer sustainable. He thought the proposed plan would allow for better roads and sidewalks, and work well with what had already been developed.

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Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification that a traffic study had not been done, but entrances were proposed to the south and east. He also received zoning clarification regarding the property to the north; and that City Council could choose to replace zones since it is a legislative decision, but the City didn't typically do that.

Commissioner Miles received clarification that if the rezone was approved, it would come back to the Planning Commission later as a preliminary plat.

Commissioner Sprosty Burns asked about a property east of the rezone that would be remaining RA-5.

Mr. Hodgson responded that he thought the owner would be developing it on their own. He reiterated that lots would be a minimum of 10,000 square feet with many over 15,000 square feet.

Commissioner Hill had visited the area, liked the proposal, and thought it had been good to review it. He felt it would be better to have 3 homes per acre, as proposed, rather than something that may come in later with more density. He also wanted to mention that he still had concerns about water drainage on the west side.

Commissioner Sprosty Burns received clarification regarding left turns out of the development. Vehicles wanting to make left turns would need to go to Evans Lane to do so.

Engineer Scott Petrik further explained there was a collector road planned to the east side that would run from Pony Express up to Evans Lane, and that the Rider's Station project would improve the existing signal at the intersection of Woodhaven Blvd. and Pony Express Parkway as well.

Commissioners were appreciative of the public input, and felt it had provided valuable insight.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Stout Development located at approximately 191 N 1000 W, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
No: Rachel Sprosty Burns.
Absent: Charlie Carn.
Motion passed 5 - 1.

Commissioner Sprosty Burns explained her vote was due to road issues in the area she felt needed to be prioritized.

2. **Harbor Springs Rezone from Agricultural (A) to Mixed Waterfront (MW), located at 1331 East Pony Express Parkway. Approximately 23.36 acres. Jen Hall as applicant.** Senior Planner Austin Roy presented the item. The concept plan has 188 residential units: 122 townhomes; 66 mixed use (commercial on first floor, residential on second floor). Maximum allowed density in the MW zone is 8 units per acre, and at the discretion of the City Council an additional 2 units per acre can be granted. The current concept shows total density for the project at 8.2 units per acre, and 11 units per acre on the residential portion, which exceeds the limits the Council is allowed to approve under 19.04.12. The applicant intends to seek the 10 units per acre allowed maximum that can be granted by the City Council. To qualify for the 2 extra units per acre the applicant is proposing to provide additional amenities, on top of the minimum required, of 25 percent. All proposed open space is private and intended to be developed, except for Dry Creek, which will remain native, with 5.84 acres of open space being required and 6.58 acres being provided. Applicant will work with Utah County for appropriate trail permissions to develop the trail to the south. The Dry Creek trail is proposed as a City trail. The concept plan also shows two possible connection points into the North Marina for vehicular and pedestrian access.

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Senior Planner Austin Roy advised there were errors in the table on the concept plan; he clarified that 10 units per acre was what had been proposed.

Applicant Jen Hall of Eagle Mountain was in attendance to answer questions. She noted they were aware of the error on the table, and had not yet received a correction from the engineer. She said they would only ask for what was allowed in the code.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioners Mangum and Hill both liked the plan. They thought it would be a good fit for the area, bring in needed services, and help alleviate some of the traffic on Redwood Road.

Commissioner Miles received clarification regarding MAG funding to expand some of the roads in the area over the next several years; and were advised there could possibly be some wetland issues with the south side of Pony Express Parkway that could slow things down.

Commissioner Sprosty Burns asked about native vegetation and open space, and how to incorporate it.

Ms. Hall noted there were trees lining the river bank, with a walkable trail that would span the length of the dry creek, and they would incorporate what they could to make it look beautiful.

Commissioner Sprosty Burns received clarification the developer would maintain the trail, and it would need to be improved to a standard where it restored the native landscaping, and not be left with weeds.

Engineer Scott Petrik explained that some of the area might be within a wetland area, which could impact some of the landscaping; it may need to be raised through the FEMA Letters of Map Revision (LOMR), and Conditional Letter of Map Revision (CLOMR) process in order to start development.

Commissioner Mann thought the development would be desirable for homeowners, and liked the resort feel of it. She asked if there were more amenities, and if they intended to have more than one builder. She also received clarification regarding the setbacks for the project.

Ms. Hall responded to Commissioner Mann's question that this was just a concept plan, and they would have a full list of amenities at a later time. She hoped to have just one builder.

Commissioners received further clarification from Staff that the developer had three options they could choose from in the code in order to qualify for 2 additional units per acre, and they had chosen to add more amenities to qualify for the additional units per acre they wanted.

Commissioner Miles wondered about the trail from the Northshore community, and if it would be rerouted.

Planning Director Sarah Carroll advised the trail was planned to run between this property and the city marina and would have buildings and seating areas along the trail.

Commissioner Sprosty Burns received clarification the city had not done retail with residential above it before, but there were more requests and proposals coming in for that type of product.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Rezone for Harbor Spring Development located at 1331 E. Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
No: None.
Absent: Charlie Carn.

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Motion passed 6 - 0.

3. **Hidden Landing Phase 2 Rezone from Rural Residential (RR) to Low Density Residential (R1-10), and General Plan Amendment (GPA) from Rural Residential to Low Density Residential, located approximately at Sagehill Drive and Summit View Drive. Approximately 28.6 acres. Julie Smith as applicant.** Senior Planner Austin Roy presented the item. Applicant is seeking to rezone the property from the RR zone to the R1-10 zone and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of approximately 28.6 acres and is located south and east of Sagehill Drive and Summit View Drive. The applicant has prepared a concept plan showing 66 single family lots. All proposed open space is private and developed.

Applicants Julie Smith of Orem and Larry Myler of South Jordan were both in attendance to answer questions. They shared they had been working on the project for about three years, and had been delayed due to the need to pipe the Jacob Welby canal, and were hopeful they could do that this coming winter. She noted there were three landowners who were all present, and explained the changes on the concept map.

Public Hearing Open by Chair Rachel Sprosty Burns.

James Burton of Saratoga Springs explained he had purchased a 5-acre lot before his property had been annexed into the City. He felt the property was stuck in the middle of the development, but realized there was a need for a master plan. He was hopeful of maintaining his property as is for a few more years since he has horses and heavy equipment there.

Applicants Ms. Smith and Mr. Myler noted the 2 heavy green lines on the map represented the fencing they planned to install around Mr. Burton's property, and explained there would be a road on the Burton property for the future purpose of having some stubs there for lots at a later time.

Jim Bernardi of Saratoga Springs relayed that he had purchased a lot at the same time as James Burton, and envisioned retiring in a nice quiet rural area. He said trying to get utilities to the area was challenging, and he thought this proposal could help with the improvements.

Shawna Burton of Saratoga Springs shared they had bought their property about 30 years ago to enjoy the rural area for their horses. She thought the developer's plan was to install a vinyl fence around their property, but was worried it would not be durable enough for the horses. She was also concerned about heavy traffic, and reported they had called police for speeding, and concerns with a road that many people often did not realize was a one lane road.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification that there would be trails incorporated in the development, connecting to the Sunrise bike park to the east, as well as connections to the south and west.

Commissioner Mangum asked if Mr. Burton thought improving Sagehill Drive might be a good solution to some of the problems, and if he thought the fence that was planned would be sufficient.

Mr. Burton felt the road was not the developer's responsibility. He recounted the many issues with Sagehill Drive including: a sharp left turn; a steep drop off; and overgrown weeds that were all concerning to him. He acknowledged that he thought the road needed attention, but was not sure who should fund that.

Commissioner Sprosty Burns received clarification that Sagehill Drive had once been up to standards as a county road when it was originally built, but is now in poor shape; it is no longer up to current City standards, but would be when the project went in.

Mr. Myler suggested that a fence or reflectors could be helpful for improving Sagehill Drive.

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Assistant City Engineer Dan McRae explained that curves need to meet City standards, and there would need to be a traffic study, and have the traffic engineer address it.

City Attorney Kevin Thurman advised that weeds were the property owner's responsibility and code enforcement officers could help manage that.

Mr. Burton shared that he had been told by City public works staff not to touch anything between the road and his property when an issue came up 5 years ago, so the weeds had not been dealt with. He did not feel a vinyl fence was sufficient and understood that it could be determined later with the developer.

Commissioner Sprosty Burns commented that she wanted it on the record that the agreement between the developer and adjacent property owner was for a 6-foot-high masonry fence.

Commissioner Mann received clarification regarding open space and open space credits. She was against the credit from phase 1 due to the language in code. She noted there was not a lot of open space left in the City, and felt with a possible zone change, the open space requirements should be followed.

Ms. Smith and Mr. Myler said the development was always planned as one project with the open space planned for the whole project, but they would not go against the code.

Senior Planner Austin Roy advised the map in the presentation had been flipped, and the open space referred to earlier was actually located in the southeast corner. He also shared that it was not unprecedented for developments to transfer open spaces between phases.

Commissioner Sprosty Burns received clarification regarding future road plans where the "S" curve west of the fire station would be straightened out.

Assistant City Engineer Dan McRae explained that traffic studies look at volumes of traffic and how they affect neighboring subdivisions, and should also address safety. He noted that a traffic study could be a good tool for the developer to assess if other measures need to be taken. He related that the City had been dealing with the drop off by greatly reducing speed.

Mr. Myler made note of a few things they would be changing regarding roads in the development, and said they would reach out to their engineers to address the drop off to keep people safe.

Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested Hidden Landing Phase 2 Rezone and General Plan Amendment, located south and east of Summit View Drive and Sagehill Drive, with the Findings and Conditions in the Staff Report and the additional conditions that City code enforcement look at large overgrown weeds, and the owner and developer have agreed to a 6-foot masonry fence. Seconded by Commissioner Mann.
Yes: Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
No: Rachel Sprosty Burns.
Absent: Charlie Carn.
Motion passed 5 - 1.

Commissioner Sprosty Burns felt she could not vote to rezone to higher density.

4. **Revisions to the City's Standard Technical Specifications and Drawings. The proposed changes will revise intersection grading standards of local roadways and remove utility company signatures.**
Assistant City Engineer Dan McRae presented the item. The Engineering Department proposes to revise the intersection grading standards of local roadways and remove utility company signatures on the Standard Plat in the City's Standard Technical Specifications and Drawings. Much of the remaining land to be developed in the west part of the City will be on the foothills of Lake Mountain. As a result of the steeper natural grades in hillside development area, a slightly steeper intersection grade and slightly steeper vertical curve on local roads

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will be allowed if speed limit is reduced to 20 mph. This will reduce the amount of cut and fill grading needed to develop local roadway intersections in the hillside development area while not exceeding published industry standards. Also, state law does not require utility company signatures to be on the Plat and the City believes the Plat recordation process will be more efficient if the utility signature blocks are removed from the Plat.

Commissioner Sprosty Burns wanted to know if there was another traffic calming measure that might be beneficial to add to the code to ensure the grade wasn't like a ski jump.

Assistant City Engineer Dan McRae clarified that the slightly steeper intersection grade of 6% would only be on local roads, not any collectors or minor arterials. He explained that it was six inches over 50 feet, but wouldn't be so steep that it would be like a ski jump.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the public hearing was closed by the Chair.

Motion made by Commissioner Hill to forward a positive recommendation to the City Council regarding adoption of the proposed revisions to the City's Standard Technical Specifications and Drawings. Seconded by Commissioner Mangum.
Yes: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
No: None.
Absent: Charlie Carn.
Motion passed 6 - 0.

BUSINESS ITEMS

1. **Approval of Minutes: October 9, 2025.**

Motion made by Commissioner Willden to approve the minutes of October 9, 2025. Seconded by Commissioner Miles.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
No: None.
Absent: Charlie Carn.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** No comments given.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She invited Commissioners to a joint work session with City Council on November 18th.

CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 7:51 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Code Amendment
Amending Section 19.09
November 13, 2025
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated code amendment to provide for exemptions to the landscaped parking island requirements in regional public parks in order to facilitate City events.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

Title 19 at present does not allow for any exceptions to off-street parking requirements that would facilitate the removal of landscaped islands. The City wishes to see this applied to regional public parks in order to facilitate improved pedestrian and vehicular connectivity for city events with heavy foot traffic, such as carnivals and farmer's markets.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.*

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2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
   Complies. *Please see Section* D *of this report.*

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments will facilitate an improved pedestrian and vehicular experience for city events.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section* D *of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   Consistent. *The proposed amendments will provide a streamlined development review process both benefiting the City and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community

interests will be better served by making the proposed change.
Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation"I move that the Planning Commission forward a recommendation for approval of the requested **Code Amendment,** with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the Choose an item.: _____.

Option 2 – Continuance

"I move to **continue** the **Code Amendment** 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 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested **Code Amendment** with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____.

H. Exhibits:

1. Proposed Code Amendments

Exhibit 1

Chapter 19.09. Off-Street Parking Requirements.

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

5. **Required Parking Islands.**
    a. **Islands on Doubled Rows of Parking.** 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. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
    b. **Islands on Single Rows of Parking.** 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. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
        i. 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.
    c. 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.
    d. Exception: Parking lots in regional public parks are exempt from the landscaped island requirements, in the areas where events will be held. The intent of the exception is to facilitate improved pedestrian and vehicular connectivity for city events with heavy foot traffic, such as carnivals and farmer's markets.

SARATOGA SPRINGS
Life's just better here

Planning Commission Staff Report

Water Use and Preservation Element Update
General Plan Amendment
November 13, 2025
Public Hearing

Applicant:	City Initiated
Previous Meetings:	September 6, 2022 – City Council approval of 2022 General Plan Update
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Tippe Morlan, AICP, Long Range Planner

A. Executive Summary:

The State of Utah requires that every General Plan in the state is required to develop a Water Use and Preservation Element (UCA 10-9a-403(2)(c)) that is integrated with the land use planning and development. This request is to adopt a Water Use and Preservation Element (Exhibit B) as an Appendix to the General Plan to satisfy state code requirements as updated in the 2022 legislative session with SB 110.

Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the updated General Plan appendix, take public input, and choose from the options in Section H of this report. Options include recommendation of approval with or without additional changes, continuance, or denial.

B. Background: While the City adopted an updated General Plan in 2022 with a Water Preservation Element, the updated legislation requiring a more extensive Water Use and Preservation Element was adopted at the same time. In 2024, the City was notified that the 2022 General Plan was not sufficient to meet the new requirements. The City received a grant from the state Department of Water Resources to hire a consultant to complete this update, which is required to be adopted by December 31, 2025.

C. Specific Request: This is a request for approval of the updated Water Use and Preservation Element of the City's General Plan.

D. Process:

State Code Section 10-9a-403 outlines the required contents and process for a new or amended General Plan. This includes a public hearing and recommendation by the Planning Commission and certain required items. Section 19.17.03 of the City Land Development Code further clarifies the City process and criteria.

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

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tmorlan@saratogaspringscity.com

***Complies**. There is no petition as this is City initiated, and has been presented to the Planning Commission for a recommendation to the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
   ***Complies.** Please see Sections F and G of this report. The Commission makes a recommendation with these findings.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
   ***Complies**. Please see Section E of this report. The Planning Commission will hold a public hearing with proper notice. A public hearing is not required with the City Council.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.
   ***Complies**. Please see Section E of this report.*

E. **Community Review:** The Public Hearing with the Planning Commission has been noticed according to State Law and City Code requirements. No comment has been received by the city at the time of this staff report.

F. **General Plan:**

Land Use Element – General Goals

The current General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

Finding: *Complies. No changes are being made to the General Plan's land use element at this time. The water element is being updated to be more in line with the City's land use goals as well.*

G. **Code Criteria:** State Code and City Code in relation to General Plans are reviewed below.
State Code Sections 10-9a-403 outlines content requirements for General Plans. Key requirements are:

1. A Land Use Element
2. A Transportation and Traffic Circulation Element
3. A Moderate Income Housing Element
4. A Water Use and Preservation Element
5. Other elements are permitted but not required

Finding: *Complies. Each of these elements is included in the proposed General Plan. This addition only updates the Water Use and Preservation Element and brings the document into better compliance with state code.*

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed changes will conform to the Land Use Element and other provisions of the General Plan;

   ***Consistent**. See Section F of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

   ***Consistent.** No changes are being made to the content of the General Plan other than the addition of this appendix.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   ***Consistent.** The stated purposes of the Code are found in section 19.01.04:*

   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   Findings: *Consistent. The updated General Plan is intended to continue to preserve and promote the health, safety, welfare, etc. of the community, and also ensure happy & convenient & comfortable living for residents, enhance economic well-being of the community, and encourage an attractive and beautiful community.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

   ***Consistent.** This is a City-initiated update. The update considers the growing pains the City is experiencing and addresses water utilities in terms of our current and projected growth. The update will serve as a guide to development as the City continues to grow. The community interests will be better served with this update.*

H. Recommendation / Options:

Staff recommends the Planning Commission conduct a public hearing on the updated General Plan, take public input, and give direction and feedback to staff on changes if needed, and choose from the options below:

Option 1 – Recommend approval to the City Council as proposed or with changes
Motion: "Based upon the evidence and explanations received today, I move to recommend **approval** to the City Council **of** the proposed General Plan update, with the Findings and Conditions below:

Findings:
1. The update is consistent with State Code Section 10-9a-403, as outlined in Section G of this report and incorporated herein by reference.
2. The update is consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference.
3. The update is consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference.
4. The update is consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
5. The update is consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

Conditions recommended by the Planning Commission, if any:
1. _____
2. _____
3. _____

Option 2: Continue to a future meeting
Motion: "I move to continue the public hearing and General Plan update to (DATE) with the following direction on additional information needed and/or changes to the draft:

_____
_____
_____
_____

Option 3 – Recommend denial to the City Council
Motion: "Based upon the evidence and explanations received today, I move to recommend **denial** of the proposed General Plan update with the Findings and Conditions below:

Findings:
1. The update is not consistent with State Code Section 10-9a-403, as articulated by the Commission: _____, and/or
2. The update is not consistent with Section 19.17.04.1, General Plan, as articulated by the Commission: _____, and/or
3. The update is not consistent with Section 19.17.04.2, as articulated by the Commission: _____, and/or
4. The update is not consistent with Section 19.17.04.3, as articulated by the Commission: _____, and/or

5. The update is not consistent with Section 19.17.04.4, as articulated by the Commission: _____, and/or
6. The update is not beneficial to the public health, safety, or welfare of the public, as articulated by the Commission: _____.

I. Exhibits:

A. Proposed General Plan (Updated Sheets Only)
B. Proposed General Plan Appendix C: Water Use and Preservation Element

Exhibit A: Proposed General Plan (Updated Sheets Only)

WATER PRESERVATION

The Vision

Water Preservation and conservation supports the General Plan Vision by conserving limited resources for the future.

Water availability is a critical component of planning for growth and development, particularly in the arid west. Saratoga Springs has been at the forefront of water planning and preservation since its inception. The City adopted in 2015 and regularly updates the Saratoga Springs Water Conservation Plan to reflect best practices in water resource management. The Saratoga Springs Water Conservation Plan identifies water as an essential resource for the health and safety of City residents, local fire protection, and irrigation needs. The Water Conservation Plan also recognizes the critical link between water resources and economic development for the community.

Background, History, & Analysis

The Utah State Legislature amended the Utah Land Use Development and Management Act in 2022 to require cities to include a Water Preservation element in their General Plan by 2025. For a City the size of Saratoga Springs, the Water Preservation element is required to address the following:

- The effect of permitted development or patterns of development on water demand and water infrastructure
- Methods of reducing water demand and per capita consumption for future development
- Method of reducing water demand and per capita consumption for existing development
- Opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water

In addition, Saratoga Springs is required by Utah Code Section 73-10-32 to adopt a water conservation plan. The City adopted a plan in compliance with Section 73-10-32 in 2015 and regularly updates the plan to reflect best practices.

Current Conditions

Saratoga Springs Water Conservation Plan is incorporated into the General Plan by reference including recommendations for:

- Water conservation policies
- Landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip

In addition to the Saratoga Springs Water Conservation Plan, the City has reviewed and identified changes to any ordinance that promotes the inefficient use of water. The Water Conservation Plan adopts specific water conservation measures and strategies including measures and strategies that:

- Consider principles of sustainable landscaping
- Consider how land use affects water supply and distribution planning
- Recommends strategies for water demand reduction

What the Community Said

The community of Saratoga Springs values conservation of resources and mentioned that they would like to see more goals and strategies to promote sustainable practices. Residents of Saratoga Springs mentioned that they would like to see more water wise landscaping methods and native plant usage incorporated into City requirements and ordinances.

Goals & Strategies

GOAL

Saratoga Springs continues to meet the requirements of Sections 10-9a-403 and 73-10-32 of Utah Code Annotated through the implementation of the Saratoga Springs Water Conservation Plan.

STRATEGY 1

Update the Water Conservation Plan on a regular basis to reflect best practices in water conservation

- Action 1: This General Plan herby adopts by reference the Water Conservation Plan as the Water Use and Preservation Element of the Saratoga Springs General Plan
- Action 2: Monitor the implementation of the current plan and update as needed

STRATEGY 2

Update Model Landscape Ordinance of Title 19 Land Development as needed to reflect best practices

- Action: Monitor the implementation of the Model Landscape Ordinance to ensure Water Conservation Plan goals are met

See Appendix C for the City's complete Water Use and Preservation Element.

HANSEN ALLEN & LUCE inc
ENGINEERS

DATE: October 31, 2025

TO: Jemery Lapin, P.E.
City Engineer – Public Works Director
City of Saratoga Springs
1307 N. Commerce Dr. #200
Saratoga Springs, UT 84045

FROM: Kai Krieger, P.E.
Hansen, Allen & Luce, Inc.
859 West So. Jordan Pkwy Suite 200
South Jordan, Utah 84095

SUBJECT: Water Use and Preservation Element Draft

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Saratoga Springs Water Use and Preservation Element Draft
Introduction

Water availability is a critical component of planning for growth and development, particularly in the arid West. The City of Saratoga Springs (City) has experienced rapid growth and continues to be one of the fastest-growing communities in Utah County and along the Wasatch Front. Since its inception, the City has been at the forefront of water planning and preservation, anticipating the needs of a rapidly urbanizing community. What was once a largely agricultural area has transformed into a growing urban region, with residential and commercial developments expanding quickly and significant land still available for development.

This Water Use and Preservation Element (Element) provides an overview of the City's water systems and summarizes existing and projected water use. It also outlines current and proposed water planning goals, strategies, and recommended policies designed to promote efficient water use for present and future development. The information presented in this Element is supported by the following documents:

- Drinking Water Master Plan and Capital Facility Plan (DWMP), 2017
- Secondary Water Master Plan and Capital Facility Plan (SWMP), 2017
- Drinking Water Impact Fee Facility Plan and Impact Fee Analysis (DW IFFP & IFA), 2024
- Secondary Water Impact Fee Facility Plan and Impact Fee Analysis (SW IFFP & IFA), 2024
- Water Conservation Plan (WCP), 2021
- Saratoga Springs 40-Year Water Right Plan, 2025

Existing Drinking Water and Secondary Water Systems

The City encompasses approximately 11.36 square miles of developed land within a total boundary of 23.72 square miles. With projected growth and future annexations, the City is expected to cover

approximately 34.6 square miles. To meet the water needs of this expanding community, the City operates two integrated but independently managed systems: the drinking water system and the pressurized irrigation system.

Existing Drinking Water Sources

The existing drinking water system includes five wells, ten storage tanks, seven pump stations, and four pressure zones, with a distribution network featuring pipes ranging from 8 to 30 inches in diameter.

One of the primary sources of drinking water is the Central Utah Water Conservancy District (CUWCD), from which the City purchases water under long-term agreements. For the 2025–2026 season, the City anticipates receiving 3,060 acre-feet annually, with incremental purchase blocks available under the 2009 contract through 2045, providing a total potential allocation of 10,300 acre-feet to support long-term growth. **Table 1** shows the four wells and three CUWCD wholesale connections currently supply the City's drinking water system.

Table 1. Existing Drinking Water Sources

Source	Peak Day Source Capacity (gpm)	Peak Day Source Capacity (MGD)	Annual Source Capacity[1] (ac-ft)
Well No. 2 – Vessel	1,020	1.5	748
Well No. 3 – 145 North	1,750	2.5	1,283
Well No. 4 – Crossroads	1,000	1.4	733
Well No. 6 - Scuttlebutt	1,100	1.6	807
CUWCD 1 – 2400 North	3,000	4.3	2,380[2]
CUWCD 2 – 2300 Pioneer	3,000	4.3	
CUWCD 3 – Redwood	3,000	4.3	
Total Source	**13,870**	**20.0**	**5,951**

1. Annual well capacity assumes about half of the year-round flow at the given flow rate which matches the current drinking water right diversion capacity. Actual volume may be limited by demand or hydrologic constraints.
2. The annual source capacity of the CUWCD connections is determined by the agreement between the City and CUWCD. This value represents the annual purchase volume for the 2024-2025 fiscal year (July 1, 2024-June 30-2025).

Existing Pressurized Irrigation Sources

The pressurized irrigation system, which supports outdoor water needs, currently includes five wells and four surface water sources, along with eleven storage ponds and additional staging ponds. Pipes range from 6 to 30 inches in diameter. While drinking water is occasionally used to supplement the pressurized irrigation system, master planning efforts aim for independent operation of both systems to maintain reliable capacity for indoor and outdoor water uses. **Table 2** shows the five wells and four surface water sources that currently supply the pressurized irrigation system.

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Table 2. Existing Pressurized Irrigation Water Sources

Source	Pressure Zone	Flow Capacity (gpm)	Flow Capacity (MGD)	Annual Capacity[1] (ac-ft)
Well 1 - Parkway Trail	1N	800	1.44	403
Well 2 - Bike Bark	2N	900	1.30	363
Well 3 - 145 North Well	2N	500	0.72	202
Well 4 - HH 2	2N	800	1.15	323
Well 5 - Jacobs Ranch (Western Dr.)	2S	3,500	5.04	1,411
Booster 1 – ULDC Source	1N	1,100	5.76	1,613
Booster 36 – Marina	2S	4,000	1.58	444
Booster 32 - 400 North	1N	5,000	7.20	2,016
Booster 31 - Jacob Canal	2N & 3N	2,230	3.21	899
Total		**18,830**	**27.40**	**7,674**

1. In the absence of other data, annual well capacity assumes half of the irrigation season flow at the given flow rate. Actual volume may be limited by water rights or hydrologic constraints.

Existing Drinking Water Storage

Drinking water storage includes ten underground reinforced concrete tanks with a combined capacity of 16.1 million gallons. Each pressure zone is served by at least one tank to provide operational, fire, and emergency storage. **Table 3** provides additional detail on tank locations and characteristics.

Table 3. Existing Drinking Water Storage Tanks

Tank	Pressure Zone	Volume (MG)
Tank 1 - Landview	1N	0.75
Tank 2 - Deer Canyon	2S	1.0
Tank 3 - Harvest Moon	2N	2.0
Tank 4 - Wildflower Zone 3	3N	1.2
Tank 5 - Bluebell	1N	3.0
Tank 6N - Israel Canyon Zone 2	2S	3.0
Tank 7 - Fox Hollow Zone 3	3S	2.0
Tank 9 - Banner Drive	2N	1.0
Tank 10 - Mt. Saratoga Zone 3	3N	1.4
Tank 11 - Wildflower Zone 4	4N	0.75
Total		**16.1**

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Existing Pressurized Irrigation Storage

The pressurized irrigation system relies on eleven storage ponds with a total capacity of 113.4 acre-feet, which are strategically located to serve existing pressure zones. **Table 4** provides details on existing pond capacities and functions.

Table 4. Existing Pressurized Irrigation Water Storage Capacity

Pond	Pressure Zone	Capacity (ac-ft)
Pond 1 - Overlook	1N	2.7
Pond 2 - Deer Canyon	2S	1.5
Pond 3 - Harvest Moon	2N	9
Pond 4 - Wildflower Zn 3	3N	5
Pond 6 - Israel Canyon	2S	38
Pond 7 - Fox Hollow Zn 3	3S	6
Pond 8 - Evans Ln	1N	17
Pond 9 - Mt. Saratoga Zn2	2N	13
Pond 10 - Mt. Saratoga Zn3	3N	5.6
Pond 11 - Wildflower Zn 4	4N	4.6
Pond 20 - Harbor Pkwy	2S	11
Total		**113.4**

Recognizing the City's continued growth, planning efforts focus on maintaining the current level of service through strategic expansion of sources, storage, and distribution facilities. The pressurized irrigation system will be expanded with additional ponds, pump stations, and conveyance lines to serve new development areas, ensuring that drinking water is preserved primarily for indoor use.

Over time, the City plans to develop up to six pressure zones to balance system performance, optimize resources, and sustain reliable operation across both drinking water and pressurized irrigation systems.

2024 Reported Water Use and Per Capita Usage

The City maintains detailed water use records for both its drinking water and pressurized irrigation systems, as reported to the Utah Division of Water Rights (DWRi). As of 2024, the City had a total of 16,070 metered drinking water connections, the majority of which (over 97 percent) are residential. The remaining connections serve commercial and institutional users, as shown in **Table 5**.

Table 5. Drinking Water Connection Types

Connection Type	Connection Totals
Residential	15,665
Commercial	293
Industrial	0
Institutional	112
Total	**16,070**

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The City's pressurized irrigation system includes 10,728 metered pressurized irrigation water connections, also primarily residential. **Table 6** summarizes the pressurized irrigation connections by use type.

Table 6: Pressurized Irrigation Connection Types

Connection Type	Connection Totals
Residential	10,394
Commercial	196
Industrial	0
Institutional	138
Total	**10,728**

Per Capita Water Usage

Per capita water use provides a standardized measure of water consumption, representing the average amount of water used per person per day (gallons per capita per day, or GPCD). This metric helps evaluate conservation potential, track efficiency improvements, and compare Saratoga Springs' water use to state and national benchmarks.

In 2024, the City's total average daily water use was 151 GPCD, including 47 GPCD for municipal (indoor) use and 104 GPCD for irrigation (outdoor) use, as shown in **Table 7**.

Table 7: 2024 Saratoga Springs GPCD Daily Average Use

System	Population	Water Use (acre-feet/year)	Gallons of water per capita per day (GPCD)
Municipal	51,960	2,717	47
Irrigation	51,960	6,054	104
Total			**151**

Saratoga Springs' total per capita use remains significantly below the statewide average reported by the Utah Division of Water Resources (2019), which was 223 GPCD. This reflects the City's sustained efforts to promote efficient water use through development standards, landscaping ordinances, and public education initiatives. Continued tracking of per capita usage will help the City measure progress toward long-term conservation goals and maintain compliance with State resource management objectives.

Water Budget: Future Demand vs. Available Supply

The City's water budget evaluates projected water demand under build-out conditions against the available water supply for both the drinking water and pressurized irrigation systems. Build-out is assumed to occur prior to 2065, based on the current General Plan and a 40-year planning horizon. Future average yearly demand is calculated using historical water use data and established levels of service: 0.30 acre-feet per ERC for drinking water and 3.2 acre-feet per irrigated acre for the pressurized irrigation system.

As shown on **Table 8**, at build-out, the drinking water system is projected to serve 62,173 ERCs, including residential, commercial, institutional, and industrial uses, based on the existing water right supply of 18,652 acre-feet. The pressurized irrigation system, serving approximately 7,500 irrigated acres, is projected to require 24,000 acre-feet per year.

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Table 8. Future Average Yearly Demand

Water System	Connections at Build-out (ERCs)	Irrigated Acres at Build-out	Level of Service	Average Yearly Demand (acre-feet)
Drinking Water	62,173	N/A	0.30 acre-feet per ERC	18,652
Pressurized Irrigation	N/A	7,500	3.2 acre-feet per acre	24,000

As shown in **Table 9**, the City's drinking water supply, relying on existing wells, surface water rights, and contracted Central Utah Project (CUP) water, including both deliverable and reserved allocations, is expected to meet projected build-out demand. In contrast, the PI system faces a shortfall. Even with potential effluent reuse from TSSD, the system would still require additional water rights and sources to fully meet future irrigation demand.

Table 9. Water Supply vs. Projected Water Demand

	Drinking Water System Volume (acre-feet)	Pressurized Irrigation System Volume (acre-feet)
Existing Water Rights[1]	8,352	6,705
Deliverable CUP Water	3,060	0.0
Reserved CUP Water by Contract[3]	7,240	0.0
Subtotal	18,652	6,705
Reliable Water Supply[3]	18,652	5,769
Potential Reuse[4]	0.0	13,717
City Projected Water Demand	-18,652[5]	-24,000
Additional Source Needed:	**0.0**	**-4,514**

[1]Total approved quantity in acre-feet of well and surface water rights in the City's name based on DWRi data.
[2]Additional contracted CUP water to be available for purchase and delivery to the City by 2045.
[3]Amount of reliable water supply based on water rights and availability of source from **Table 8**.
[4]The City has a pending reuse application submitted to the DWRi which, if approved, would allow reuse of effluent from TSSD, not to exceed approved depletion limits on the City's water rights.
[5]In future Drinking Water Master Plans, the City plans to use the reliable water supply from water rights and contracted CUP Water as the build-out water demand for the future.

While additional infrastructure will be needed to sustain balance at build-out, the City has a clear plan to ensure long-term reliability. The City will protect and acquire water rights as needed, develop new wells and surface diversions, and expand system capacity through pump station upgrades, interconnections, and distribution improvements. The City also plans to advance water reuse initiatives to supplement the pressurized irrigation system and reduce dependence on traditional sources. Recognizing potential impacts from legislation, policy, or emergencies, the City continues to prioritize redundancy, backup supplies, and proactive management to maintain a resilient water system.

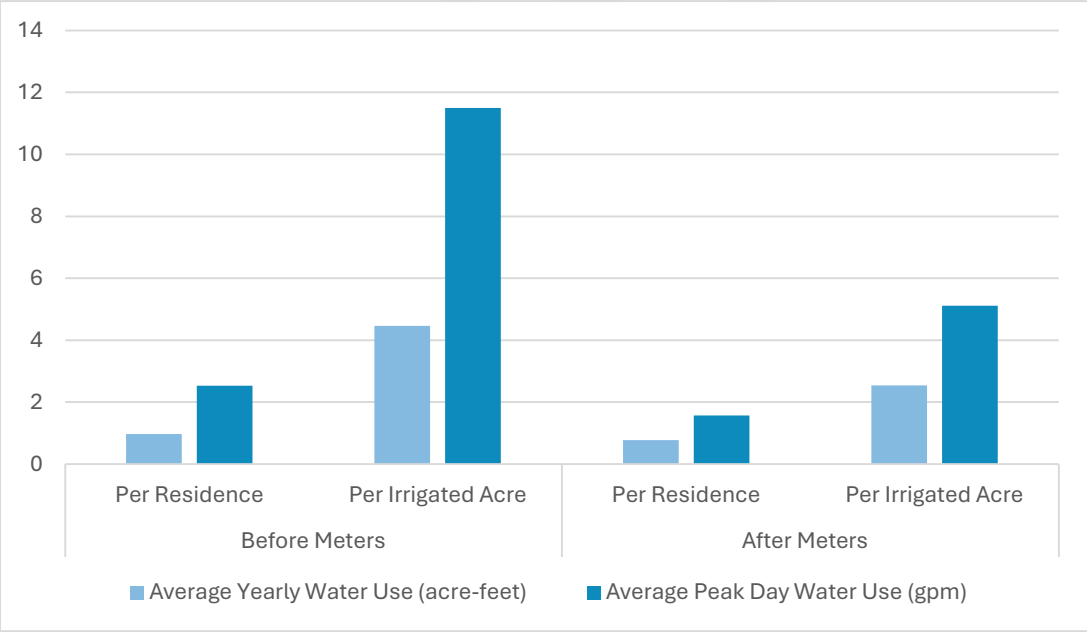
To further ensure reliable service for both drinking water and irrigation, the City will expand existing pump stations, construct new boosters and wells, and, where feasible, divert water from drinking sources to supplement the PI system. These projects form the foundation of the City's long-term water strategy, supporting growth, maintaining reliability, and defining sustainable limits based on available supply.

Integrating Water Use and Land Use Planning

The City continues to make significant progress in managing outdoor water use and aligning with State conservation standards. Since 2015, the City has installed meters on all known secondary connections, allowing residents to be billed based on actual water use rather than a flat rate. Residents pay a flat monthly fee year-round for system maintenance, and a separate, usage-based tiered rate during the irrigation season (approximately April 15 to October 15) for the water they consume. Each property has a water allotment based on its irrigateable area, and rates increase significantly for usage that exceeds this allotment.

This change has led to a substantial reduction in outdoor water consumption. As shown in **Figure 1**, average annual water use per residence declined from 0.97 acre-feet to 0.78 acre-feet, and average use per irrigated acre decreased from 4.46 acre-feet to 2.54 acre-feet following the installation of meters. Peak day demands also dropped by more than 35 percent, reflecting the community's increasing efficiency and responsiveness to conservation pricing.

Figure 1. Average Water Use Before and After Installed Meters



These reductions highlight the success of the City's metering program and tiered rate structure in promoting efficient irrigation and lowering per capita water use. The City continues to locate and meter remaining untracked secondary connections to improve accuracy, equity, and accountability. In parallel, the City advances sustainable landscaping through development standards that align with State water efficiency goals, limiting turf, requiring drought-tolerant plantings, and encouraging

water-wise design. Together, these efforts demonstrate the City's commitment to long-term conservation, sustainable growth, and a high quality of life for residents.

Water-Wise Landscaping

The City promotes water-wise landscaping as a key strategy for long-term water sustainability and efficient land use. The City's Land Development Code (Title 19) establishes clear standards requiring that no more than 70 percent of landscaped areas in multifamily and commercial developments contain turf, that at least 50 percent of plantings be drought-tolerant, and that rain sensors and water-efficient irrigation systems such as drip or micro-spray be installed. The Code also allows artificial turf under design standards that ensure quality and compatibility with surrounding development.

In both public and private spaces, especially within streetscapes and park strips, the City encourages replacing traditional turf with native or drought-tolerant plants, decorative rock or gravel, low-water groundcover, and shade trees. These measures reduce outdoor water demand and maintenance costs while preserving aesthetic quality. Through these requirements and incentives, the City integrates water efficiency into land use planning and development design, reinforcing its commitment to sustainable growth and compliance with State conservation goals.

Smart Irrigation Systems

For more than a decade, the City has implemented *WeatherTRAK* smart irrigation technology to improve water efficiency across its parks and open spaces. The Parks Department began introducing the system over ten years ago and has since made it the standard irrigation control system for all new and retrofitted public landscapes. *WeatherTRAK* allows irrigation schedules to automatically adjust based on local weather conditions and soil moisture levels, ensuring that watering occurs only when needed.

The system also provides real-time monitoring of water flows and instant alerts for leaks or malfunctions, allowing damaged irrigation lines to be shut off immediately and repaired quickly. This proactive approach minimizes water waste, reduces maintenance costs, and enhances the City's ability to manage outdoor water use efficiently. The continued expansion of *WeatherTRAK* across public facilities demonstrates Saratoga Springs' long-standing commitment to technology-driven water conservation and sustainable park management.

Water and Land Use Planning

The City closely aligns its land use and zoning framework to promote balanced, sustainable development and responsible water management. Zoning provides the regulatory standards for growth, while land use patterns inform how properties function within the City's service areas. Using these characteristics, the City has developed irrigation factors for each land use type to better manage current and future outdoor water demand. This approach ensures that water planning and land use planning are integrated, supporting conservation and long-term resource sustainability. The City plans to periodically review and refine irrigation factors to ensure zoning continues to reflect efficient water use patterns.

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Building on these efforts, the City is incorporating principles from the *Utah Growing Water Smart – Water-Land Use Integration Guidebook* to further strengthen coordination between planning and water management. As part of this process, the City proposes to update its ordinances, including the Landscape Ordinance (City Code 19.06), within 12 months of completing this Water Use and Preservation Element. Planned updates will align local standards with best practices for water-wise development and design.

Existing City regulations demonstrate strong progress toward these goals. The Water Utilities Ordinance (Chapter 8.01, Title 8) and the Model Landscape Ordinance (Title 19, Chapter 19.06) establish comprehensive water efficiency requirements for new development. Under Section 19.06.06, all nonresidential and expanded structures must include automated, water-conserving irrigation systems with rain sensors, sprinkler controls, and drip lines for trees and shrubs. At least 50 percent of plantings must be drought-tolerant, and turf areas are limited to 70 percent of landscaped space for multifamily and commercial properties.

Together, these practices reflect significant progress in integrating water and land use planning while identifying clear opportunities for continued improvement through ordinance refinement, zoning updates, and master plan implementation. The City is committed to building on these successes to achieve greater water efficiency, resilience, and alignment with State conservation objectives.

Water Conservation Plan

The City adopted its first Water Conservation Plan (WCP) in 2015 and continues to update it regularly to reflect best practices in water resource management. As a newer community without aging infrastructure, Saratoga Springs has been able to design modern, efficient water systems from the ground up—establishing ambitious low-water-use goals and sustainable practices from the start.

The upcoming 2026 WCP, prepared in accordance with the Water Conservation Act of 2004 (House Bill 71, Section 73-10-32, Utah Code), emphasizes water as a vital resource for public health, safety, fire protection, and economic growth. Key initiatives include smart irrigation technology with real-time monitoring, landscaping ordinances that limit turf and require drought-tolerant plantings, and forward-looking water reuse planning. Together, these measures ensure that water efficiency is integrated into every aspect of community development rather than retrofitted later.

The WCP also summarizes the City's current drinking and secondary water systems, identifies ongoing conservation programs, and outlines opportunities for improvement. Although Saratoga Springs' modern infrastructure minimizes inefficiencies, projected growth could magnify even small system losses. Current water management concerns include the following:

- Water loss from line breaks
- Water theft from hydrants or contractors
- Illegal connections
- Water loss from leaks on the customer and City sides
- Inefficient indoor and outdoor water use
- Limited water available within the Utah Lake aquifer
- A growing population and associated demands

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Water Conservation Measures and Implementation

The City has adopted ordinances that help reduce water consumption, installed infrastructure to address water supply shortages, and implemented metered water use rates with tiers to incentivize residents to conserve water. Below are the water conservation measures that Saratoga Springs has adopted or are planning to adopt to help improve water conservation efforts and meet the City's overall water use reduction goals:

- Completed Drinking Water and Secondary Water Systems master plans
- Tiered Non-Residential Drinking Water Rate
- 24-hour On Call Emergency Phone
- Customer Water Usage Portal
- Separate Secondary System from Drinking Water System
- Metered Secondary Water Rate with Tiers
- Installation of Secondary Water Meters
- Locate Unknown Secondary Connections
- Identify Remaining Crossover Locations
- Smart Irrigation Systems
- City-wide Fixed Network System

Metering Measuring and System Water Loss Control

Water meters are a critical tool used to track water use and incentivize conservation. The City uses its customer portal to help determine when there is a leak by allowing the Utilities Department and customers to see current and past water use and identify any issues. The water usage customer portal allows residents to see their water usage in real time and make monthly and yearly comparisons for both their secondary and municipal systems as part of the ongoing water conservation effort. This will help customers view their monthly usage and allow them to identify potential leaks in their municipal and secondary systems.

Conservation Goals

Below are the goals and recommendations the City and community can pursue to build upon and improve water conservation efforts in the City of Saratoga Springs.

1. Match the secondary water use to adopted level of service

   One of the City's water use reduction goals is to sustain the level of service adopted in the City's secondary water IFFP and the amount of water being used by residents and businesses.

2. Meet the Regional Water Conservation Goal for Utah County

   The City strives to reach the conservation goal set forth by the Utah Division of Water Resources for Utah County. This requires a 20% reduction in water use from the county's baseline in 2015 by the year 2030. Implementation of the reduction strategies mentioned in the Water Use Element will work to bring down the per capita use.

DRAFT

Public Information, Education, and Programs

To further raise awareness about water conservation, the City has identified the following programs that can help educate residents on how to lower water usage. Many of these programs hold classes that the public can attend to gain knowledge on how to be more conservative with their water usage.

Consumer Education

- Water Conservation Gardens
- Lawn Watering Guide
- Water-Wise Planting Guide

Community Awareness Programs and Rebates

- Free Water Checks
- Toilet Replacement Rebate
- Smart Controller Rebates
- Open Public Hearing and Comment
- Notification Procedure for City's Water Conservation Plan
- Saratoga Springs City Website

Regional Collaboration

Local water suppliers provide the best information regarding their own systems, challenges, and opportunities. Joint planning efforts are crucial between local, regional, and state entities when developing water management between political boundaries. Saratoga Springs will work with other suppliers and entities to establish policies and partnerships that support a thorough regional approach that will promote water-use efficiency programs, ensure that plans provide adequate water supplies and maximize water conservation and reuse, and communicate with the public that importance of water conservation as it relates to the quality of life.

The *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* (2019) presents a collection of regional goals and practices for residential, commercial, institutional, and industrial water use. This report is to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semiarid climate and growing demand for water.

According to the M&I Report, Saratoga Springs is located in the Provo River Region. This Region's goal is to decrease outdoor water use by 20 percent and indoor use by 5 percent by 2030. Local water suppliers, local communities such as Saratoga Springs, and businesses are encouraged to adopt this target as they implement water conservation efforts and pursue regional water use goals.

Furthermore, a collective effort to reduce water use would greatly benefit the Great Salt Lake. Saratoga Springs lies within the Great Salt Lake Watershed, meaning that any water that is diverted and wasted, especially through inefficient irrigation practices, reduces the flow that ultimately reach the Great Salt Lake, negatively impacting a body of water that is both economically and environmentally critical to both the state of Utah and the broader region. Implementing the water-saving strategies recommended in this Water Use Element will support the preservation of the Great Salt Lake and help ensure its long-term sustainability.

DRAFT

Recommended Regional Practices

In addition to regional water conservation goals, the *Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report* also recommends a variety of water conservation practices. Many have already been adopted by the City, and others should be considered for future implementation or partnering efforts.

General

- Water Conservation Education
    - Continued emphasis and funding of education and outreach must be a fundamental component of any water conservation plan.
- Conservation Pricing
    - Financial impacts will help motivate water conservation. Important features are lowering base rates, increasing tiers for usage, reviewing funding sources, and using customer feedback technology.

Indoor

- Fixture Conversion
    - This will happen naturally with new construction and as old fixtures are replaced but may be accelerated through incentives and policies.
- Other Measures
    - Fixing indoor leaks and inspiring a change in indoor water use habits will reduce consumption.

Outdoor

- Improved Irrigation Efficiency
    - Secondary metering, smart irrigation controls, and drip irrigation systems will improve irrigation efficiency for any landscape.
- Water-wise Landscaping
    - New construction can be water-wise from the beginning, while existing landscapes can be converted.
- Lot size and density guidelines
    - Smaller lot sizes and less irrigated areas will reduce the amount of water needed outdoors in new developments.

DRAFT

City Council Staff Report

Author: Scott Petrik, Engineer 1
Subject: Update to Traffic Calming Policy
Date: November 13, 2025
Type of Item: Presentation
Description: Presentation of updates to City's Traffic Calming Policy

SARATOGA SPRINGS

A. Executive Summary: The traffic calming policy is a public safety item scheduled for presentation to the City Council on November 18th. While this item does not require formal recommendation from the Planning Commission, City staff recognizes the Commission's interest in traffic-related policies and is providing this report for informal purposes.

B. Background: The City's current Traffic Calming Policy was adopted in June 2017 and has remained unchanged since that time. As the City continues to grow, traffic concerns have become more frequent. In response, the Engineering Department has reviewed the policy to determine whether updates are needed to better address current conditions and requests.

C. Proposed Changes: The proposed updates to the Traffic Calming Policy are intended to strengthen the document and improve its effectiveness. Key changes include:

- Refining the language and structure of the policy to make the process easier to understand and follow;
- Adding a new section that outlines the process for when a marked crosswalk will be considered, with evaluation criteria provided in a supporting document from UDOT's policies;
- Including a section that explains when Rectangular Rapid Flashing Beacons (RRFBs) will be considered, along with a chart that outlines how potential locations will be evaluated;
- Removing examples of traffic calming measures from the policy text to avoid confusion. Previous examples led to misunderstandings among some residents about what measures could be expected, and the lists did not fully reflect all tools the City may consider;
- Eliminating the public-facing scoring categories previously used to evaluate traffic studies. While studies will continue to be scored internally using the existing methodology, residents will only be informed that a minimum score of 40 is required for a location to be considered for furth action. The current point system was originally developed for local roadways, and because collector and arterial roads typically have higher average daily traffic (ADT) and speeds, they often receive elevated scores under this system which requires the Engineering

Department to reevaluate the score. This change is intended to reduce confusion and better align expectations;

- Removing cut-through traffic as a qualifying factor for traffic calming consideration. The City's semi-grid street network is intentionally designed to allow for traffic distribution, and potential cut-through traffic is an expectation and planned part of the system;
- Removing the option for public funding contributions toward traffic calming projects. While this option has not yet resulted in requests that exceed what the City would typically consider, it introduces the potential for residents to take ownership of projects in ways that may not align with City standards or priorities;
- The policy is based on established engineering practices and guidance, including standards from AASHTO, UDOT policies, the Utah MUTCD, and other relevant traffic engineering resources.

These revisions are intended to make the policy more transparent, easier to administer, and better aligned with the City's goals for managing traffic concerns across a variety of roadway types.

D. Attachments:

1. Traffic Calming Policy with proposed changes
2. Clean copy of the proposed Traffic Calming Policy

NEIGHBORHOOD TRAFFIC CALMING POLICY
CITY OF SARATOGA SPRINGS, UTAH

UPDATED

November 2025

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Neighborhood Traffic Calming Policy

"~~Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicles, alter driver behavior and improve conditions for non-motorized street users.~~ The primary purpose of traffic calming is to support the livability and vitality of residential and commercial areas through the improvements in non-motorist safety, mobility, and comfort. These objectives are typically achieved by reducing vehicle speeds or volumes on a single street or a street network. Traffic calming measures consist of horizontal, vertical, lane narrowing, roadside, and other features that use self-enforcing physical or psycho-perception means to produce desired effects."

~~Adopted by ITE International, 1997~~ Federal Highway Administration Traffic Calming ePrimer

BACKGROUND

The City of Saratoga Springs (City) is often approached by residents about traffic in the residential neighborhoods. This policy was created to methodically address resident concerns. ~~Until now, there has not been a policy by which these concerns can be methodically addressed.~~

This Traffic Calming Policy (Policy) was developed with input from the City Development Review Committee and references from other government agencies. This Policy represents the City's attempt to produce an objective and methodical approach to traffic calming throughout the City.

GENERAL PURPOSE

The purpose of this Policy is to mitigate vehicle traffic in a particular area in order to ~~improve the safety for pedestrians, bicyclists, and residents.~~ facilitate safe and efficient movement of all street users. This Policy is designed to reduce the negative impacts from traffic such as excessive speeds, excessive volumes, and accidents.

This policy is intended to align with the policies, standards, and general engineering practices established by the American Association of State Highway and Transportation Officials (AASHTO), the Utah Manual on Uniform Traffic Control Devices (MUTCD), Utah Department of Transportation (UDOT), and the Federal Highway Administration (FHWA). In the event of a conflict between sources, the most stringent applicable standard shall be followed.

This Policy is a process rather than an instantaneous solution. It facilitates the development of a plan to physically improve or modify a street to enhance the community. ~~Continuous communication and assessment between residents and City staff are needed for this Policy to succeed.~~ Traffic calming within neighborhoods is unique as local residents are often the primary group interested in addressing automobile speeds and traffic volumes. Therefore, it is important that there continues to be a clear process for planning, evaluation, and implementation of neighborhood traffic calming.

In order to promote safety and address traffic problems, residents will work with City staff to implement the three "E's" of transportation engineering.

- Education: Increase awareness of residents in neighborhoods where there are traffic-related concerns, such as excessive speed, ~~cut-through traffic~~, and accidents.
- Engineering: Evaluate the affected street for speeding, traffic volume, and accidents to determine if traffic calming measures should be considered.
- Enforcement: Encourage compliance with existing speed limits. Enlist the ~~assistants~~ assistance of the Police Department.

GOALS

The general goal of this Policy is to improve safety, quality of life, and overall livability for residents, bicyclists, and motorists in neighborhoods, where deemed appropriate. This goal will be accomplished by influencing driver behavior while not hindering quick response times for emergency service vehicles. This Policy seeks to achieve this general goal by focusing on the following specific goals:

- Increase the safety of residents, bicyclists, and motorists~~;~~
- Reduce excessive ~~motorist~~ vehicle speed in residential areas~~;~~
- ~~Reduce neighborhood cut-through traffic (volume of vehicles);~~
- Reduce the number and severity of accidents~~;~~
- Maximize street life~~;~~
- Increase pedestrian activity and overall livability of the neighborhoods~~;~~
- Establish a process to address requests for traffic calming
- Encourage a working relationship between residents and City staff for the good of the whole community~~.~~

~~GENERAL CRITERIA~~ INITIAL SCREENING

Due to the high demand for traffic calming mitigation measures and the fact that limited resources are available, requests for traffic calming measures will be screened for eligibility according to the following general criteria:

- The roadway must be either a local road or a collector road. Collector and local collector roads ~~due to higher traffic volumes,~~ have higher mobility and less access than local roads; thus, the only mitigation measures they are ~~only~~ eligible for ~~Level 1 traffic calming measures (described later) only.~~ are the temporary placement of a radar speed trailer, and the installation of speed limit signs. Collector roads are designed to offer local traffic access to arterial roads, but they are not designed for long-distance travel. These roads have limitations to street and driveway access. A collector has less vehicle capacity, and is not as wide as, an arterial, but it provides more capacity than local roadways. ~~for the placement of a radar speed trailer, and the installation of speed limit signs~~
- Cul-de-sac streets or other dead-end streets are not eligible.
- ~~Composite threshold: speed, traffic volume, accident history, the presence and continuity of sidewalks, and nearby sensitive facilities must be met.~~
- ~~The subject street must be accommodating to traffic calming devices.~~
- ~~Traffic calming devices must have no major adverse effect on motorists, pedestrians, or emergency vehicles.~~

PROCESS

The following process helps ensure there is an objective and effective consideration at minimal taxpayer expense for all situations. This Policy encourages residents to work with City staff throughout the entire process. Projects that are being considered under this Policy must follow the process outlined below. A flowchart ~~that~~ summariz~~es~~ing th~~is~~e process is provided in Appendix A.

~~INITIAL SCREENING~~ RESIDENT APPLICATION AND CITY ENGINEERING STUDY

The process begins when a resident submits a completed Traffic Calming Application to the City. The ~~A~~application is provided in Appendix B.

Upon receipt of the ~~A~~application, City staff will ~~screen the application for initial eligibility for traffic calming measures.~~ conduct the initial screening. If the application is deemed eligible, the engineering study will be scheduled (Note: traffic studies will not be scheduled during winter months). The evaluation may include a site visit, installing temporary traffic counters, and data collection. The following table shows the criteria that will be evaluated by the City Engineer to prioritize the subject street relative to other streets, and to aid in determining which traffic calming measure(s) might be recommended.

Criteria for Prioritization Scoring	
Speed	85th percentile speed from traffic study
Volume	Average daily traffic volume and peak-hour volume
Accident History	Number of reported accidents in the last 3 years
Sidewalks	The presence and continuity of sidewalks
Sensitive Facilities	The presence of parks, schools, bus stops, etc. along the street
~~Funding~~	~~Neighborhood participation in costs of selected traffic calming measures~~

INITIAL REPORT

After the ~~initial screening~~ engineering study is completed, City staff will provide a report to the resident applicant which will include traffic counts, speed distributions, and a prioritization score. Projects with prioritization scores of less than 40 points will not be considered further for traffic calming and applications for additional studies will not be considered for 1 year from the study results. If the ~~initial screening~~ engineering study ~~of~~ for the ~~A~~application indicates that traffic calming measures can be considered, then the City Engineer will select a measure or measures and include it or them as a recommendation in the report. Traffic calming measures will be selected to achieve effectiveness while minimizing cost and invasiveness.

LEVELS OF TRAFFIC CALMING MEASURES

~~Generally~~ In the City of Saratoga Springs, traffic calming measures fall into two categories or "~~L~~levels". Level 1 traffic calming measures involve ~~non-invasive~~ techniques such as sign~~age~~ing, striping, temporary radar speed trailers, and targeted law enforcement. ~~Examples of Level 1 traffic calming measures are provided in~~ Level 2 traffic calming measures ~~involve invasive techniques that force traffic to slow down by constructing vertical or horizontal deflections.~~ are determined on a case-by-case basis by the City and may involve more active techniques such as driver feedback signs, pavement messages, or narrowing of lanes. On-street parking on local roads is a narrowing of lanes traffic calming technique. The City's Engineering Department will evaluate and propose traffic calming measures for each project considering the Traffic Calming Application and the engineering study. ~~Examples of Level 2 traffic calming measures are also provided in Appendix E.~~

TRIAL IMPLEMENTATION

The prescribed Level 1 traffic calming measure or measures will be implemented on a trial basis for 90-180 days. Following the trial period, City staff will conduct a follow-up study to determine the effectiveness of the prescribed measure(s).

If the prescribed traffic calming measures prove effective, the improvements will stay in place or permanent devices will be installed. If the Level 1 measures prove to be ineffective, escalation to Level 2 traffic calming measures might be considered.

LEVEL 2 MEASURES

~~Phase~~ Level 2 measures will be considered only if Phase 1 measures are not effective. All projects that reach this point will be re-scored for prioritization and will be considered on that basis. Having a limited budget, the City may choose to fund whichever project has the highest priority, or whichever project for which there is sufficient funding. ~~A project may be implemented faster if the neighborhood volunteers to pay all or part of the implementation costs.~~

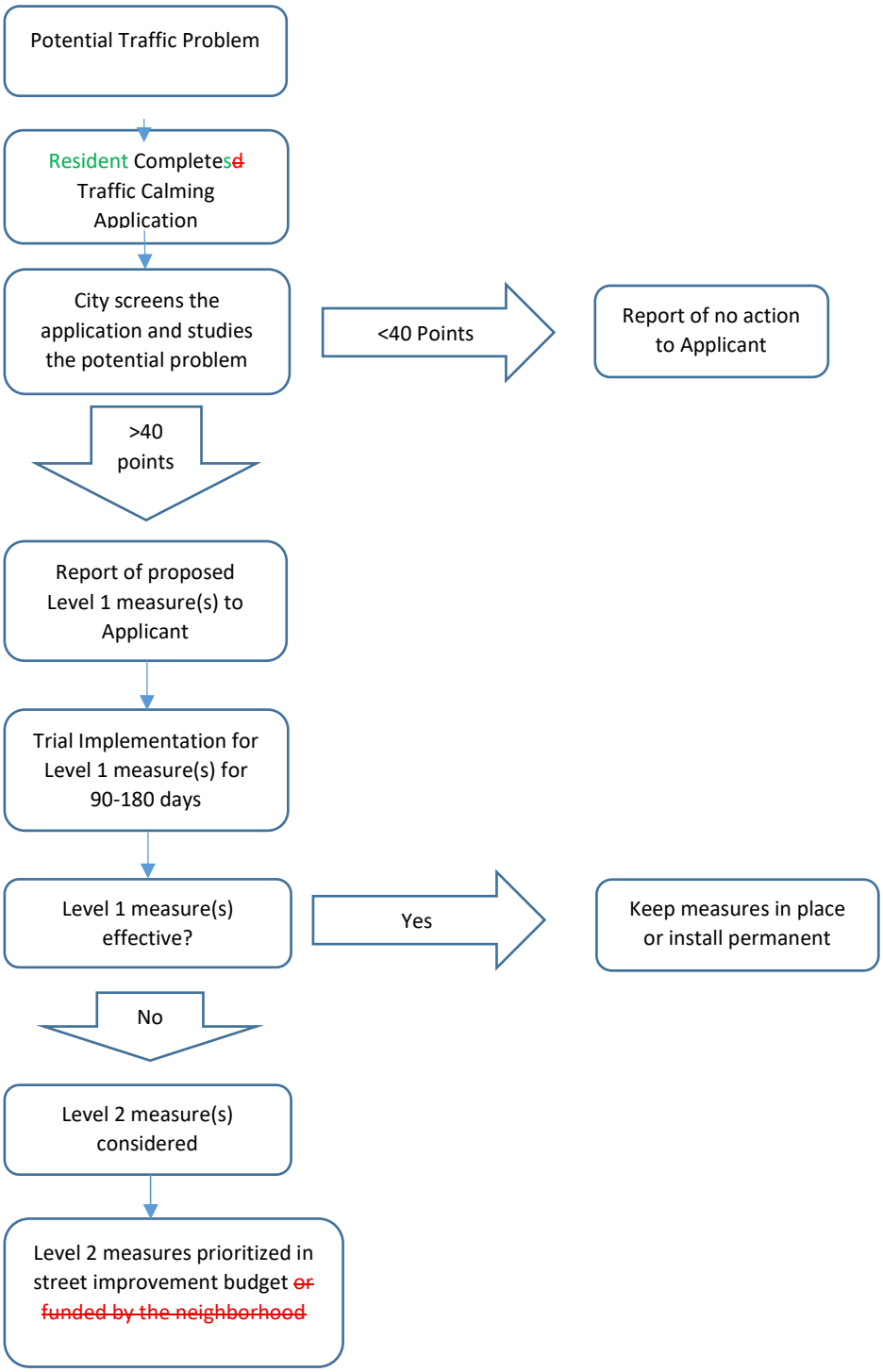
MODIFICATION OR REMOVAL

The City reserves the right to modify or remove any traffic calming device.

Appendix A

Process Flow Chart

Saratoga Springs Traffic Calming Policy Flow Chart



Appendix B

Application

Traffic Calming Application
City of Saratoga Springs

1307 N Commerce Dr. Ste 200
Saratoga Springs, UT 84045
(801) 766-9793, ext.137

Name:_____ Date: _____

Applicant Street Address: _____

Phone:_____Email: _____

1. Please provide the approximate address to be considered. Indicate the name of the street to be considered and the boundaries of the street segment by identifying nearby intersecting streets (from and to). Attach a separate drawing if needed.

Requested Location: _____

Street Name: _____

From:_____To: _____

2. Please answer the following questions. Attach additional sheets if needed.
   A. Of the items below, which best describes the traffic problem (circle all that apply)?

      Speeding

      High traffic volumes

      ~~Cut-through traffic~~

      Traffic noise Accidents

      Pedestrian Safety (including bicyclists)

      Parking

      Other (please explain)

   B. Of the traffic problems identified in part A, how have these problems been observed?

   C. How often (instances per day) have you observed unsafe instances of pedestrian or bicyclist conditions due to traffic?

   D. What day(s) of the week and time(s) does the problem appear to be the worst?

E. How long has this traffic problem existed?

F. Has anything changed in the neighborhood recently (i.e. new schools, developments, etc.)?

3. Have you contacted the City before about your concerns? If yes, please explain.

4. Is there any additional information or data that might be useful to the City to characterize your concern?

I understand that submitting this application does not guarantee approval for the Traffic Calming Program and ultimately it is the decision of the City of Saratoga Springs.

Applicant's Signature _____ Date_____

~~Appendix C~~

~~Scoring Sheet for Prioritization~~

Scoring Sheet for Prioritization

85th Percentile Speed (40 points maximum) _____*pts*

The 85th percentile speed represents the speed, at or below, 85 percent of the free-flowing vehicles are traveling. Points will be assigned based on the difference between the posted speed and the 85th percentile speed as follows:

0 points, less than or equal to 5 mph difference or (30 mph)
20 points, greater than 5 mph and less than or equal to 7 mph or (32 mph)
25 points, greater than 7 mph and less than or equal to 9 mph or (34 mph)
30 points, greater than 9 mph and less than or equal to 11 mph or (36 mph)
40 points, greater than 13 mph (38 mph+)

Traffic Volume (25 points maximum) _____*pts*

Average Daily Traffic (20 points maximum) _____pts

Points for Average Daily Traffic (ADT) will be assigned as follows:

0 points, less than 400 ADT
5 points, 401 ADT to 800 ADT
10 points, 801 ADT to 1,500 ADT
15 points, 1,501 ADT to 2,500 ADT
20 points, 2,501 ADT +

~~*Peak Hour Volume (5 points maximum)* _____*pts*~~

~~*The percent of daily traffic occurring during the peak hour will be assigned points as follows:*~~

~~*5 points, peak hour of traffic is equal to or greater than 10% of ADT volume.*~~

~~*3-Year Accident Data (20 points maximum)* _____*pts*~~

~~*0 points, 0 to 2 accidents over the last 3 years*~~

~~*10 points, 3 to 5 accidents over last 3 years*~~

~~*20 points, 6 or more accidents over last 3 years*~~

~~*Pedestrian Facilities (5 points maximum)* _____*pts*~~

~~*0 points, if sidewalks are present and continuous on BOTH sides of the street throughout the project limits*~~

~~*2 points, if sidewalks are discontinuous or do not exist on One side of the street throughout the project limits*~~

~~*5 points, if sidewalks are discontinuous or do not exist on both sides of the street throughout the project limits*~~

~~*Sensitive Facilities along the Street (10 points maximum)* _____*pts*~~

~~*Sensitive Facilities: senior centers, libraries, parks, community centers, schools, school-identified safe-walking routes, and sites with significant pedestrian activity.*~~

~~*5 points, at least on sensitive facility along the street.*~~

~~*10 points, more than one sensitive facility along the street.*~~

~~*Total Points Maximum (100)* *Total Score* _____*pts*~~

Appendix ~~D~~C

~~Example Level 1 Measures~~

Pedestrian Crosswalk Installation

Example Level 1 Traffic Calming Measures

Signage



Note

A common request to address speeding is to install STOP signs. While this might seem like a logical solution, it can actually be counterproductive. Drivers go faster between the signs to make up for "lost" time. In addition to speeding, drivers accelerate and decelerate for each sign. A constant vehicle speed is generally safer for both vehicles and other users along a street. So, STOP signs are not used for speed control.

Pavement Markings



Striping reduces the apparent width of existing lanes and creates a feeling of constraint for drivers, which causes them to slow down.

Targeted Law Enforcement

Law enforcement is effective at reducing speeds. But, it is labor intensive.



~~Radar Speed Trailer~~

~~A portable trailer equipped with radar detects the speed of passing vehicles and displays it on a digital display, showing drivers their actual speed versus the posted speed limit. This real-time information promotes compliance with the posted speed limit.~~



Marked Pedestrian Crosswalk Installation

There has been considerable controversy in the United States about whether marked crosswalks increase or decrease pedestrian safety at crossing locations that are not controlled by a traffic signal or stop sign. Many pedestrians consider marked crosswalks as a tool to enhance pedestrian safety and mobility. They view the markings as proof that they have a right to share the roadway, and in their opinion, the more the better. Many pedestrians do not understand the legal definition of a crosswalk and think that there is no crosswalk unless it is marked. They may also think that a driver can see the crosswalk markings as well as they can, and they assume that it will be safer to cross where drivers can see the white crosswalk lines.

-Safety Effects of Marked Versus Unmarked Crosswalk at Uncontrolled Locations FHWA Publication Number: HRT-04-100

Crosswalk - (a) that part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or the absence of curbs, from the edge of the traversable roadway, and in the absence of a sidewalk on one side of the roadway, the part of a roadway included within the extension of the lateral lines of the sidewalk at right angles to the centerline; (b) any portion of a roadway at an intersection or elsewhere distinctly indicated as a pedestrian crossing by pavement marking lines on the surface, which might be supplemented by contrasting pavement texture, style , or color.

-Utah Manual on Uniform Traffic Control Devices

Crosswalk lines should not be used indiscriminately. An engineering study should be performed before a marked crosswalk is installed at a location away from a traffic control signal or an approach controlled by a STOP or YIELD sign.

-Utah Manual on Uniform Traffic Control Devices

To provide guidance for when to install a marked crosswalk Saratoga Springs City will follow the current version of the Utah Department of Transportation (UDOT) Marked Pedestrian Crosswalks Guidelines – supporting information for UDOT Policy and Procedures 60C-27. The version current at the time this policy was adopted has been added to this appendix for reference.

School Crosswalk Zones will be evaluated using the Utah Manual on Uniform Traffic Control Devices (UMUTCD) most recent version.

INSERT UDOT POLICY once this policy is converted to PDF

Division of Traffic & Safety
4501 South 2700 West, Box 143200
Salt Lake City, Utah 84119-3200

UDOT Marked Pedestrian Crosswalks Guidelines

Updated: July 15, 2024

Purpose

To provide supporting information for UDOT Policy and Procedures 06C-27.

UDOT Guidelines

General Guidelines

UDOT Policy 06C-27 provides a framework for identifying locations for marked crosswalks and additional supportive treatments on state highways. These guidelines address details beyond the scope of the policy. Engineering judgment should be used to make final decisions accounting for locations' unique circumstances given the limits of articulating every possible situation in these guidelines.

Study Data Collection

The following data are required to complete a pedestrian study:

- 12 hour pedestrian count data and vehicular/gap data for the peak hour of pedestrian crossings. (Refer to *UDOT Traffic Studies: Data Collection Requirements* and Section 7 of the Utah MUTCD for best practices in collecting data for pedestrian studies)
- Crash data from the five (5) most recent complete and validated years plus any additional data that are not yet complete/validated if available for the study corridor. Pedestrian/bicycle-related and severe crashes should be identified. Details regarding severe pedestrian- and bicycle-related crashes should be summarized in the report.
- Pedestrian crossing studies should evaluate a 600' road segment to ensure potential pedestrians are accounted for and ensure the optimal crossing location is identified.
    - If a specific potential crossing location is studied, 300' on either side of that location should also be counted.
    - If a long corridor is studied, data should be collected in 600' road segments.
    - The 600' distance is a guideline, and field conditions may indicate somewhat shorter or longer segments are more appropriate. Considerations for study segment break points include, but are not limited to, intersections, end of sidewalks, geometric changes, and surrounding land uses.
- Sight distance measurements should be gathered for potential crossing locations.
- The surrounding land uses, their access points, current pedestrian crossing locations, and proximate transit service should be documented.

Study Evaluation Process

Study locations are evaluated through a two-step process:

1. Determine if a marked crosswalk is warranted
    a. Evaluate the location using the flowchart in Figure 1.
    b. For uncontrolled locations, evaluate the location with the Uncontrolled Crossing Location Evaluation Tool (Table 1 and Table 2).
2. Determine if additional supportive treatments are warranted
    a. For uncontrolled locations, review the pedestrian enhancements table (Table 3) to identify if additional treatments are useful or necessary.

i. If additional treatments are appropriate, review the list of example treatments (Table 4) to identify suitable treatments.

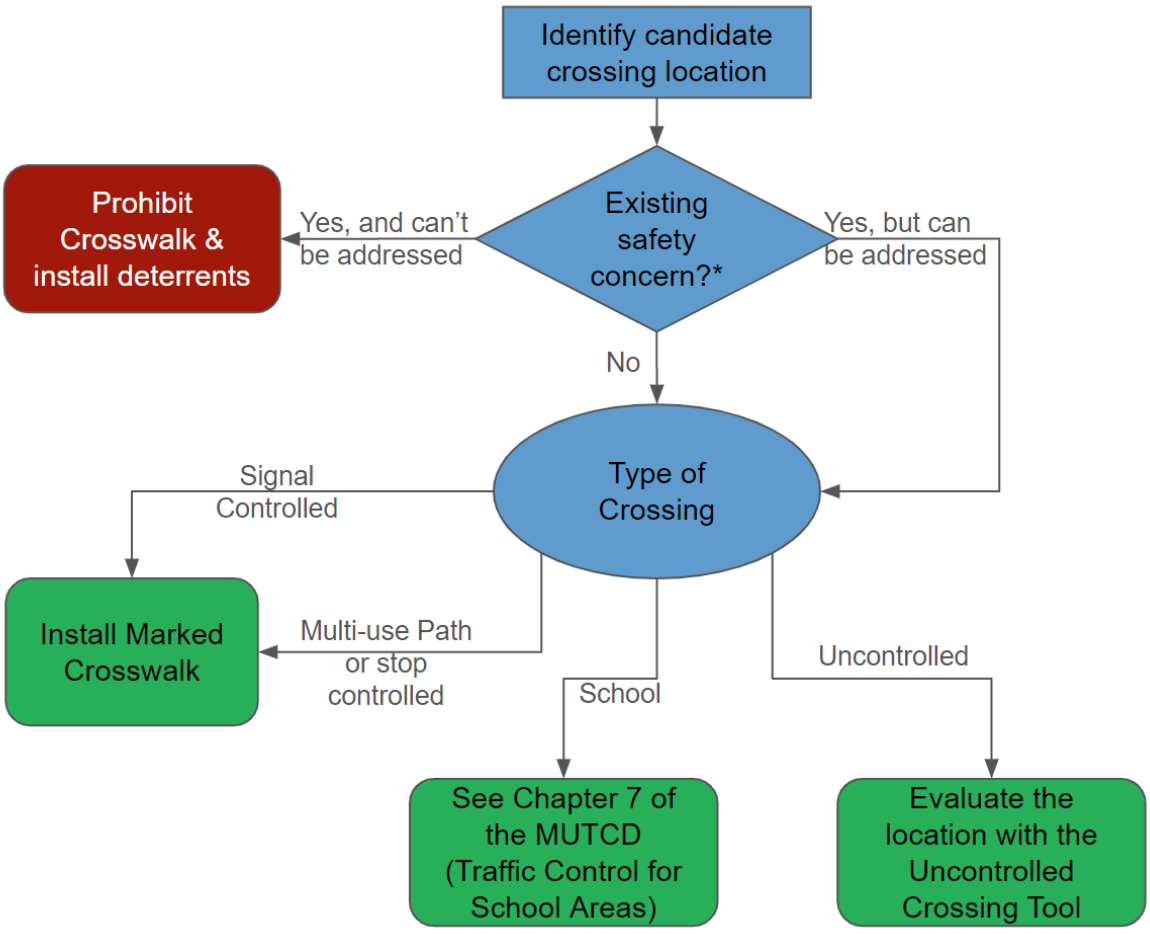
b. For signal controlled locations with an existing safety concern, review the list of example supportive treatments (Table 5).

c. For stop controlled locations with an existing safety concern, review the list of example supportive treatments (Table 6).

Step 1: Determine if a Marked Crosswalk is Warranted

The first step in this process is determining if a marked crosswalk is warranted. Figure 1 outlines the process to determine if a marked crosswalk is warranted on a state highway.

Figure 1: Pedestrian Crossing Location Evaluation Flowchart (Step 1)



* Such as crash history or sight distance limitations.

If a location is at an uncontrolled location, a scoring tool has been developed to evaluate locations for suitability. Table 1 outlines the scoring system for uncontrolled crossing locations. The appropriate number of points are assigned for each category and summed. These steps are outlined below and should be implemented in the associated google sheet.

Table 1: Uncontrolled Crossing Location Evaluation Tool: Points by Category

CRITERIA	ASSIGNED POINTS					
Pedestrian crossings (peak hour)	0	1 - 5	6 - 10	11 - 15	16 - 19	20+
Points	0	2	4	6	10	30
Gaps (peak hour)	121+	61 - 120	31 - 60	11 - 30	1 - 10	0
Points	0	1	2	3	5	10
Highest level of transit along corridor	No Transit	Regular/Limited/ Ski Bus	Frequent Bus	Commuter Rail/Light Rail/Bus Rapid Transit/Streetcar		
Points	0	2	5	10		
Adjacent Land Uses (select all that apply)	Park	Hospital	Library	Senior center	Shopping/ employment center	Other large pedestrian generator
Points	2	2	2	2	2	2
Distance to nearest crossing	≤ 600' *	601' - 1,199'	1,200'+			
Points	0	4	8			
Crash History (non-motorized crashes)	0	1	2	3+		
Points	0	2	5	10		
Are there sight distance issues?	Yes *	No				
Points	N/A	N/A				

** If there are sight distance issues or an existing marked crosswalk within 600', the decision to install a crosswalk should be made during a field review even if the location scores at least 30 points.*

The criteria in Table 1 are:

- **Pedestrian crossings (peak hour):** the number of pedestrians, during the peak hour of pedestrian traffic, crossing the study roadway within the distance defined in the study data collection section. School aged children, elderly, and disabled pedestrians count double towards volume criteria. Projected pedestrian volumes can only be used from approved projects or projects already under construction. Projected volumes should be verified after the project is completed.
- **Gaps (peak hour):** the number of usable pedestrian crossing gaps during the pedestrian peak hour. A usable pedestrian crossing gap is defined in Section 7 of the Utah MUTCD.
- **Highest level of transit along corridor:** The highest level of transit available along the study corridor or through the study intersection should be marked, with Commuter Rail/Light Rail/Bus Rapid Transit/Streetcar the highest, frequent bus service next, and regular bus/limited bus/ski bus service the lowest that scores points. UTA maps show the transit routes and service types.
    - Occasionally there will be transit on an adjacent corridor that is directly served by a crossing on the study corridor. Engineering judgment should be used to determine where this is applicable.
- **Adjacent Land Uses (select all that apply):** include points for any of the noted land uses that would be directly served by this crossing location.
    - Use discretion when determining if a generator is directly served by this crossing location. When performing the site visit are there pedestrians accessing the business? Are there signs of pedestrians crossing the road and accessing the land use (tramped down grass cut-through, etc.)?
    - Judgment is needed based on the location to determine what constitutes a pedestrian generator. For example, in a small rural community a gas station

store/dollar store could be considered a generator if it was clearly producing significant pedestrian traffic, but these uses would likely not be significant pedestrian generators in more suburban or urban areas.
    - **Other large pedestrian generator:** Field observations may identify other land uses which generate significant pedestrian volumes.
- **Distance to nearest crossing:** The distance to the next marked pedestrian crossing along the corridor in feet.
    - Very frequent pedestrian crossings disrupt vehicular traffic flow and can be underutilized. In general, marked crosswalks shouldn't be located within 600' of one another, but some locations have pedestrian demand that justifies more frequent crossings. If the distance to the nearest crossing is less than 600', determine if pedestrians can be routed to the existing crossing before adding a new one. Thus, locations within 600' of an existing crossing that score over 30 points should be evaluated with a field review.
- **Crash History:** Include all non-motorized crashes within the last 5 years of validated crash data within the area included in the data collection. Typically crashes within 300' of either side of a crossing location should be included.
- **Sight Distance Issues:** Determine if stopping sight distances based on the 85th percentile speed meet standards outlined in the current edition of the AASHTO Green Book.

Table 2 documents the point thresholds for the scoring system and their associated outcomes. If a location scores fewer than 20 points, a marked crosswalk is not warranted. If a location scores between 20 and 29 points, a field review should be conducted to determine if a marked crosswalk is appropriate. If a location scores at least 30 points, a marked crosswalk is warranted unless the location has sight distance concerns or is within 600' of the nearest crossing. In those cases, a field review is recommended instead to determine if the sight distance concerns can be addressed or if the crosswalk spacing is appropriate.

Table 2: Uncontrolled Crossing Location Evaluation Tool: Outcome Thresholds

Marked Crosswalk is warranted	≥ 30
Determine during field review	20 - 29
Marked Crosswalk is not warranted	< 20

Step 2a: Uncontrolled locations - Determine if additional supportive treatments are warranted

To support safe crossings, additional treatments are often necessary. Table 3 outlines when additional treatments could or should be installed based on the traffic speed, vehicular volume, and the number of lanes crossed. Additional treatments are also necessary to address existing safety concerns, such as sight distance constraints or notable crash histories. Table 4 lists examples of low-level and high-level treatments to consider. The list of enhancements are not intended to be all-inclusive; other types of enhancements may also be considered. Table 1 (page 16) and Table 2 (page 17) in the FHWA document Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations provide additional information to identify appropriate treatments at uncontrolled crossings for different circumstances. Consider special emphasis crosswalks for all mid-block crossings, trail crossings, high-turn locations, uncontrolled interchange ramps, and crossings with flashing beacons.

Table 3: When to install additional supportive treatments at marked crosswalks (uncontrolled locations)

ROADWAY TYPE (NUMBER OF LANES AND MEDIAN TYPE)	ADT < 9,000			ADT 9,000 to 12,000			ADT 12,000 to 15,000			ADT > 15,000		
	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH
TWO LANES	C	L	L	C	L	L	C	L	H	C	L	H
THREE LANES	L	L	L	L	L	L	L	L	H	L	H	H
FOUR OR MORE LANES WITH RAISED MEDIAN	L	L	L	L	L	H	L	L	H	H	H	H
FOUR OR MORE LANES WITHOUT RAISED MEDIAN	L	L	H	L	L	H	H	H	H	H	H	H

** New marked crosswalks alone should not be installed across uncontrolled roadways where the speed limit exceeds 30 mph.*

*** Posted speed limit or 85th percentile speed can be used.*

C = Candidate site for a marked crosswalk
Marked crosswalks alone may be sufficient. Additional enhancements may be considered based on crash history, engineering judgment, and additional considerations.

L = Candidate site for a marked crosswalk with low-level supportive treatments
Marked crosswalks alone are insufficient. An increase in pedestrian crash risk may occur if crosswalks are added without other pedestrian facility enhancements. Low level pedestrian enhancements are recommended at these locations. Multiple low level treatments may be considered if crash history or engineering judgment determines they are appropriate. These sites should be closely monitored and enhanced with other pedestrian crossing improvements if necessary. High-level treatments should be considered when merited based on crash history, engineering judgment, or additional considerations.

H = Marked crosswalks alone are insufficient, high-level supportive treatments are necessary
Marked crosswalks alone are insufficient, since the pedestrian crash risk may be increased by providing marked crosswalks alone. High level treatments are required, but they must be warranted. See the Utah MUTCD for the criteria for high level treatments. If a study location does not meet the criteria of any high level treatments, multiple low level treatments are required. If additional treatments are not possible, a crossing should not be installed due to increased safety risk. These sites should be closely monitored and enhanced with other pedestrian crossing improvements, if necessary.

Table 4: Example low-level and high-level supportive treatments for marked crosswalks (uncontrolled locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS	HIGH-LEVEL PEDESTRIAN ENHANCEMENTS (Additional criteria for each treatment must be met)
Advanced Pedestrian Warning Signing	Pedestrian Hybrid Beacon (HAWK)
High Visibility Crosswalk	Pedestrian Activated Signal
Median Refuge Island	Overhead School Pedestrian Assembly
Bulb-Outs (Curb Extensions)	
Pedestrian Activated Flashing Beacons (Overhead or Shoulder Mounted)	
Pedestrian Activated Rectangular Rapid Flashing Beacons (RRFBs)	
Reduced Corner Radii	
Split Pedestrian Crossover (SPXO)	
Installation of Yield or Stop Lines with "Yield Here to (Stop Here For) Pedestrians" Signs	
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"	
Install Overhead Lighting	
Install Directional Pedestrian Ramp	
Implement Parking Prohibitions to Improve Pedestrian Visibility	

Step 2b: Signal and stop controlled locations - Determine if additional supportive treatments are warranted

If there is an existing safety concern, such as a limited sight distance or notable crash history, at signal or stop controlled locations, supportive treatments should be considered. Table 5 lists examples of low-level and high-level treatments to consider at signalized locations, and Table 6

lists examples of low-level treatments to consider at stop-controlled locations. The list of enhancements are not intended to be all-inclusive; other types of enhancements may also be considered. Consider special emphasis crosswalks for crossings with pedestrian hybrid beacons.

Table 5: Example low-level and high-level supportive treatments for marked crosswalks (signalized locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS	HIGH-LEVEL PEDESTRIAN ENHANCEMENTS (Additional criteria for each treatment must be met)
Advanced Pedestrian Warning Signing	Overhead School Pedestrian Assembly
High Visibility Crosswalk	
Median Refuge Island	
Reduced Corner Radii	
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"	
Install Overhead Lighting	
Install Directional Pedestrian Ramp	
Pedestrian "Scramble" Phase at Signalized Intersections	
Prohibiting Right-Turn on Ted at Signalized Intersections	
Equipping Signals with Early Release or Pedestrian Lead Time	
Installing Countdown Signal Heads	
Increased Pedestrian Crossing Time (Automated in Controlled or Manually via SwitchKey) during Peak Periods	
Implement Parking Prohibitions to Improve Pedestrian Visibility	

Table 6: Example low-level supportive treatments for marked crosswalks (stop controlled locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS
Advanced Pedestrian Warning Signing
High Visibility Crosswalk
Median Refuge Island
Bulb-Outs (Curb Extensions)
Reduced Corner Radii
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"
Install Overhead Lighting
Install Directional Pedestrian Ramp
Implement Parking Prohibitions to Improve Pedestrian Visibility

Field Review

If a study determines a marked crosswalk is warranted or should be determined by a field review, a field review should be conducted. If a marked crosswalk is deemed warranted, the purpose of the field review is to ensure no major concerns were overlooked and to determine if any additional treatment is needed to support a safe crossing. If the study concludes installing a marked crosswalk should be determined during the field review, a marked crosswalk may be suitable but the decision should be made at the field review where stakeholders can evaluate the benefits and limitations of the location.

Determining what, if any, supportive treatments should be installed is also determined at the field review. The findings of the pedestrian study are compared to field conditions to determine the feasibility and suitability of recommendations.

Additional Considerations

Many cases have nuances beyond what is outlined in the flow chart and scoring system. Some of these cases are outlined below. If a location is particularly unusual or the outcomes of the

study are unclear, the best course of action is often to perform a field review. In those cases, a CAP-X/SPICE study may also be useful to gain additional insights into safety and vehicular capacity issues at the study location.

Safety Improvements where a marked crosswalk is not warranted

In locations with a history of non-motorized crashes, pedestrian safety improvements should be considered even if a marked crosswalk is not warranted. These improvements could include:

- Speed Management: Calm traffic by narrowing or removing lanes, adding bike lanes, widening sidewalks, providing curb extensions and planting trees. These treatments can be used to slow traffic flow, increase the expectation of pedestrian activity by the driver, and provide infrastructure for non-motorized users.
- Remove and relocate obstructions, add curb extensions, and add illumination to address visibility. Curb extensions place pedestrians within the drivers' field of vision, and allow for a shorter pedestrian crossing distance at the same time.
- Reduce conflicting movements by tightening turn radii, installing median islands to simplify crossings into two steps, eliminating turn lanes or conflicts, or consolidating access points.
- Move bus stops to the downstream side of the crosswalk.

Specific attention should be given to locations where pedestrians are more likely to cross outside of marked crosswalks, such areas with on-street parking, with high land use density, near liquor stores, proximate to bus stops, or near homeless shelters.

Discouraging crossings

Consolidating crossing locations or prohibiting crossing may be appropriate in some locations. Signs often do little to discourage crossings; additional treatment is necessary:

- Remove pedestrian ramps toward an undesired crossing
- Do not use 45-degree angle pedestrian ramps when crossing one of the roads is meant to be discouraged. In that case, construct the pedestrian ramps directly toward the desired crossing.
- Install median fencing
- Install shoulder fencing
- Provide separation between the sidewalk and the roadway with a planted park strip.
- Consider moving transit stops. If a marked crosswalk is not warranted, and a transit stop is generating pedestrian volumes, UDOT should work with UTA to evaluate moving the transit stop to a safer location with a controlled crossing.

Sight Distance issues

Some locations may have sight distance issues that cannot be mitigated. Solutions may include:

- Advanced warning for a pedestrian crossing using either static signs or carefully positioned RRFBs.
- Move the crosswalk and use the measures listed in the section above to discourage crossing at the location with sight distance limitations.

Signalized Intersection Design Manual

Certain supportive treatments are subject to specific guidance, which can be found in the Signalized Intersection Design Manual section 5.3:

- *Pedestrian flashing beacon crosswalks cannot be installed on roadways with a posted speed greater than 45 mph without permission from the Region Traffic Operations Engineer.*
- *Overhead flashing beacons rather than post-mounted beacons are used where the posted speed is greater than 35 MPH.*

Appendix ~~E~~D

~~Example Level 2 Measures~~

Rectangular Rapid Flashing Beacons (RRFB) Selection Table

Example Level 2 Traffic Calming Measures

Raised Intersections

Flat raised areas covering entire intersections, with ramps on all approaches and often with brick or other textured materials on the flat section and ramps.



Center Island Narrowing

Raised islands located along the centerline of a street that narrow the travel lanes at that location.



~~Choker~~

~~Curb extensions at midblock or intersection corners that narrow a street by extending the sidewalk or widening the planting strip.~~



~~Chicane~~

~~A series of narrowing's or curb extensions that alternate from one side of the street to the other forming S-shaped curves.~~



~~Neighborhood Traffic Circle~~

~~Raised islands, placed in intersections, around which traffic circulates.~~



Rectangular Rapid Flashing Beacon (RRFB)

Rectangular Rapid Flashing Beacons (RRFBs) are traffic safety devices designed to increase pedestrian visibility at crosswalks. These devices use high-intensity LED lights that rapidly flash to alert drivers of pedestrians crossing the roadway. RRFBs can be activated either manually by pedestrians or automatically through sensors. While they do not serve as traffic control devices, RRFBs can improve safety by providing a highly visible warning to motorists of pedestrian activity.

A pedestrian-activated and/or bicyclist-activated rectangular rapid flashing beacon (RRFB) may be used to provide supplemental emphasis to pedestrian, school, and trail warning signs at marked crosswalks across uncontrolled approaches.

-Chapter 4L. Rectangular Rapid Flashing Beacons Manual on Traffic Control Devices 11th Edition

The City occasionally receives requests for the installation of RRFBs at crosswalks. To establish a clear standard for when RRFB units should be installed, the following flowchart has been developed, based on established practices from the Federal Highway Administration (FHWA).

If an intersection is identified as a candidate for an RRFB unit, additional engineering studies may be required to determine whether the location meets the necessary criteria for installation.

With exception to crosswalks across at the approach or egress of a roundabout, or crosswalks at free-flow turn lanes separated by a channelizing island, RRFBs shall not be installed at crosswalks across approaches controlled by yield signs, stop signs, traffic control signals, or pedestrian hybrid beacons.

Use this table below to determine the roadway and pedestrian conditions where RRFB's are recommended or should be considered to increase pedestrian safety

Sources: Carmanah Technologies Corp Rectangular Rapid Flashing Beacons Application Guide, Federah Highway Administration, Report No. FHWA-SA-17-072 Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations

LEGEND	
X	= RRFBs are not recommended. If the location is a school zone crosswalk with adult crossing guard, RRFBs could be added
Engineering Judgement	= RRFBs are not recommended, but are an optional enhancement with or following engineering judgement
Consider	= RRFBs are a candidate treatment to improving crossing safety on this roadway if the crossing is experiencing one more more of the following safety issues: -Drivers aren't yielding to pedestrians at the crosswalk -Previous conflicts and/or incidents have occurred at the crosswalk -Visibility of the crosswalk and/or pedestrians is poor
Recommended	= RRFBs are a candidate treatment to improving crossing safety on this roadway

Crossing Distance (e.g. number of lanes)	Median Presence	RRFB Selection Table For consideration only on roundabouts* or uncontrolled marked crosswalks for regional trails								
		1,500<X<9,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly **			9,000<X<15,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly**			X>15,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly**		
		SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40	SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40	SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40
2 Lanes (1 lane each direction)	No	Engineering Judgement	Consider	Recommended	Engineering Judgement	Consider	Recommended	Consider	Consider	X
3 Lanes (1 lane each direction with two-way left-turn lane)	Yes	Engineering Judgement	Consider	Recommended	Consider	Recommended	Recommended	Consider	Recommended	X
	No	Consider	Consider	X	Consider	Recommended	X	Consider	X	X
4+ Lanes (2 lanes or more in each direction)	Yes	Consider	Consider	X	Consider	Recommended	X	Recommended	X	X
	No	Consider	Consider	X	Consider	Recommended	X	Recommended	X	X

* For a roundabout, only 1 northbound/southbound leg of the intersection and 1 eastbound/westbound leg of the intersection can be potential candidates for the RRFB Selection Table.

** Points are determined based on completing a study following the UDOT Marked Pedestrian Crosswalk Guidelines Updated July 15,2024.

Appendix ~~F~~E

Frequently Asked Questions

Frequently Asked Questions

Q: What is traffic calming?

A: Traffic calming is the use of roadway geometrics and other physical measures to reduce unwanted effects of vehicular traffic, including excessive speeds, volumes, and noise.

Q: How do I request traffic calming for my street?

A: Complete a Traffic Calming Application and submit it to the City. The application may be printed from the City website or obtained at the City offices.

Q: Why is there such a long process? Can't the City just come and install these devices?'

A: The City has an established Policy under which these requests can be evaluated. The City has limited funding available for traffic calming and prioritizes projects accordingly. A neighborhood can elect to pay the costs to construct a prescribed measure on streets that score at least 40 prioritization points.

Q: Do residents who do not live on a roadway in question, but who use that same street to get to and from their house, get a "say" in whether traffic-calming measures are implemented?

A: No. People who regularly use the street, but don't live on it, are far less likely to favor traffic-calming measures. On the other hand, people who live on the subject street have to live with the adverse effects of traffic problems.

Q: Are certain traffic calming measures better than others?

A: There isn't one best measure. Each has its pros and cons. Each situation will be evaluated and the best measure for the area, desired outcome, and feasibility will be considered.

Q: What is the 85th percentile speed?

A: The speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point.

Q: Can a crosswalk design that simulates 3-dimensional (3-D) objects in the roadway be installed?

A: As a result of demonstrated safety concerns the Federal Highway Administration (FHWA) is no longer considering field experimentation with "3-D" crosswalk designs. The FHWA had previously approved field experimentation with "3-D" markings until one such experiment showed unintended – and potentially dangerous – effects. A significant percentage of drivers swerved upon seeing the markings, perhaps perceiving them to be real raised objects on the roadway.
-Manual on Uniform Traffic Control Devices (MUTCD) Part 3 – Markings: Frequently Asked Questions

NEIGHBORHOOD TRAFFIC CALMING POLICY
CITY OF SARATOGA SPRINGS, UTAH

UPDATED

November 2025

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Neighborhood Traffic Calming Policy

"The primary purpose of traffic calming is to support the livability and vitality of residential and commercial areas through the improvements in non-motorist safety, mobility, and comfort. These objectives are typically achieved by reducing vehicle speeds or volumes on a single street or a street network. Traffic calming measures consist of horizontal, vertical, lane narrowing, roadside, and other features that use self-enforcing physical or psycho-perception means to produce desired effects."

-Federal Highway Administration Traffic Calming ePrimer

BACKGROUND

The City of Saratoga Springs (City) is often approached by residents about traffic in the residential neighborhoods. This policy was created to methodically address resident concerns.

This Traffic Calming Policy (Policy) was developed with input from the City Development Review Committee and references from other government agencies. This Policy represents the City's attempt to produce an objective and methodical approach to traffic calming throughout the City.

GENERAL PURPOSE

The purpose of this Policy is to mitigate vehicle traffic in a particular area in order to facilitate safe and efficient movement of all street users. This Policy is designed to reduce the negative impacts from traffic such as excessive speeds, excessive volumes, and accidents.

This policy is intended to align with the policies, standards, and general engineering practices established by the American Association of State Highway and Transportation Officials (AASHTO), the Utah Manual on Uniform Traffic Control Devices (MUTCD), Utah Department of Transportation (UDOT), and the Federal Highway Administration (FHWA). In the event of a conflict between sources, the most stringent applicable standard shall be followed.

This Policy is a process rather than an instantaneous solution. It facilitates the development of a plan to physically improve or modify a street to enhance the community. Traffic calming within neighborhoods is unique as local residents are often the primary group interested in addressing automobile speeds and traffic volumes. Therefore, it is important that there continues to be a clear process for planning, evaluation, and implementation of neighborhood traffic calming.

In order to promote safety and address traffic problems, residents will work with City staff to implement the three "E's" of transportation engineering.

- Education: Increase awareness of residents in neighborhoods where there are traffic-related concerns, such as excessive speed, and accidents.
- Engineering: Evaluate the affected street for speeding, traffic volume, and accidents to determine if traffic calming measures should be considered.
- Enforcement: Encourage compliance with existing speed limits. Enlist the assistance of the Police Department.

GOALS

The general goal of this Policy is to improve safety, quality of life, and overall livability for residents, bicyclists, and motorists in neighborhoods, where deemed appropriate. This goal will be accomplished by influencing driver behavior while not hindering quick response times for emergency service vehicles. This Policy seeks to achieve this general goal by focusing on the following specific goals:

- Increase the safety of residents, bicyclists, and motorists
- Reduce excessive vehicle speed in residential areas
- Reduce the number and severity of accidents
- Maximize street life

- Increase pedestrian activity and overall livability of the neighborhoods
- Establish a process to address requests for traffic calming
- Encourage a working relationship between residents and City staff for the good of the whole community

INITIAL SCREENING

Due to the high demand for traffic calming mitigation measures and the fact that limited resources are available, requests for traffic calming measures will be screened for eligibility according to the following general criteria:

- The roadway must be either a local road or a collector road. Collector and local collector roads have higher mobility and less access than local roads; thus, the only mitigation measures they are eligible for are the temporary placement of a radar speed trailer, and the installation of speed limit signs. Collector roads are designed to offer local traffic access to arterial roads, but they are not designed for long-distance travel. These roads have limitations to street and driveway access. A collector has less vehicle capacity, and is not as wide as, an arterial, but it provides more capacity than local roadways.
- Cul-de-sac streets or other dead-end streets are not eligible.

PROCESS

The following process helps ensure there is an objective and effective consideration at minimal taxpayer expense for all situations. This Policy encourages residents to work with City staff throughout the entire process. Projects that are being considered under this Policy must follow the process outlined below. A flowchart summarizing the process is provided in Appendix A.

RESIDENT APPLICATION AND CITY ENGINEERING STUDY

The process begins when a resident submits a completed Traffic Calming Application to the City. The application is provided in Appendix B.

Upon receipt of the application, City staff will conduct the initial screening. If the application is deemed eligible, the engineering study will be scheduled (Note: traffic studies will not be scheduled during winter months). The evaluation may include a site visit, installing temporary traffic counters, and data collection. The following table shows the criteria that will be evaluated by the City Engineer to prioritize the subject street relative to other streets, and to aid in determining which traffic calming measure(s) might be recommended.

Criteria for Prioritization Scoring	
Speed	85th percentile speed from traffic study
Volume	Average daily traffic volume and peak-hour volume
Accident History	Number of reported accidents in the last 3 years
Sidewalks	The presence and continuity of sidewalks
Sensitive Facilities	The presence of parks, schools, bus stops, etc. along the street

INITIAL REPORT

After the engineering study is completed, City staff will provide a report to the resident applicant which will include traffic counts, speed distributions, and a prioritization score. Projects with prioritization scores of less than 40 points will not be considered further for traffic calming and applications for additional studies will not be considered for 1 year from the study results. If the engineering study for the application indicates that traffic calming measures can be considered, then the City Engineer will select a measure or measures and include it or them as a recommendation in the report. Traffic calming measures will be selected to achieve effectiveness while minimizing cost and invasiveness.

LEVELS OF TRAFFIC CALMING MEASURES

In the City of Saratoga Springs, traffic calming measures fall into two categories or "levels". Level 1 traffic calming measures involve techniques such as signing, striping, temporary radar speed trailers, and targeted law enforcement. Level 2 traffic calming measures are determined on a case-by-case basis by the City and may involve more active techniques such as driver feedback signs, pavement messages, or narrowing of lanes. On-street parking on local roads is a narrowing of lanes traffic calming technique. The City's Engineering Department will evaluate and propose traffic calming measures for each project considering the Traffic Calming Application and the engineering study.

TRIAL IMPLEMENTATION

The prescribed Level 1 traffic calming measure or measures will be implemented on a trial basis for 90-180 days. Following the trial period, City staff will conduct a follow-up study to determine the effectiveness of the prescribed measure(s).

If the prescribed traffic calming measures prove effective, the improvements will stay in place or permanent devices will be installed. If the Level 1 measures prove to be ineffective, escalation to Level 2 traffic calming measures might be considered.

LEVEL 2 MEASURES

Level 2 measures will be considered only if Level 1 measures are not effective. All projects that reach this point will be re-scored for prioritization and will be considered on that basis. Having a limited budget, the City may choose to fund whichever project has the highest priority, or whichever project for which there is sufficient funding.

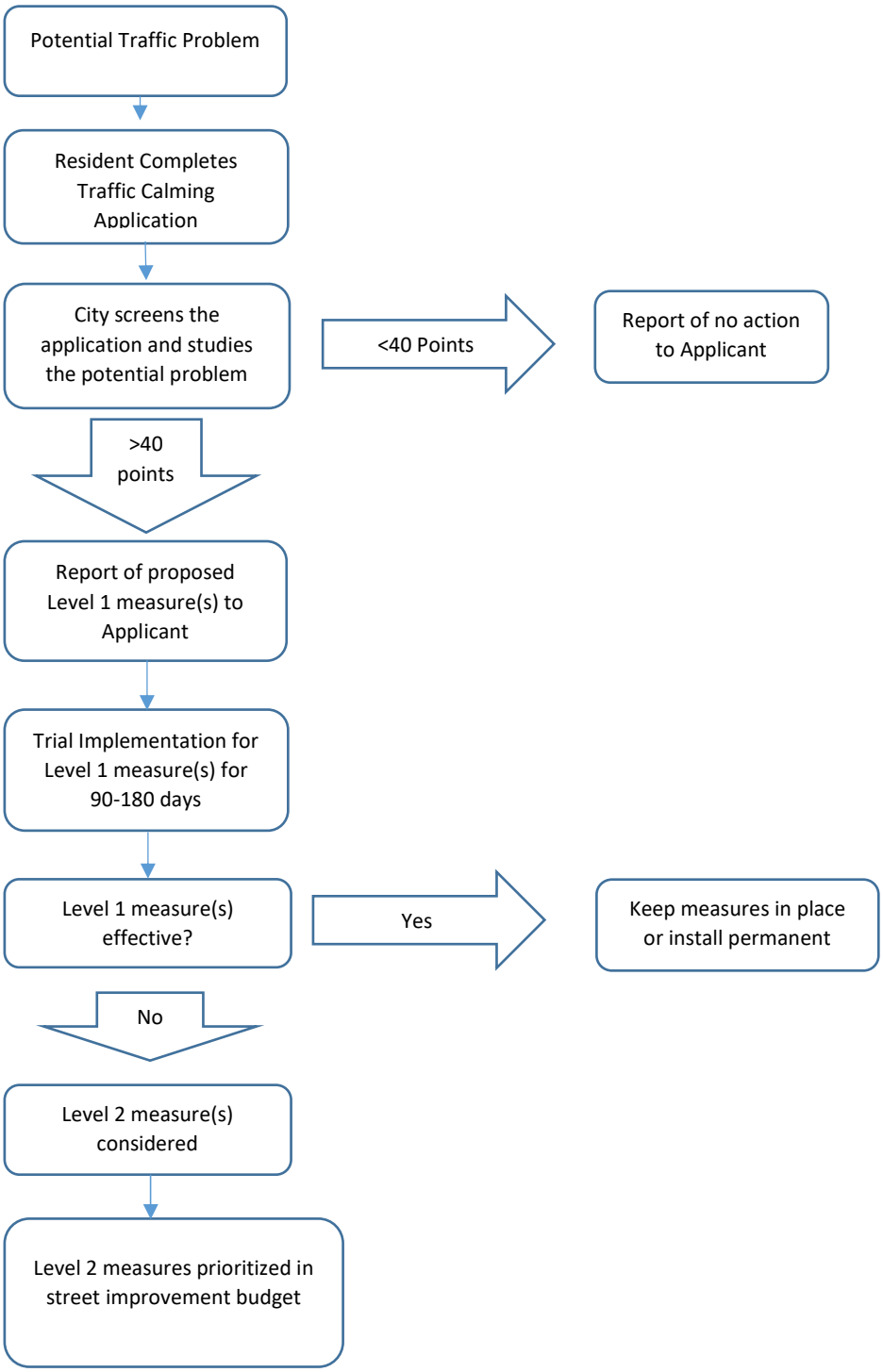
MODIFICATION OR REMOVAL

The City reserves the right to modify or remove any traffic calming device.

Appendix A

Process Flow Chart

Saratoga Springs Traffic Calming Policy Flow Chart



Appendix B

Application

Traffic Calming Application
City of Saratoga Springs

1307 N Commerce Dr. Ste 200
Saratoga Springs, UT 84045
(801) 766-9793, ext.137

Name:_____ Date: _____

Applicant Street Address: _____

Phone:_____Email: _____

1. Please provide the approximate address to be considered. Indicate the name of the street to be considered and the boundaries of the street segment by identifying nearby intersecting streets (from and to). Attach a separate drawing if needed.

Requested Location: _____

Street Name: _____

From:_____To: _____

2. Please answer the following questions. Attach additional sheets if needed.
   A. Of the items below, which best describes the traffic problem (circle all that apply)?

      Speeding

      High traffic volumes

      Traffic noise Accidents

      Pedestrian Safety (including bicyclists)

      Parking

      Other (please explain)

   B. Of the traffic problems identified in part A, how have these problems been observed?

   C. How often (instances per day) have you observed unsafe instances of pedestrian or bicyclist conditions due to traffic?

   D. What day(s) of the week and time(s) does the problem appear to be the worst?

E. How long has this traffic problem existed?

F. Has anything changed in the neighborhood recently (i.e. new schools, developments, etc.)?

3. Have you contacted the City before about your concerns? If yes, please explain.

4. Is there any additional information or data that might be useful to the City to characterize your concern?

I understand that submitting this application does not guarantee approval for the Traffic Calming Program and ultimately it is the decision of the City of Saratoga Springs.

Applicant's Signature _____ Date_____

Appendix C

Pedestrian Crosswalk Installation

Marked Pedestrian Crosswalk Installation

There has been considerable controversy in the United States about whether marked crosswalks increase or decrease pedestrian safety at crossing locations that are not controlled by a traffic signal or stop sign. Many pedestrians consider marked crosswalks as a tool to enhance pedestrian safety and mobility. They view the markings as proof that they have a right to share the roadway, and in their opinion, the more the better. Many pedestrians do not understand the legal definition of a crosswalk and think that there is no crosswalk unless it is marked. They may also think that a driver can see the crosswalk markings as well as they can, and they assume that it will be safer to cross where drivers can see the white crosswalk lines.

-Safety Effects of Marked Versus Unmarked Crosswalk at Uncontrolled Locations FHWA Publication Number: HRT-04-100

Crosswalk - (a) that part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or the absence of curbs, from the edge of the traversable roadway, and in the absence of a sidewalk on one side of the roadway, the part of a roadway included within the extension of the lateral lines of the sidewalk at right angles to the centerline; (b) any portion of a roadway at an intersection or elsewhere distinctly indicated as a pedestrian crossing by pavement marking lines on the surface, which might be supplemented by contrasting pavement texture, style , or color.

-Utah Manual on Uniform Traffic Control Devices

Crosswalk lines should not be used indiscriminately. An engineering study should be performed before a marked crosswalk is installed at a location away from a traffic control signal or an approach controlled by a STOP or YIELD sign.

-Utah Manual on Uniform Traffic Control Devices

To provide guidance for when to install a marked crosswalk Saratoga Springs City will follow the current version of the Utah Department of Transportation (UDOT) Marked Pedestrian Crosswalks Guidelines – supporting information for UDOT Policy and Procedures 60C-27. The version current at the time this policy was adopted has been added to this appendix for reference.

School Crosswalk Zones will be evaluated using the Utah Manual on Uniform Traffic Control Devices (UMUTCD) most recent version.

Division of Traffic & Safety
4501 South 2700 West, Box 143200
Salt Lake City, Utah 84119-3200

UDOT Marked Pedestrian Crosswalks Guidelines

Updated: July 15, 2024

Purpose

To provide supporting information for UDOT Policy and Procedures 06C-27.

UDOT Guidelines

General Guidelines

UDOT Policy 06C-27 provides a framework for identifying locations for marked crosswalks and additional supportive treatments on state highways. These guidelines address details beyond the scope of the policy. Engineering judgment should be used to make final decisions accounting for locations' unique circumstances given the limits of articulating every possible situation in these guidelines.

Study Data Collection

The following data are required to complete a pedestrian study:

- 12 hour pedestrian count data and vehicular/gap data for the peak hour of pedestrian crossings. (Refer to *UDOT Traffic Studies: Data Collection Requirements* and Section 7 of the Utah MUTCD for best practices in collecting data for pedestrian studies)
- Crash data from the five (5) most recent complete and validated years plus any additional data that are not yet complete/validated if available for the study corridor. Pedestrian/bicycle-related and severe crashes should be identified. Details regarding severe pedestrian- and bicycle-related crashes should be summarized in the report.
- Pedestrian crossing studies should evaluate a 600' road segment to ensure potential pedestrians are accounted for and ensure the optimal crossing location is identified.
    - If a specific potential crossing location is studied, 300' on either side of that location should also be counted.
    - If a long corridor is studied, data should be collected in 600' road segments.
    - The 600' distance is a guideline, and field conditions may indicate somewhat shorter or longer segments are more appropriate. Considerations for study segment break points include, but are not limited to, intersections, end of sidewalks, geometric changes, and surrounding land uses.
- Sight distance measurements should be gathered for potential crossing locations.
- The surrounding land uses, their access points, current pedestrian crossing locations, and proximate transit service should be documented.

Study Evaluation Process

Study locations are evaluated through a two-step process:

1. Determine if a marked crosswalk is warranted
    a. Evaluate the location using the flowchart in Figure 1.
    b. For uncontrolled locations, evaluate the location with the Uncontrolled Crossing Location Evaluation Tool (Table 1 and Table 2).
2. Determine if additional supportive treatments are warranted
    a. For uncontrolled locations, review the pedestrian enhancements table (Table 3) to identify if additional treatments are useful or necessary.

i. If additional treatments are appropriate, review the list of example treatments (Table 4) to identify suitable treatments.

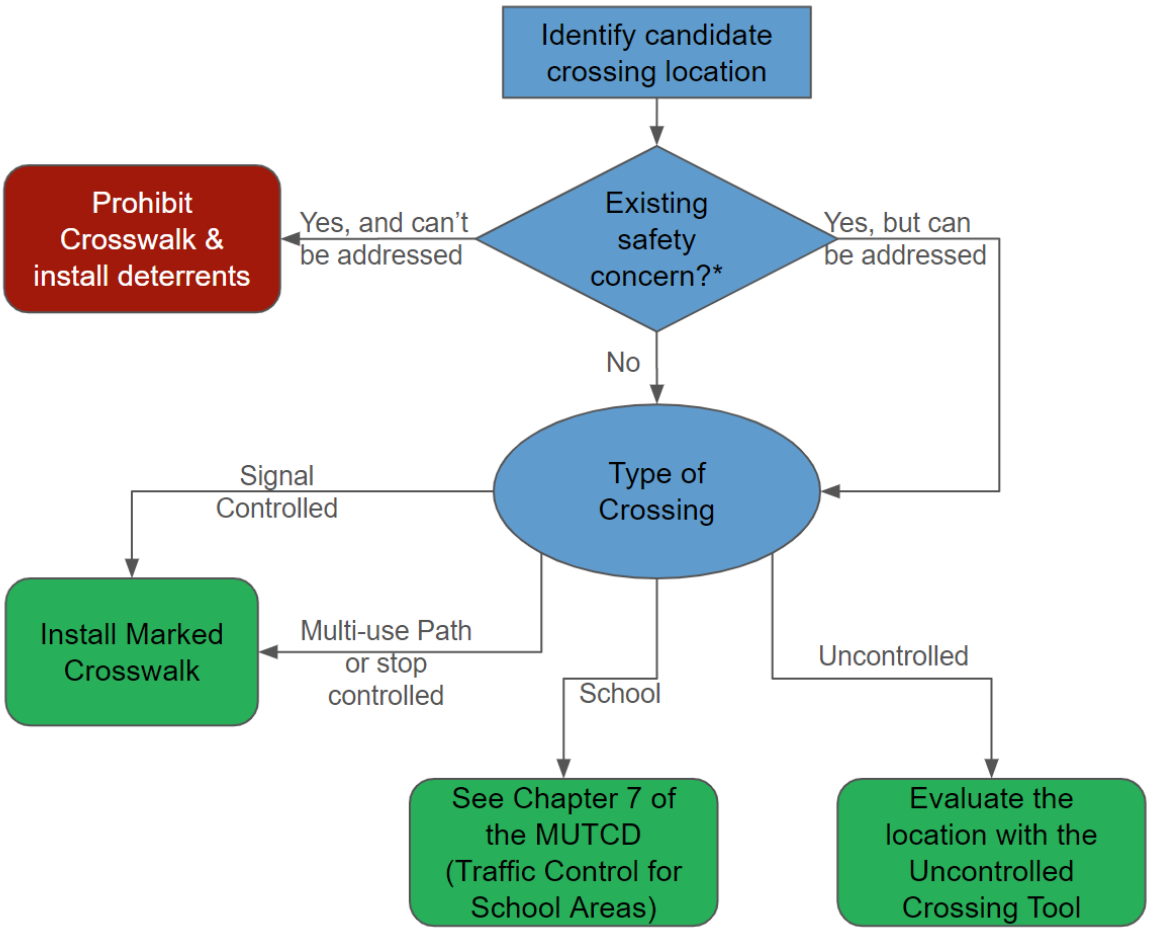
b. For signal controlled locations with an existing safety concern, review the list of example supportive treatments (Table 5).

c. For stop controlled locations with an existing safety concern, review the list of example supportive treatments (Table 6).

Step 1: Determine if a Marked Crosswalk is Warranted

The first step in this process is determining if a marked crosswalk is warranted. Figure 1 outlines the process to determine if a marked crosswalk is warranted on a state highway.

Figure 1: Pedestrian Crossing Location Evaluation Flowchart (Step 1)



* Such as crash history or sight distance limitations.

If a location is at an uncontrolled location, a scoring tool has been developed to evaluate locations for suitability. Table 1 outlines the scoring system for uncontrolled crossing locations. The appropriate number of points are assigned for each category and summed. These steps are outlined below and should be implemented in the associated google sheet.

Table 1: Uncontrolled Crossing Location Evaluation Tool: Points by Category

CRITERIA	ASSIGNED POINTS					
Pedestrian crossings (peak hour)	0	1 - 5	6 - 10	11 - 15	16 - 19	20+
Points	0	2	4	6	10	30
Gaps (peak hour)	121+	61 - 120	31 - 60	11 - 30	1 - 10	0
Points	0	1	2	3	5	10
Highest level of transit along corridor	No Transit	Regular/Limited/ Ski Bus	Frequent Bus	Commuter Rail/Light Rail/Bus Rapid Transit/Streetcar		
Points	0	2	5	10		
Adjacent Land Uses (select all that apply)	Park	Hospital	Library	Senior center	Shopping/ employment center	Other large pedestrian generator
Points	2	2	2	2	2	2
Distance to nearest crossing	≤ 600' *	601' - 1,199'	1,200'+			
Points	0	4	8			
Crash History (non-motorized crashes)	0	1	2	3+		
Points	0	2	5	10		
Are there sight distance issues?	Yes *	No				
Points	N/A	N/A				

** If there are sight distance issues or an existing marked crosswalk within 600', the decision to install a crosswalk should be made during a field review even if the location scores at least 30 points.*

The criteria in Table 1 are:

- **Pedestrian crossings (peak hour):** the number of pedestrians, during the peak hour of pedestrian traffic, crossing the study roadway within the distance defined in the study data collection section. School aged children, elderly, and disabled pedestrians count double towards volume criteria. Projected pedestrian volumes can only be used from approved projects or projects already under construction. Projected volumes should be verified after the project is completed.
- **Gaps (peak hour):** the number of usable pedestrian crossing gaps during the pedestrian peak hour. A usable pedestrian crossing gap is defined in Section 7 of the Utah MUTCD.
- **Highest level of transit along corridor:** The highest level of transit available along the study corridor or through the study intersection should be marked, with Commuter Rail/Light Rail/Bus Rapid Transit/Streetcar the highest, frequent bus service next, and regular bus/limited bus/ski bus service the lowest that scores points. UTA maps show the transit routes and service types.
    - Occasionally there will be transit on an adjacent corridor that is directly served by a crossing on the study corridor. Engineering judgment should be used to determine where this is applicable.
- **Adjacent Land Uses (select all that apply):** include points for any of the noted land uses that would be directly served by this crossing location.
    - Use discretion when determining if a generator is directly served by this crossing location. When performing the site visit are there pedestrians accessing the business? Are there signs of pedestrians crossing the road and accessing the land use (tramped down grass cut-through, etc.)?
    - Judgment is needed based on the location to determine what constitutes a pedestrian generator. For example, in a small rural community a gas station

store/dollar store could be considered a generator if it was clearly producing significant pedestrian traffic, but these uses would likely not be significant pedestrian generators in more suburban or urban areas.
    - **Other large pedestrian generator:** Field observations may identify other land uses which generate significant pedestrian volumes.
- **Distance to nearest crossing:** The distance to the next marked pedestrian crossing along the corridor in feet.
    - Very frequent pedestrian crossings disrupt vehicular traffic flow and can be underutilized. In general, marked crosswalks shouldn't be located within 600' of one another, but some locations have pedestrian demand that justifies more frequent crossings. If the distance to the nearest crossing is less than 600', determine if pedestrians can be routed to the existing crossing before adding a new one. Thus, locations within 600' of an existing crossing that score over 30 points should be evaluated with a field review.
- **Crash History:** Include all non-motorized crashes within the last 5 years of validated crash data within the area included in the data collection. Typically crashes within 300' of either side of a crossing location should be included.
- **Sight Distance Issues:** Determine if stopping sight distances based on the 85th percentile speed meet standards outlined in the current edition of the AASHTO Green Book.

Table 2 documents the point thresholds for the scoring system and their associated outcomes. If a location scores fewer than 20 points, a marked crosswalk is not warranted. If a location scores between 20 and 29 points, a field review should be conducted to determine if a marked crosswalk is appropriate. If a location scores at least 30 points, a marked crosswalk is warranted unless the location has sight distance concerns or is within 600' of the nearest crossing. In those cases, a field review is recommended instead to determine if the sight distance concerns can be addressed or if the crosswalk spacing is appropriate.

Table 2: Uncontrolled Crossing Location Evaluation Tool: Outcome Thresholds

Marked Crosswalk is warranted	≥ 30
Determine during field review	20 - 29
Marked Crosswalk is not warranted	< 20

Step 2a: Uncontrolled locations - Determine if additional supportive treatments are warranted

To support safe crossings, additional treatments are often necessary. Table 3 outlines when additional treatments could or should be installed based on the traffic speed, vehicular volume, and the number of lanes crossed. Additional treatments are also necessary to address existing safety concerns, such as sight distance constraints or notable crash histories. Table 4 lists examples of low-level and high-level treatments to consider. The list of enhancements are not intended to be all-inclusive; other types of enhancements may also be considered. Table 1 (page 16) and Table 2 (page 17) in the FHWA document Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations provide additional information to identify appropriate treatments at uncontrolled crossings for different circumstances. Consider special emphasis crosswalks for all mid-block crossings, trail crossings, high-turn locations, uncontrolled interchange ramps, and crossings with flashing beacons.

Table 3: When to install additional supportive treatments at marked crosswalks (uncontrolled locations)

ROADWAY TYPE (NUMBER OF LANES AND MEDIAN TYPE)	ADT < 9,000			ADT 9,000 to 12,000			ADT 12,000 to 15,000			ADT > 15,000		
	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH	≤ 30 MPH	35 MPH	≥ 40 MPH
TWO LANES	C	L	L	C	L	L	C	L	H	C	L	H
THREE LANES	L	L	L	L	L	L	L	L	H	L	H	H
FOUR OR MORE LANES WITH RAISED MEDIAN	L	L	L	L	L	H	L	L	H	H	H	H
FOUR OR MORE LANES WITHOUT RAISED MEDIAN	L	L	H	L	L	H	H	H	H	H	H	H

** New marked crosswalks alone should not be installed across uncontrolled roadways where the speed limit exceeds 30 mph.*

*** Posted speed limit or 85th percentile speed can be used.*

C = Candidate site for a marked crosswalk
Marked crosswalks alone may be sufficient. Additional enhancements may be considered based on crash history, engineering judgment, and additional considerations.

L = Candidate site for a marked crosswalk with low-level supportive treatments
Marked crosswalks alone are insufficient. An increase in pedestrian crash risk may occur if crosswalks are added without other pedestrian facility enhancements. Low level pedestrian enhancements are recommended at these locations. Multiple low level treatments may be considered if crash history or engineering judgment determines they are appropriate. These sites should be closely monitored and enhanced with other pedestrian crossing improvements if necessary. High-level treatments should be considered when merited based on crash history, engineering judgment, or additional considerations.

H = Marked crosswalks alone are insufficient, high-level supportive treatments are necessary
Marked crosswalks alone are insufficient, since the pedestrian crash risk may be increased by providing marked crosswalks alone. High level treatments are required, but they must be warranted. See the Utah MUTCD for the criteria for high level treatments. If a study location does not meet the criteria of any high level treatments, multiple low level treatments are required. If additional treatments are not possible, a crossing should not be installed due to increased safety risk. These sites should be closely monitored and enhanced with other pedestrian crossing improvements, if necessary.

Table 4: Example low-level and high-level supportive treatments for marked crosswalks (uncontrolled locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS	HIGH-LEVEL PEDESTRIAN ENHANCEMENTS (Additional criteria for each treatment must be met)
Advanced Pedestrian Warning Signing	Pedestrian Hybrid Beacon (HAWK)
High Visibility Crosswalk	Pedestrian Activated Signal
Median Refuge Island	Overhead School Pedestrian Assembly
Bulb-Outs (Curb Extensions)	
Pedestrian Activated Flashing Beacons (Overhead or Shoulder Mounted)	
Pedestrian Activated Rectangular Rapid Flashing Beacons (RRFBs)	
Reduced Corner Radii	
Split Pedestrian Crossover (SPXO)	
Installation of Yield or Stop Lines with "Yield Here to (Stop Here For) Pedestrians" Signs	
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"	
Install Overhead Lighting	
Install Directional Pedestrian Ramp	
Implement Parking Prohibitions to Improve Pedestrian Visibility	

Step 2b: Signal and stop controlled locations - Determine if additional supportive treatments are warranted

If there is an existing safety concern, such as a limited sight distance or notable crash history, at signal or stop controlled locations, supportive treatments should be considered. Table 5 lists examples of low-level and high-level treatments to consider at signalized locations, and Table 6

lists examples of low-level treatments to consider at stop-controlled locations. The list of enhancements are not intended to be all-inclusive; other types of enhancements may also be considered. Consider special emphasis crosswalks for crossings with pedestrian hybrid beacons.

Table 5: Example low-level and high-level supportive treatments for marked crosswalks (signalized locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS	HIGH-LEVEL PEDESTRIAN ENHANCEMENTS (Additional criteria for each treatment must be met)
Advanced Pedestrian Warning Signing	Overhead School Pedestrian Assembly
High Visibility Crosswalk	
Median Refuge Island	
Reduced Corner Radii	
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"	
Install Overhead Lighting	
Install Directional Pedestrian Ramp	
Pedestrian "Scramble" Phase at Signalized Intersections	
Prohibiting Right-Turn on Ted at Signalized Intersections	
Equipping Signals with Early Release or Pedestrian Lead Time	
Installing Countdown Signal Heads	
Increased Pedestrian Crossing Time (Automated in Controlled or Manually via SwitchKey) during Peak Periods	
Implement Parking Prohibitions to Improve Pedestrian Visibility	

Table 6: Example low-level supportive treatments for marked crosswalks (stop controlled locations)

LOW-LEVEL PEDESTRIAN ENHANCEMENTS
Advanced Pedestrian Warning Signing
High Visibility Crosswalk
Median Refuge Island
Bulb-Outs (Curb Extensions)
Reduced Corner Radii
Special Pavement Markings such as "Pedestrian Look Left" or "Watch for Turning Vehicles"
Install Overhead Lighting
Install Directional Pedestrian Ramp
Implement Parking Prohibitions to Improve Pedestrian Visibility

Field Review

If a study determines a marked crosswalk is warranted or should be determined by a field review, a field review should be conducted. If a marked crosswalk is deemed warranted, the purpose of the field review is to ensure no major concerns were overlooked and to determine if any additional treatment is needed to support a safe crossing. If the study concludes installing a marked crosswalk should be determined during the field review, a marked crosswalk may be suitable but the decision should be made at the field review where stakeholders can evaluate the benefits and limitations of the location.

Determining what, if any, supportive treatments should be installed is also determined at the field review. The findings of the pedestrian study are compared to field conditions to determine the feasibility and suitability of recommendations.

Additional Considerations

Many cases have nuances beyond what is outlined in the flow chart and scoring system. Some of these cases are outlined below. If a location is particularly unusual or the outcomes of the

study are unclear, the best course of action is often to perform a field review. In those cases, a CAP-X/SPICE study may also be useful to gain additional insights into safety and vehicular capacity issues at the study location.

Safety Improvements where a marked crosswalk is not warranted

In locations with a history of non-motorized crashes, pedestrian safety improvements should be considered even if a marked crosswalk is not warranted. These improvements could include:

- Speed Management: Calm traffic by narrowing or removing lanes, adding bike lanes, widening sidewalks, providing curb extensions and planting trees. These treatments can be used to slow traffic flow, increase the expectation of pedestrian activity by the driver, and provide infrastructure for non-motorized users.
- Remove and relocate obstructions, add curb extensions, and add illumination to address visibility. Curb extensions place pedestrians within the drivers' field of vision, and allow for a shorter pedestrian crossing distance at the same time.
- Reduce conflicting movements by tightening turn radii, installing median islands to simplify crossings into two steps, eliminating turn lanes or conflicts, or consolidating access points.
- Move bus stops to the downstream side of the crosswalk.

Specific attention should be given to locations where pedestrians are more likely to cross outside of marked crosswalks, such areas with on-street parking, with high land use density, near liquor stores, proximate to bus stops, or near homeless shelters.

Discouraging crossings

Consolidating crossing locations or prohibiting crossing may be appropriate in some locations. Signs often do little to discourage crossings; additional treatment is necessary:

- Remove pedestrian ramps toward an undesired crossing
- Do not use 45-degree angle pedestrian ramps when crossing one of the roads is meant to be discouraged. In that case, construct the pedestrian ramps directly toward the desired crossing.
- Install median fencing
- Install shoulder fencing
- Provide separation between the sidewalk and the roadway with a planted park strip.
- Consider moving transit stops. If a marked crosswalk is not warranted, and a transit stop is generating pedestrian volumes, UDOT should work with UTA to evaluate moving the transit stop to a safer location with a controlled crossing.

Sight Distance issues

Some locations may have sight distance issues that cannot be mitigated. Solutions may include:

- Advanced warning for a pedestrian crossing using either static signs or carefully positioned RRFBs.
- Move the crosswalk and use the measures listed in the section above to discourage crossing at the location with sight distance limitations.

Signalized Intersection Design Manual

Certain supportive treatments are subject to specific guidance, which can be found in the Signalized Intersection Design Manual section 5.3:

- *Pedestrian flashing beacon crosswalks cannot be installed on roadways with a posted speed greater than 45 mph without permission from the Region Traffic Operations Engineer.*
- *Overhead flashing beacons rather than post-mounted beacons are used where the posted speed is greater than 35 MPH.*

Appendix D

Rectangular Rapid Flashing Beacons (RRFB) Selection Table

Rectangular Rapid Flashing Beacon (RRFB)

Rectangular Rapid Flashing Beacons (RRFBs) are traffic safety devices designed to increase pedestrian visibility at crosswalks. These devices use high-intensity LED lights that rapidly flash to alert drivers of pedestrians crossing the roadway. RRFBs can be activated either manually by pedestrians or automatically through sensors. While they do not serve as traffic control devices, RRFBs can improve safety by providing a highly visible warning to motorists of pedestrian activity.

A pedestrian-activated and/or bicyclist-activated rectangular rapid flashing beacon (RRFB) may be used to provide supplemental emphasis to pedestrian, school, and trail warning signs at marked crosswalks across uncontrolled approaches.

-Chapter 4L. Rectangular Rapid Flashing Beacons Manual on Traffic Control Devices 11th Edition

The City occasionally receives requests for the installation of RRFBs at crosswalks. To establish a clear standard for when RRFB units should be installed, the following flowchart has been developed, based on established practices from the Federal Highway Administration (FHWA).

If an intersection is identified as a candidate for an RRFB unit, additional engineering studies may be required to determine whether the location meets the necessary criteria for installation.

With exception to crosswalks across at the approach or egress of a roundabout, or crosswalks at free-flow turn lanes separated by a channelizing island, RRFBs shall not be installed at crosswalks across approaches controlled by yield signs, stop signs, traffic control signals, or pedestrian hybrid beacons.

Use this table below to determine the roadway and pedestrian conditions where RRFB's are recommended or should be considered to increase pedestrian safety

Sources: Carmanah Technologies Corp Rectangular Rapid Flashing Beacons Application Guide, Federah Highway Administration, Report No. FHWA-SA-17-072 Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations

LEGEND	
X	= RRFBs are not recommended. If the location is a school zone crosswalk with adult crossing guard, RRFBs could be added
Engineering Judgement	= RRFBs are not recommended, but are an optional enhancement with or following engineering judgement
Consider	= RRFBs are a candidate treatment to improving crossing safety on this roadway if the crossing is experiencing one more more of the following safety issues: -Drivers aren't yielding to pedestrians at the crosswalk -Previous conflicts and/or incidents have occurred at the crosswalk -Visibility of the crosswalk and/or pedestrians is poor
Recommended	= RRFBs are a candidate treatment to improving crossing safety on this roadway

Crossing Distance (e.g. number of lanes)	Median Presence	RRFB Selection Table For consideration only on roundabouts* or uncontrolled marked crosswalks for regional trails								
		1,500<X<9,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly **			9,000<X<15,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly**			X>15,000 ADT AND 35+ points from children and elderly or 50 points of combined adult, children, and elderly**		
		SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40	SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40	SPEED LIMIT ≤30	SPEED LIMIT 35	SPEED LIMIT 40
2 Lanes (1 lane each direction)	No	Engineering Judgement	Consider	Recommended	Engineering Judgement	Consider	Recommended	Consider	Consider	X
3 Lanes (1 lane each direction with two-way left-turn lane)	Yes	Engineering Judgement	Consider	Recommended	Consider	Recommended	Recommended	Consider	Recommended	X
	No	Consider	Consider	X	Consider	Recommended	X	Consider	X	X
4+ Lanes (2 lanes or more in each direction)	Yes	Consider	Consider	X	Consider	Recommended	X	Recommended	X	X
	No	Consider	Consider	X	Consider	Recommended	X	Recommended	X	X

* For a roundabout, only 1 northbound/southbound leg of the intersection and 1 eastbound/westbound leg of the intersection can be potential candidates for the RRFB Selection Table.

** Points are determined based on completing a study following the UDOT Marked Pedestrian Crosswalk Guidelines Updated July 15,2024.

Appendix E

Frequently Asked Questions

Frequently Asked Questions

Q: What is traffic calming?

A: Traffic calming is the use of roadway geometrics and other physical measures to reduce unwanted effects of vehicular traffic, including excessive speeds, volumes, and noise.

Q: How do I request traffic calming for my street?

A: Complete a Traffic Calming Application and submit it to the City. The application may be printed from the City website or obtained at the City offices.

Q: Why is there such a long process? Can't the City just come and install these devices?'

A: The City has an established Policy under which these requests can be evaluated. The City has limited funding available for traffic calming and prioritizes projects accordingly. A neighborhood can elect to pay the costs to construct a prescribed measure on streets that score at least 40 prioritization points.

Q: Do residents who do not live on a roadway in question, but who use that same street to get to and from their house, get a "say" in whether traffic-calming measures are implemented?

A: No. People who regularly use the street, but don't live on it, are far less likely to favor traffic-calming measures. On the other hand, people who live on the subject street have to live with the adverse effects of traffic problems.

Q: Are certain traffic calming measures better than others?

A: There isn't one best measure. Each has its pros and cons. Each situation will be evaluated and the best measure for the area, desired outcome, and feasibility will be considered.

Q: What is the 85th percentile speed?

A: The speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point.

Q: Can a crosswalk design that simulates 3-dimensional (3-D) objects in the roadway be installed?

A: As a result of demonstrated safety concerns the Federal Highway Administration (FHWA) is no longer considering field experimentation with "3-D" crosswalk designs. The FHWA had previously approved field experimentation with "3-D" markings until one such experiment showed unintended – and potentially dangerous – effects. A significant percentage of drivers swerved upon seeing the markings, perhaps perceiving them to be real raised objects on the roadway.
-Manual on Uniform Traffic Control Devices (MUTCD) Part 3 – Markings: Frequently Asked Questions