



INTERMOUNTAIN HEALTHCARE VILLAGE PLAN
SARATOGA SPRINGS, UTAH

2021-09-16

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1. DESCRIPTION

VILLAGE PLAN BOUNDRY DESCRIPTION

A part of the Southwest Quarter of Section 14, and the Southeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah: Beginning a point on the Northerly right-of-way line of Pioneer Crossing as described in Deed Entry No. 28749:2014 in the Official Records of the Utah County Recorder, said point being located 1309.52 feet North 0°20'51" East along the Section Line, 129.47 feet West, and 38.50 feet North 30°43'02" West from the Southeast Corner of said Section 15; and running thence along said Right-of-Way Line the following twelve (12) courses: North 30°43'02" West 22.00 feet; North 75°43'02" West 77.78 feet; North 30°43'02" West 689.22 feet; Northwesterly along the arc of a 3375.00 foot radius curve to the left a distance of 169.64 feet; (Central Angle equals 2°52'47" and Long Chord bears North 32°09'26" West 169.62 feet); North 36°44'25" East 70.96 feet; North 53°15'35" West 36.00 feet; South 36°44'25" West 58.33 feet; Northwesterly along the arc of a 3375.00 foot radius non-tangent curve to the left a distance of 41.10 feet (Center bears South 55°45'20" West, Central Angle equals 0°41'52" and Long Chord bears North 34°35'36" West 41.10 feet); North 54°36'28" East 43.95 feet; North 35°23'32" West 53.00 feet; South 54°36'28" West 43.95 feet; and Northwesterly along the arc of a 3375.00 foot radius non-tangent curve to the left a distance of 559.89 feet (Center bears South 54°09'28" West, Central Angle equals 9°30'18" and Long Chord bears North 40°35'41" West 559.24 feet) to the Quarter Section Line; thence North 89°57'37" East 1125.45 feet along the Quarter Section Line to the West Quarter Corner of said Section 14; thence North 89°48'52" East 968.91 feet along the Quarter Section Line; thence Southeasterly along the arc of a 788.50 foot radius non-tangent curve to the left a distance of 411.26 feet (Center bears North 89°11'01" East, Central Angle equals 29°53'03" and Long Chord bears South 15°45'31" East 406.62 feet); thence South 30°42'02" East 174.31 feet; thence Southeasterly, Southerly and Southwesterly along the arc of a 20.50 foot radius curve to the right a distance of 35.78 feet (Central Angle equals 100°00'00" and Long Chord bears South 19°17'58" West 31.41 feet); thence South 69°17'58" West 108.73 feet; thence Southwesterly along the arc of a 1038.50 foot radius curve to the left a distance of 181.25 feet (Central Angle equals 10°00'00" and Long Chord bears South 64°17'58" West 181.02 feet); thence South 59°17'58" West 1221.60 feet to the point of beginning.

Contains: 40.44 Acres

Note: Area is net of Road.

VICINITY MAP



2. LAND USE

The Saratoga Springs City Center District Area Plan grants the right to develop in accordance with section 19.26.13 of the City Code.

This Village Plan will incorporate the Business Park Place Type as a guide during build out. Business Park as defined in Chapter 19.04 of the City Code provides for development in a campus type setting.

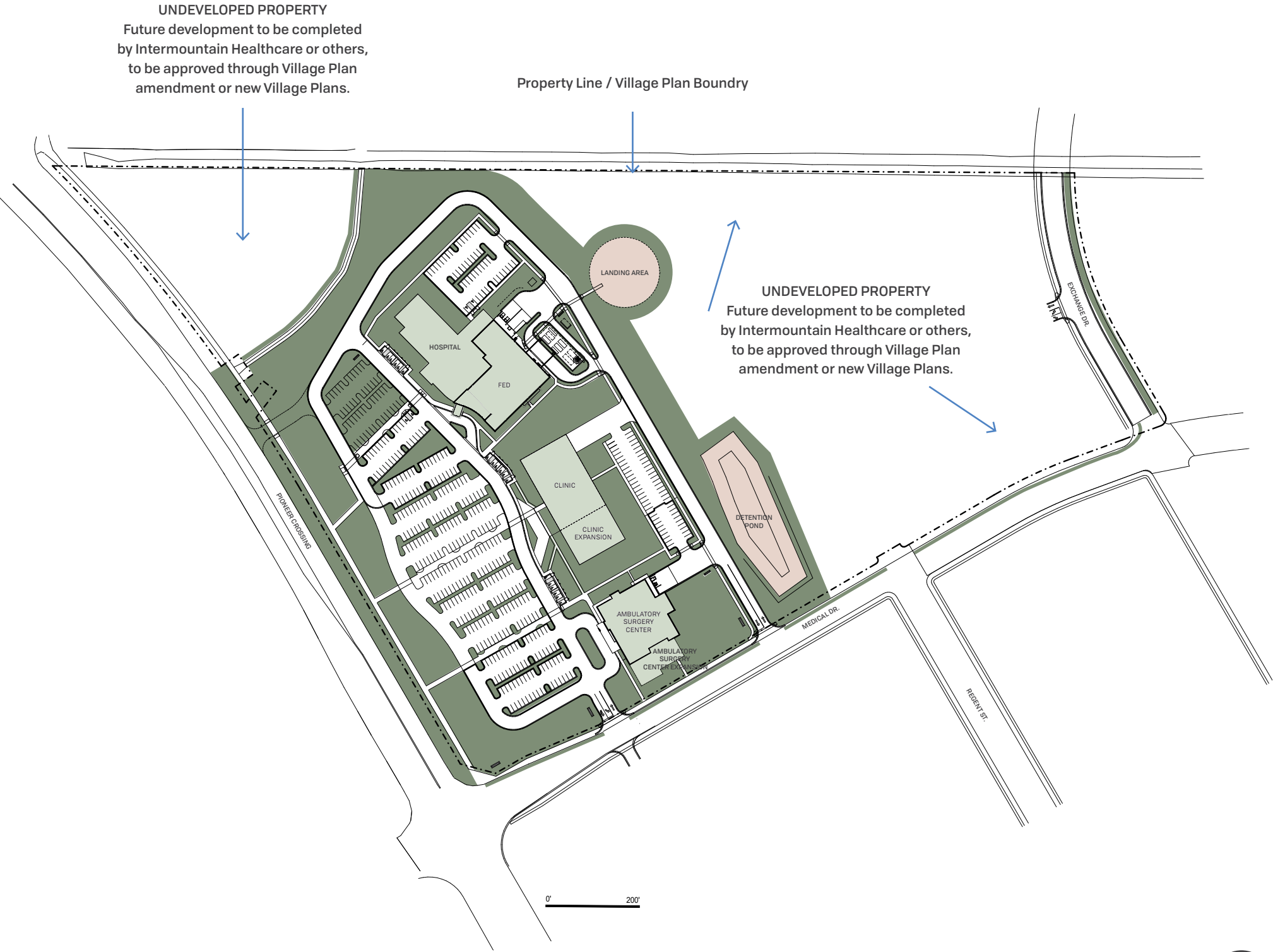
Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community’s street network for walkability. Business parks uses must be sensitive to and compatible with the surrounding uses. (Saratoga Springs City Center District Area Plan).

The medical buildings proposed in this Village Plan will be a pleasing addition to the Business Park. Buildings are appropriately distanced from the boundaries of the Village Plan Area, and will have landscaping as described in Section 9.

BUSINESS PARK	
Range of Average Dwelling Units/ Acre	0 du/ac
Range of Average FAR	0.39-0.93
Range of Open Space	15-17%

Area of Development in Phase 1 and Phase 2: 21 Acres +/-
Projected Open Space at Phase 2 Buildout: 40% +/-

** NOTE:
Building, parking and walkway layouts are conceptual.*



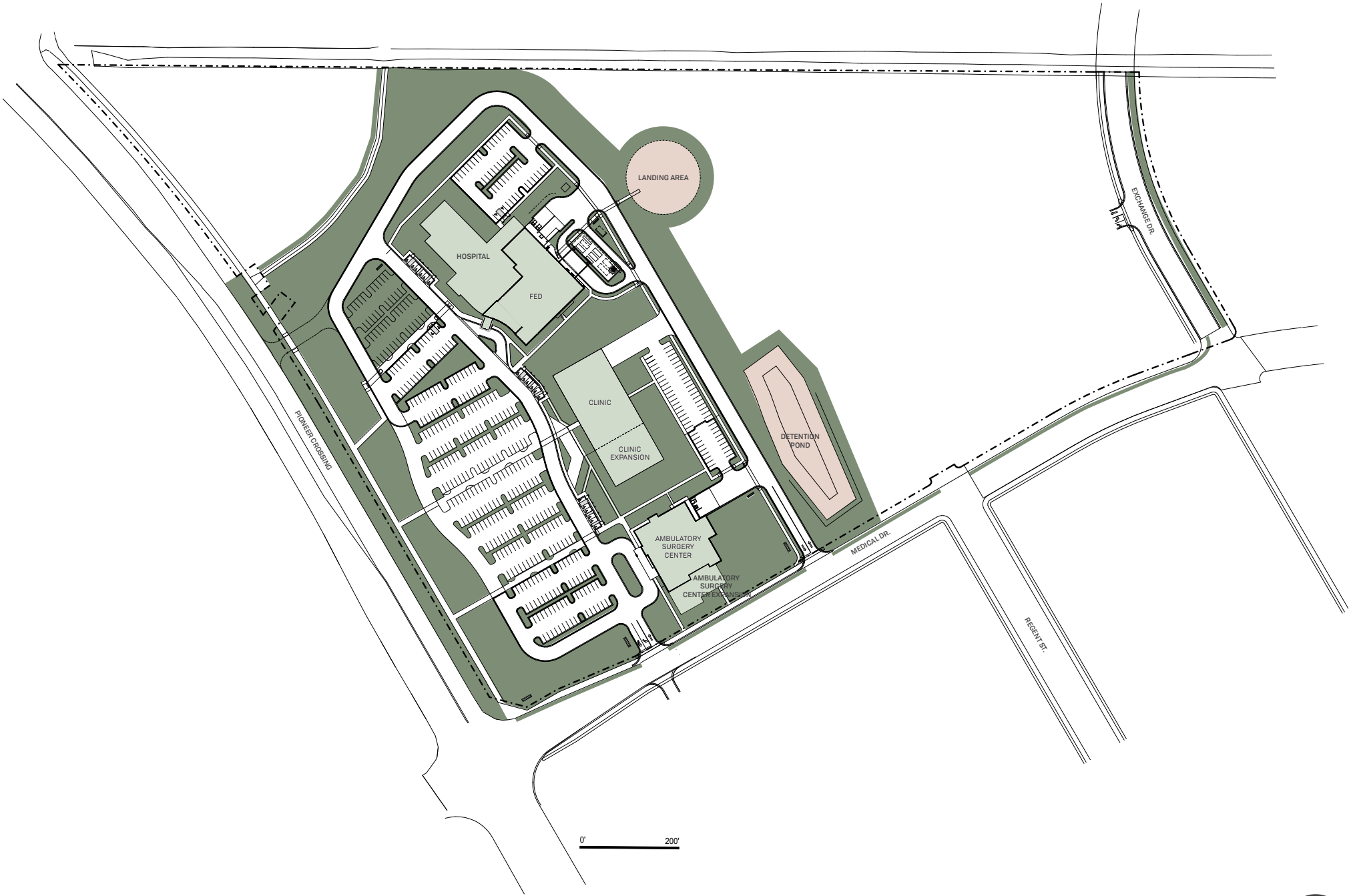
3. DETAILED SPACE ALLOCATION

LOT BREAKDOWN		
Gross Area =		42.37
Net Area =		40.44
Right-of-Way =		1.93
ALLOWABLE BUILDING AREA FLOOR AREA RATIO (FAR)		
Site Area	Maximum Allowable Building Area	Proposed Allowable Building Area
40.44 Acres	1,638,257 Sq. ft.	1,200,000 Sq. ft.
EQUIVALENT RESIDENTIAL UNIT (ERU)		
Site Area	Maximum ERU	Proposed ERU
Based on 1 ERU/ 2,164.5 Sq. Ft.	757	555

The District Area Plan states the maximum Allowable Area of 1,638,257 square feet is allowable on this land, Intermountain is proposing a maximum Allowable Area of 1,200,000 square feet.

Proposed Area and ERU of Phase 1 and 2 Buildings	Gross S.F.	ERU
Freestanding Emergency Department	21,500	9.93
Inpatient Hospital Addition	24,500	11.32
Ambulatory Surgery Center	17,500	8.08
ASC Expansion	5,725	2.65
Medical Office Building	36,000	16.63
Total Area Proposed Phase 1 and 2 Buildings	105,225	48.61
Allowable Building Area and ERU per Community Plan	1,200,000	555.00
Allowable Building Area and ERU Remaining on Site	1,094,775	506.39

* NOTE:
Building, parking and walkway layouts are conceptual.

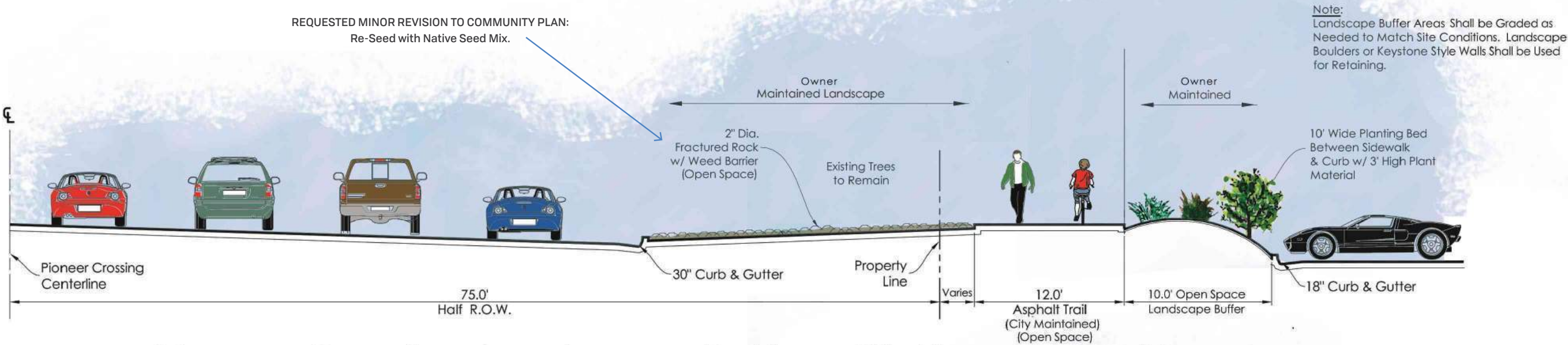


4. DEVELOPMENT STANDARDS

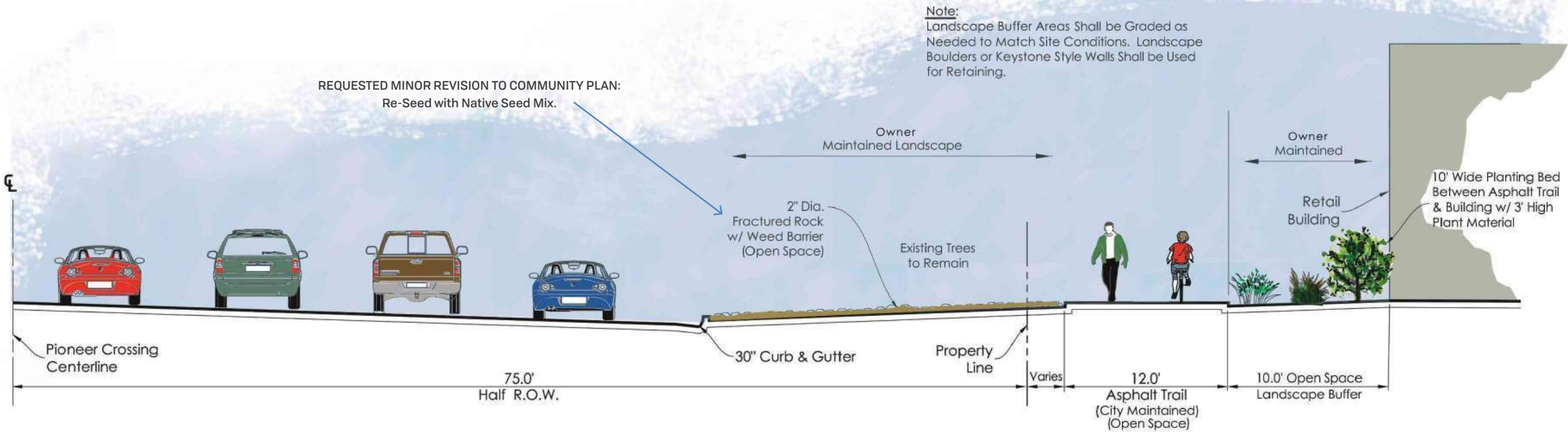
DEVELOPMENT CRITERIA PER COMMUNITY PLAN	
Building Height	Maximum building height 125 feet based on 7 stories at 16 feet plus a penthouse / maintenance facility on top of each building of 10 feet.
Setback and Yard Requirements	Front: As shown on Landscape Buffer Sections (Per Community Plan) Sides: 20 Feet Rear: 20 Feet
Off-Street Parking Requirements	Hospitals: 5 Stalls/ 1,000 Sq. Ft. Medical Office: 5 Stalls/ 1,000 Sq. Ft.
Minimum Private Open Space Requirement	15-17% Open Space

4. DEVELOPMENT STANDARDS

PIONEER CROSSING LANDSCAPE BUFFER WITH HEAD IN PARKING

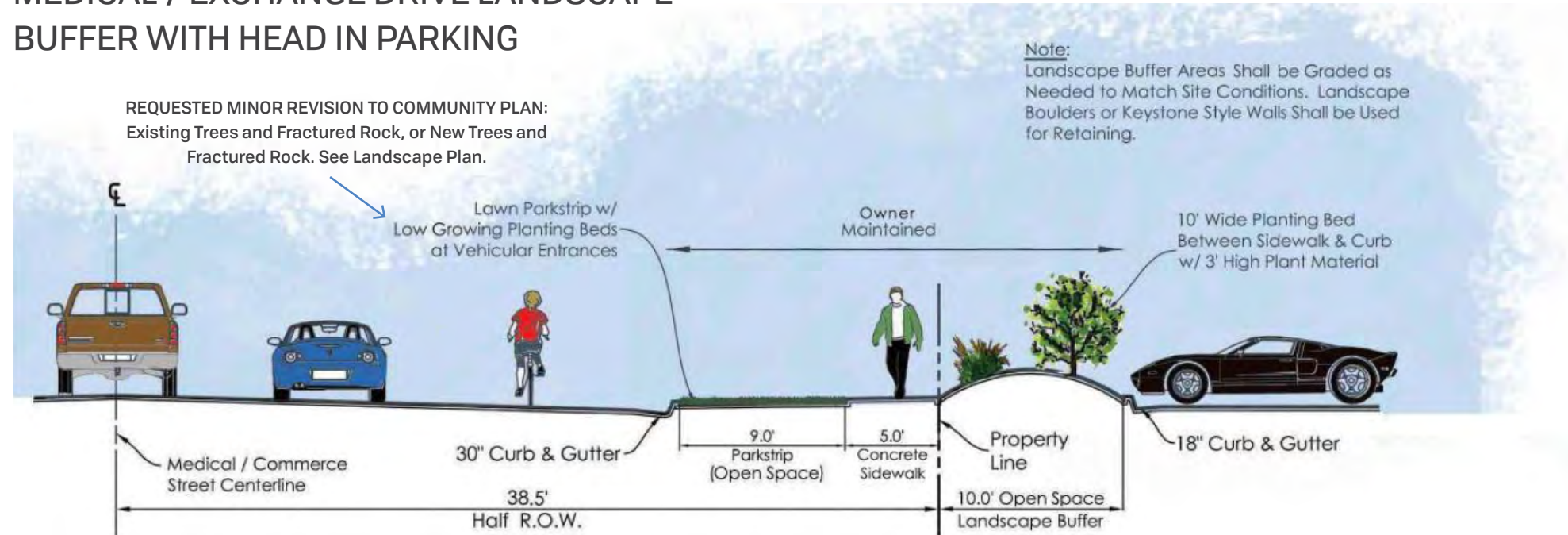


PIONEER CROSSING LANDSCAPE BUFFER WITH BUILDING

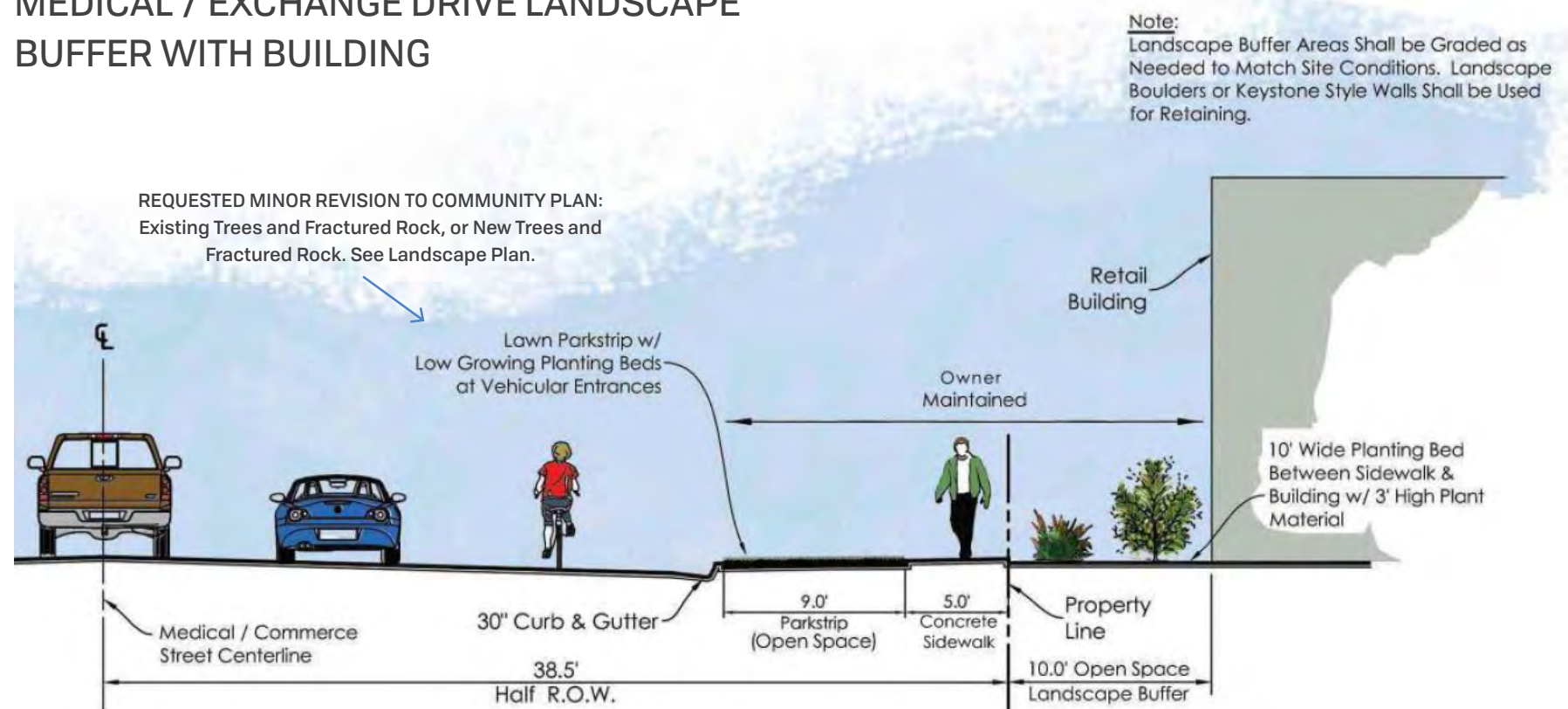


4. DEVELOPMENT STANDARDS

MEDICAL / EXCHANGE DRIVE LANDSCAPE
BUFFER WITH HEAD IN PARKING



MEDICAL / EXCHANGE DRIVE LANDSCAPE BUFFER WITH BUILDING



5. DESIGN GUIDELINES

LAND USE TYPE

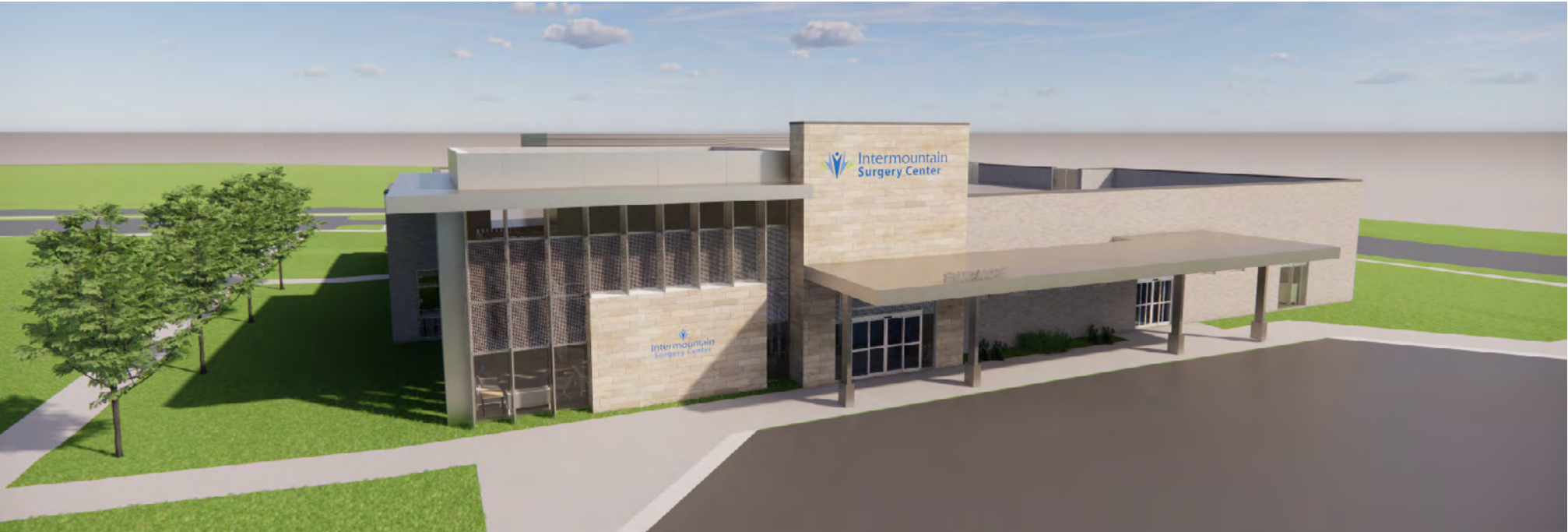
Business Park Place type will be implemented by Hospital and Office, Medical and Health Care as the only permitted uses (Title 19 land uses).

DESIGN GUIDELINES

The buildings in the Village Plan will follow the Design Philosophies and Use of Materials documented in the approved community plan. The accompanying rendering is a schematic depiction of the proposed Free Standing Emergency Department, and the potential future Inpatient Addition. This building is anticipated as one story structure, with a 1.5 story entry lobby to be prominent from surrounding streets. The rendering demonstrates the intended use of the design philosophies and materials. The remaining buildings in the village plan will harmonize with the Freestanding Emergency Department.

* Note:
Final building elevations have not been developed. Design is generally following concepts presented.

CONCEPTUAL MASSING - AMBULATORY SURGERY CENTER



CONCEPTUAL MASSING - FREESTANDING EMERGENCY DEPARTMENT WITH POTENTIAL FUTURE INPATIENT ADDITION



5. DESIGN GUIDELINES

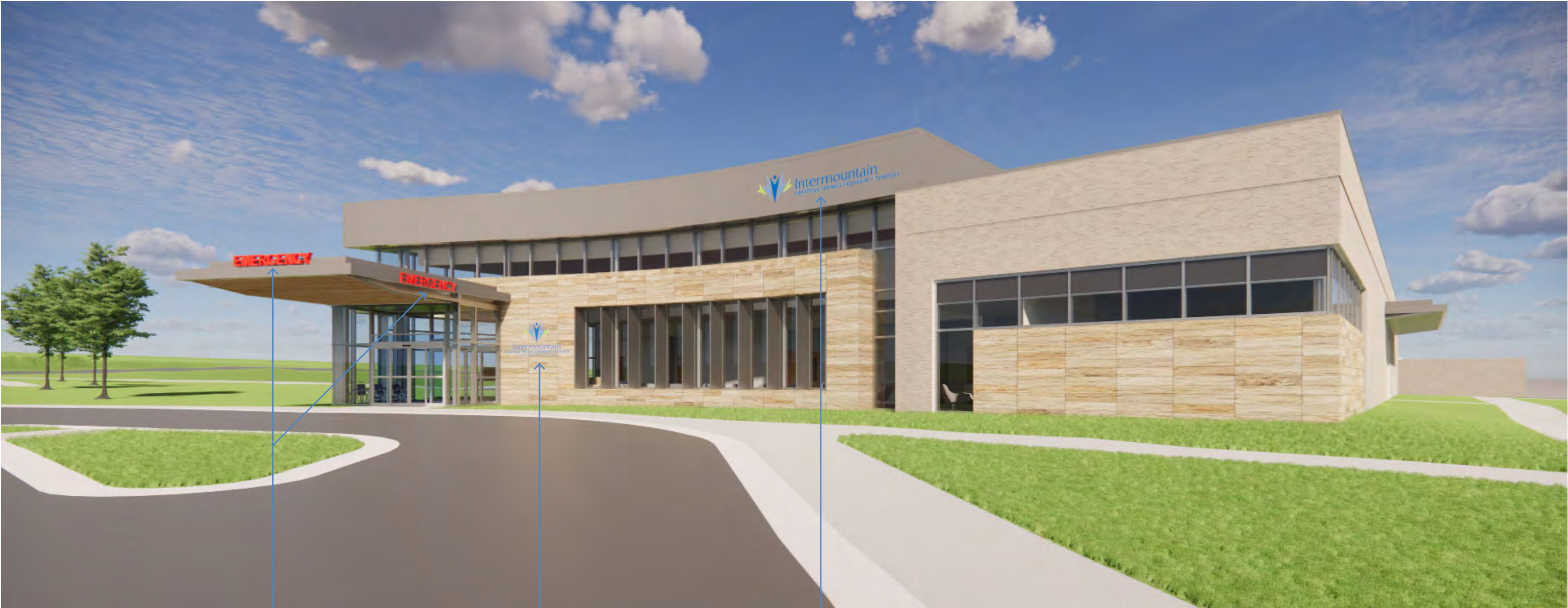
EXTERIOR BUILDING SIGNAGE - AMBULATORY SURGERY CENTER



* NOTE:
Building elevations and signage are conceptual.

5. DESIGN GUIDELINES

EXTERIOR BUILDING SIGNAGE - FREESTANDING EMERGENCY DEPARTMENT



16" High Backlit Letters
Note: Emergency sign also occurs
at Rear Ambulance Entrance



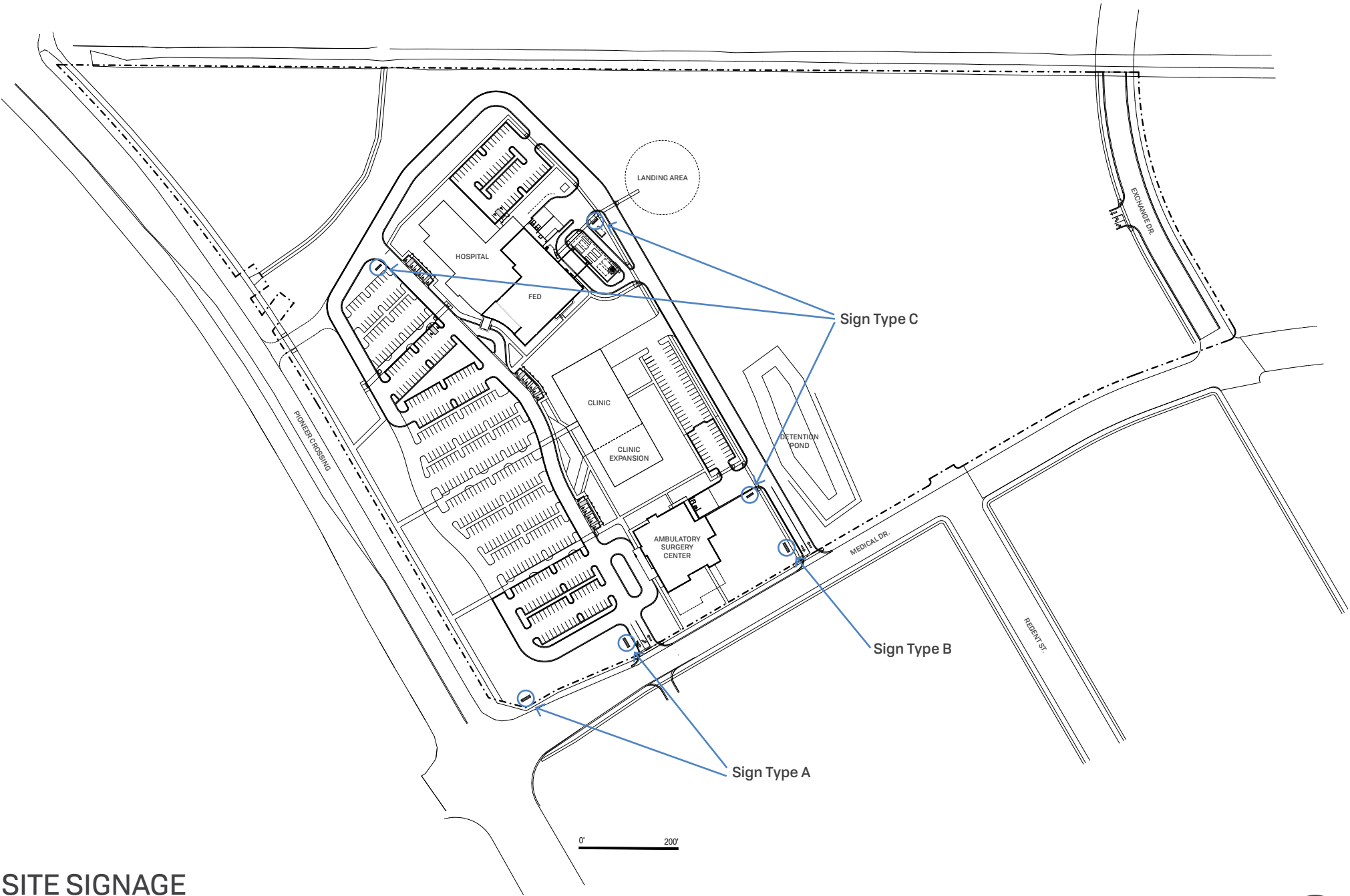
5'-0" x 10'-0" Overall Dimension



5'-0" x 20'-0" Overall Dimension
Backlit Sign

** NOTE:
Building elevations and signage are conceptual.*

5. DESIGN GUIDELINES



SITE SIGNAGE

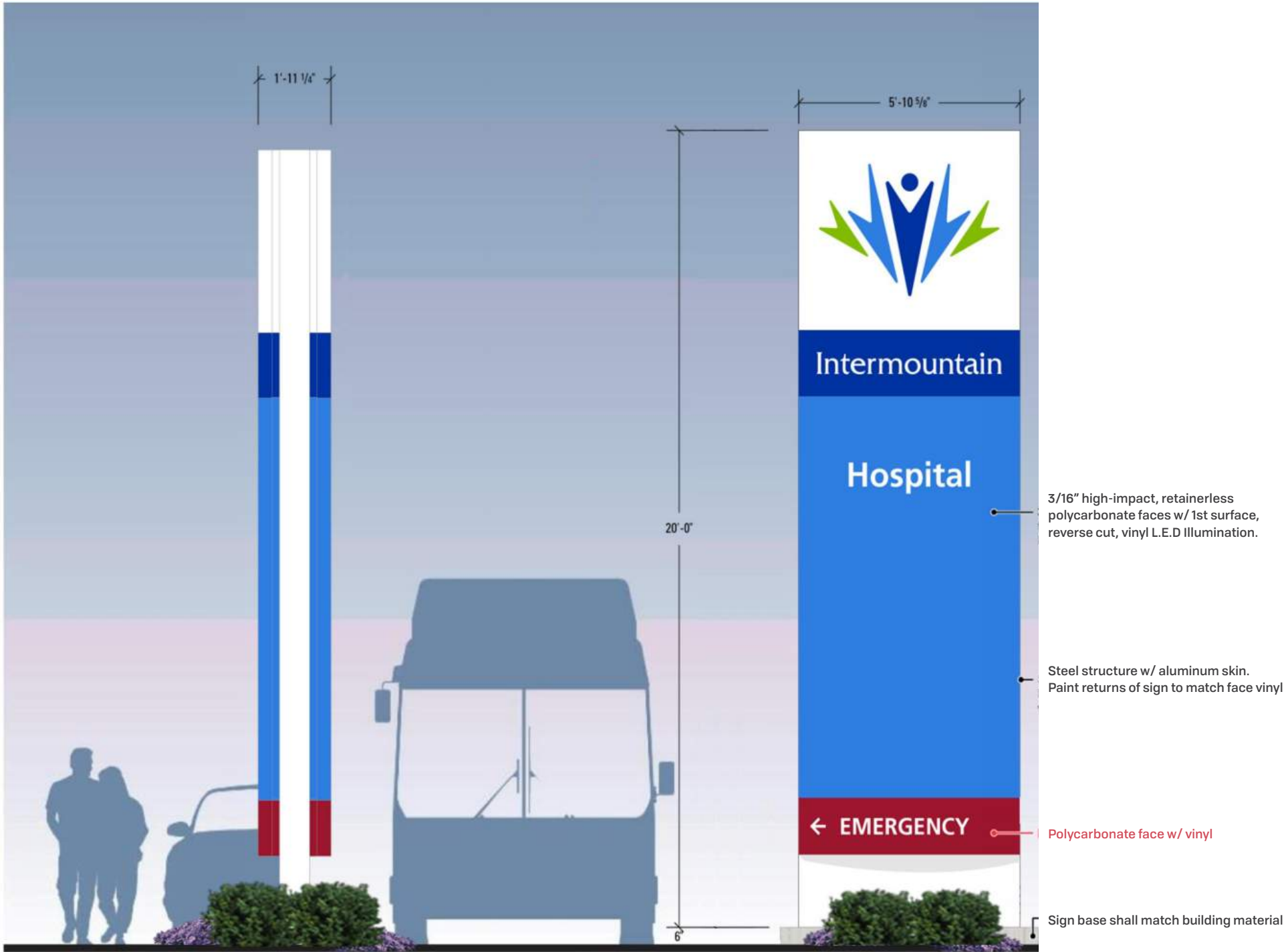
- * NOTES:**
- 1. See following pages from approved Community Plan for sign types.
 - 2. See following page from approved Community Plan for approved site light fixture.
Sight lighting layout will be included at Site Plan Review.
 - 3. Building, parking and walkway layouts are conceptual.

5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE A

ii) 20' High Max. Monument Sign:

- Intermountain Healthcare is requesting a 20 foot maximum sign height for all signs, net of a support base.
- Signs shall be installed at major accesses or one per street.
- One additional sign will be located on Pioneer Crossing at the northwest corner of the project.
- Sign bases are to be monument style and match the building materials.
- All monument signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.



20' High Max. Monument Sign

Site Sign Type A

5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE B

iii) 7' High Max. Monument Sign:

- Signs shall be installed at minor access points
- Sign bases are to be monument style and match the building materials.
- All monument signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.



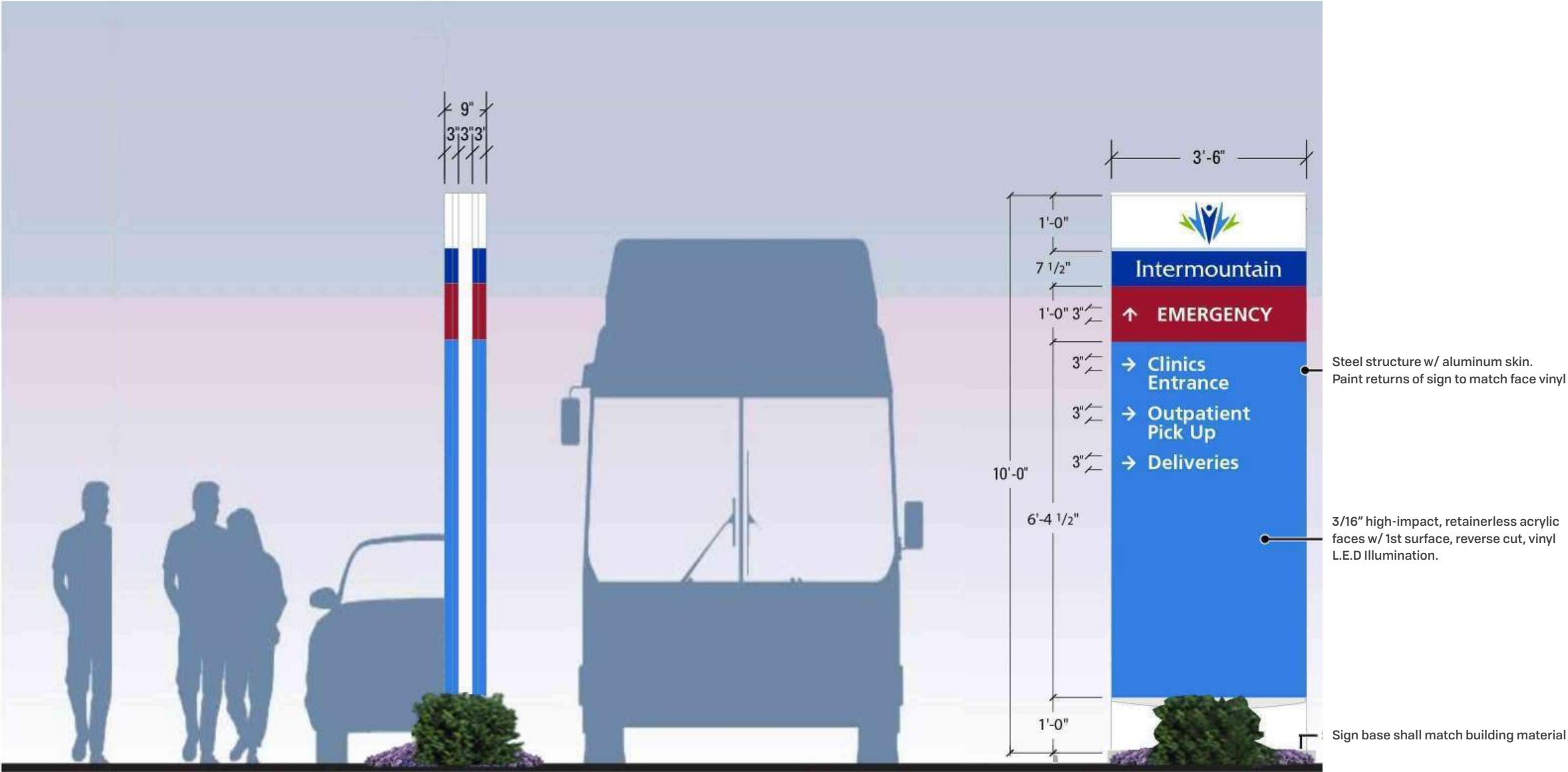
7' High Max. Monument Sign
Site Sign Type B

5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE C

iv) 10' High Max. Directional Sign:

- Signs shall be installed internal to site as needed.
- Sign bases are to be monument style and match the building materials.
- All directional signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.



10' High Max. Directional Sign
Site Sign Type C

5. DESIGN GUIDELINES

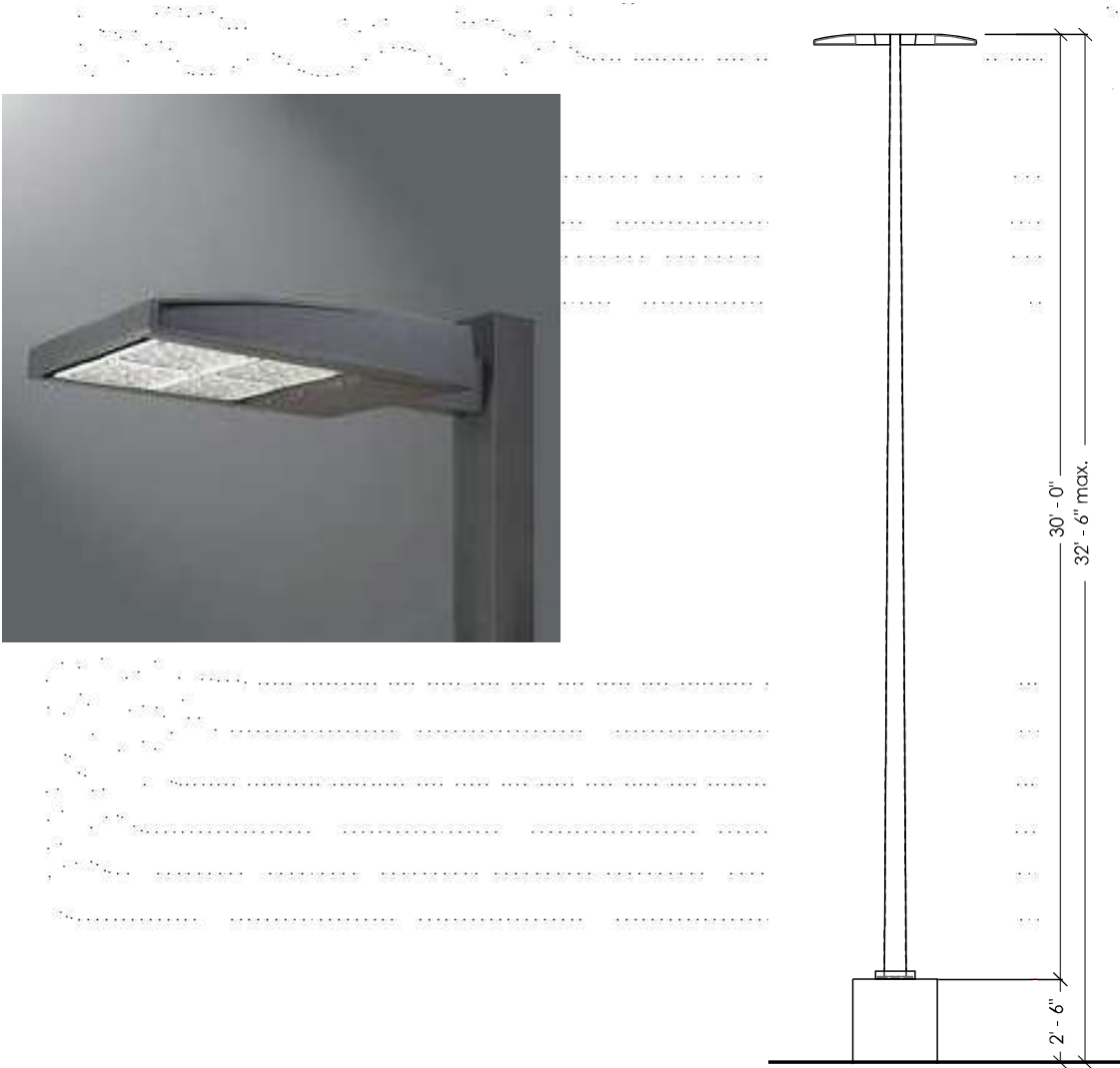
SITE LIGHTING

1. Section 19.11 Lighting shall govern with the exception that parking lot light poles may include fixtures of the type and design shown below. Poles shall be black and are permitted to be 32.5 feet in height.

All exterior lighting shall comply with the city of Saratoga Springs dark sky ordinance.

Lighting at emergency entrance locations will remain lit at all times.

Specific lighting structure will be be detailed in the Village Plan.



OFF-STREET PARKING REQUIREMENTS

Hospitals	5 Stalls/1,000 Sq. ft.
Medical Office	5 Stalls/1,000 Sq. ft.

HEIPOINT

1. A heliport will be permitted providing it conforms to the U.S Department of Transportation (USDOT) and Federal Aviation Administration (FAA) Advisory Circular 150/5390-2C dated April 24, 2012.

SIGNAGE

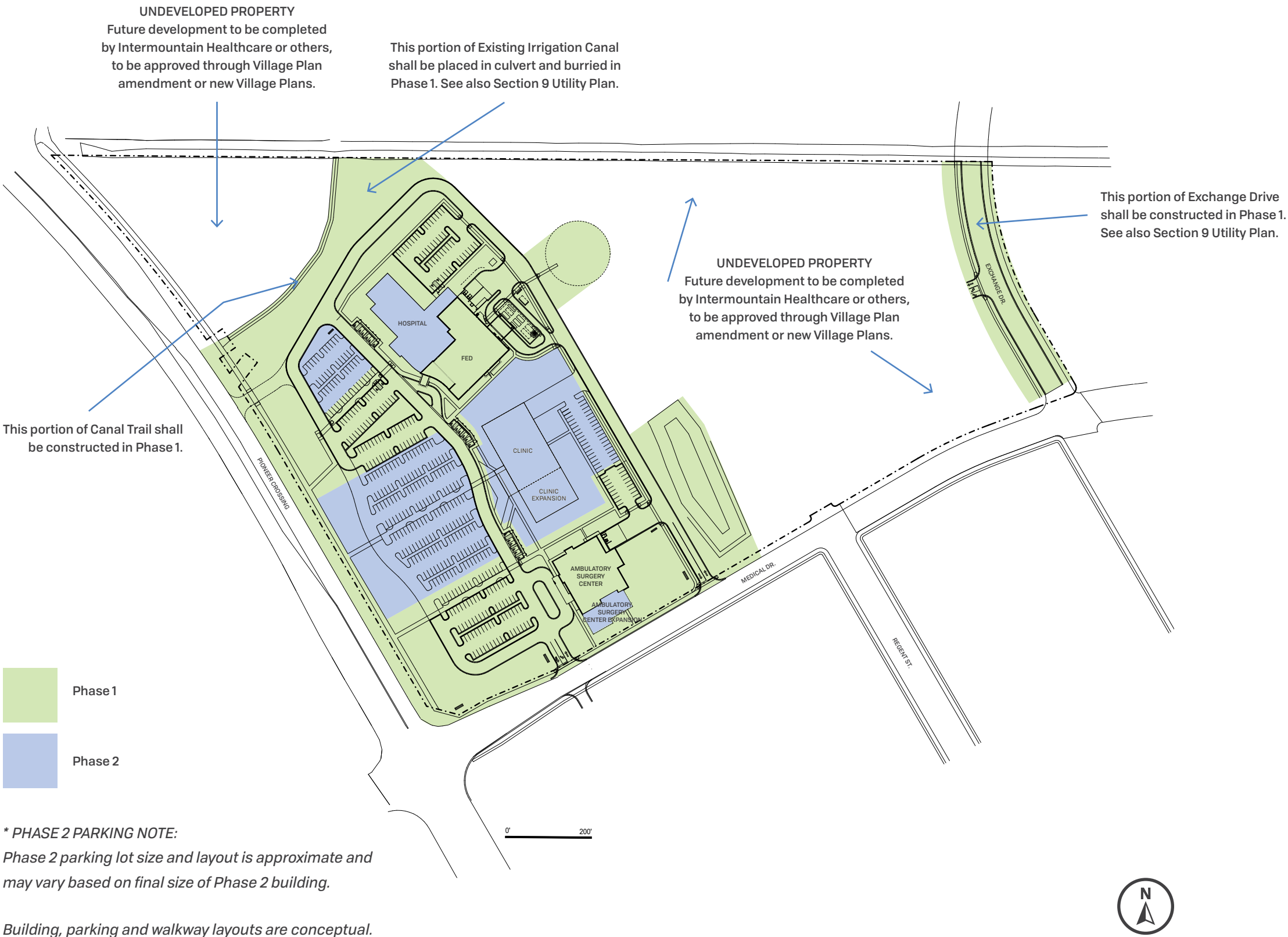
- i) Requirements:
- Section 19.18 sign regulations shall govern with the following exceptions that:
- 1) Signs consistent with the exhibits in the village and community plan shall be allowed.
 - 2) Building number signs up to (5) five feet in height will not count towards the overall allowed signage for each building face.

6. ASSOCIATIONS

Intermountain Healthcare will be the sole owner of the property and buildings. As such, no owner’s association, master association, design review committee, or other governing body will be created to review, approve and enforce architectural requirements and restrictions and common area maintenance obligations.

In the event Intermountain should sell part of the property, proper steps will be taken by Intermountain to amend the Village Plan and/or follow relevant guidelines and procedures required by Saratoga Springs City Code.

7. PHASING PLAN



7. LOTTING MAP

LOT BREAKDOWN	
Gross Area =	42.37
Net Area =	40.44
Right-of-Way =	1.93

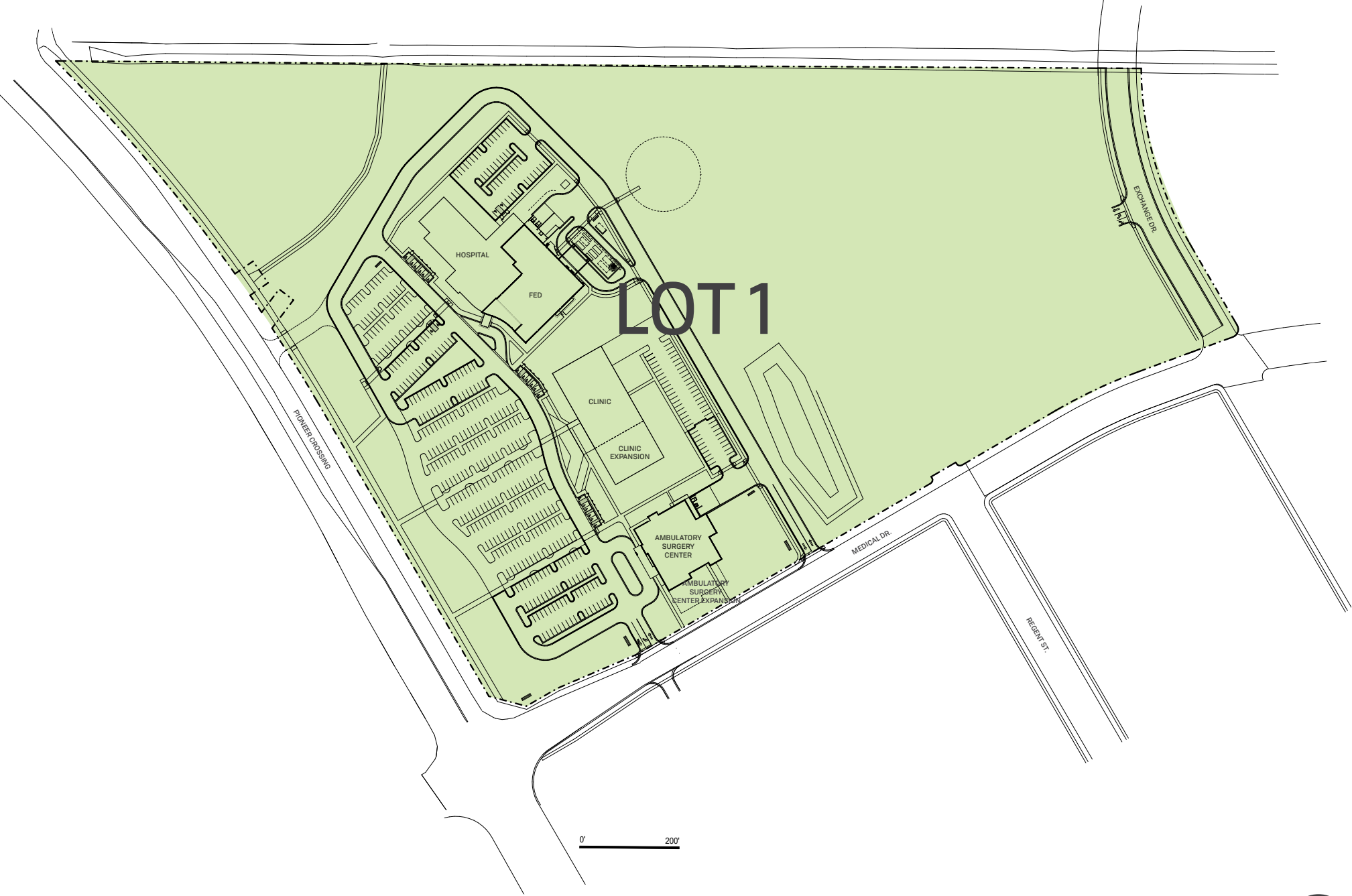
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Allowable Building Area and ERU Remaining on Site	1,094,775	506.39

** NOTE:
Building, parking and walkway layouts are conceptual.*



8. LANDSCAPING PLAN - PHASE 1



✱ New 10' minimum width sidewalk extending to building entrance, with planters spaced 30 feet maximum

- * NOTES:
- 1. Building, parking and walkway layouts are conceptual.
 - 2. Landscape layout is conceptual.

- ** NOTES (9/16/2021):
- 1. SEE PLANTING LEGEND FOR UNDERSTORY OF SHRUBS, GRASSES AND PERENIALS.
 - 2. DAP OPEN SPACE TYPE IS CONNECTOR TRAIL.

	LARGE SHADE TREE Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree Quercus macrocarpa / Burr Oak Quercus robur 'Fastigiata' TM / Skyrocket English Oak Ulmus parvifolia / Lacebark Elm Ulmus x 'Accolade' / Accolade Elm Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	122	B 4 B, 2'Cal B 4 B, 2'Cal B 4 B, 2'Cal B 4 B, 2'Cal B 4 B, 2'Cal B 4 B, 2'Cal B 4 B, 2'Cal
	LARGE EVERGREEN TREE Cedrus atlantica / Atlas Cedar Cedrus libani / Lebanon Cedar	11	B 4 B, 8'-10' H B 4 B, 8'-10' H
	SHADE AND OR FLOWERING TREE Acer tataricum / Tatarian Maple Celtis occidentalis / Common Hackberry Magnolia x 'Sunburst' / Sunburst Magnolia Malus x 'Prairifire' / Prairifire Crabapple Malus x 'Spring Snow' / Spring Snow Crabapple Prunus virginiana / Chokecherry Ulmus x 'Frontier' / Frontier Elm	27	15 gal B 4 B, 2'Cal 15 gal 15 gal B 4 B, 2'Cal 15 gal B 4 B, 2'Cal
	SHRUBS, PERENNIALS AND GRASSES TO BE PLANTED IN 12" OF AMENDED TOPSOIL AND 1 1/2" TO 3" ANGULAR TAN ROCK MULCH, TYPICAL** SHRUB, GRASSES AND PERENNIALS	214,827 sf (verified 9/14/21, ASD)	
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass Chrysanthemum nauseosus nauseosus / Dwarf Blue Rabbitbrush Crocosmia x 'Lucifer' / Lucifer Montbretia Festuca mairei / Atlas Fescue Hemerocallis x 'Happy Returns' / Happy Returns Daylily Hesperaloe parviflora / Red Yucca Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper Lavandula angustifolia 'Munstead' / Munstead English Lavender Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass Nepeta x 'faassenii' 'Blue Wonder' / Blue Wonder Catmint Panicle virgatum 'Heavy Metal' / Heavy Metal Switch Grass Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage Pinus x cistena / Purple Leaf Sand Cherry Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine Rhus trilobata 'Gro Low' / Skunkbush Sumac Ribes alpinum / Alpine Currant Rudbeckia fulgida / Coneflower Symphoricarpos albus / Common White Snowberry Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew Viburnum trilobum / American Cranberrybush Viburnum x burkwoodii / Burkwood Viburnum Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle		1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 5 gal 5 gal 5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 5 gal 5 gal 5 gal 1 gal
	NATIVE SEEDMIX Achillea millefolium / Common Yarrow Bromus marginatus / Mountain Brome Chrysanthemum nauseosus / Rubber Rabbitbrush Elymus trachycalyx / Slender Wheatgrass Festuca ovina / Sheep Fescue Gallardia aristata / Blanket Flower Linum lewisii 'Blue Flax' / Blue Flax Lupinus argenteus 'Silver' / Lupine Pascopyrum smithii / Western Wheatgrass Penstemon cyananthus / Wasatch penstemon Poa secunda ampla / Big Bluegrass Pseudoroegneria spicata / Bluebunch Wheatgrass	421,083 sf	seed seed seed seed seed seed seed seed seed seed seed seed seed seed
	TURF GRASS SOD	19,048 sf	
	PIONEER CROSSING - NATIVE SEED MIX RESEED WITH NATIVE SEED MIX AND EXISTING TREES TO REMAIN ALONG PIONEER CROSSING AND TRAIL	38,312 sf	
	MEDICAL DRIVE PARK STRIP EXISTING ROCK MULCH AND TREES TO REMAIN	12,662 sf	
	EXCHANGE DRIVE PARK STRIP ROCK MULCH TO MATCH MEDICAL DRIVE AND NEW STREET TREES TO BE PLANTED	4,649 sf	

8. LANDSCAPING PLAN - PHASE 2



✱ New 10' minimum width sidewalk extending to building entrance, with planters spaced 30 feet maximum

* OPEN SPACE NOTE:

The Saratoga Springs City Center District Area Plan, Business Park Range of Open Space Requirement of 15% to 17% is being used.










Project overall landscape percentage at Phase 1 and 2 build-out: 40%

* NOTES:

- 1. Building, parking and walkway layouts are conceptual.
- 2. Landscape layout is conceptual.

** NOTES (9/16/2021):

- 1. SEE PLANTING LEGEND FOR UNDERSTORY OF SHRUBS, GRASSES AND PERENIALS.
- 2. DAP OPEN SPACE TYPE IS CONNECTOR TRAIL.

	LARGE SHADE TREE Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree Quercus macrocarpa / Burr Oak Quercus robur 'Fastigiata' TM / Skyrocket English Oak Ulmus parvifolia / Lacebark Elm Ulmus x 'Accolade' / Accolade Elm Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	163	B & B, 2'Cal B & B, 2'Cal B & B, 2'Cal B & B, 2'Cal B & B, 2'Cal B & B, 2'Cal B & B, 2'Cal
	LARGE EVERGREEN TREE Cedrus atlantica / Atlas Cedar Cedrus libani / Lebanon Cedar	14	B & B, 8'-10' H B & B, 8'-10' H
	SHADE AND/OR FLOWERING TREE Acer tataricum / Tatarian Maple Celtis occidentalis / Common Hackberry Magnolia x 'Sunburst' / Sunburst Magnolia Malus x 'Prairifire' / Prairifire Crabapple Malus x 'Spring Snow' / Spring Snow Crabapple Prunus virginiana / Chokecherry Ulmus x 'Frontier' / Frontier Elm	43	15 gal B & B, 2'Cal 15 gal 15 gal B & B, 2'Cal 15 gal B & B, 2'Cal
	SHRUBS, PERENNIALS AND GRASSES TO BE PLANTED IN 12" OF AMENDED TOPSOIL AND 1 1/2" TO 3" ANGULAR TAN ROCK MULCH, TYPICAL** SHRUB, GRASSES AND PERENNIALS Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass Chrysanthemum nauseosus nauseosus / Dwarf Blue Rabbitbrush Crocosmia x 'Lucifer' / Lucifer Montbretia Festuca mairei / Atlas Fescue Hemerocallis x 'Happy Returns' / Happy Returns Daylily Hesperaloe parviflora / Red Yucca Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper Lavandula angustifolia 'Munstead' / Munstead English Lavender Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass Nepeta x 'faassenii' 'Blue Wonder' / Blue Wonder Catmint Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine Prunus x cistena / Purple Leaf Sand Cherry Rhus trilobata 'Gro Low' / Skunkbush Sumac Ribes alpinum / Alpine Currant Rudbeckia fulgida / Coneflower Symphoricarpos albus / Common White Snowberry Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew Viburnum trilobum / American Cranberrybush Viburnum x burkwoodii / Burkwood Viburnum Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	238,948 sf(verified 9/14/21, ASD)	1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 5 gal 5 gal 5 gal 1 gal
	NATIVE SEEDMIX Achillea millefolium / Common Yarrow Bromus marginatus / Mountain Brome Chrysanthemum nauseosus / Rubber Rabbitbrush Elymus trachycaulis / Slender Wheatgrass Festuca ovina / Sheep Fescue Gaillardia aristata / Blanket Flower Linum lewisii 'Blue Flax' / Blue Flax Lupinus argenteus 'Silver' / Lupine Pascopyrum smithii / Western Wheatgrass Penstemon cyananthus / Wasatch penstemon Poa secunda ampla / Big Bluegrass Pseudoroegneria spicata / Bluebunch Wheatgrass	192,621 sf	seed seed seed seed seed seed seed seed seed seed seed seed
	TURF GRASS SOD	22,607 sf	
	PIONEER CROSSING - NATIVE SEED MIX RESEED WITH NATIVE SEED MIX AND EXISTING TREES TO REMAIN ALONG PIONEER CROSSING AND TRAIL	38,312 sf	
	MEDICAL DRIVE PARK STRIP EXISTING ROCK MULCH AND TREES TO REMAIN	12,662 sf	
	EXCHANGE DRIVE PARK STRIP ROCK MULCH TO MATCH MEDICAL DRIVE AND NEW STREET TREES TO BE PLANTED	4,649 sf	

8. LANDSCAPING

EXAMPLES OF LANDSCAPE PLANTINGS AND ROCK MULCH



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Kem C. Gardner Transformation Center, Murray, UT



Intermountain Alta View Hospital, Sandy, UT

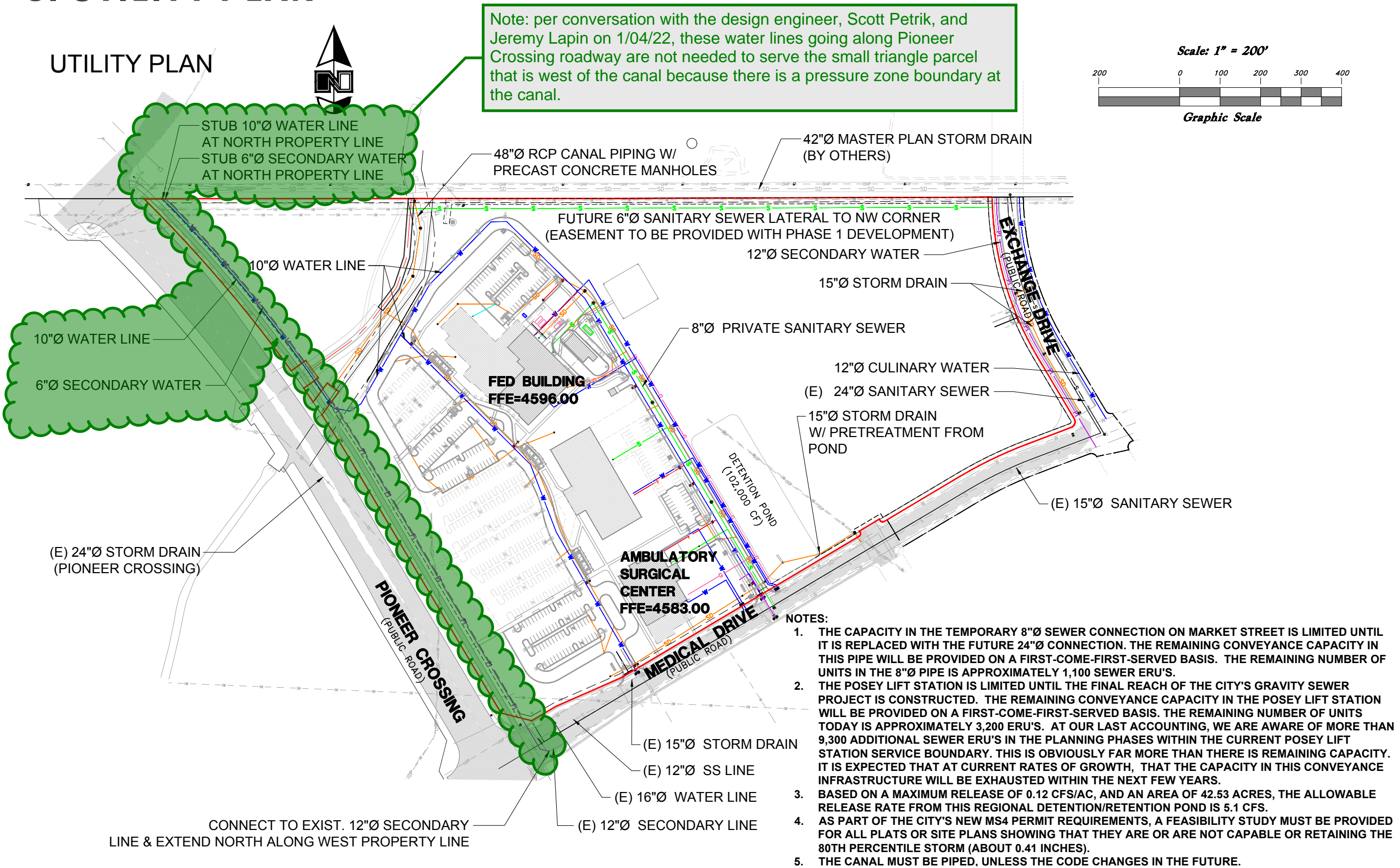
8. LANDSCAPING

EXAMPLES OF DRY LAND SEED AND DROUGHT TOLERANT PLANTINGS



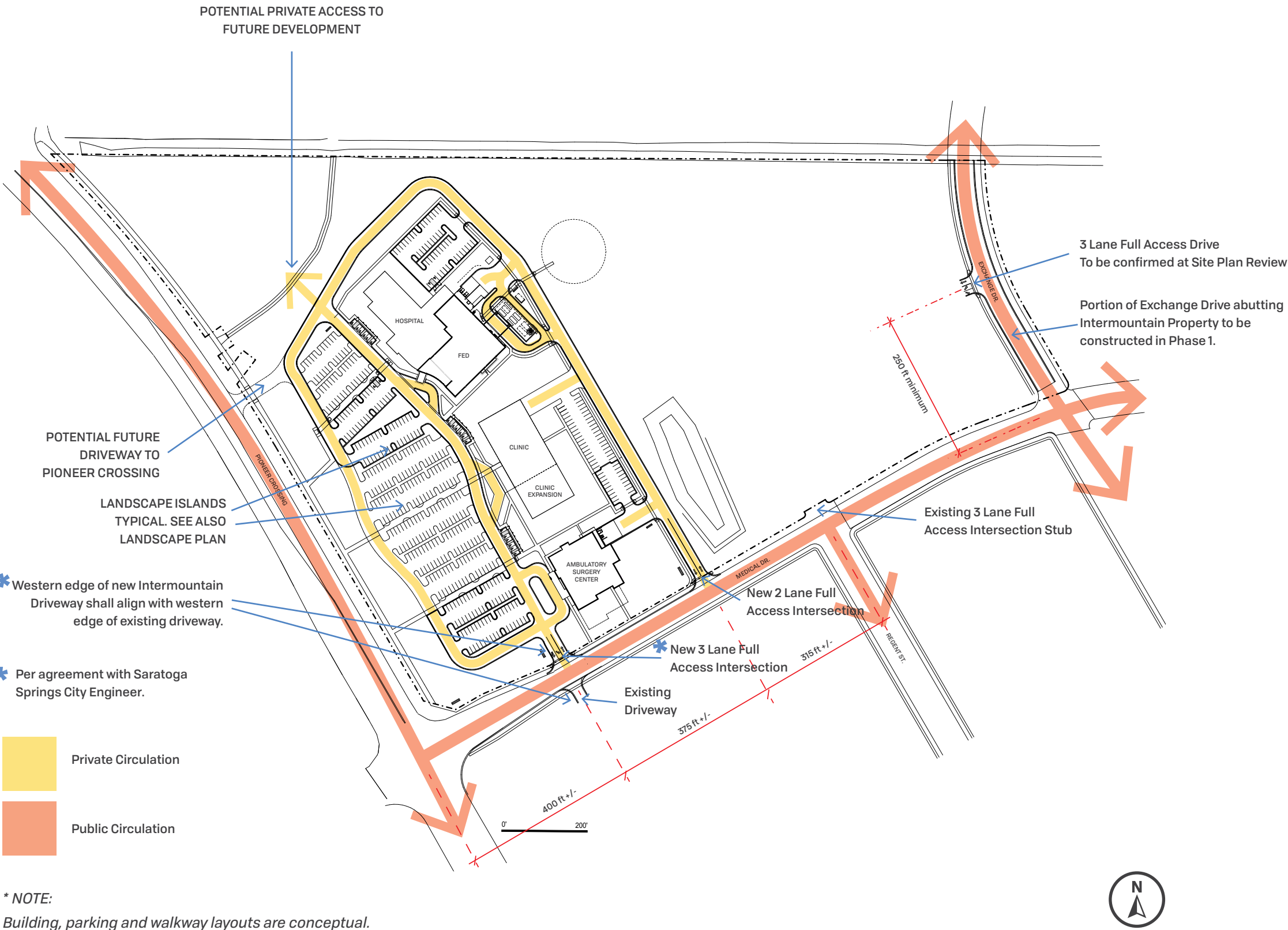
Intermountain Lehi Clinic InstaCare, Lehi, UT

9. UTILITY PLAN



- NOTES:
1. THE CAPACITY IN THE TEMPORARY 8"Ø SEWER CONNECTION ON MARKET STREET IS LIMITED UNTIL IT IS REPLACED WITH THE FUTURE 24"Ø CONNECTION. THE REMAINING CONVEYANCE CAPACITY IN THIS PIPE WILL BE PROVIDED ON A FIRST-COME-FIRST-SERVED BASIS. THE REMAINING NUMBER OF UNITS IN THE 8"Ø PIPE IS APPROXIMATELY 1,100 SEWER ERU'S.
 2. THE POSEY LIFT STATION IS LIMITED UNTIL THE FINAL REACH OF THE CITY'S GRAVITY SEWER PROJECT IS CONSTRUCTED. THE REMAINING CONVEYANCE CAPACITY IN THE POSEY LIFT STATION WILL BE PROVIDED ON A FIRST-COME-FIRST-SERVED BASIS. THE REMAINING NUMBER OF UNITS TODAY IS APPROXIMATELY 3,200 ERU'S. AT OUR LAST ACCOUNTING, WE ARE AWARE OF MORE THAN 9,300 ADDITIONAL SEWER ERU'S IN THE PLANNING PHASES WITHIN THE CURRENT POSEY LIFT STATION SERVICE BOUNDARY. THIS IS OBVIOUSLY FAR MORE THAN THERE IS REMAINING CAPACITY. IT IS EXPECTED THAT AT CURRENT RATES OF GROWTH, THAT THE CAPACITY IN THIS CONVEYANCE INFRASTRUCTURE WILL BE EXHAUSTED WITHIN THE NEXT FEW YEARS.
 3. BASED ON A MAXIMUM RELEASE OF 0.12 CFS/AC, AND AN AREA OF 42.53 ACRES, THE ALLOWABLE RELEASE RATE FROM THIS REGIONAL DETENTION/RETENTION POND IS 5.1 CFS.
 4. AS PART OF THE CITY'S NEW MS4 PERMIT REQUIREMENTS, A FEASIBILITY STUDY MUST BE PROVIDED FOR ALL PLATS OR SITE PLANS SHOWING THAT THEY ARE OR ARE NOT CAPABLE OF RETAINING THE 80TH PERCENTILE STORM (ABOUT 0.41 INCHES).
 5. THE CANAL MUST BE PIPED, UNLESS THE CODE CHANGES IN THE FUTURE.

10. VEHICULAR PLAN



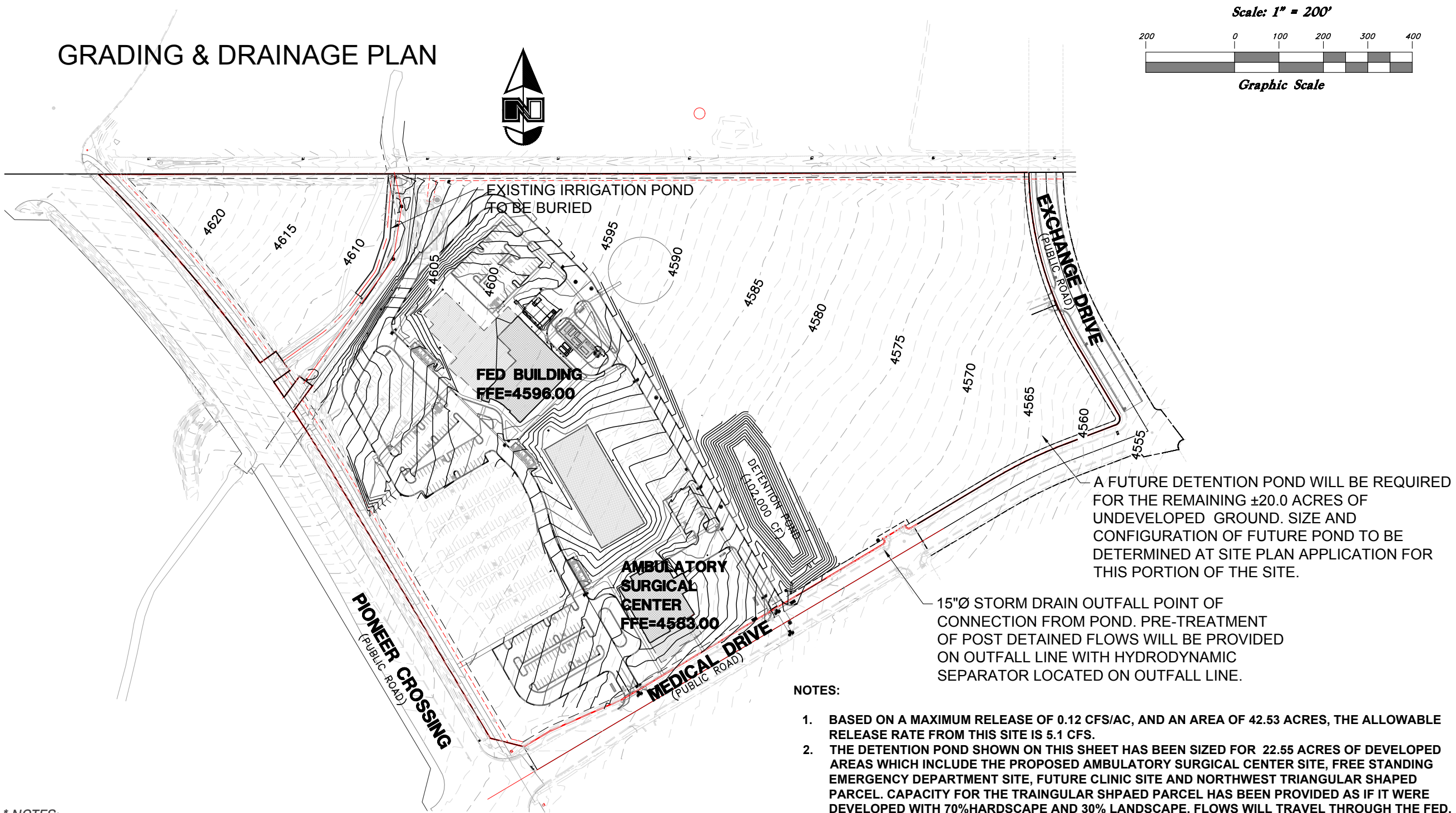
11. PEDESTRIAN PLAN



12. DENSITY TRANSFERS

Density Transfers are not required for this Village Plan.

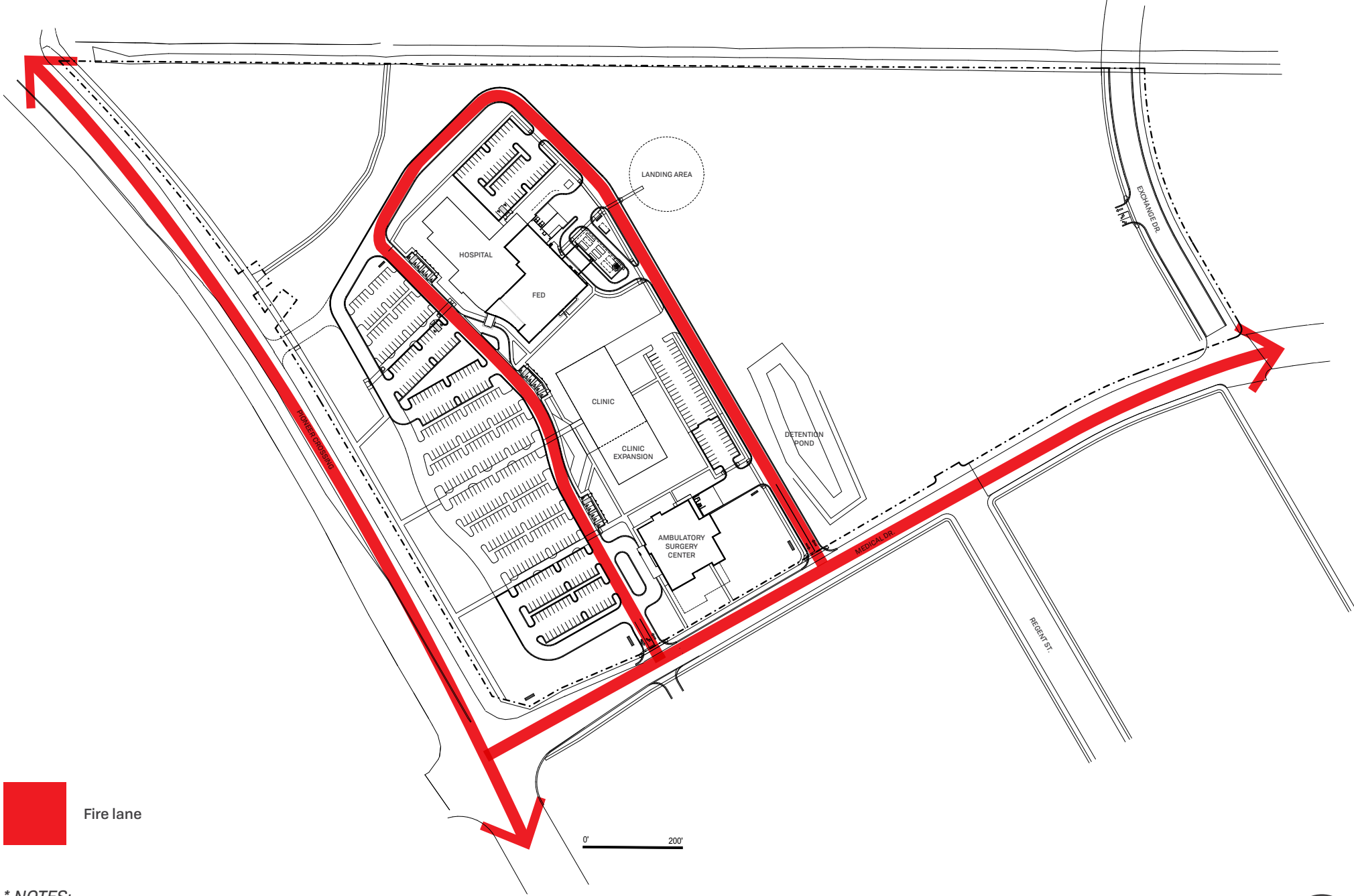
13. ADDITIONAL DETAILED PLANS - GRADING & DRAINAGE PLAN



* NOTES:
1. Building, parking and walkway layouts are conceptual.
2. Detention Pond location and configuration is conceptual.
Final layout and configuration will be submitted at Site Plan Review.

- NOTES:
1. BASED ON A MAXIMUM RELEASE OF 0.12 CFS/AC, AND AN AREA OF 42.53 ACRES, THE ALLOWABLE RELEASE RATE FROM THIS SITE IS 5.1 CFS.
 2. THE DETENTION POND SHOWN ON THIS SHEET HAS BEEN SIZED FOR 22.55 ACRES OF DEVELOPED AREAS WHICH INCLUDE THE PROPOSED AMBULATORY SURGICAL CENTER SITE, FREE STANDING EMERGENCY DEPARTMENT SITE, FUTURE CLINIC SITE AND NORTHWEST TRIANGULAR SHAPED PARCEL. CAPACITY FOR THE TRIANGULAR SHAPED PARCEL HAS BEEN PROVIDED AS IF IT WERE DEVELOPED WITH 70% HARDSCAPE AND 30% LANDSCAPE. FLOWS WILL TRAVEL THROUGH THE FED, CLINIC AND ASC STORM WATER CONVEYANCE SYSTEM AND INTO THE POND. TOTAL ALLOWABLE RELEASE FROM THIS POND IS 2.70 CFS @ 0.12 CFS/ACRE FOR 22.55 ACRES.
 3. AS PART OF THE CITY'S NEW MS4 PERMIT REQUIREMENTS, A FEASIBILITY STUDY MUST BE PROVIDED FOR ALL PLATS OR SITE PLANS SHOWING THAT THEY ARE OR ARE NOT CAPABLE OF RETAINING THE 80TH PERCENTILE STORM (ABOUT 0.41 INCHES).

13. ADDITIONAL DETAILED PLANS - FIRE LANE PLAN



 Fire lane

- * NOTES:**
- 1. All fire department needs will be addressed at final site plan approval.
 - 2. Building, parking and walkway layouts are conceptual.



14. WILDLIFE CORRIDOR

There are no identified, designated, or protected wildlife corridors on the property.

14. SITE CHARACTERISTICS

WATERWAYS

A Utah Lake Distributing Canal extends through the northwest portion of the 40 acre property. The canal will be placed in an underground culvert in Phase 1 of this Village Plan.

An abandoned irrigation pond exists just east of the canal, within the boundary of this Village Plan. It will be filled in and graded per the approved Community Plan.

FAULT LINES AND GEOLOGICAL INFORMATION

The site is located in an area mapped as having a “low to moderate” potential for liquefaction (Anderson and others, 1994). The soil type most susceptible to liquefaction during a large earthquake is loose, clean sand. The liquefaction potential for soil decreases with an increase in fines content and density.

Liquefaction is not considered a hazard at the site because the water table is more than 30 feet below grade.

The subsurface soils correspond with site class D.

There are no mapped active faults extending through the site. The closest mapped active fault to the site is the Wasatch fault located approximately 9.5 miles to the east (UGS, 2017)

SLOPES

The site currently slopes from the west to east at approximately 3% with the exception of the existing canal. No slopes exist on the site that are greater than 30%.

CANAL

A Utah Lake Distributing Canal extends through the northwest corner of the 40 acre property, just outside of the boundary of this Village Plan Area. The canal will be placed under ground. See Utility Plan.

STORM WATER DETENTION

On-site storm water detention for this Village Plan is provided as shown on the grading and utility drawings.

15. FINDINGS

1. The Intermountain Healthcare Village Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). Using the business park place type as a guide the Village Plan has been created to allow for development of a medical style campus that is in harmony with the DAP guidelines Intermountain Healthcare’s design philosophy encourages aesthetic harmony with the surrounding environment.
2. The Intermountain Healthcare Village Plan contains sufficient standards to guide the creation of innovative design that responds to unique conditions.
3. The Intermountain Healthcare Village Plan is compatible with the surrounding development and properly integrates land uses and infrastructure with adjacent properties.
4. The Intermountain Healthcare Village Plan includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access.
5. The Intermountain Healthcare Village Plan is consistent with the guiding standards. It incorporates the place type from the DAP and provides additional guidance on developing a medical campus in harmony with the surrounding developments.
6. The Intermountain Healthcare Village Plan contains the required elements required by section 19.26.07 of the Planned Community Zone.
7. The Intermountain Healthcare Village Plan meets the minimum required open space on the adopted DAP.

16. MITIGATION PLANS

Phase I Environmental Site Assessment was performed on the Undeveloped 42-Acre Parcel property located at 34 West Market Street in Saratoga Springs, Utah. The purpose of the Phase I Environmental Site Assessment was to identify, to the extent feasible pursuant to the processes described in ASTM E 1527-13, recognized environmental conditions in connection with the subject property.

The subject property consists of approximately 42.3 acres of vacant agricultural land with an irrigation canal present near the western boundary of the property, an unpaved gravel road running along the northern property boundary, and a new four lane road (Pioneer Crossing) running along the western property boundary. At the time of the site reconnaissance, no evidence of recognized environmental conditions on the property were observed.

According to the current property owner, the subject property has historically been used for agricultural production. The subject property has been owned by Suburban Land Reserve, the current owner or affiliated organizations of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter day Saints for approximately 21 Years.

The subject property was identified as a former leaking underground storage tank site, known as the Saratoga West Crops Project canal Pump (Facility ID 1000677, Release EHYY). During removal of 3,000-gallon diesel underground storage tank of January 14,1993, closure samples indicated a release of diesel to soil at a concentration of 203 milligrams per kilogram (mg/kg) at the north end of the underground storage tank. The impacted area was over excavated and approximately 128 Cubic yards of soil was aerated at an off-site concrete silage pad. Soil samples collected at the limits of the excavation were below laboratory detection limits for diesel-related petroleum hydrocarbons. Utah department of Environmental Response and Remediation issued a “No Further Action” letter in April 1995. The release from the former underground storage tank on the subject property would be considered an historical recognized environmental condition.

One leaking underground storage tank site was identified on the east adjoining property. The site has received regulatory closure. Based on regulatory agency records, the identified release would not be expected to have impacted the subject property.

The presence or likely presence of any hazardous substance or petroleum products in, on, or at a property (1) due to a release to the environment; (2) under conditions indicative of a release to the environment, or (3) under conditions that pose a material threat of a future release to the environment (ASTM E 1527-13).

17. OFF-SITE UTILITIES

Adequate water, sanitary sewer, and storm drainage utilities exist in Medical Drive as shown on Section 10.