



AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Scott A. Hill
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles
Planning Commissioner NH Rather
Planning Commissioner Chris Roman

CITY OF SARATOGA SPRINGS
Thursday, January 29, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, 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. The Reserve on the Lake SFH Preliminary Plat, located at approximately East Redwood Road and Wildlife Blvd. Jerry Hansen as applicant. Senior Planner Gina Grandpre.
2. Approval of Minutes: January 15, 2026.

REPORTS

1. Commissioner's Comments.
2. 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.

TRAINING

1. Land Use/OPMA Training by Assistant City Attorney Rulon Hopkins.
2. General Plan Presentation by Planning Director Sarah Carroll.

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.



Preliminary Plat
The Reserve on the Lake
January 29, 2026
PUBLIC MEETING

Applicant:	Jerry Hansen
Owner:	Lakeside Estates, Brian Burgess – Old Towne Square, LLC
Location:	Redwood Road and El Nautica Boat Club Drive
Project Acreage:	16:001:0021, 10.04 acres; 16:001:0020, 14.24 acres; 16:001:0014, 8.96 acres – Total Acreage: 33.24 acres
Residential Units/Lots:	86 Lots
Current Use:	Vacant land
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Adjacent Uses:	Low Density Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The applicant proposes a residential subdivision consisting of 86 single-family lots on approximately 33.24 acres, with a density of 2.59 dwelling units per acre. Lot sizes range from approximately 10,001 to 17,216 square feet. The project includes approximately 4.47 acres of total open space, consisting of 1.35 acres of limited access sensitive lands, including a drainage channel, wetlands, and floodplain areas associated with Utah Lake, and 3.12 acres of fully improved, accessible open space.

A 10-foot-wide trail is proposed along the Utah Lake shoreline, consistent with the City's Bicycle and Pedestrian Master Plan, and along a drainage channel on the north side of the development, providing connectivity to the existing trail along Redwood Road. The development requires off-site sewer infrastructure improvements needed to support continued development in the southern portion of the city. The applicant is participating in the construction and bonding of these improvements in coordination with other area developers to ensure compliance with City standards and long-term infrastructure capacity.

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 subject property was initially prepared for development in 2006 with the construction of a booster station located at the southeast corner of the site. Shortly thereafter, the economic downturn limited the applicant's ability to proceed with additional development. On March 8, 2022, the applicant submitted this preliminary plat application for The Reserve on the Lake.

Following the submittal, the project encountered sewer capacity constraints that prevented further processing. In response, the applicant coordinated with other area developers and City staff to help fund, design, and implement required off-site sewer infrastructure improvements necessary to support continued development in the southern portion of the city. Over the past four years, the applicant has also worked to address site constraints related to wetlands, floodplain areas, and the on-site drainage channel, including measures to mitigate erosion and protect sensitive lands along Utah Lake.

In addition to utility and environmental coordination, the applicant has worked with UDOT and City staff to address transportation impacts associated with the project. Planned improvements include the installation of a traffic signal at Wildlife Boulevard, as well as design modifications to the Wildlife Boulevard and Blue Heron Drive intersection to accommodate wider turning movements for RVs and trailers accessing the adjacent El Nautic RV Park. These improvements are intended to enhance safety and functionality for both project residents and surrounding users.

- C. Process:** Code Section 19.12.03.(4) outlines the process for a preliminary plat. City staff shall complete the initial review of the application. The Planning Director ensures that all Land Use Development Code requirements are met before placing it on an agenda for the appropriate land use authority, as indicated in Code Section 19.13.04.

Staff conclusion: City staff has reviewed the proposed development according to Title 19: Land Use Development Code and finds it meets all requirements.

- 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 recommends Low Density Residential for this area. The Land Use Element of the General Plan defines Low Density Residential as one to four units per acre.

Staff conclusion: Consistent. Staff finds the proposed subdivision consistent with the General Plan's Low Density Residential designation, as the proposed density of 2.59 dwelling units per acre falls within the allowed range and aligns with the development pattern for the area.

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: **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).**

Open Space Evaluation (Single Family Development requires 10% Open Space):

Requirement (33.25 acres with 86 dwelling units)

Equivalent Acres: 2.15 acres

Actual Open Space: 3.33 acres

Amenity Points: 215

Provided

Equivalent Acres: 4.09

Actual Acres: 4.47 acres (Sensitive Lands (Channel) with limited access – 1.35 acres; Fully improved with full access – 3.12 acres)

Amenity Points: 241.331 points

G. **Recommendation and Alternatives:**

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

Option 1 – Approval

"I move that the Planning Commission approve the requested Preliminary Plat for The Reserve on the Lake located at east Redwood Road and Wildlife Blvd, 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.

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, and Engineering staff report, 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 Preliminary Plat for The Reserve on the Lake 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 deny the requested Preliminary Plat for The Reserve on the Lake located at east Redwood Road and Wildlife Blvd 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

Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Preliminary Plat
5. Landscape Plans

EXHIBIT 1: City Engineer's Staff Report

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: The Reserve on The Lake – Preliminary Plat
Date: January 29, 2026
Type of Item: Preliminary Plat Approval



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Description:

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

B. Background:

<i>Applicant:</i>	<i>Jerry Hansen</i>
<i>Request:</i>	<i>Preliminary Plat Approval</i>
<i>Location:</i>	<i>3150 South Redwood Road</i>
<i>Acreage:</i>	<i>33.24 Acres</i>

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

1. 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 relocate the existing buried power line on the south boundary of the property to proposed Wildlife Blvd (underground). This is the line that feeds the City's Sewer Lift Station #7. Developer shall vacate the electrical utility easement on the south property line after the power line has been relocated in Wildlife Blvd and accepted by the City.

6. Developer acknowledges that Lift Station 11 and City Sewer Project S2.6 must be constructed, are operational, and have been accepted by the City prior to occupancy of any unit in the development. Developer shall include accepted Construction Drawings for these projects in the development Construction Drawings.
7. Developer shall prepare and provide easements for all public facilities not located in the public right-of-way.
8. Project shall comply with all ADA standards and requirements.
9. Existing utilities shall be moved to the required PUE's and shall be shown on the Plat and plans.
10. Developer shall install master planned utilities, including the 10-inch Drinking Water and 14-inch Secondary Water lines in Greenhead Drive, Wildlife Blvd, and Blue Heron Drive.
11. 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.
12. Developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.
13. Developer shall submit an Infiltration Feasibility Report in accordance with City Standard Specifications Section 00520 Part 3.B and implement the findings in the Construction Drawings.
14. Developer shall update the Drainage Analysis to incorporate all City/City's consultant redline comments and required design changes for the Lower Clark Canyon channel. This open channel drainage will be HOA owned and maintained.
15. Developer shall obtain and keep current, all required permits (Forestry, Fire and State Lands for new drainage outfall to Utah Lake; Stream Alteration for the Lower Clark Canyon channel, UDOT access and encroachment) throughout the development process.

16. A Traffic Impact Study and Addendum were submitted by the Developer. See list below for the Summary of Key Findings & Recommendations.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 86 single-family detached residential housing units
- The project is anticipated to generate approximately 880 weekday daily trips, including 66 trips in the morning peak hour, and 88 trips in the evening peak hour
- Based on projected turning movements at the study intersections, a left-turn auxiliary lane is warranted on the southbound approach of the Wildlife Boulevard / Redwood Road (S.R. 68) intersection

17. Developer shall obtain UDOT access and encroachment permits for the roadway connection and intersection improvements at the Redwood Rd/Wildlife Blvd. intersection. Developer shall comply with any requirements therein, including, but not limited to, the design and construction of roadway improvements on all 4 legs of the Redwood Rd / Wildlife Blvd intersection in preparation for the future signalized intersection. Developer shall include this roadway design in the construction drawings.

Exhibit 2: Location & Zoning Map



EXHIBIT 3: Application Review Checklist



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APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	1/8/2024; 02/21/2025; 07/25/25; 12/29/25
Date of Review:	1/22/2024; 04/14/2025; 08/25/25; 01/12/26
Project Name:	The Reserve
Project Request / Type:	Preliminary Plat
Meeting Type:	Public Meeting
Applicant:	Jerry Hansen
Owner:	Lakeside Estates, Brian Burgess – Old Towne Square, LLC
Location:	Redwood Road and El Nautica Boat Club Drive
Major Street Access:	Redwood Road
Parcel Number(s) and size:	16:001:0021, 10.04 acres; 16:001:0020, 14.24 acres; 16:001:0014, 8.96 acres
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Current Use:	Undeveloped Land
Adjacent Uses:	Residential
Previous Meetings:	Concept Plan – 11/20/20
Previous Approvals:	Concept Approval
Type of Action:	Planning Commission Recommendation
Land Use Authority:	City Council
Future Routing:	Planning Commission, City Council
Planner:	Gina Grandpre, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

DRC: March 14, 2022

March 14, 2022 Notes:

- The Reserve on the Lake – 40 minute discussion
 - Planning will check block length. Engineering will be doing a team review and expects there to be a lot of redlines. Developer will be responsible for lift station and sewer line to Redwood Road. Offsite public improvement permit will be needed from applicant. Developer traffic study needs to be very thorough regarding the Redwood Road and Wildlife Boulevard intersection. Discussion regarding easements with Planning, Engineering, and Public Works. Preliminary Plat can't go forward until easement requirements are resolved. Trail connection to El Nautica property needs to be shown on plat. Pedestrian crossing on the north side of the development discussed. Potential scenarios for an open space trail connection to Redwood Road discussed.

April 15, 2025 Notes:

- The Reserve on the Lake – No Comments
- Neighborhood Meeting: N/A
- PC: TBD
- CC: TBD

Additional Recommendations: None

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10
 - Use: Low Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	3 unit/acre	Complies	
Lot Size, Residential (Minimum)	10,000 sq. ft.	Complies	
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%		TBD at Building Permit
Structure Height (Minimum)	35'		TBD at Building Permit
Dwelling Size (Minimum)	1,250 sq. ft.		TBD at Building Permit

Lot Width (Minimum)	70'	Complies	
Lot Frontage*** (Minimum)	35'	Complies	
Open Space Frontage (Minimum)	35'	Complies	<i>PUE needs to be</i>
Front Setback* (Minimum)	25', 20' for enclosed entry or porch		<i>TBD at Building Permit</i>
Street Side Setback (Minimum)	20'		<i>TBD at Building Permit</i>
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)		<i>TBD at Building Permit</i>
Interior Side Setback, Non-Residential(Minimum)	25'	N/A	
Rear* Setback, Residential(Minimum)	25'		<i>TBD at Building Permit</i>
Rear Setback, Non-Residential(Minimum)	25'	N/A	

- Open Space and Landscaping Requirements: Yes

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	Complies.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>See plans on file with Planning. Developer is party to the bond for the required off-site sewer improvements.</i>
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	Complies.	
Property Access - All lots shall abut a dedicated public or private road.	Complies.	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See plans on file with Planning</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See plans on file with Planning</i>

Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See plans on file with Planning</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Planting Standards		
Deciduous Trees: 2" in caliper.	Complies.	<i>See plans on file with Planning</i>
Evergreen Trees: 6' in height.	Complies.	<i>See plans on file with Planning</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch.	Complies.	<i>See plans on file with Planning</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	Complies.	<i>See plans on file with Planning</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>See plans on file with Planning</i>
Artificial Turf: Not allowed.	Complies.	<i>See plans on file with Planning</i>
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See plans on file with Planning</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See plans on file with Planning</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The City Council 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.	<i>See plans on file with Planning</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>See plans on file with Planning</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>See plans on file with Planning</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See plans on file with Planning</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	Complies.	<i>See plans on file with Planning</i>
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. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	Complies.	<i>See plans on file with Planning</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>See plans on file with Planning</i>
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Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	1,447,934		
Required Landscaping	144,793	Complies.	<i>See plans on file with Planning</i>
Required Deciduous Trees	50	Complies.	<i>See plans on file with Planning</i>
Required Evergreen Trees	48	Complies.	<i>See plans on file with Planning</i>
Required Shrubs	68	Complies.	<i>See plans on file with Planning</i>
Drought Tolerant Plants	83	Complies.	<i>See plans on file with Planning</i>

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	N/A.	
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.	N/A.	
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 within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	N/A.	
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 Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	N/A.	
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.	
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.	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.	
<p>Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council 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:</p> <ul style="list-style-type: none"> a. the intensity of the proposed use; b. times of operation and use; c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; e. trip generation; and f. peak demands. 	N/A.	
<p>Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide:</p> <ul style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	N/A.	
<p>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.</p>	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	N/A.	

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.	N/A.	
Clear Sight Triangles must be followed.	N/A.	
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.	N/A.	
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.	N/A.	
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.	N/A.	
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.	N/A.	

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See plans on file with Planning</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See plans on file with Planning</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See plans on file with Planning</i>
Angle: Shall be directed downward.	Complies.	<i>See plans on file with Planning</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See plans on file with Planning</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See plans on file with Planning</i>
Flags: The United 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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	<i>None shown along proposed trails.</i>
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.	<i>None shown along proposed trails.</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>None shown along proposed trails.</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	N/A.	<i>Not needed for residential areas.</i>
Plans providing information required in the Technical Standards and Specifications Manual.	Complies.	<i>See plans on file with Planning</i>

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	Compliance	Findings
Standard Plat Format followed.	Complies.	<i>See plans on file with Planning</i>
Name and address of property owner and developer.	Complies.	<i>See plans on file with Planning</i>
Name of land surveyor.	Complies.	<i>See plans on file with Planning</i>
The location of proposed subdivision with respect to surrounding property and street.	Complies.	<i>See plans on file with Planning</i>
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	<i>See plans on file with Planning</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Subdivision name cleared with Utah County.	Complies.	<i>See plans on file with Planning</i>
North arrow.	Complies.	<i>See plans on file with Planning</i>
A tie to a permanent survey monument at a section corner.	Complies.	<i>See plans on file with Planning</i>
The boundary lines of the project with bearings and distances and a legal description.	Complies.	<i>See plans on file with Planning</i>

Layout and dimensions of proposed lots with lot area in square feet.	Complies.	<i>See plans on file with Planning</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	<i>See plans on file with Planning</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	<i>See plans on file with Planning</i>
Proposed road cross sections.	Complies.	<i>See plans on file with Planning</i>
Proposed fencing.	Complies.	<i>See plans on file with Planning</i>
Vicinity map.	Complies.	<i>See plans on file with Planning</i>
All required signature blocks are on the plat.	Complies.	<i>See plans on file with Planning</i>
Prepared by a professional engineer licensed in Utah.	Complies.	<i>See plans on file with Planning</i>
Proposed methods for the protection or preservation of sensitive lands.	Complies.	<i>See plans on file with Planning</i>
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	<i>See plans on file with Planning</i>
Location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	<i>See plans on file with Planning</i>
Projected Established Grade of all building lots.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>Plans do not provide a phasing plan.</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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	Complies.	<i>See plans on file with Planning</i>

is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.		
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	N/A.	<i>No private roads proposed.</i>
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.	<i>See plans on file with Planning</i>
Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. Access Exception: Where no point of second access is available within 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.	<i>See plans on file with Planning</i>
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.	Complies.	<i>See plans on file with Planning</i>
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.	<i>Plans do not propose any shared driveways.</i>
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>No flag lots proposed.</i>
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	Complies.	<i>See plans on file with Planning</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>See plans on file with Planning</i>
Corner lots for residential use shall be 10% larger than the required minimum lot.	Complies.	<i>See plans on file with Planning</i>

No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>See plans on file with Planning</i>
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.	Complies.	<i>See plans on file with Planning</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting.	<i>N/A</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement.	<i>No</i>
Phasing Improvements.	<i>No</i>
Payment of Lieu of Open Space.	<i>N/A</i>

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.	<i>See plans on file with Planning</i>
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: <ul style="list-style-type: none"> 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.	<i>See plans on file with Planning</i>
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. <ul style="list-style-type: none"> i. Unimproved, not Sensitive Lands ii. Open space with no access 	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>

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.	<i>See plans on file with Planning</i>
No more than 25% of the points may be met by one specific item type in any one category.	Complies.	<i>See plans on file with Planning</i>
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.	<i>See plans on file with Planning</i>
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	Complies.	<i>See plans on file with Planning</i>
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: <ul style="list-style-type: none"> 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.	<i>See plans on file with Planning</i>
Total Cost: <ul style="list-style-type: none"> 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.	<i>See plans on file with Planning</i>

19.25 Waterfront Buffer Requirements

Waterway Setbacks

Regulation	Compliance	Findings
Riparian Setback: No disturbance shall occur within 50' of the Jordan River ordinary high water mark or the Utah Lake Compromise line. Exception: Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such areas shall not exceed 300 square feet.	Complies.	<i>See plans on file with Planning</i>
Shoreline Trails: Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20' in width measured landward from the edge of the riparian setback.	Complies.	<i>See plans on file with Planning</i>
Patio/Lawn Area: A minimum of 15' shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. Roads shall not be located between the first row of buildings and the waterway.	Complies.	<i>See plans on file with Planning</i>
Landscaping in Riparian and Trail Setbacks: Native and naturalized plants allowed. Manicured landscaping and lawns are prohibited.	Complies.	<i>See plans on file with Planning</i>

Utah Lake and Jordan River Shoreline Trails

<p>All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project.</p> <ul style="list-style-type: none"> i. The shoreline trail shall at all times be accessible to the public. ii. The developer will work with the City and any other agency whose approval is necessary, to determine the exact location of the trail. iii. The developer shall construct the trail as close to the waterway as reasonably possible. iv. The trail shall be hard surfaced and shall be a minimum of 12' in width. 	Complies.	<i>See plans on file with Planning</i>
<p>In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible</p>	Complies.	
<p>The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project.</p> <ul style="list-style-type: none"> a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement. b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations. 	Complies.	<i>See plans on file with Planning</i>
<p>If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.</p>	Complies.	<i>See plans on file with Planning</i>

Public Access and Parking

<p>Developments shall provide a public access to the Shoreline or Jordan River trail.</p>	Complies.	
<p>Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.</p>	N/A.	<i>No motor vehicle parking proposed.</i>
<p>Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.</p>	Complies.	
<p>Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3' in height.</p>	N/A.	<i>No parking areas proposed for Shoreline Trail.</i>
<p>Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.</p>	Complies.	<i>See plans on file with Planning</i>

Site Coverage and Building Permeability

<p>On lots or sites with a width greater than 100' that are generally parallel to the river corridor, structures shall not exceed 70% of the width of the site.</p>	Complies.	<i>See plans on file with Planning</i>
<p>On lots or sites with a 50' to 80' width that are generally parallel to the river, structures shall not exceed 50' in width or 70% of the width of the site, whichever is greater.</p>	Complies.	<i>See plans on file with Planning</i>
<p>At a maximum interval of 300' that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that</p>	Complies.	<i>See plans on file with Planning</i>

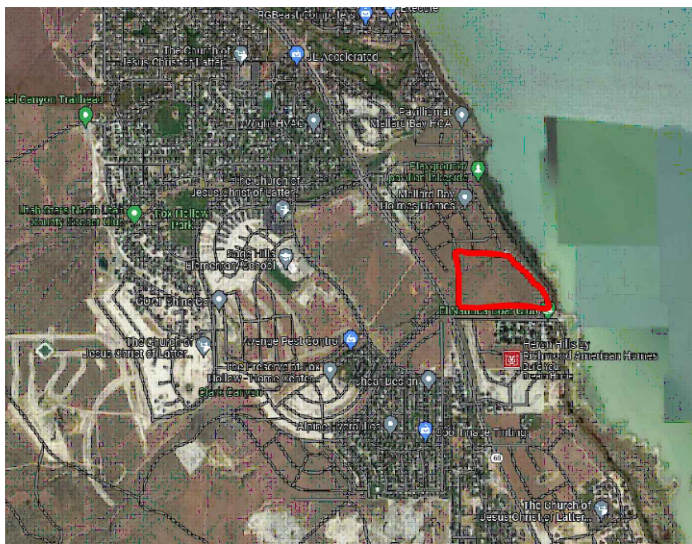
provide the ability to see through a building, and other features with a similar effect.		
The visual and pedestrian connection shall not be less than 30’ wide.	Complies.	<i>See plans on file with Planning</i>

Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>None</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>N/A</i>

THE RESERVE ON THE LAKE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

INFORMATION	AC	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	33.24	1,448,154	100%		
SENSITIVE LANDS	1.35	58,806	4.1%		
TOTAL OPEN SPACE	4.47	194,707	13.5%		
BUILDABLE LAND	21.77		62%		
ROW AREA	7.00	305,131	21.5%		
SINGLE FAMILY LOTS				86	
NET DENSITY DWELLINGS PER ACRE				2.59	



VICINITY MAP
NOT TO SCALE

SARATOGA SPRINGS PLAT NOTES

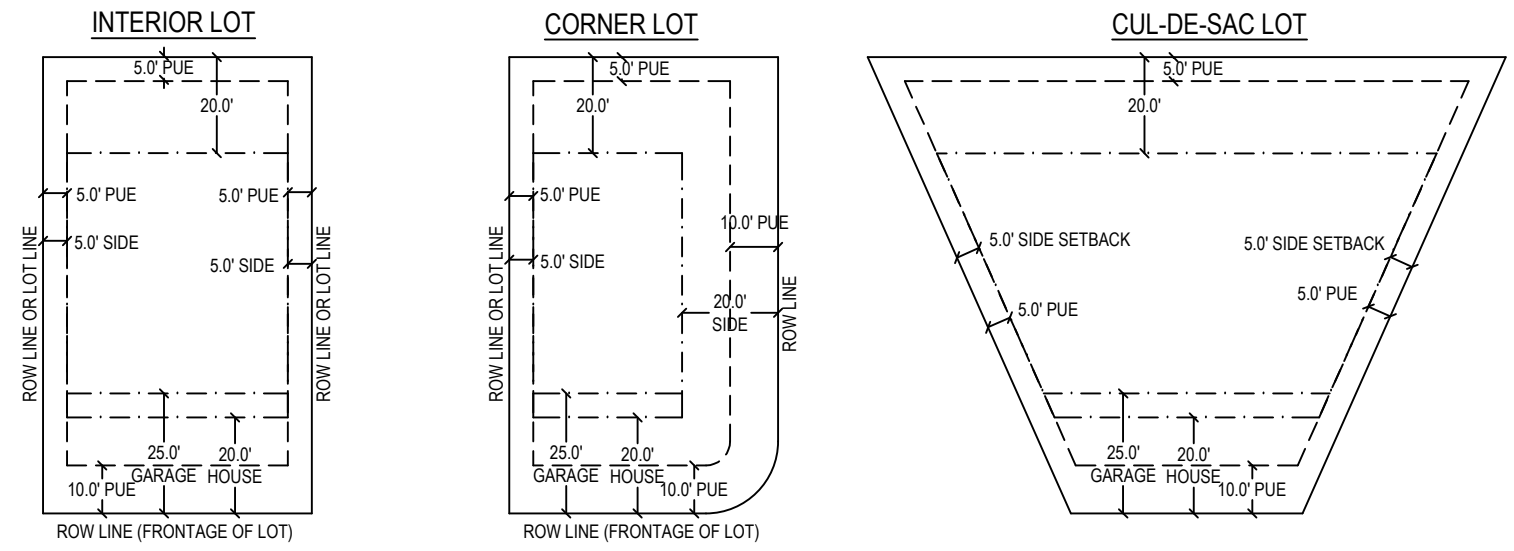
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OFF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- 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.
- 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.
- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY [GEOTECHNICAL ENGINEER] 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.
- 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.
- LOT OWNERS ARE RESPONSIBLE FOR INSTALLING LANDSCAPING MEETING THE CITY CODE IN THE PARK STRIP AREA FOR ALL LOT LINES THAT ABUT ROADS, INCLUDING ON THE FRONT, SIDE AND REAR, AND MAINTAINING SUCH IN PERPETUITY.
- ALL PRIVATE ROADS AND COMMON AREA ARE PERPETUAL UTILITY EASEMENTS (CITY) FOR DRINKING WATER, SECONDARY WATER, AND SANITARY SEWER.
- ALL LOT OWNERS ARE REQUIRED TO MAINTAIN EROSION CONTROL UNTIL YARDS CAN BE INSTALLED. YARDS FOR LOTS 43-51 AND 79-83 ARE REQUIRED TO BE INSTALLED AT TIME OF HOME BUILDING.
- NO ACCESS WILL BE ALLOWED FROM WILDLIFE BLVD TO LOTS 1, AND 53-54.
- LOTS ADJACENT TO UTAH LAKE AT A MAXIMUM INTERVAL OF 300', THERE SHALL BE A CLEAR VISUAL AND PEDESTRIAN CONNECTION AT THE GROUND LEVEL FROM A PUBLIC STREET TO THE RIVER CORRIDOR. SUCH CONNECTIONS MAY CONSIST OF PATHWAYS, LANDSCAPING, TRANSPARENT ENTRANCES AND LOBBIES THAT PROVIDE THE ABILITY TO SEE THROUGH A BUILDING, AND OTHER FEATURES WITH A SIMILAR EFFECT. THIS VISUAL AND PEDESTRIAN CONNECTION SHALL NOT BE LESS THAN 30' WIDE.
- LOTS ADJACENT TO UTAH LAKE WITH A WIDTH GREATER THAN 100' THAT ARE GENERALLY PARALLEL TO THE RIVER CORRIDOR SHALL NOT HAVE A STRUCTURE THAT EXCEEDS 70% OF THE WIDTH OF THE LOT.
- LOTS ADJACENT TO UTAH LAKE WITH A WIDTH BETWEEN 50' TO 100' THAT ARE GENERALLY PARALLEL TO THE RIVER CORRIDOR SHALL NOT HAVE A STRUCTURE THAT EXCEEDS 50' IN WIDTH OR 70% OF THE WIDTH OF THE LOT, WHICHEVER IS GREATER.
- PARCELS A, B, AND D ARE DEDICATED AS COMMON AREA. COMMON AREA TO BE MAINTAINED BY HOA INCLUDING TRAILS. ENTIRE PARCEL SHALL BE A UTILITY EASEMENT IN FAVOR OF THE CITY.
- PARCEL C IS DEDICATED AS COMMON AREA. DEVELOPER SHALL INSTALL A CONCRETE LAKESIDE TRAIL IN PARCEL C PER CITY REQUIREMENTS. THESE SAID TRAILS AND 10' ON THE UTAH LAKE SIDE OF THE TRAIL, EXCEPT WHERE WETLANDS EXIST, SHALL BE AN EASEMENT TO THE PUBLIC FOR PERPETUAL ACCESS AND USE. AT ALL TIMES, THESE TRAILS SHALL REMAIN OPEN TO THE PUBLIC AND BE MAINTAINED BY THE HOA TO ENSURE THE TRAILS REMAIN IN A SAFE AND PASSABLE CONDITION FOR THE PUBLIC. THE MAINTENANCE OF SAID TRAIL SHALL INCLUDE SNOW REMOVAL AND OTHER NECESSARY MAINTENANCE TO THE TRAIL PAVEMENT.
- ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY HOA.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- COMMON AREAS ARE CONVEYED TO HOA.
- 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.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	169.72'	163.00'	162.16'	N 85° 26' 05" W	59°39'31"
C2	88.88'	120.50'	86.88'	S 85° 52' 00" W	42°15'41"
C3	163.28'	272.00'	160.84'	S 72° 48' 09" E	34°23'39"
C4	58.14'	50.00'	54.92'	N 39° 41' 18" W	66°3'744"
C5	61.57'	230.50'	61.39'	S 14° 01' 36" E	15°18'19"
C6	42.28'	20.00'	34.83'	S 40° 40' 04" W	121°06'59"
C7	64.85'	336.70'	64.75'	S 84° 23' 13" E	11°02'06"
C8	15.71'	10.00'	14.14'	N 45° 00' 01" E	90°00'00"
C9	15.71'	10.00'	14.14'	S 44° 59' 59" E	90°00'00"
C10	53.84'	82.00'	52.88'	N 18° 48' 33" W	37°37'09"
C11	92.58'	141.00'	90.92'	N 18° 48' 33" W	37°37'09"
C12	23.56'	15.00'	21.21'	N 45° 00' 01" E	90°00'01"
C13	116.24'	74.00'	104.65'	N 45° 00' 01" E	90°00'01"
C14	178.59'	272.00'	175.40'	N 18° 48' 34" W	37°37'07"

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	217.32'	331.00'	213.44'	N 18° 48' 34" W	37°37'07"
C16	298.47'	60.00'	73.03'	S 43° 31' 33" E	285°01'19"
C17	15.81'	15.00'	15.09'	N 68° 47' 25" E	60°23'24"
C18	45.55'	129.50'	45.32'	S 48° 40' 18" W	20°09'15"
C19	40.83'	70.50'	40.27'	S 42° 09' 21" W	33°11'10"
C20	8.27'	15.00'	8.17'	S 09° 45' 47" W	31°35'57"
C21	15.53'	10.00'	14.02'	N 76° 44' 58" W	89°00'13"
C22	15.76'	10.00'	14.18'	S 13° 36' 00" W	90°17'52"
C23	14.03'	15.00'	13.53'	N 04° 44' 46" W	53°36'22"
C24	14.03'	15.00'	13.53'	S 58° 21' 08" E	53°36'22"
C25	300.77'	60.00'	71.20'	N 58° 27' 03" E	287°12'44"
C26	275.01'	60.00'	90.14'	S 10° 03' 19" W	262°36'47"
C27	14.42'	10.00'	13.20'	S 79° 56' 41" E	82°36'47"
C28	51.26'	50.00'	49.05'	N 29° 22' 41" E	58°44'28"

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C29	111.75'	109.00'	106.92'	N 29° 22' 41" E	58°44'28"
C30	86.72'	159.00'	85.65'	S 74° 22' 28" W	31°15'04"
C31	54.54'	100.00'	53.87'	S 74° 22' 28" W	31°15'04"
C32	15.71'	10.00'	14.14'	N 45° 00' 00" E	90°00'00"
C33	14.10'	10.00'	12.96'	N 49° 37' 04" W	80°45'52"
C34	124.72'	200.00'	122.71'	S 19° 45' 12" E	35°43'50"
C35	92.58'	141.00'	90.92'	S 18° 48' 34" E	37°37'07"
C36	82.28'	90.00'	79.44'	N 63° 48' 34" W	52°22'53"
C37	136.22'	149.00'	131.53'	N 63° 48' 34" W	52°22'53"
C38	16.29'	10.06'	14.57'	S 42° 57' 52" E	92°48'07"
C39	15.71'	10.00'	14.14'	S 45° 00' 00" W	90°00'00"



TYPICAL SETBACK & PUE DETAILS

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-8A-603(4)(C)(9). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.



CITY ENGINEER	FIRE CHIEF	LEHI CITY POST OFFICE	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____, 20____.	APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____, 20____.	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY OF _____, 20____.	APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, 20____.	APPROVED BY THE LAND USE AUTHORITY ON THIS DAY OF _____, 20____.	APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS DAY OF _____, 20____.
CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. _____, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

Beginning North 00°12'58" East along the Section line 196.00 feet from a brass cap monument marking the Southwest Corner of Section 7, Township 6 South, Range 1 East, Salt Lake Base and Meridian,

thence continuing along said Section line North 00°12'58" East (Basis of Bearing) 987.42 feet;
thence South 89°59'23" East 1095.78 feet to the Utah Lake Compromise Line as described in an agreement recorded in the office of the Utah County Recorder (Entry 421111999);
thence South 33°18'12" East along said compromise line 154.10 feet;
thence South 38°02'05" East along said compromise line 111.98 feet;
thence North 89°59'15" East 4.09 feet;
thence South 36°38'32" East 15.23 feet;
thence South 36°42'58" East 423.79 feet;
thence South 23°41'07" East 75.96 feet;
thence South 12°04'22" East 235.08 feet;
thence South 20°29'08" East 13.40 feet;
thence South 89°59'47" West 110.00 feet;
thence South 00°00'13" East 88.00 feet;
thence South 89°59'33" West 1456.15 feet;
thence North 15°01'03" West 31.05 feet;
thence South 89°59'33" West 65.65 feet to the point of beginning.

Total Surveyed acreage is 1,448,154 square feet or 33.24 acres from 3 total parcels. Subdivision includes 86 residential lots.

DATE _____

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-ways, to be hereinafter known as

THE RESERVE ON THE LAKE

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-ways, and public amenities shown on this plat as intended for public of 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 of sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20____.

Signature _____	Print Name _____	Title & Entity _____
Signature _____	Print Name _____	Title & Entity _____
Signature _____	Print Name _____	Title & Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

VS.S.

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 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 _____

Print Name As Commissioned _____ My commission expires _____
a notary public commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

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

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

CITY MAYOR _____ ATTEST: CITY RECORDER _____
(SEE SEAL BELOW)

THE RESERVE ON THE LAKE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

WEST QUARTER CORNER
SECTION 7, T6S, R1E,
SALT LAKE BASE &
MERIDIAN

MALLARD BAY SUBD.

1 MALLARD BAY SUBD.

MALLARD BAY SUBD.

JALLARD BAY 2 SUBD.

BO

65.6

SOUTHWEST COR
SECTION 7, T6S, R1
SALT LAKE BASE &
MERIDIAN

OLD TOWNE SQUARE LC

EL NAUTICA CORP.

LEGEND

- | | |
|--|---|
| | DENOTES FOUND MONUMENT AS NOTED |
| | DENOTES EXISTING ELECTRIC BOX |
| | DENOTES EXISTING FIRE HYDRANT |
| | DENOTES EXISTING SPRINKLER BOX |
| | DENOTES EXISTING COMMUNICATION BOX |
| | DENOTES EXISTING LIGHT POLE |
| | DENOTES EXISTING MANHOLE |
| | DENOTES STREET MONUMENT |
| | DENOTES EXISTING POWER POLE |
| | DENOTES EXISTING WATER VALVE |
| | DENOTES EXISTING WATER METER |
| | DENOTES EXISTING FIRE HYDRANT |
| | DENOTES EXISTING SEWER MANHOLE |
| | DENOTES BOUNDARY LINE |
| | DENOTES EXISTING EASEMENT LINE |
| | DENOTES EDGE OF ASPHALT |
| | DENOTES EXISTING FENCE |
| | DENOTES EXISTING OVERHEAD ELECTRIC LINE |
| | DENOTES 8" SEWER LINE |
| | EXIST. CONTOURS |
| | EXIST. CONTOURS INDEX |
| | EXISTING WETLANDS SENSITIVE LANDS NOT TO BE DISTURBED |
| | PROP. BUILDING ENVELOPE |
| | EXISTING PROPOSED MAILBOX |
| | EXISTING CHANNEL SENSITIVE LANDS NOT TO BE DISTURBED |

EXHIBIT 5: Landscape Plan

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12"	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10"	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8"	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3" CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE							
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	PRIVATE LIVE VEGETATION
34		5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN 7 S.F.x(34) = 238
35		1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS 2 S.F.x(35) = 70
44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUND COVER 10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL 5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL 2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS 8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS 3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL 4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN 7 S.F.x(4) = 28

281 *PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKIA OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS - PRIVATE SITE COMMON AREAS

NON RIPARIAIN 'MANICURED' PLANTING AREAS: 79,940

50.61%	S.F. 40,460		LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD
21.88%	17,490		4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES
27.51%	21,990		4" DEPTH OF TAN & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE

RIPARIAN/WETLAND/SLOPE STABILIZATION RESTORATION

108,160		HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
---------	--	--

19.06.07 REQUIRED LANDSCAPINGS

TOTAL LANDSCAPE AREA:	188,100 S.F.
TOTAL DECIDUOUS TREES REQUIRED: (1188,100-15,000)/(3,000) = 57.7+(7)	65 PROVIDED: 65
TOTAL EVERGREEN TREES REQUIRED: (1188,100-15,000)/(3,000) = 57.7+(5)	63 PROVIDED: 63
TOTAL SHRUBS REQUIRED: (1188,100-15,000)/(3,000) = 57.7+(25)	83 PROVIDED: 281
*25% REQUIRED AS 5 GALLON:	21 PROVIDED: 78
TOTAL LIVE VEGETATION PROVIDED:	188,100 S.F.
*REQUIRED: 94,050 (50% OF LANDSCAPE AREAS) / (40% IN MULCH AREAS)	
MULCH AREAS:	39,480
LIVE VEGETATION PROVIDED:	37,297 94.47%
*SHRUB CANOPIES:	1,447 3.67%
21	
*TREE CANOPIES IN MULCH:	35,850 90.1%
*TREE CANOPIES EXCEED LANDSCAPE AREAS OVER HARDSCAPE	
47 DECIDUOUS @ 450 S.F.	21,150
49 EVERGREENS @ 300 S.F.	14,700
TURF (100%):	40,460 100%
HYDROSEED (100%):	108,160 100%

AMENITY AREAS: 32,725 - SEE OPEN SPACE WORKSHEET

800		AMENITY AREA - PAVILION AND SEATING
1,400		COMPACTED CRUSHER FINES
1,825		SOFT SURFACE - RUBBER PLAYGROUND MULCH AT SWING SET
28,700		LANDSCAPE TRAIL - SEE CIVIL PLANS

FENCING PROPOSED

	COMMON AREA FENCING (TYPE 1): 30% OPACITY - DETAIL 01 SEMI-PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS *BASE BID ON TUBE STEEL PICKET FENCING *ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING
3,707 L.F.	

	PRIVATE LOT FENCING (TYPE 2): 100% OPACITY - DETAIL 02 PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES *BASE BID ON VINYL FENCING *ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT
1,970 L.F.	

LEGEND

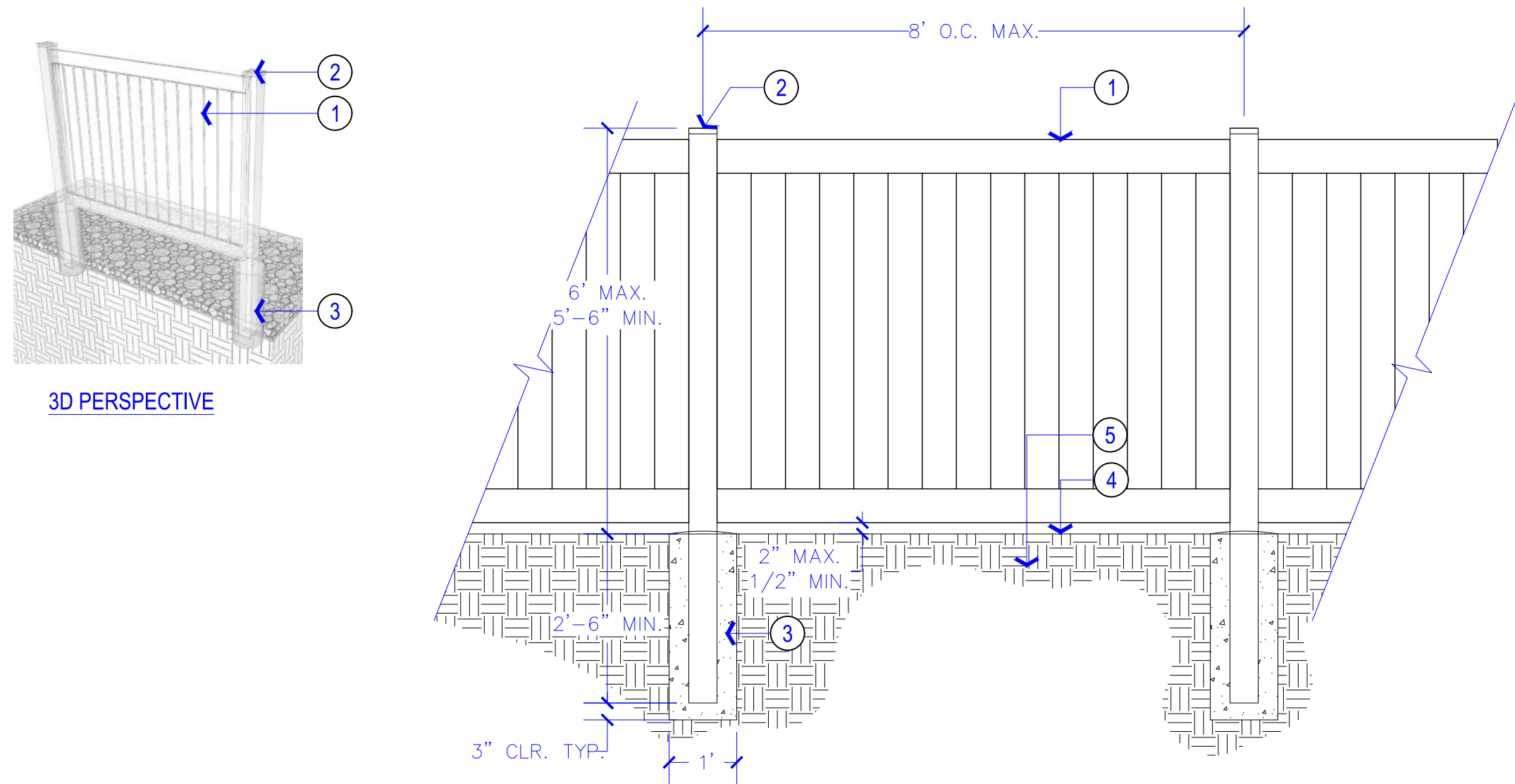
- FENCE RAILS - 2"W x 1.5"H TUBE STEEL RAILS
- FENCE POSTS - 2.5" SQUARE TUBE STEEL GATE POSTS WITH FLAT CAPS
- 1/2" SQUARE TUBE STEEL PICKETS @ 4" O.C.
- WALL / COLUMN ATTACHMENTS: PRE-DRILL SLIDING END PLATES WITH 3/8"x3" LAG BOLTS. VERIFY ATTACHMENTS LOCATIONS WITH ARCHITECTURAL PLANS
- CONCRETE FOOTING - 12" DIAMETER x MIN. 30" DEPTH. SLOPE TO DRAIN AWAY FROM POST
- SURFACE MOUNT - INSTALL SQUARE STEEL POST FLANGE WITH SQUARE FLANGE COVER - USE CONCRETE ANCHOR BOLTS ON A (4) HOLE TEMPLATE
- COMPACTED SUBGRADE - 90% COMPACTION
- FINISHED SURFACE

NOTES

- INSTALL PER MANUFACTURER'S RECOMMENDATIONS. THIS DETAIL IS PER TYPICAL INSTALLATIONS
- CONTRACTOR TO INSTALL LINE POSTS, CORNER POSTS, AND END/GATE POSTS TO ENSURE DESIGN LAYOUT IS FOLLOWED
- ALL TUBING SHALL HAVE BOTH ENDS WELDED CLOSED AND GROUND SMOOTH
- ALL METAL CONNECTIONS SHALL BE CONTINUOUSLY WELDED
- FINISH ALL STEEL WITH (1) COAT OF METAL PRIMER AND (2) COATS OF EXTERIOR GLOSS PAINT - FINISHED COLOR TO BE BLACK

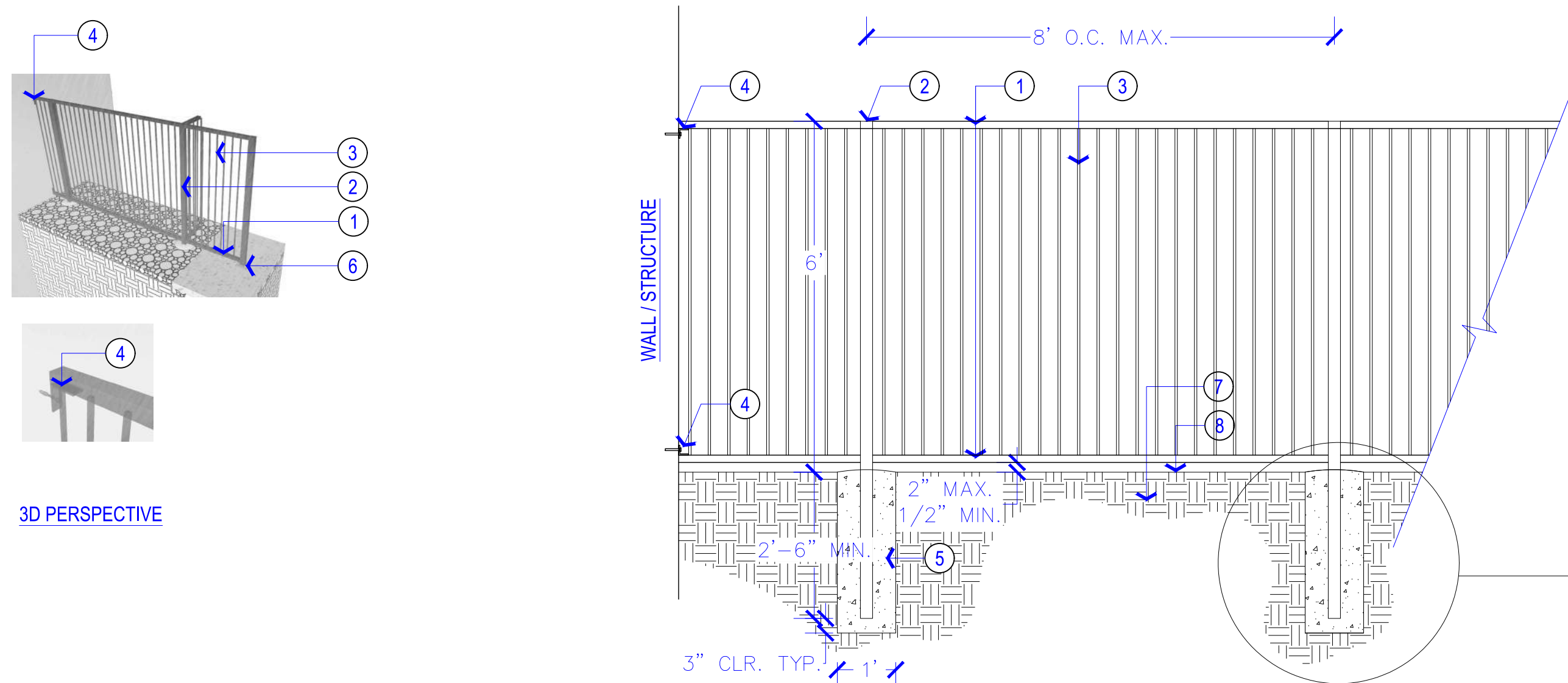
EXISTING CONDITIONS NOTE:

*NO EXISTING VEGETATION OF VALUE OBSERVED - SITE HAS BEEN ROUGH GRADED PREVIOUSLY
*EXCLUDES INACCESSIBLE SENSITIVE LANDS AREA IN WHICH ONLY NATIVE HYDROSEED IS TO BE APPLIED IN ADDITION TO EXISTING VEGETATION



02 VINYL FENCING -TYPICAL INSTALLATION

1/2" = 1'-0"

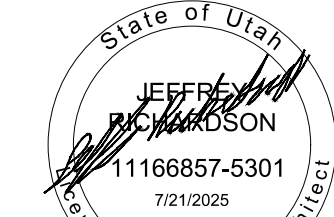


01 6' TUBE STEEL FENCING

1/2" = 1'-0"

THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

LANDSCAPE ARCHITECT
URBAN STUDIO
511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370
WWW.LANDSCAPEDESIGNGROUP.COM
CONTACT
JEFF RICHARDSON
JRICHARDSON@LANDFORMDESIGNGROUP.COM



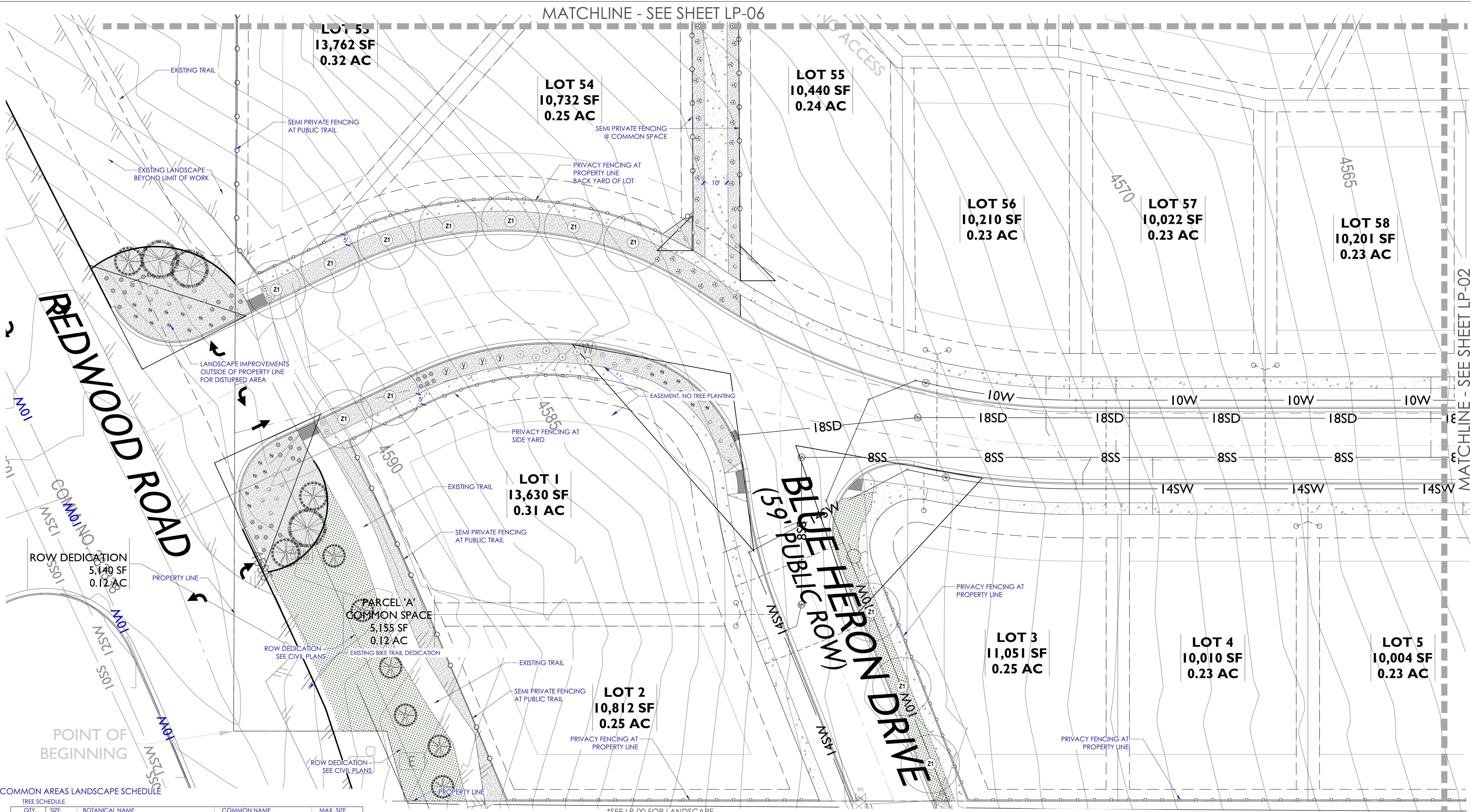
DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

LANDSCAPE DETAILS AND CALCULATIONS

LP-00



COMMON AREAS LANDSCAPE SCHEDULE

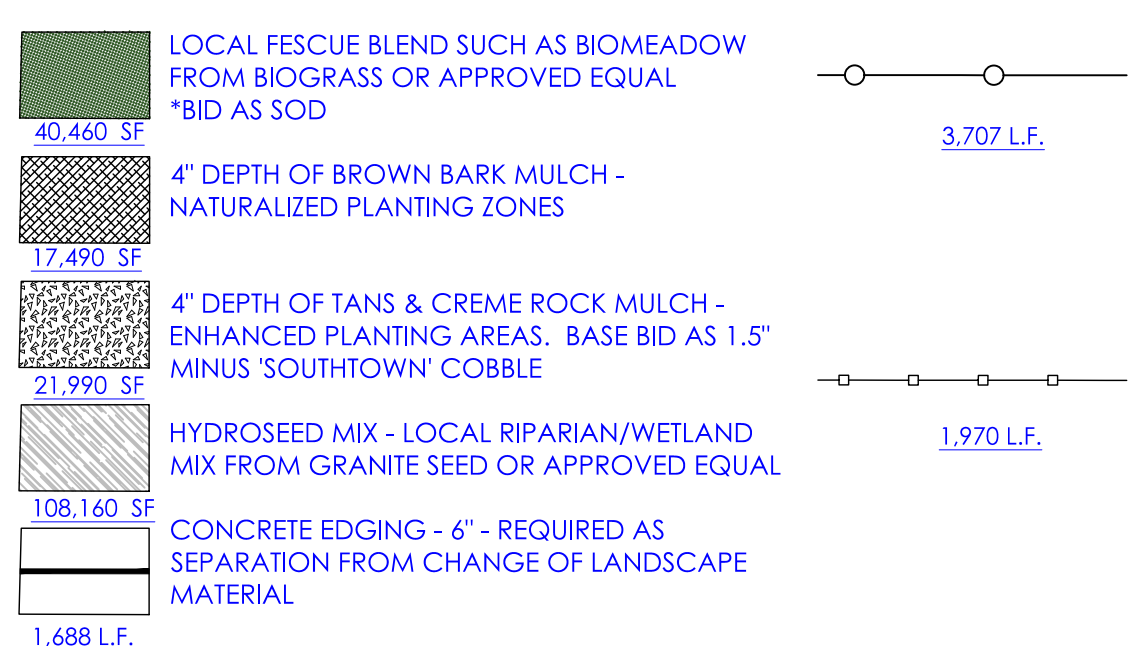
TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2' CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE							
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
34	(Symbol)	5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN 7 S.F.x(34) = 238
35	(Symbol)	1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS 2 S.F.x(35) = 70
44	(Symbol)	5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3.5'	GROUND COVER 10 S.F.x(44) = 440
60	(Symbol)	1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL 5 S.F.x(60) = 300
42	(Symbol)	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL 2 S.F.x(42) = 84
14	(Symbol)	1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS 8 S.F.x(14) = 112
17	(Symbol)	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS 3 S.F.x(17) = 51
31	(Symbol)	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL 4 S.F.x(31) = 124
4	(Symbol)	2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN 7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE



*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS (MULCH AREAS)

COMMON AREA FENCING (TYPE 1):
30% OPACITY - DETAIL 01
SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS
*BASE BID ON TUBE STEEL PICKET FENCING
*ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING

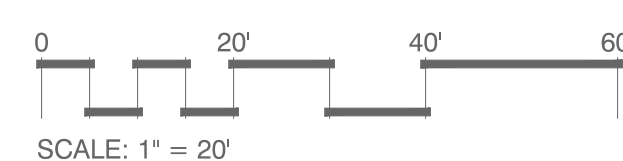
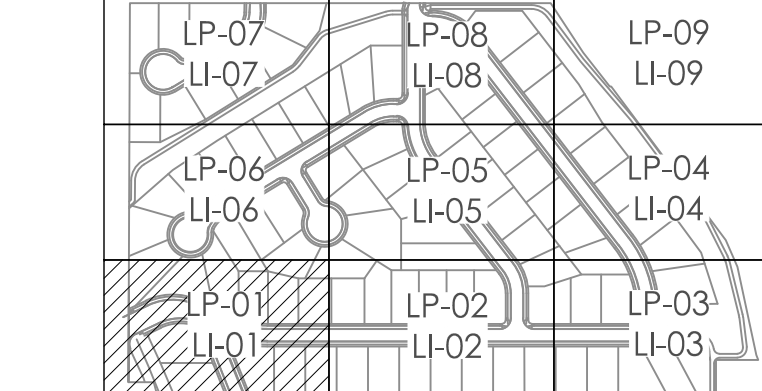
PRIVATE LOT FENCING (TYPE 2):
100% OPACITY - DETAIL 02
PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES
*BASE BID ON VINYL FENCING
*ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTEUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKIA OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

KEY MAP



LANDSCAPE ARCHITECT

URBAN STUDIO

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State of Utah

JEFF RICHARDSON

1166857-5301

7/21/2025

Landscape Architect

THE RESERVE ON THE LAKE

HOA COMMON AREA

SARATOGA SPRINGS, UT

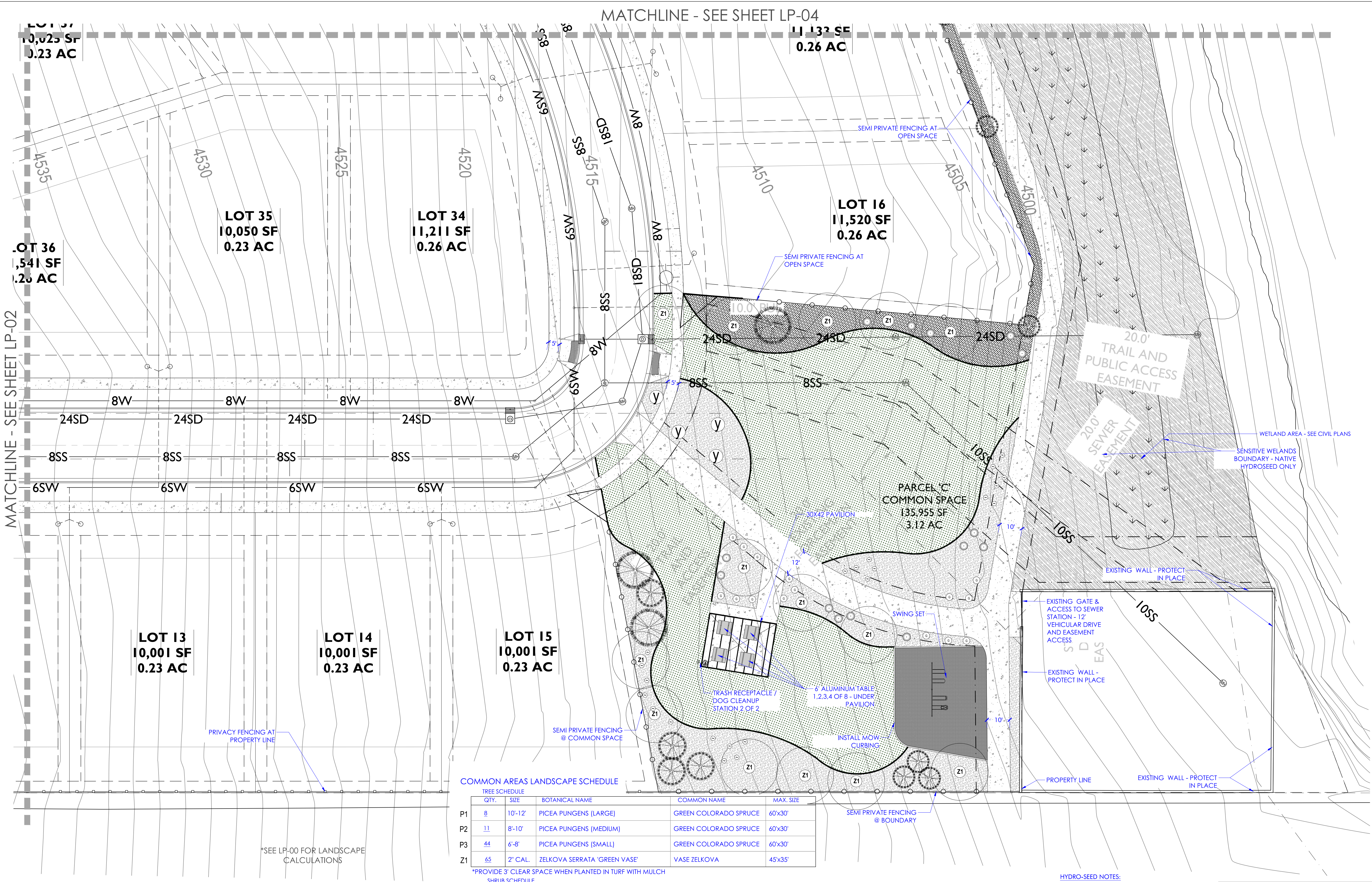
DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-01



- 40,460 SF LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD
- 17,490 SF 4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES
- 21,990 SF 4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE
- 108,160 SF HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
- 1,688 L.F. CONCRETE EDGING - 6" - REQUIRED AS SEPARATION FROM CHANGE OF LANDSCAPE MATERIAL

- COMMON AREA FENCING (TYPE 1): 30% OPACITY - DETAIL 01 SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS *BASE BID ON TUBE STEEL PICKET FENCING *ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING
- PRIVATE LOT FENCING (TYPE 2): 100% OPACITY - DETAIL 02 PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES *BASE BID ON VINYL FENCING *ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE					
	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE	60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE	60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE	60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA	45'x35'

*PROVIDE 3" CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34	🌳	5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN	7 S.F.x(34) = 238
35	🌳	1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS	2 S.F.x(35) = 70
44	🌳	5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUND COVER	10 S.F.x(44) = 440
60	🌳	1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42	🌳	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL	2 S.F.x(42) = 84
14	🌳	1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17	🌳	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS	3 S.F.x(17) = 51
31	🌳	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4	🌳	2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

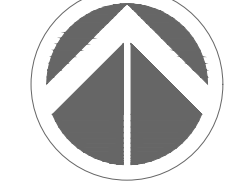
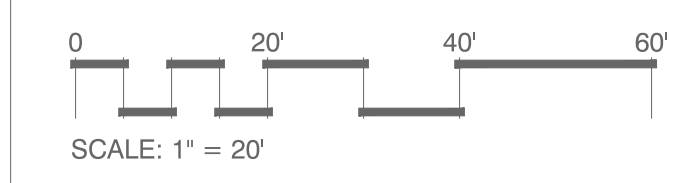
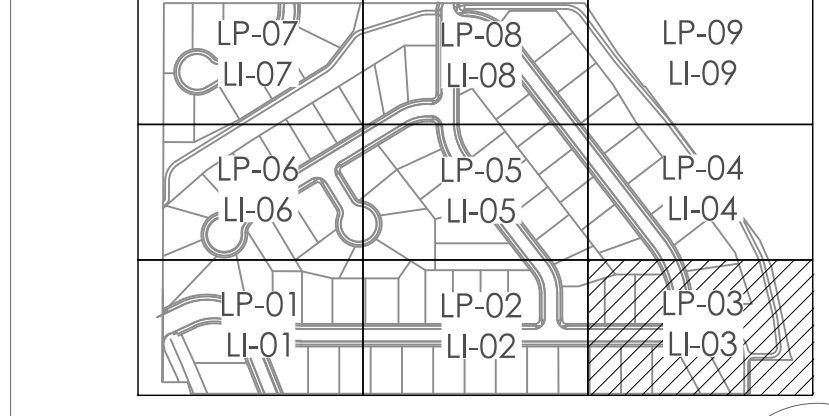
1,447 S.F. COVERAGE

HYDRO-SEED NOTES:

- SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS./ACRE
ACHILLEA MILLEFOLIUM	2
AGROSIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPOULARIUM	2
SPORTABOLUS AIROIDES	2

KEY MAP N.T.S.



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

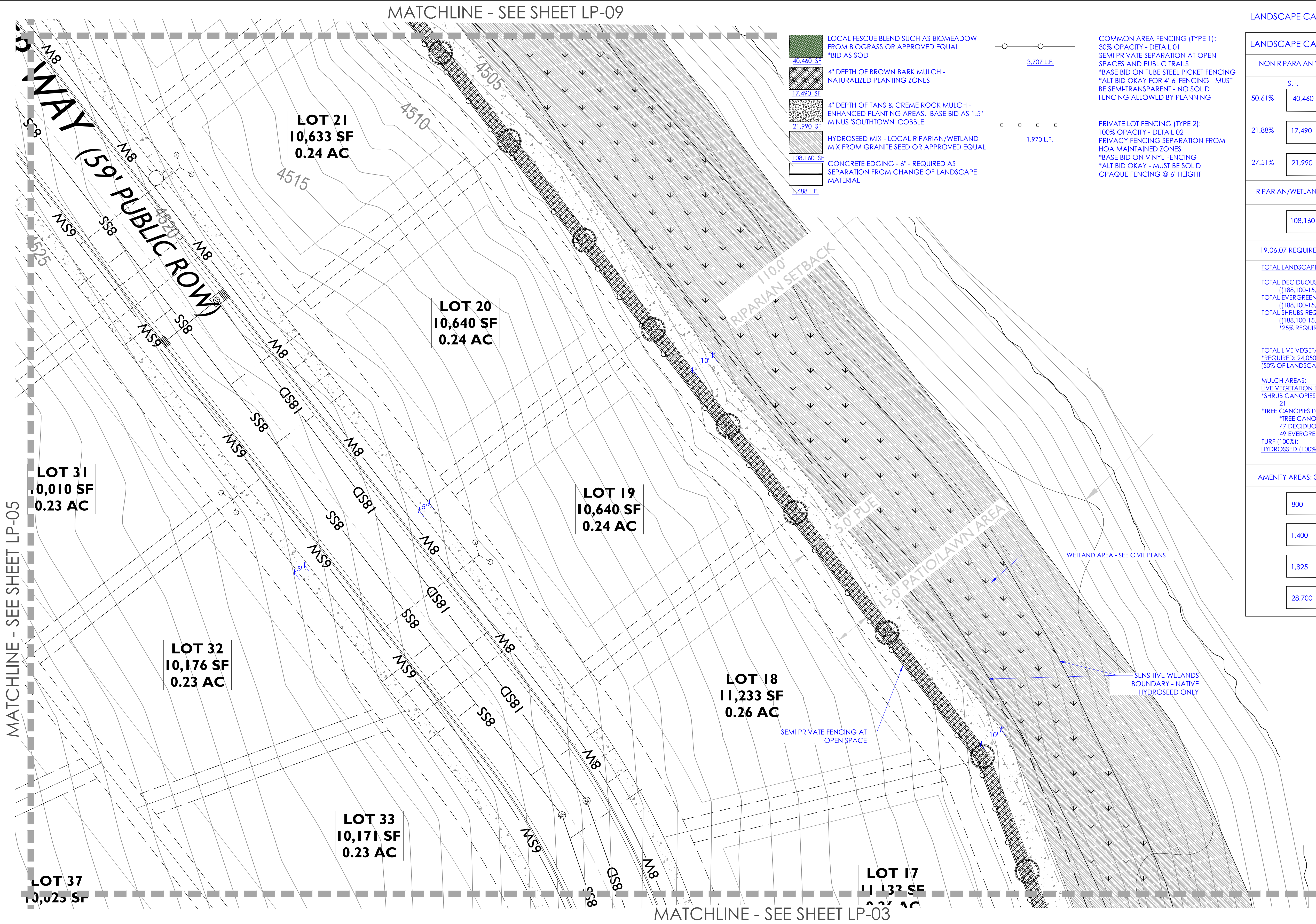
DATE: 07.21.2025 ISSUED FOR:

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LANDSCAPE ARCHITECT
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State of Utah
JEFF RICHARDSON
1166857-5301
7/21/2025
Landscape Architect



LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS - PRIVATE SITE COMMON AREAS

NON RIPARIAIN 'MANICURED' PLANTING AREAS: 79,940

S.F.			
50.61%	40,460	LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD	
21.88%	17,490	4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES	
27.51%	21,990	4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE	

RIPARIAN/WETLAND/SLOPE STABILIZATION RESTORATION

108,160	HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
---------	--

19.06.07 REQUIRED LANDSCAPINGS

TOTAL LANDSCAPE AREA:	188,100 S.F.
TOTAL DECIDUOUS TREES REQUIRED: ((188,100-15,000)/(3,000)) = 57.7+(7)	65 PROVIDED: 65
TOTAL EVERGREEN TREES REQUIRED: ((188,100-15,000)/(3,000)) = 57.7+(5)	63 PROVIDED: 63
TOTAL SHRUBS REQUIRED: ((188,100-15,000)/(3,000)) = 57.7+(25)	83 PROVIDED: 281
*25% REQUIRED AS 5 GALLON:	21 PROVIDED: 78

TOTAL LIVE VEGETATION PROVIDED: 188,100 S.F.
*REQUIRED: 94,050
(50% OF LANDSCAPE AREAS) / (40% IN MULCH AREAS)

MULCH AREAS:	39,480
LIVE VEGETATION PROVIDED:	37,297 94.47%
*SHRUB CANOPIES:	1,447 3.67%
21	
*TREE CANOPIES IN MULCH:	35,850 90.1%
*TREE CANOPIES EXCEED LANDSCAPE AREAS OVER HARDSCAPE	
47 DECIDUOUS @ 450 S.F.	21,150
49 EVERGREENS @ 300 S.F.	14,700
TURF (100%):	40,460 100%
HYDROSEED (100%):	108,160 100%

AMENITY AREAS: 32,725 - SEE OPEN SPACE WORKSHEET

800		AMENITY AREA - PAVILION AND SEATING
1,400		COMPACTED CRUSHER FINES
1,825		SOFT SURFACE - RUBBER PLAYGROUND MULCH AT SWING SET
28,700		LANDSCAPE TRAIL - SEE CIVIL PLANS

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3" CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

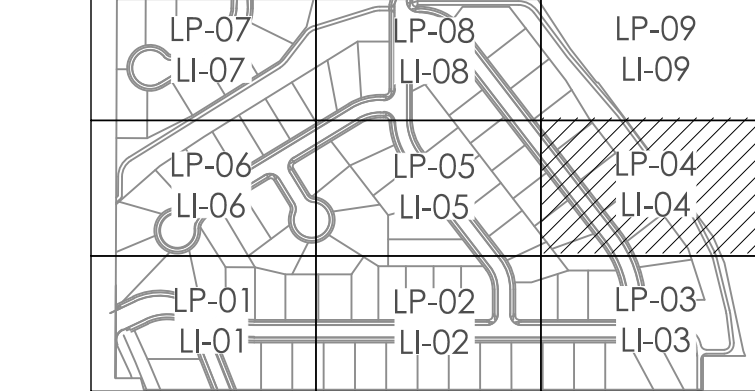
SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34		5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN	7 S.F.x(34) = 238
35		1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS	2 S.F.x(35) = 70
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60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

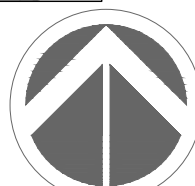
1,447 S.F. COVERAGE

KEY MAP
N.T.S.



0 20' 40' 60'

SCALE: 1" = 20'



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT



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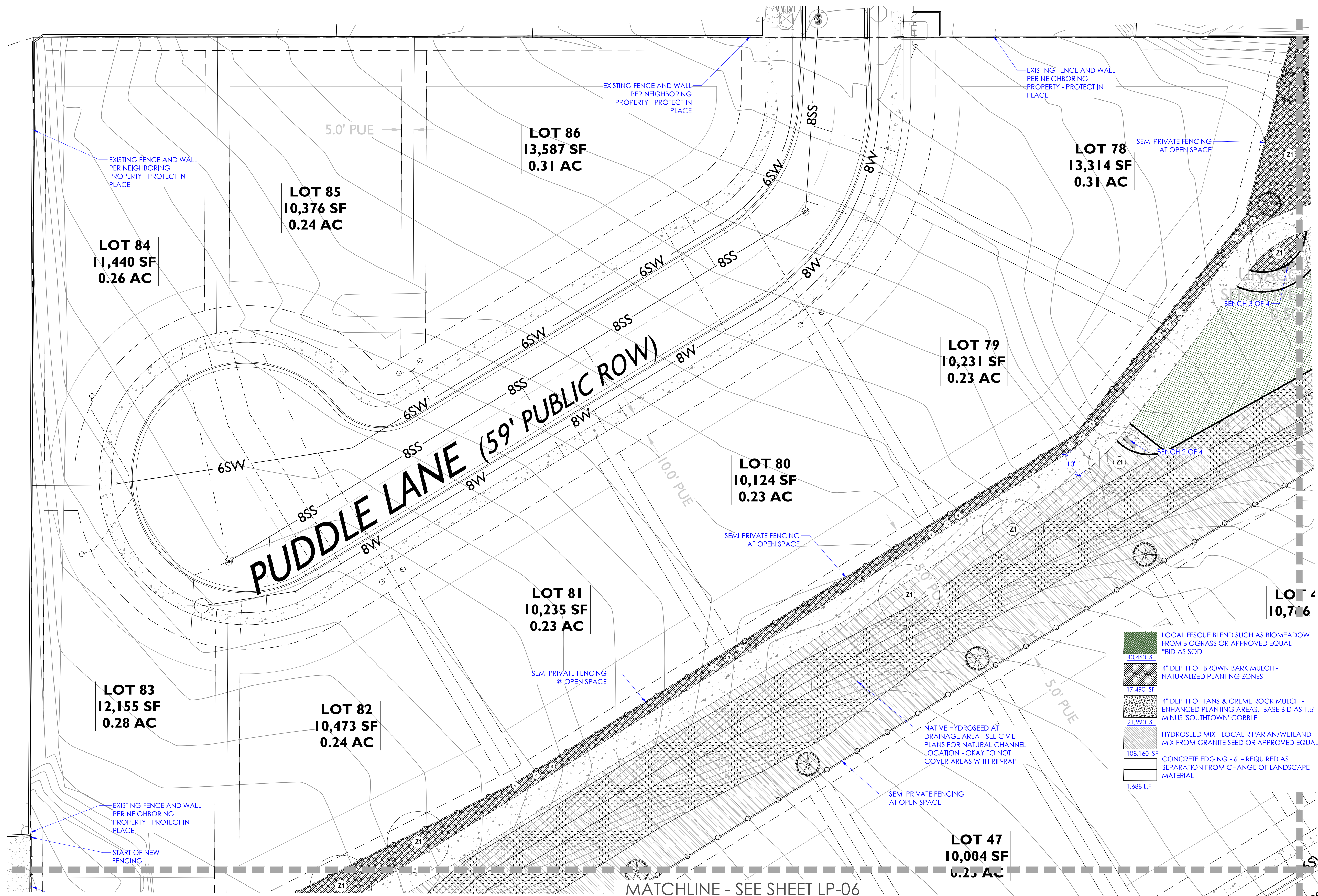
DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-04



MATCHLINE - SEE SHEET LP-08

MATCHLINE - SEE SHEET LP-06

- 40,460 SF LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD
- 17,490 SF 4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES
- 21,990 SF 4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS SOUTHTOWN COBBLE
- 108,160 SF HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
- 1,688 L.F. CONCRETE EDGING - 6" - REQUIRED AS SEPARATION FROM CHANGE OF LANDSCAPE MATERIAL

- COMMON AREA FENCING (TYPE 1): 30% OPACITY - DETAIL 01 SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS *BASE BID ON TUBE STEEL PICKET FENCING *ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING
- PRIVATE LOT FENCING (TYPE 2): 100% OPACITY - DETAIL 02 PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES *BASE BID ON VINYL FENCING *ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT

*SEE LP-00 FOR LANDSCAPE CALCULATIONS

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34	☉	5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN	7 S.F.x(34) = 238
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*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE

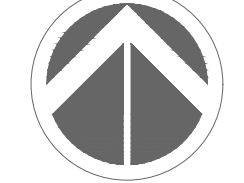
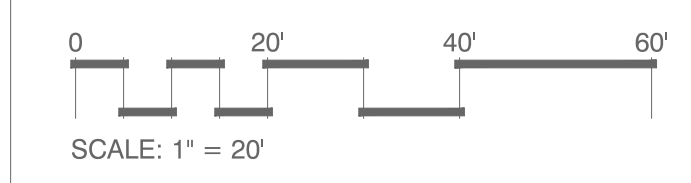
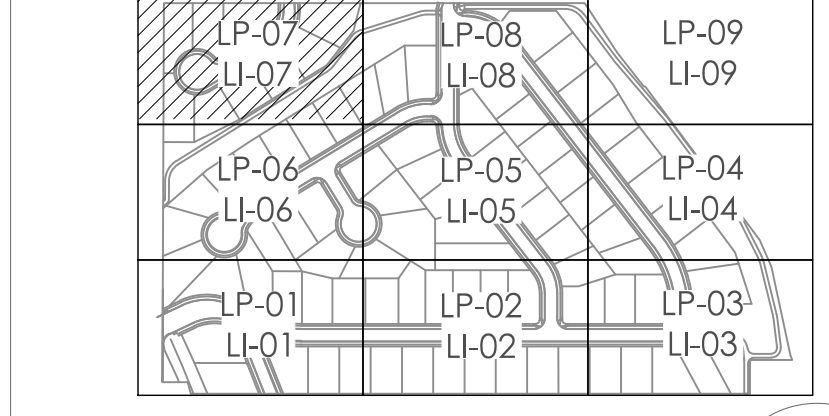
*PROVIDE A WEED BARRIER AND/OR PRE-EM ALL PLANTER BEDS (MULCH AREAS)

HYDRO-SEED NOTES:

- 1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTAEUS	3
PENSTEMON EATONII	3
RYA PALLI STOR	3

KEY MAP



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

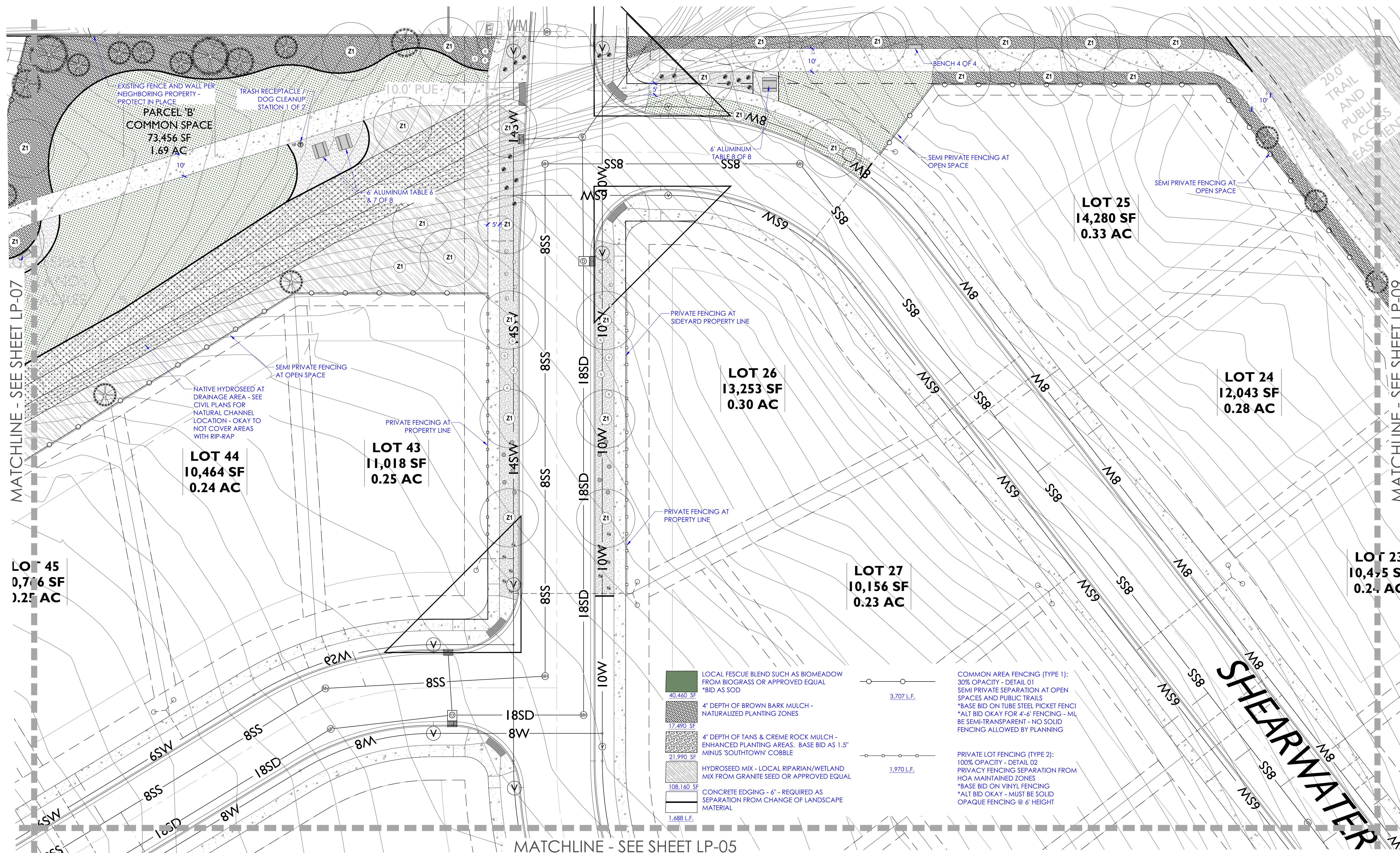
LP-07

THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

07.21.2025
RE-SUBMITTAL COMMENTS

PLANTING PLAN










LP-08



COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE					
	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE	60'X30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE	60'X30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE	60'X30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA	45'X35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE								
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34		5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5x3'	EVERGREEN	7 S.F.x(34) = 238
35		1 GAL.	BOULEOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5x1.5'	ORN. GRASS	2 S.F.x(35) = 70
44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2x3-5'	GROUNDCOVER	10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA MEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3x3'	EVERGREEN	7 S.F.x(4) = 28

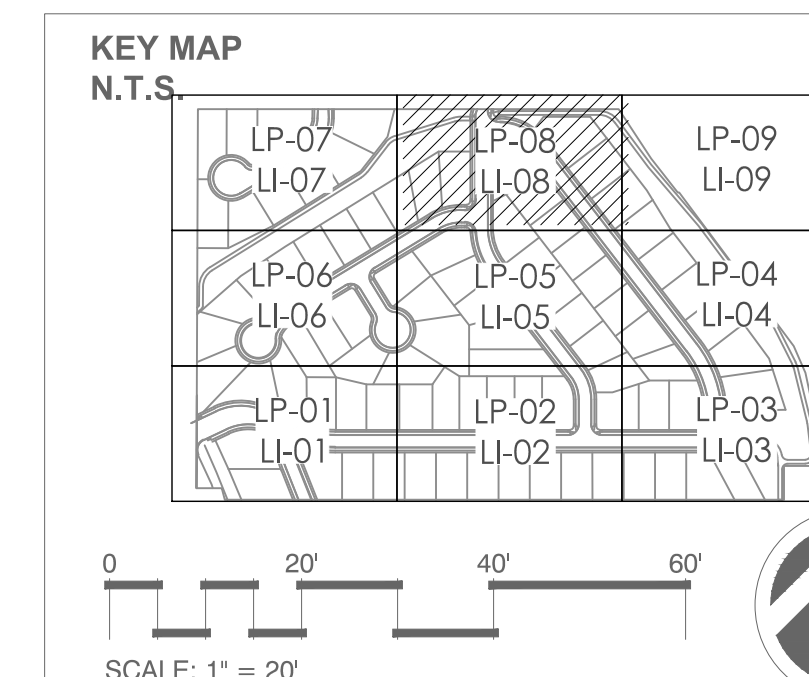
281 *PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAG

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES

SPECIES	PLS/ACR
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	2
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	3
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON AETNAII	3
POA PALUSTRIS	3
RUBES AUREUM	2
RUBRICOLA OCCIDENTALIS	2
JUNIPERUS SCOPOLARIUM	2
SPORTABOLUS AIROIDES	2



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-09

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS - PRIVATE SITE COMMON AREAS

NON RIPARIAIAN 'MANICURED' PLANTING AREAS: 79,940

50.61%	40,460	LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD
21.88%	17,490	4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES
27.51%	21,990	4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE

RIPARIAN/WETLAND/SLOPE STABILIZATION RESTORATION

108,160	HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
---------	--

19.06.07 REQUIRED LANDSCAPINGS

TOTAL LANDSCAPE AREA:	188,100 S.F.
TOTAL DECIDUOUS TREES REQUIRED: ((188,100-15,000)/3,000) = 57.7+(7)	65 PROVIDED: 65
TOTAL EVERGREEN TREES REQUIRED: ((188,100-15,000)/3,000) = 57.7+(5)	63 PROVIDED: 63
TOTAL SHRUBS REQUIRED: ((188,100-15,000)/3,000) = 57.7+(25) *25% REQUIRED AS 5 GALLON:	83 PROVIDED: 281 21 PROVIDED: 78
TOTAL LIVE VEGETATION PROVIDED: *REQUIRED: 94,050 (50% OF LANDSCAPE AREAS) / (40% IN MULCH AREAS)	188,100 S.F.
MULCH AREAS:	39,480
LIVE VEGETATION PROVIDED:	37,297 94.47%
*SHRUB CANOPIES:	1,447 3.67%
21	
*TREE CANOPIES IN MULCH:	35,850 90.1%
*TREE CANOPIES EXCEED LANDSCAPE AREAS OVER HARDSCAPE	
47 DECIDUOUS @ 450 S.F.	21,150
49 EVERGREENS @ 300 S.F.	14,700
TURF (100%):	40,460 100%
HYDROSEED (100%):	108,160 100%

AMENITY AREAS: 32,725 - SEE OPEN SPACE WORKSHEET

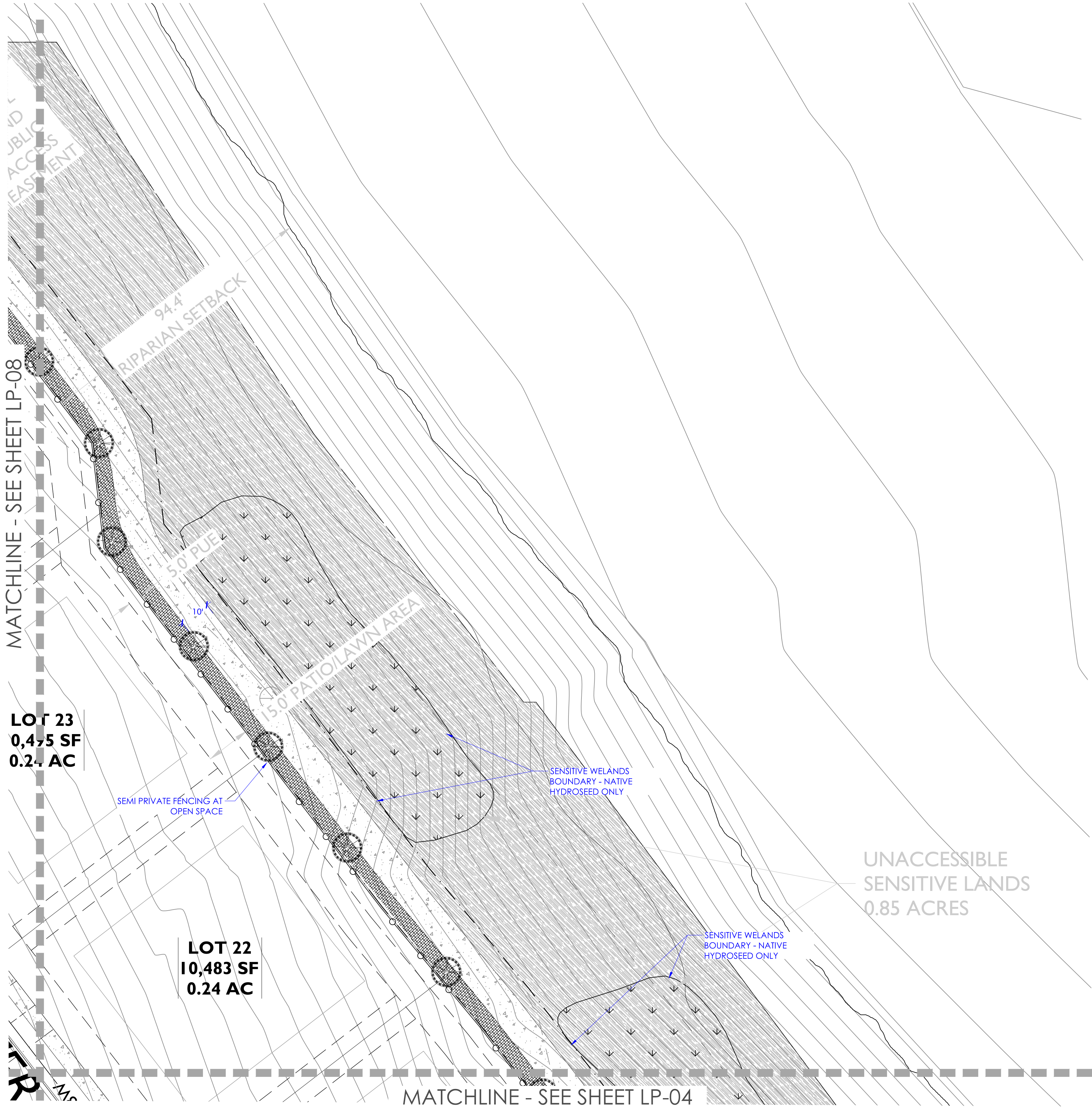
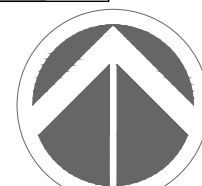
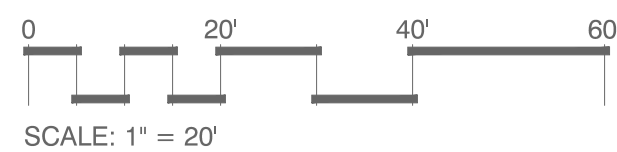
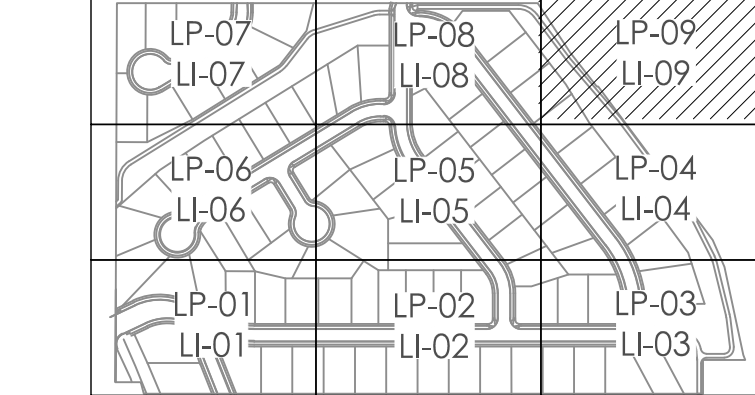
800	AMENITY AREA - PAVILION AND SEATING
1,400	COMPACTED CRUSHER FINES
1,825	SOFT SURFACE - RUBBER PLAYGROUND MULCH AT SWING SET
28,700	LANDSCAPE TRAIL - SEE CIVIL PLANS

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
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AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKIA OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

KEY MAP
N.T.S.



COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

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1,447 S.F. COVERAGE

THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

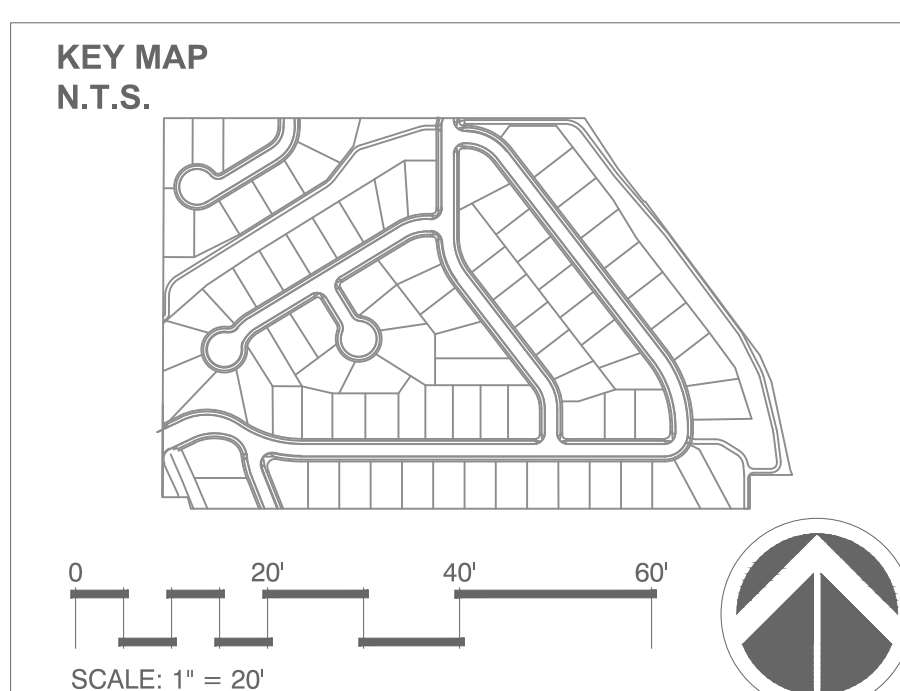
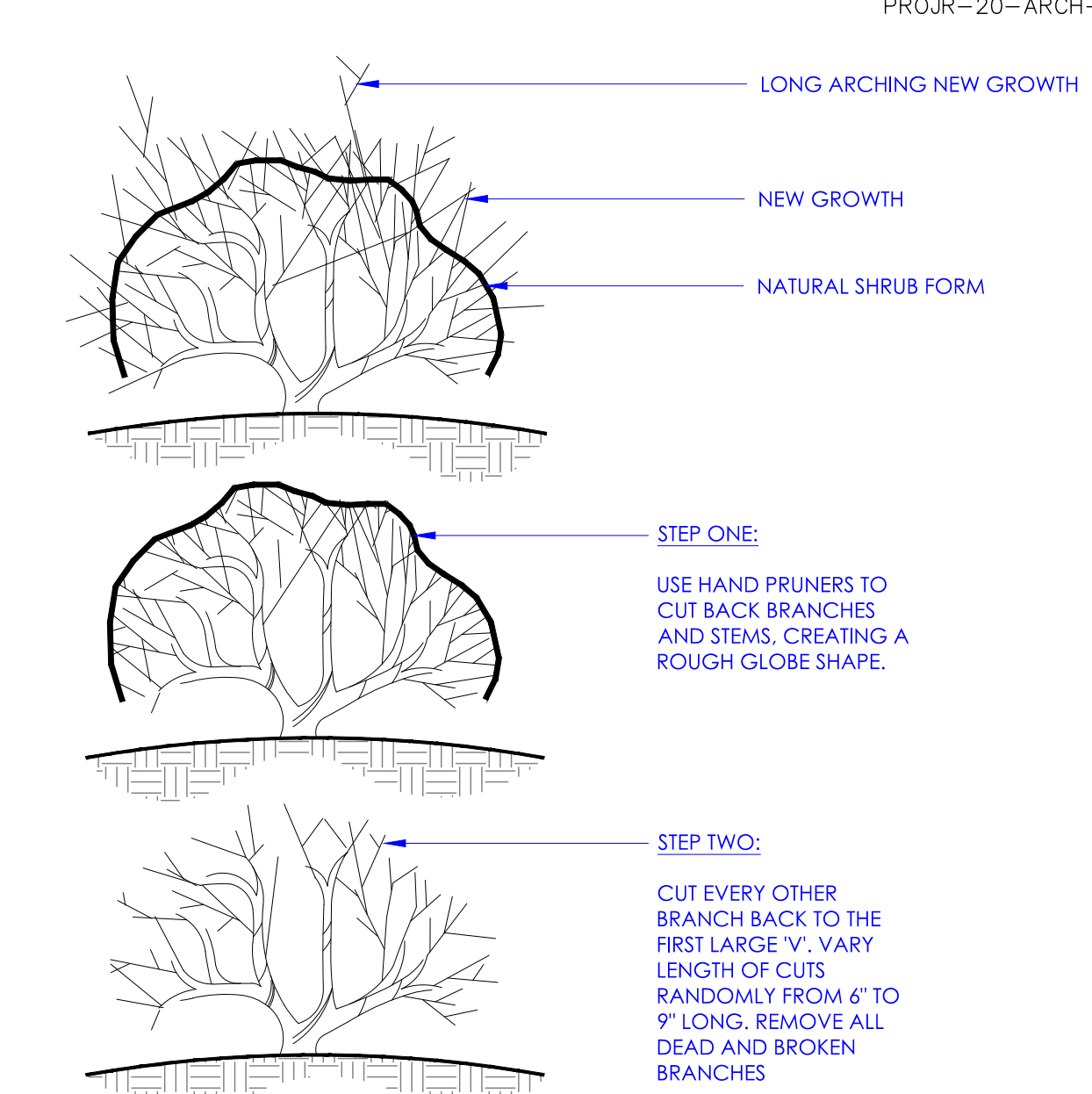
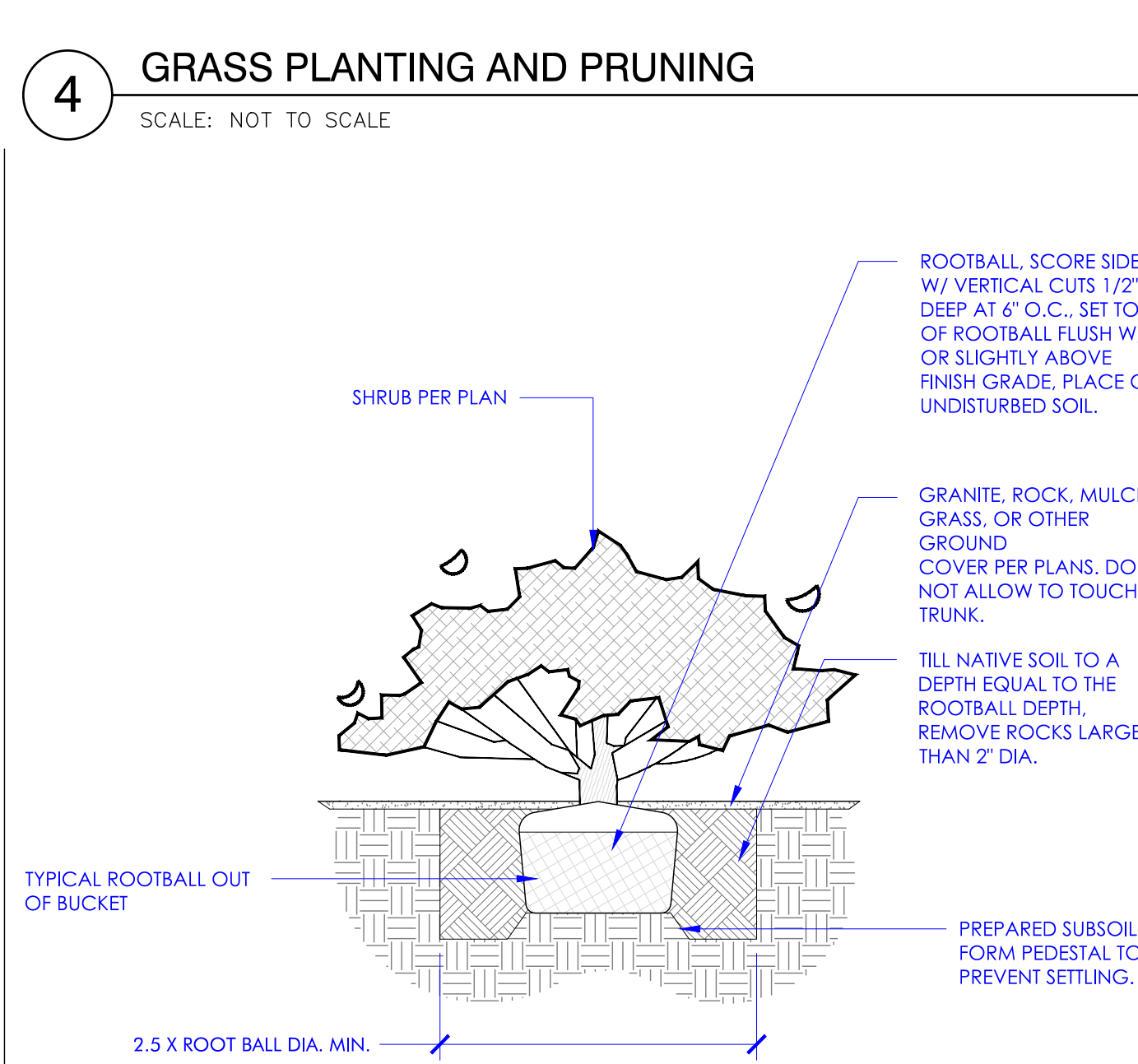
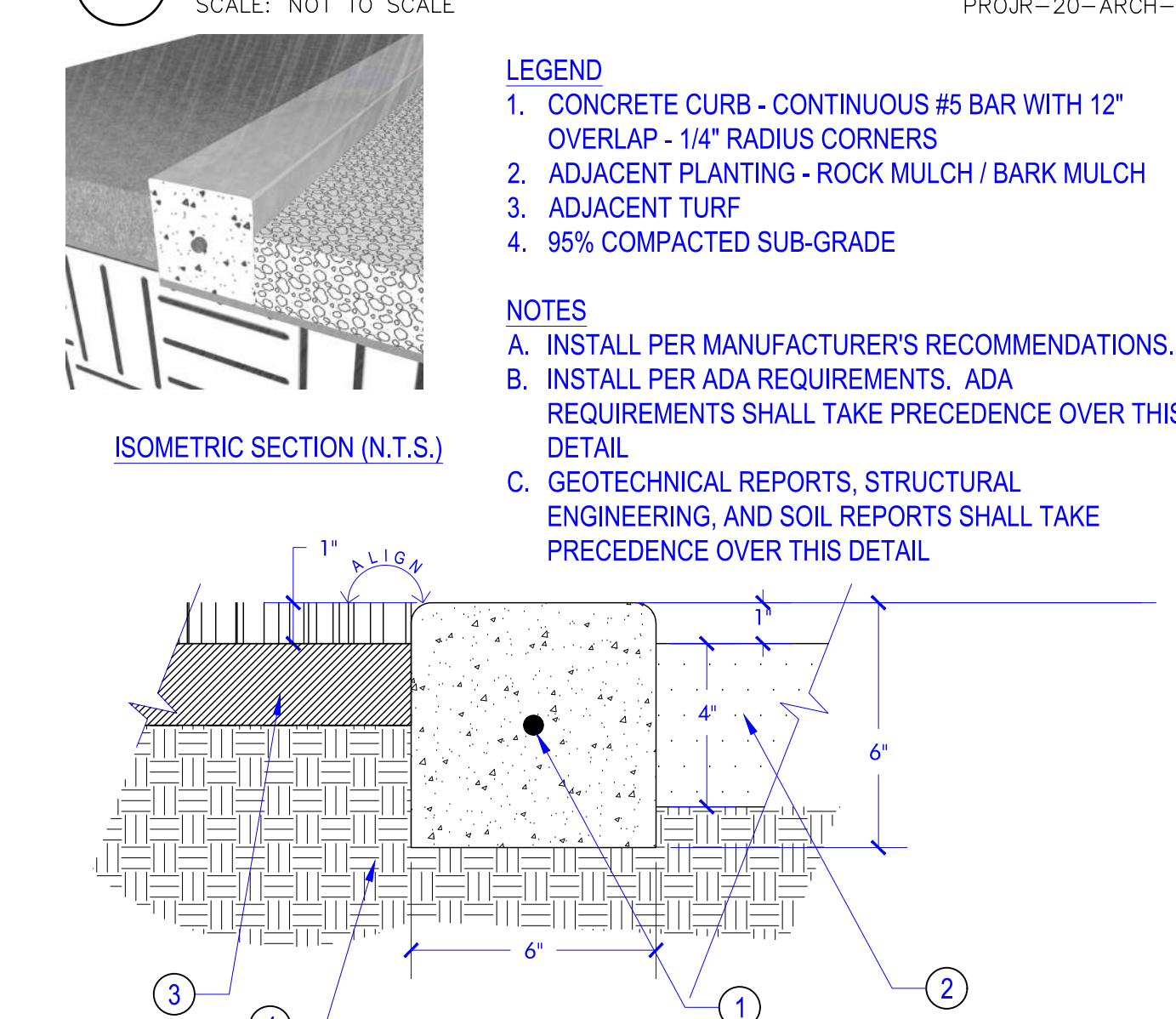
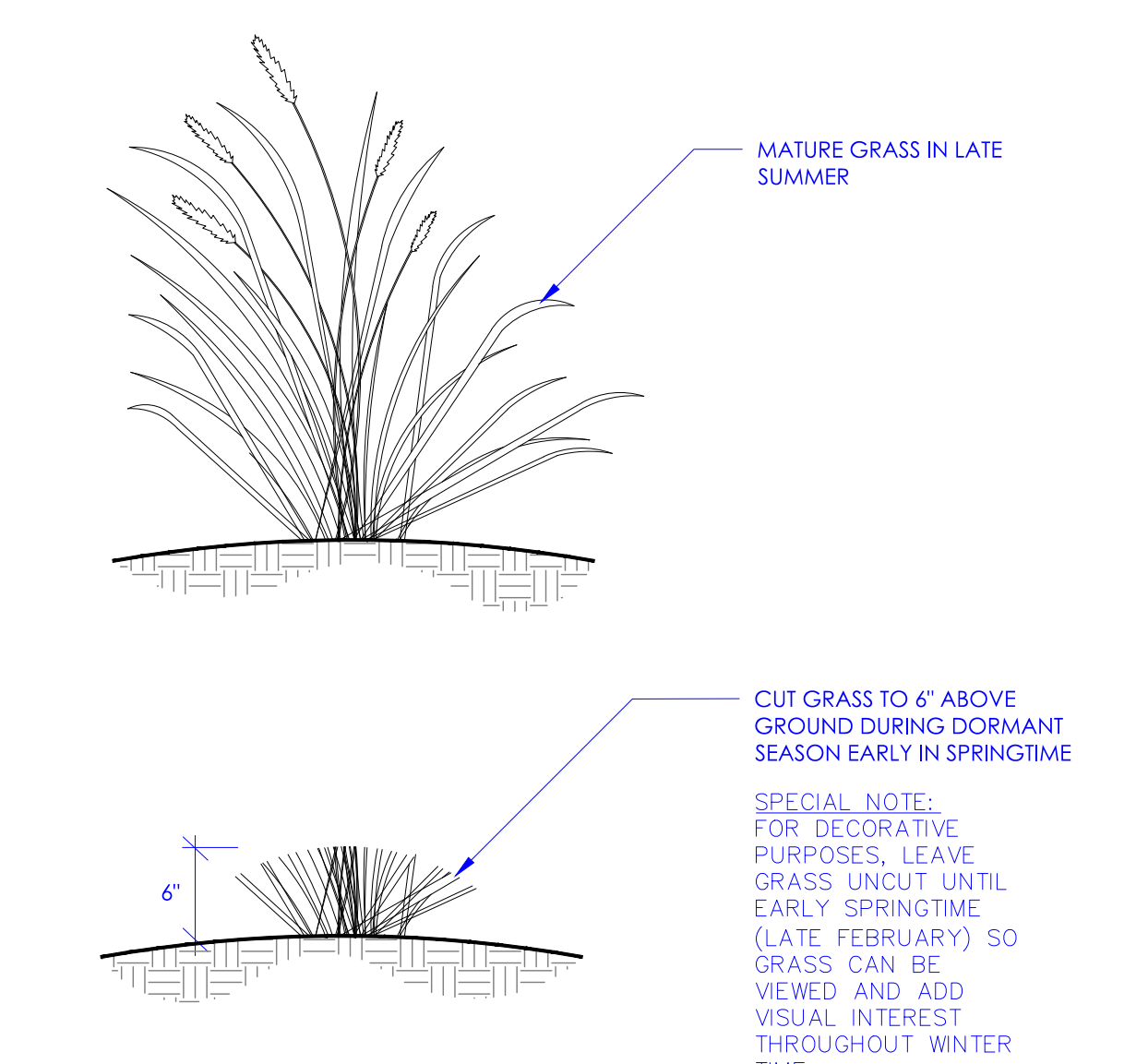
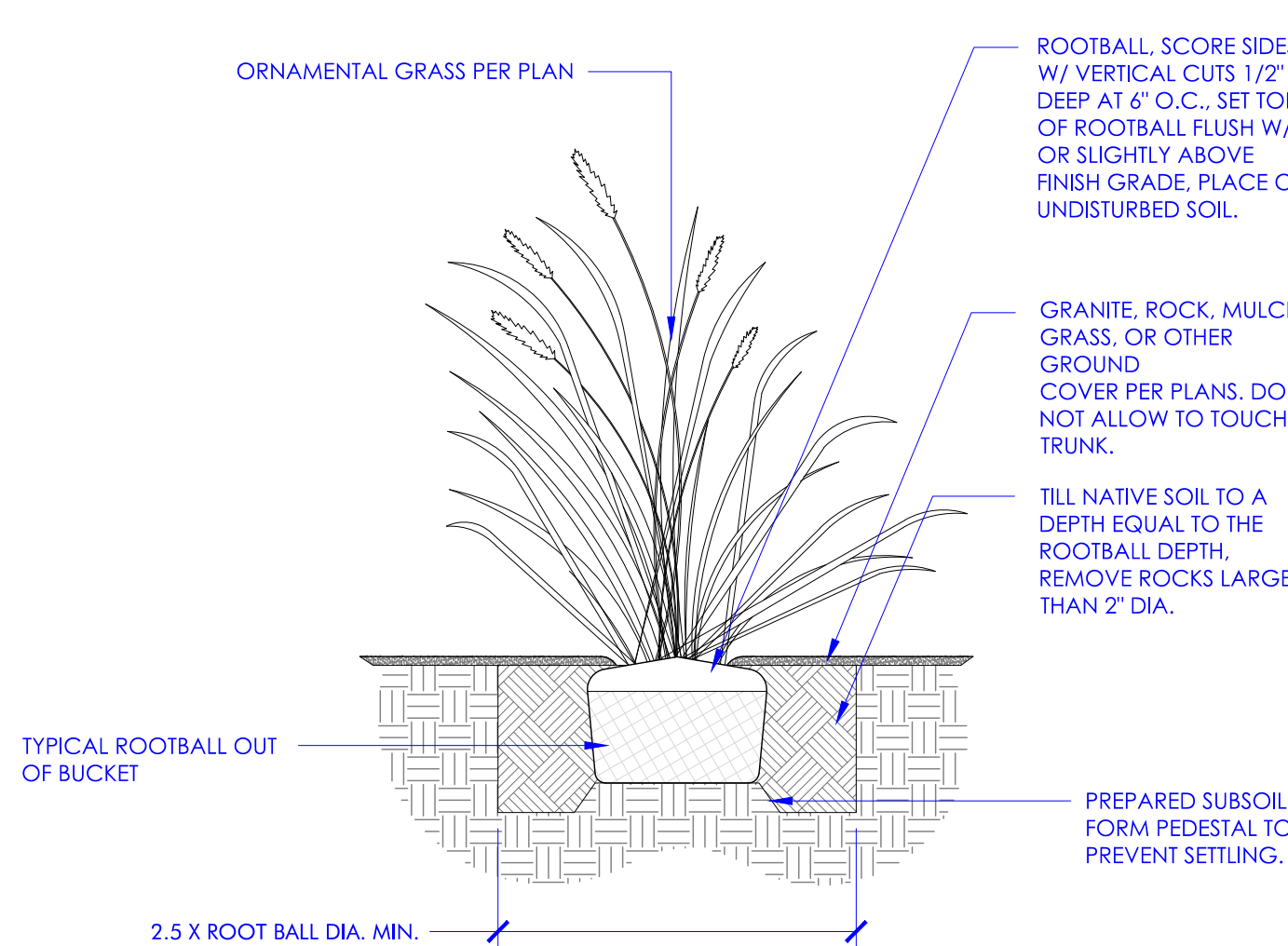
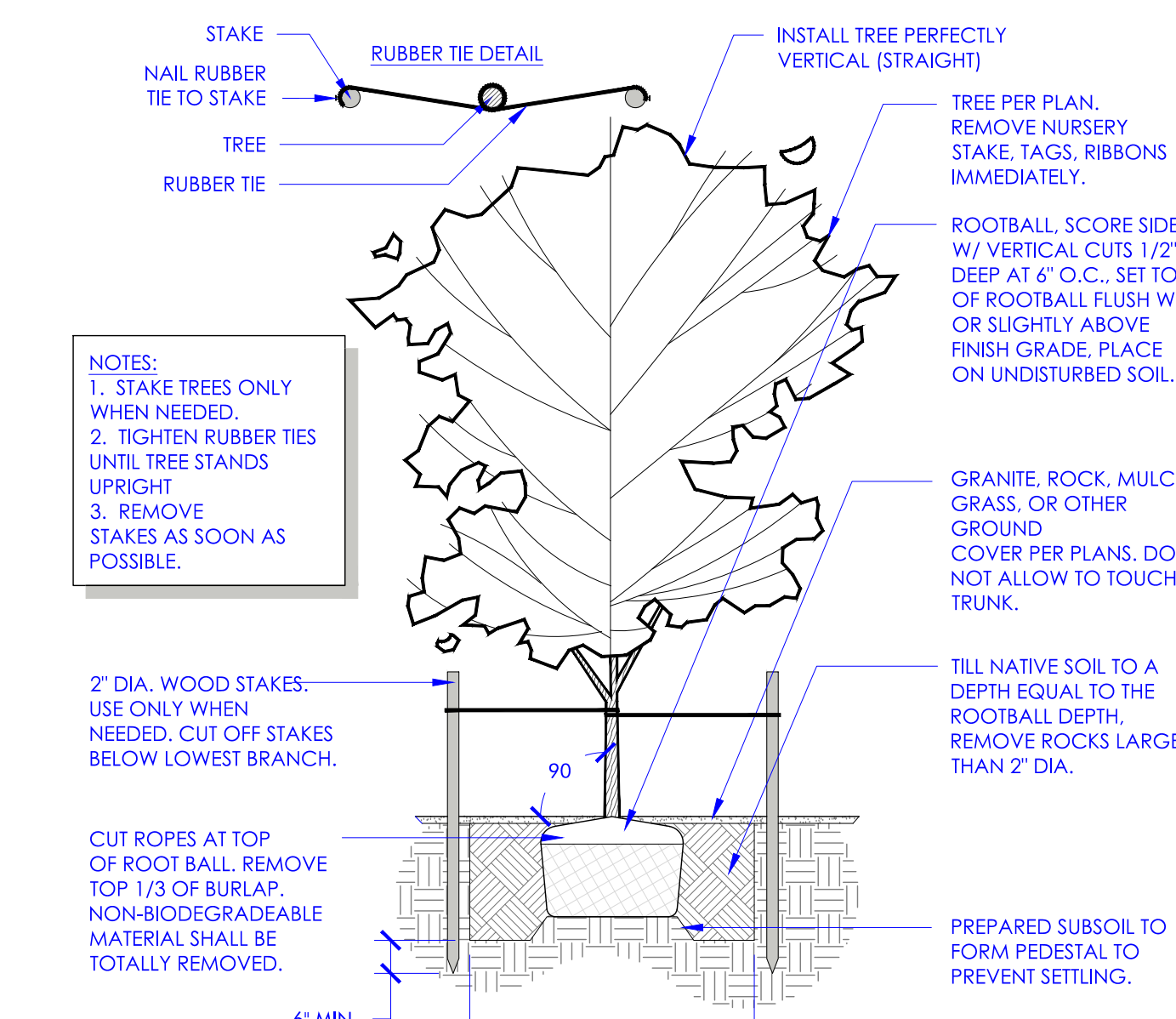
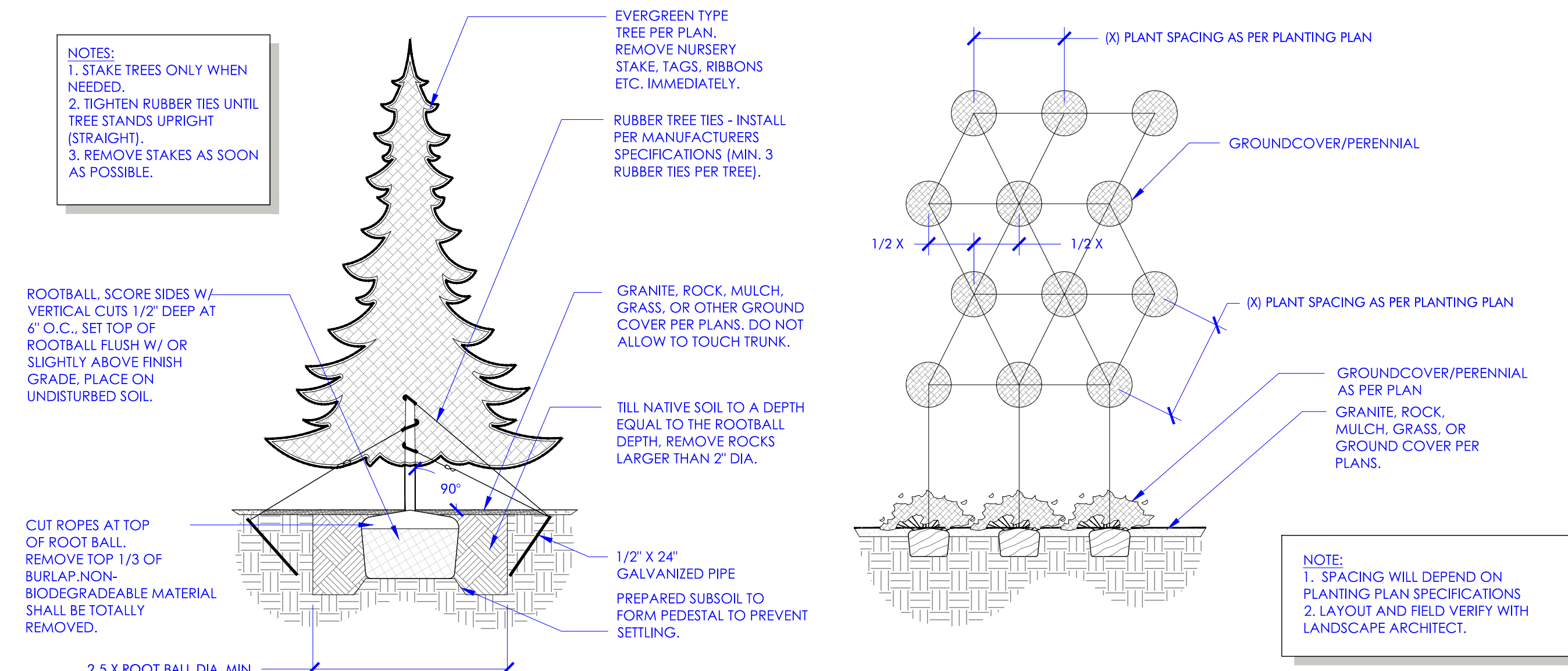
DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING DETAILS

LP-10





MINUTES – Planning Commission

Thursday, January 15, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

OATH OF OFFICE

- 5 1. **Oath of Office** - for New Planning Commissioners NH Rather and Chris Roman; and Reappointment of Planning Commissioner Rachel Sprosty Burns.

CALL TO ORDER – 6:09 p.m. by Chair Rachel Sprosty Burns.

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

Present:

15 Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Kendal Black, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
20 Others: Kyle Swiggum, Travis Olsen, Josh Moffat.

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

BUSINESS ITEMS

- 25 1. **Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meaghan Farrell as applicant.**

30 Planner II Kendal Black presented the item. This is a request for approval of a site plan amendment within the Wal-Mart parking lot, located in the Saratoga Wal-Mart Subdivision. They would like to modify some parking stalls and add the equipment for an Electric Vehicle (EV) charging station. This modification would result in only removing 6 parking stalls. They are required to have 736 parking stalls and will still have 842 stalls (excluding pickup stalls). The only other changes would be adding an enclosure to secure the electrical equipment needed to run the chargers (which is not accessible to the public), and modifying the landscaping to fit within the new parking islands and around the enclosure.

35 Commissioner Sprosty Burns received clarification regarding the location of the 6-foot fence that would be installed.

40 Applicant Kyle Swiggum of Denver, CO was in attendance to answer questions and clarified that two of the charging stations would be accessible and ADA compliant and would have a pathway from the accessible chargers to the storefront.

45 Commissioner Hill thanked the applicant and planner for a clean application, and wanted to know how customers would pay for EV charging.

Mr. Swiggum responded that payments would be made through the Walmart app.

50 Commissioner Sprosty Burns wondered if the fence would affect visibility, and how any trash pile-ups in the area would be handled.

Mr. Swiggum said the store manager would ensure trash was taken care of, and explained the placement of the stations was to avoid blocking any sight triangles.

Motion made by Commissioner Mann that the Planning Commission recommend approval of the requested Wal-Mart EV Charging Station Site Plan Amendment, located at 136 West Crossroads Boulevard, with the findings and conditions in the Staff Report. Seconded by Commissioner Hill. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

2. 2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant.

Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building for The Hub at Saratoga Phase 1 development. Uses include one commercial building with five tenant spaces. There are multiple parking standards used to calculate the parking. One tenant space was calculated at 5 stalls per 1,000 square feet for a drive-thru restaurant and the rest of the tenant spaces were calculated at 4 stalls per 1,000 square feet for retail. There are 50 total required parking stalls for the 11,853-square feet of tenant spaces. There are 44 stalls provided prior to the shared parking agreement that is being proposed for 7 additional stalls. The property is 57,355 square feet (1.32 acres) in size. The proposed building is 24' tall.

Planner II Kendal Black explained the conditions to Commissioners, and gave more detail regarding Options A and B listed under condition 7 in the Staff Report.

Travis Olsen of Holladay, UT was in attendance to answer questions. He said the site plan presented was the culmination of 4-5 months of work. He explained a few of the concerns regarding the north access, and noted they wanted to be in compliance with the parking requirement.

Commissioner Hill received clarification that no specific restaurant had been selected for the restaurant site. He thought the biggest issue was parking, and felt option B looked like the best choice.

Commissioner Sprosty Burns received clarification about the area to the north of the site, and that the stacking in the drive aisles had been planned such that the cars would not end up in the parking lot.

Commissioner Rather received clarification that Stagecoach Drive was planned to be extended to the north approximately 200 feet; and the goal was to have it parallel Redwood Road, and connect on the north to Hardman Way in Lehi. He also wondered if Option B would provide more parking.

Planner II Kendal Black advised that even if the shared parking was not approved there would be enough to meet the parking requirement.

Commissioner Miles felt option B was best, and would provide additional parking and access that he thought would be beneficial.

Commissioner Sprosty Burns asked about the grade on Stagecoach Drive.

Mr. Olsen noted the grade met City Code and was about 6% leading into Empire Flooring in the main body of the parking lot, and the drive approach onto Stagecoach Drive would be about 4-5% grade.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive, with the Findings and Conditions in the Staff Report with Condition 4 – Approved, Condition 5 – Connection Not Required, Condition 6 - Selecting Option B. Seconded by Commissioner Hill. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

3. **Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant.**

Senior Planner David Jellen presented the item. The applicant is requesting approval of a site plan for a commercial building on Saratoga Town Center Lot 304, located northwest of the intersection of Crossroads Boulevard and Commerce Drive. The project area is approximately 1.98 acres and will contain a single 25,482 square-foot building that is intended for indoor recreation uses, along with the associated parking and landscaping for the building, as shown on the site plan (Exhibit 4). The building will be accessible from Redwood Road and Crossroads Boulevard through private streets within the overall subdivision.

Senior Planner David Jellen addressed the "Shall Comply" items in the Staff Report.

Applicant Josh Moffat of JDH Development was in attendance to answer questions, and informed Commissioners that they were still working with Engineers to figure out some of the traffic plans.

Commissioner Hill asked what the intended uses for the space might be.

Mr. Moffat responded that they had looked at bounce house type of businesses originally, but now thought it might be used for a dance studio or fitness type of business.

Commissioner Hill felt that with uses of a recreational nature that parking was critical, and he was glad that Staff and the applicant had worked to plan for the parking.

Commissioner Sprosty Burns received clarification regarding the lot lines, the history of the lot platting, and that it had been developed in phases. She also asked if there was a Master Plan.

Senior Planner David Jellen explained they were seeking to address concerns at this time, and that the applicant had provided a conceptual overall site plan.

Commissioner Rather wondered about the landscaping that would be provided in phases, and wondered what percentage it was at currently. He asked if the development was one owner.

Senior Planner David Jellen advised that he would need to look at the exact percentage, but it had been tracked as the phases were developed. He advised that the development had just one owner.

Commissioner Sprosty Burns received clarification regarding the drive aisles and what was located in the surrounding areas.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

4. **Approval of Minutes: December 11, 2025.**

Motion made by Commissioner Willden to approve the minutes of December 11, 2025. Seconded by Commissioner Miles.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners that APA Utah would be holding their Spring Conference in Bryce Canyon at the Ruby Inn April 8th -10th. He also mentioned that Planning Director Sarah Carroll had sent a survey out from APA Utah and asked Commissioners to participate.

Commissioner Sprosty Burns welcomed the new Planning Commissioners.

Planning Director Sarah Carroll advised she would send out an email regarding the APA conference with travel details. She explained that the City would cover the cost of the conference registration, but travel and lodging costs would be up to the attendee.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next meeting would be January 29th and there would be an hour of training after the meeting.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:53 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder