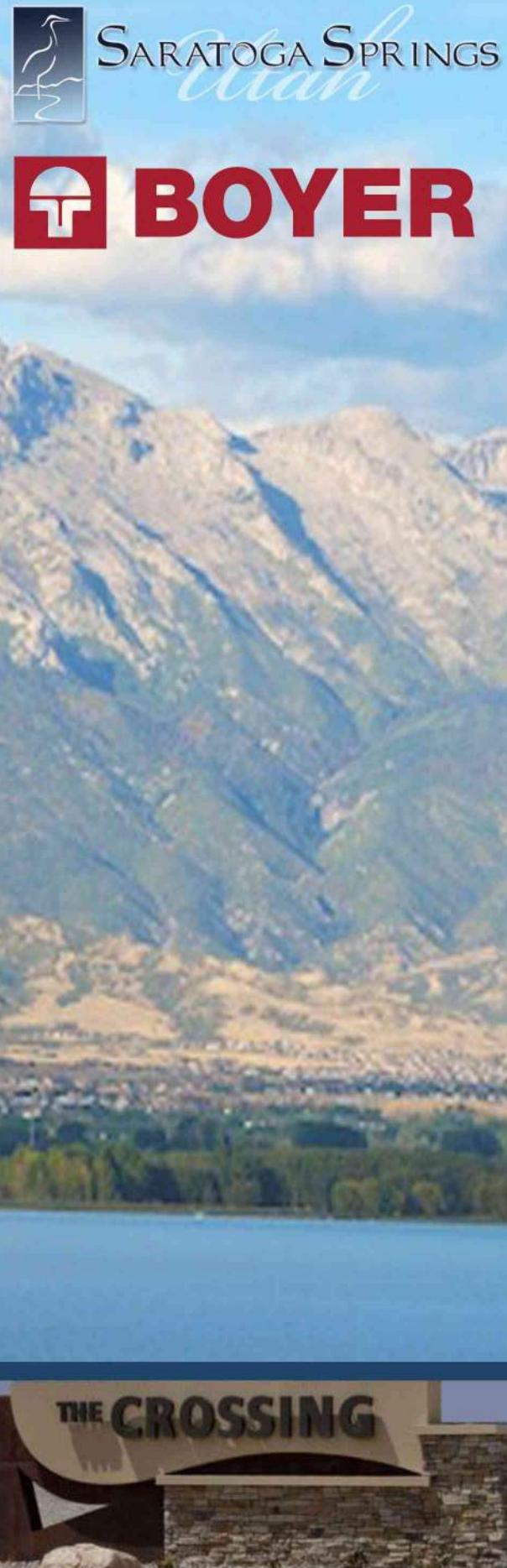


The Crossing - Phase 3A Village Plan

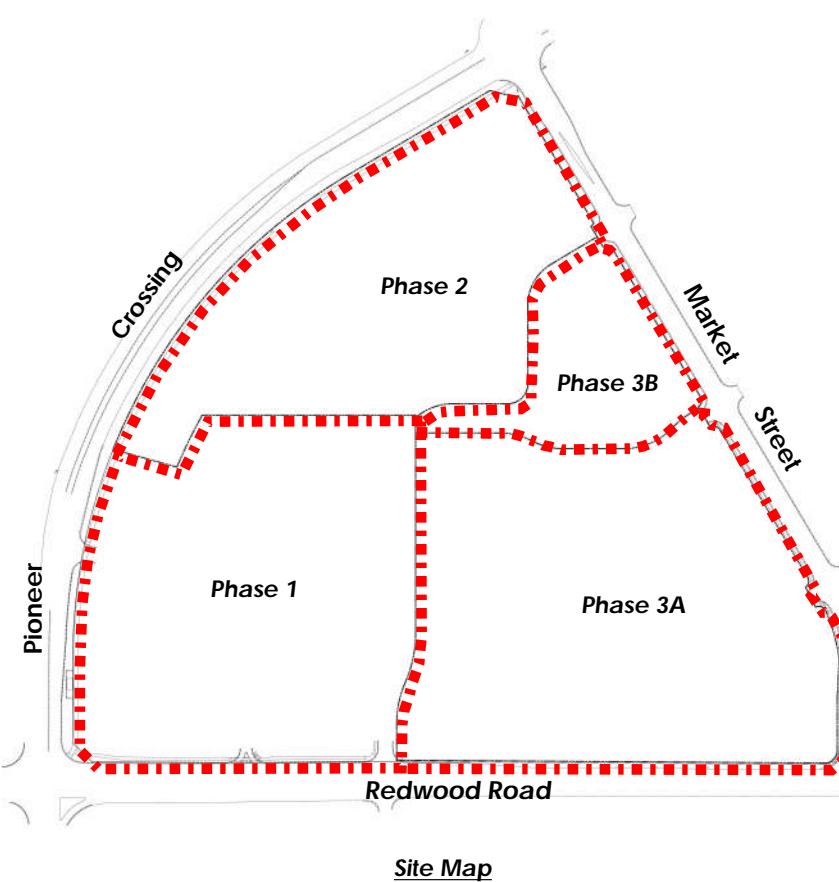
01 December 2020
13 April 2022 (Amended)

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Vicinity Map



Site Map

LEGAL DESCRIPTION

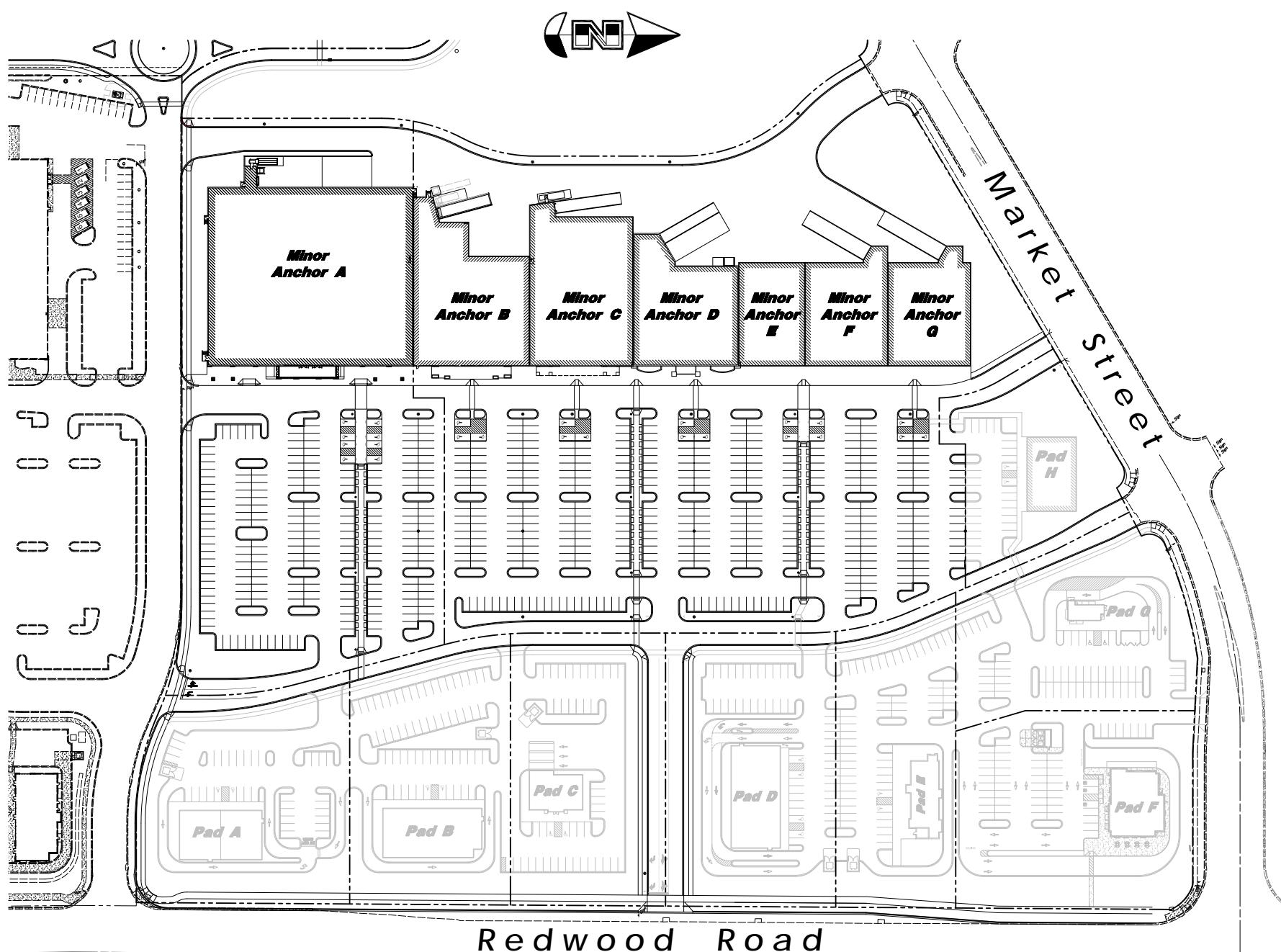
A part of the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point East 51.23 feet from the most Easterly Corner of Lot 201, The Crossing at Saratoga Springs Phase 2, on the Northerly Line of The Crossing at Saratoga Springs Phase 1 Subdivision located 335.22 feet South 0°05'22" West along the Section Line; 1603.84 feet South 89°54'38" East to said Easterly Corner; and 51.23 feet East from the Northwest Corner of said Section 23; and running thence North 240.78 feet to a point of curvature; thence Northeasterly along the arc of a 210.00 foot radius curve to the right a distance of 101.26 feet (Central Angle equals 27°37'42" and Long Chord bears North 13°48'51" East 100.29 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 190.00 foot radius curve to the left a distance of 91.62 (Central Angle equals 27°37'42" and Long Chord bears North 13°48'51" East 90.73 feet) to a point of tangency; thence North 176.66 feet to a point of curvature; thence Northwesternly along the arc of a 190.00 foot radius curve to the left a distance of 154.91 feet (Central Angle equals 46°42'55" and Long Chord bears North 23°21'27" West 150.66 feet) to a point of reverse curvature; thence Northwesternly along the arc of a 251.00 foot radius curve to the right a distance of 70.08 feet (Central Angle equals 15°59'53" and Long Chord bears North 38°42'58" West 69.86 feet) to a point of tangency; thence North 30°43'02" West 26.74 feet to the Southeasterly Line of Market Street; thence along said Southeasterly Line the following eleven courses: North 59°16'58" East 64.64 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Center bears North 59°16'58" East, Central Angle equals 90°00'00" and Long Chord bears North 14°16'58" East 28.99 feet) to a point of tangency; North 59°16'58" East 496.29 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 31.31 feet (Central Angle equals 87°30'03" and Long Chord bears South 76°58'00" East 28.35 feet); North 62°55'52" East 65.19 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 33.68 feet (Center bears North 62°29'56" East (North 62°30'06" East record) Central Angle equals 94°08'20" (94°08'30" record) and Long Chord bears North 19°34'06" East 30.02 feet); Northeasterly along the arc of a 555.50 foot radius curve to the right a distance of 143.01 feet (Center bears South 23°21'38" East, Central Angle equals 14°45'03" and Long Chord bears North 74°00'54" East 142.62 feet); South 87°05'31" East 113.14 feet; East 157.18 feet to a point of curvature; Southeasterly along the arc of a 20.00 foot radius curve to the right a distance of 8.80 feet (Central Angle equals 25°12'35" and Long Chord bears South 77°23'44" East 8.73 feet) to a point of compound curvature; and Southeasterly along the arc of a 51.50 foot radius curve to the right a distance of 34.55 feet (Central Angle equals 38°26'32" and Long Chord bears South 45°34'13" East 33.91 feet) to the Westerly line of Redwood Road as widened to 60.00 foot half-width; thence South 0°22'55" West 1247.77 feet along said Westerly Line of widened Redwood Road to a point on the Northerly Line of The Crossing at Saratoga Springs Phase 1 Subdivision; thence along said Northerly Line the following four courses: North 89°58'27" West 104.91 feet to a point of curvature; Northwesternly along the arc of a 300.00 foot radius curve to the right a distance of 124.63 feet (Central Angle equals 23°48'11" and Long Chord bears North 78°04'22" West 123.74 feet) to a point of reverse curvature; Northwesternly along the arc of a 344.00 foot radius curve to the left a distance of 143.07 feet (Central Angle equals 23°49'44" and Long Chord bears North 78°05'08" West 142.04 feet to a point of tangency; and West 580.36 feet to the point of beginning.

Contains 1,063,492 sq. ft.
Or 24.414 acres



REGIONAL RETAIL USES



Per the Community Plan, Phase 3A Village Plan is allowed to contain Regional Retail uses as defined in the District Area Plan.

Specific uses shall comply with the Regional Commercial (RC) uses as permitted as outlined in Section 19.04 of the Saratoga Springs Municipal Code. Automotive fueling stations, however shall be prohibited from using sound boxes after 10:00 p.m.

EQUIVALENT RESIDENTIAL UNITS

District Area Plan

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

Community Plan

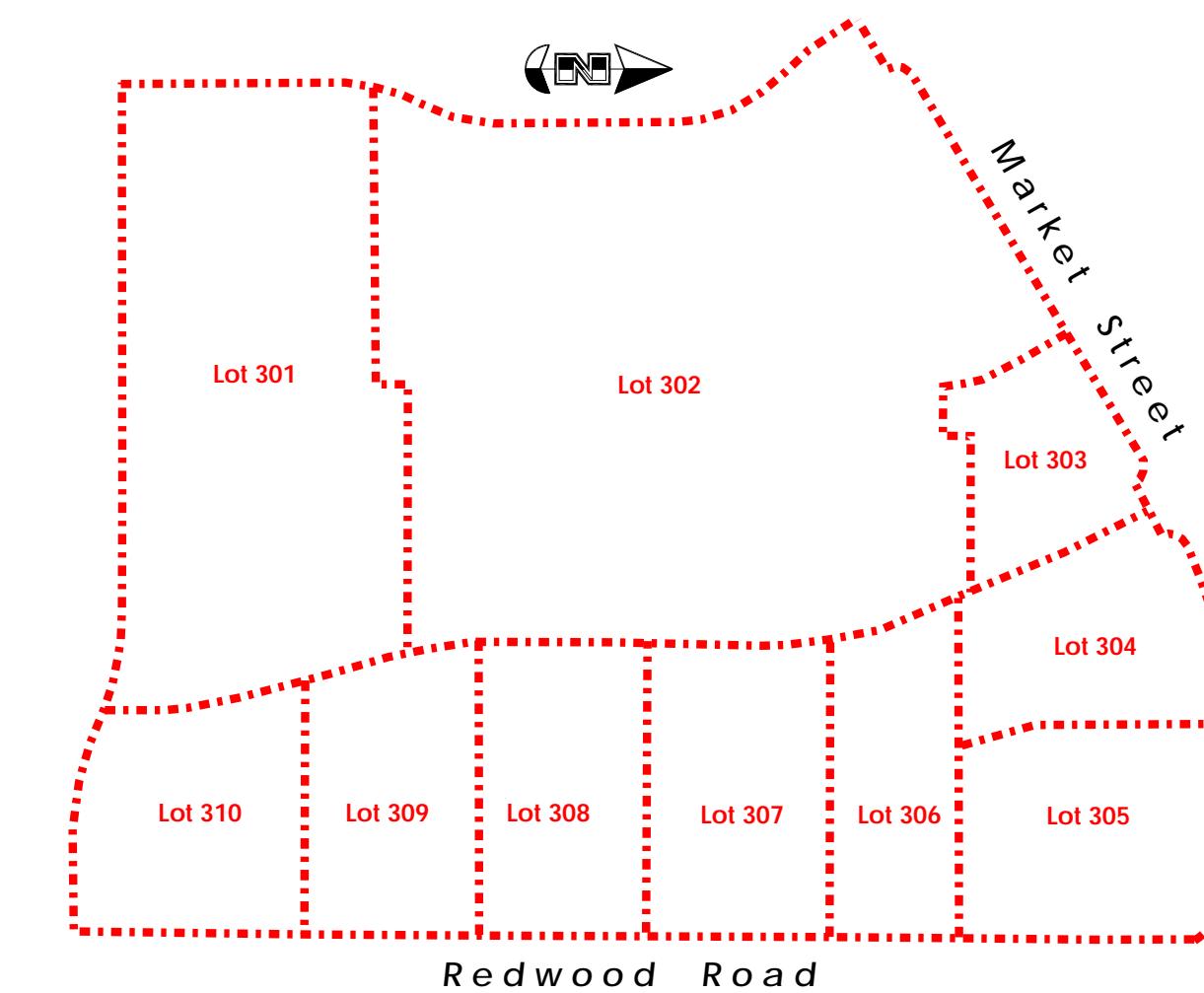
A maximum of 1,408,966 square feet of building area is anticipated at the completion of all phases. The 68.82 acres included in this Community Plan translates to a total of 650.94 ERU's for the Community Plan

Phase 3A Village Plan

A maximum of 499,750 square feet of building area is anticipated at the completion of all phases of the Phase 3AVillage Plan. Per the table above, the 24.41 acres included in this Phase 3A Village Plan translates to a total of 231.0 ERU's.

FUTURE PROJECTIONS

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



LOT BREAKDOWN

Lot #	Area (Acres)	Open Space %*	Maximum Bldg. (s.f)**	ERU Allocation
301	4.616	11 Min.	94,504	43.7
302	9.101	11 Min.	186,327	86.1
303	0.905	11 Min.	18,528	8.6
304	1.269	11 Min.	25,980	12.0
305	1.537	11 Min.	31,467	11.2
306	1.169	11 Min.	23,933	14.5
307	1.553	11 Min.	31,795	14.7
308	1.410	11 Min.	28,867	13.3
309	1.367	11 Min.	27,987	12.9
310	1.483	11 Min.	30,362	14.0
Total	24.41***	11 Min.	499,750	231.0

* Per Community Plan, Including Landscape Buffers

** Based on a 0.47 FAR

*** Net area equals 24.41 acres with 5.61 acres as a part of Phase 3B and 0.11 acres dedicated to UDOT.

EXISTING & PROPOSED ERU SUMMARY

Phase 1		
Lot #	Existing/Proposed (P) Bldg. Square Footage	ERU Allocation
1	123,494	57.05
2	4,800	2.22
3	5,000 (P)	2.31
4	3,825	1.77
5	2,377	1.10
6	12,000	5.54
7	6,880	3.18
8	5,890	2.72
9	5,432	2.51
Total	169,698	78.40
Allowed per Community Plan		<u>198.82</u>

Phase 2		
Lot #	Existing/Proposed (P) Bldg. Square Footage	ERU Allocation
201	61,402	28.37
202	10,083	4.66
203	6,500 (P)	3.00
204	6,000 (P)	2.77
205	9,450 (P)	4.37
206	9,450 (P)	4.37
207	9,100 (P)	4.20
208	12,000 (P)	5.54
Total	123,985	57.28
Allowed per Community Plan		<u>167.13</u>

Phase 3A		
Lot #	Existing/Proposed (P) Bldg. Square Footage	ERU Allocation
301	55,000 (P)	25.41
302	98,159 (P)	45.35
303	3,100 (P)	1.43
304	900 (P)	0.41
305	5,166 (P)	2.39
306	3,316 (P)	1.53
307	7,500 (P)	3.47
308	3,000 (P)	1.39
309	7,115 (P)	3.29
310	6,000 (P)	2.77
Total	189,256	87.44
Allowed per Community Plan		<u>284.99</u>



DEVELOPMENT STANDARDS

HEIGHT RESTRICTIONS:

No structure in the phase 3A village plan shall be taller than fifty feet.

SETBACKS REQUIREMENTS:

All buildings in this zone are required to maintain minimum setbacks as follows:

- a. Front - as shown on Community Plan, Exhibit #6 (Landscape Buffer Sections)
- b. Sides - Thirty feet where adjacent to a residential or agricultural zone, twenty feet when adjacent to all other zones.
- c. Rear - Twenty feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to thirty feet in the event that the rear of a building faces an arterial or collector street, there shall be a setback of forty feet.
- d. Exceptions - The City Council may reduce setback requirements by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.
- e. Other general requirements - In addition to the specific setback requirements noted above no building shall be closer than five feet from any private road, driveway, or parking space, except for drive thru facilities. No setback is required with the front, side or rear of building when lots are in the same zone.

PARKING REQUIREMENTS:

Retail = 162,774 square feet & REC = 23,382 square feet (14.4%) = 186,156 square feet

The project has 186,156 square feet and 14.4% of REC space the calculation would be as follows: $186,156 / 1000 * 4 = 744$ stalls, plus $186,156 / 1000 * 0.03 * 4.4 = 25$ stalls for a total of 769 stalls required.

OPEN SPACE AND LANDSCAPING:

The following open space types shall be incorporated into the Phase 3A Village Plans:

1. Parkway (Boulevard): This open space shall include comfortable and safe pedestrian and cyclist connections into and out of the development. This space shall also include a project street corner plaza with seating and streets lined with shade trees and understory plantings.
2. Other Open Space Elements:
 - a. Raised landscaped pedestrian walkways where required.
 - b. That portion of a sidewalk in excess of 8 feet in width that is located immediately in front of a primary building facade that includes sidewalk furnishings, outdoor seating and/or dining areas and not used for display or merchandise.
 - c. General landscaped areas in compliance with the Community Plan with the exception of any landscape areas less than 300 contiguous square feet.

The total open space within the Phase 3A Village Plan shall constitute a minimum of 11% of the total site area as required by the Community Plan. See open space requirements for each lot listed in the table on sheet 4. See pages 10-14 for landscape requirements.

OUTDOOR DISPLAY AREAS:

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

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

OUTDOOR SEATING/DINING AREAS:

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

1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
2. Such areas shall not interfere with required pedestrian access and vehicular circulation. Minimum pedestrian access shall be 4 feet.

SIGNAGE REQUIREMENTS:

Pylon, Monument and Project Identification signs are permitted as shown on pages 22 - 27.

Building signage is permitted as shown on conceptual building elevations shown on pages 38 - 54 and shall follow title 19.

Such signage shall be clearly defined and identified during the site plan review per Section 19.18 of the Saratoga Springs Municipal Code.

All building banners and temporary signs shall comply with Section 19.18.

DEVELOPMENT STANDARDS

LIGHTING REQUIREMENTS:

Section 19.11 Lighting shall govern with the exception that parking lot light poles may include fixtures of the type and design shown in figure 1. Parking light poles of 32 feet 6 inches in height are permitted provided such lighting poles are champagne color and designed to blend into existing backgrounds - see figure 2. Additional accent lighting may be provided with poles not to exceed 20 feet 6 inches in height as shown in figure 3.

Lighting along public roads that will be maintained by the City, such as Redwood Road and Market Street, shall be per City standard details and specifications.

Typical Parking Area and Decorative Lighting

All exterior lighting shall comply with the City of Saratoga Springs Dark Sky Ordinance Requirements.



Figure 1

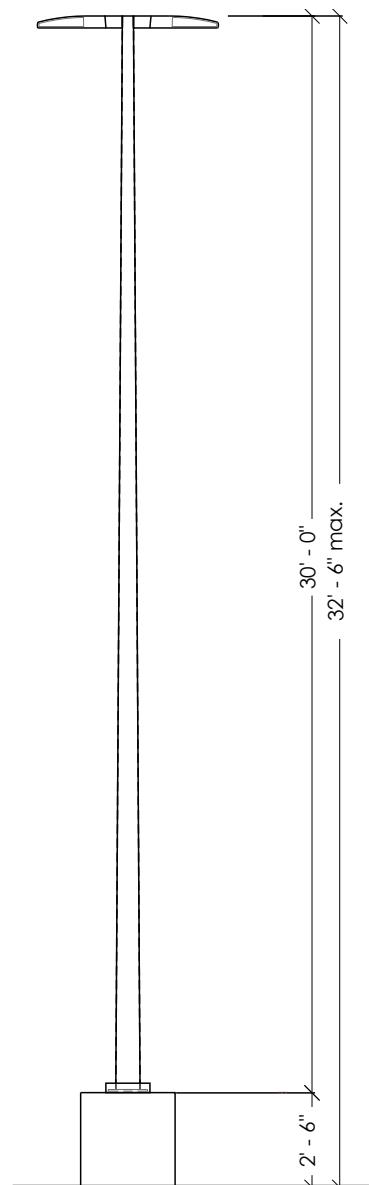


Figure 2

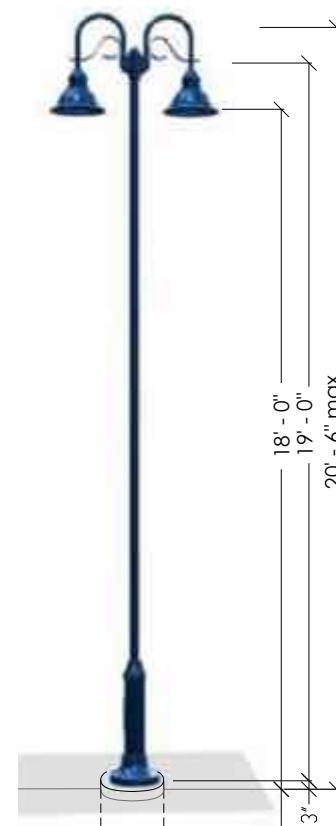


Figure 3

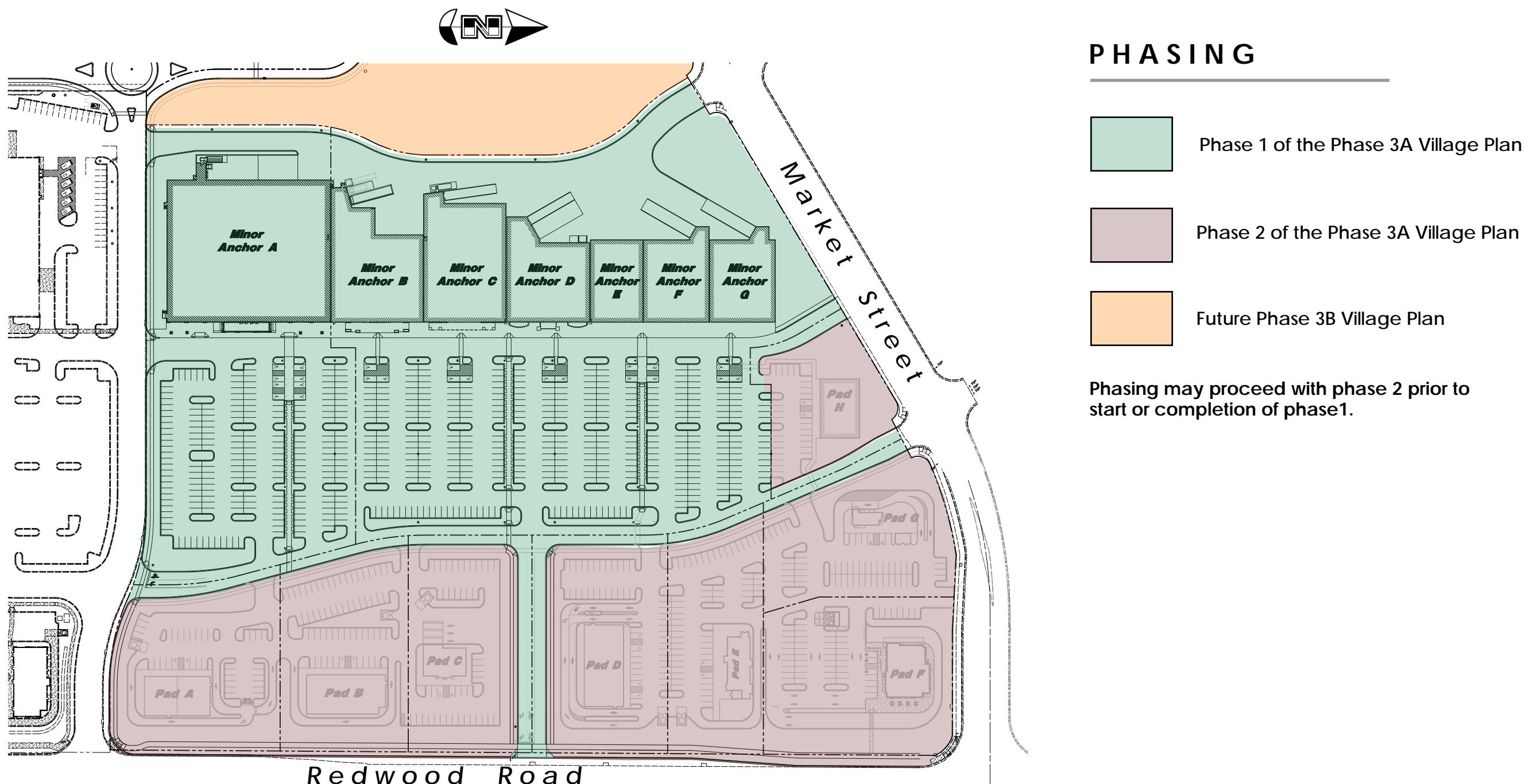
BUILDING DESIGN CRITERIA

Buildings and permanent structures within the Phase 3A Village Plan shall comply with the design guidelines indicated in the Community Plan including:

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

See Exhibit 15 of the Phase 3A Village Plan for conceptual examples of acceptable building elevations that adhere to this criteria.





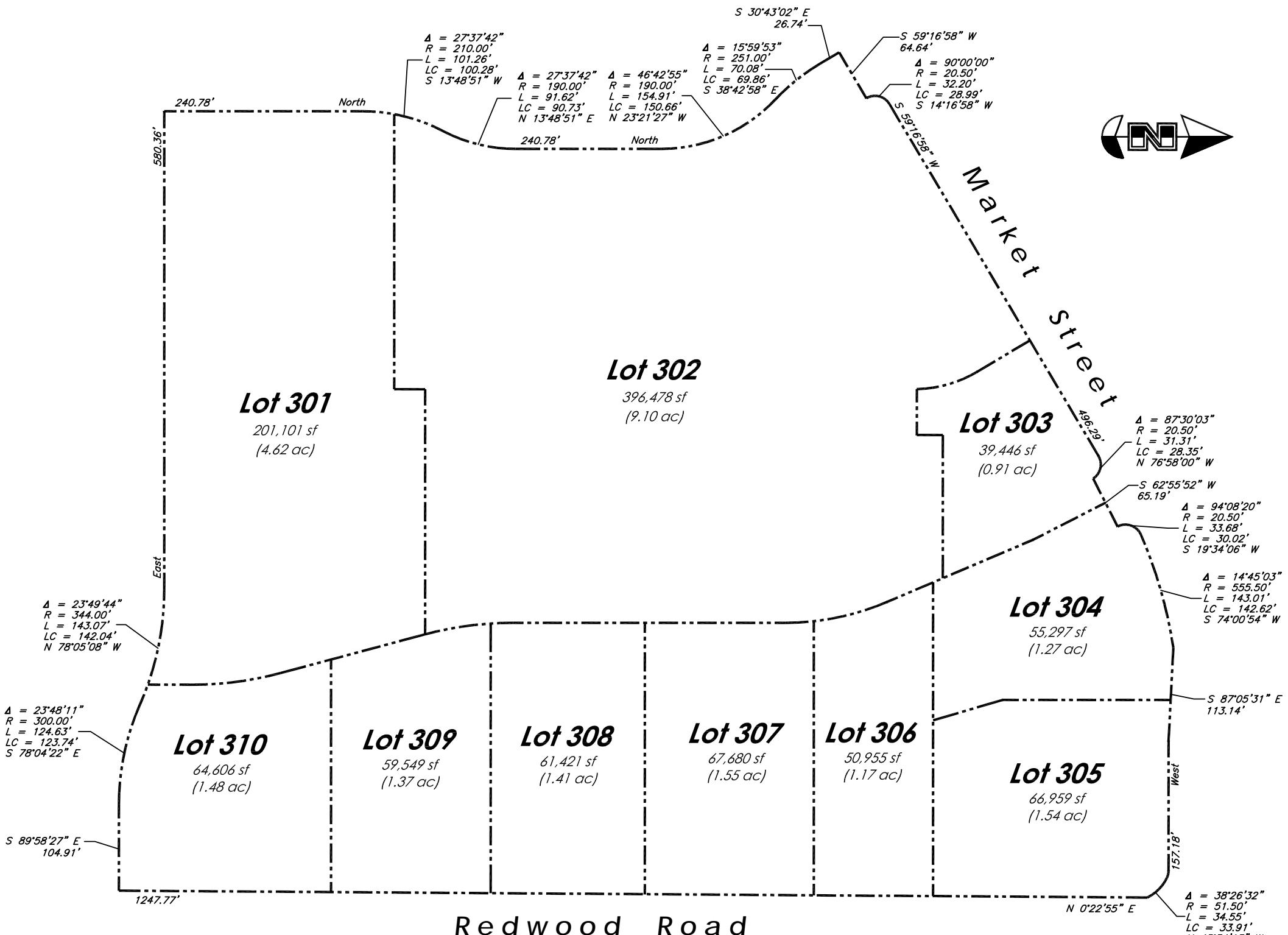
PHASING

Phase 1 of the Phase 3A Village Plan

Phase 2 of the Phase 3A Village Plan

Future Phase 3B Village Plan

Phasing may proceed with phase 2 prior to start or completion of phase1.



SARATOGA SPRINGS

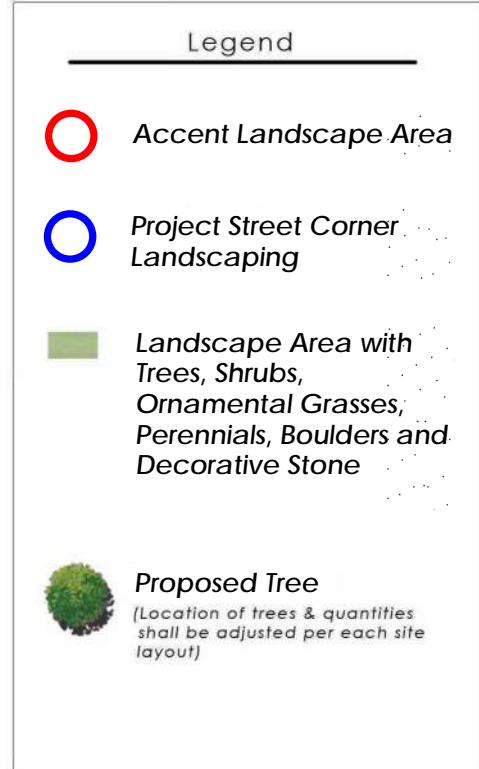


the crossing - phase 3A Village Plan



Conceptual Landscape Plan: Adjust planting as needed for site plan. Adhere to required landscape and open space percentage specified in the Community Plan. Adhere to the City of Saratoga minimum landscape standards for RC Zone for quantity of trees, shrubs, and lawn.

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

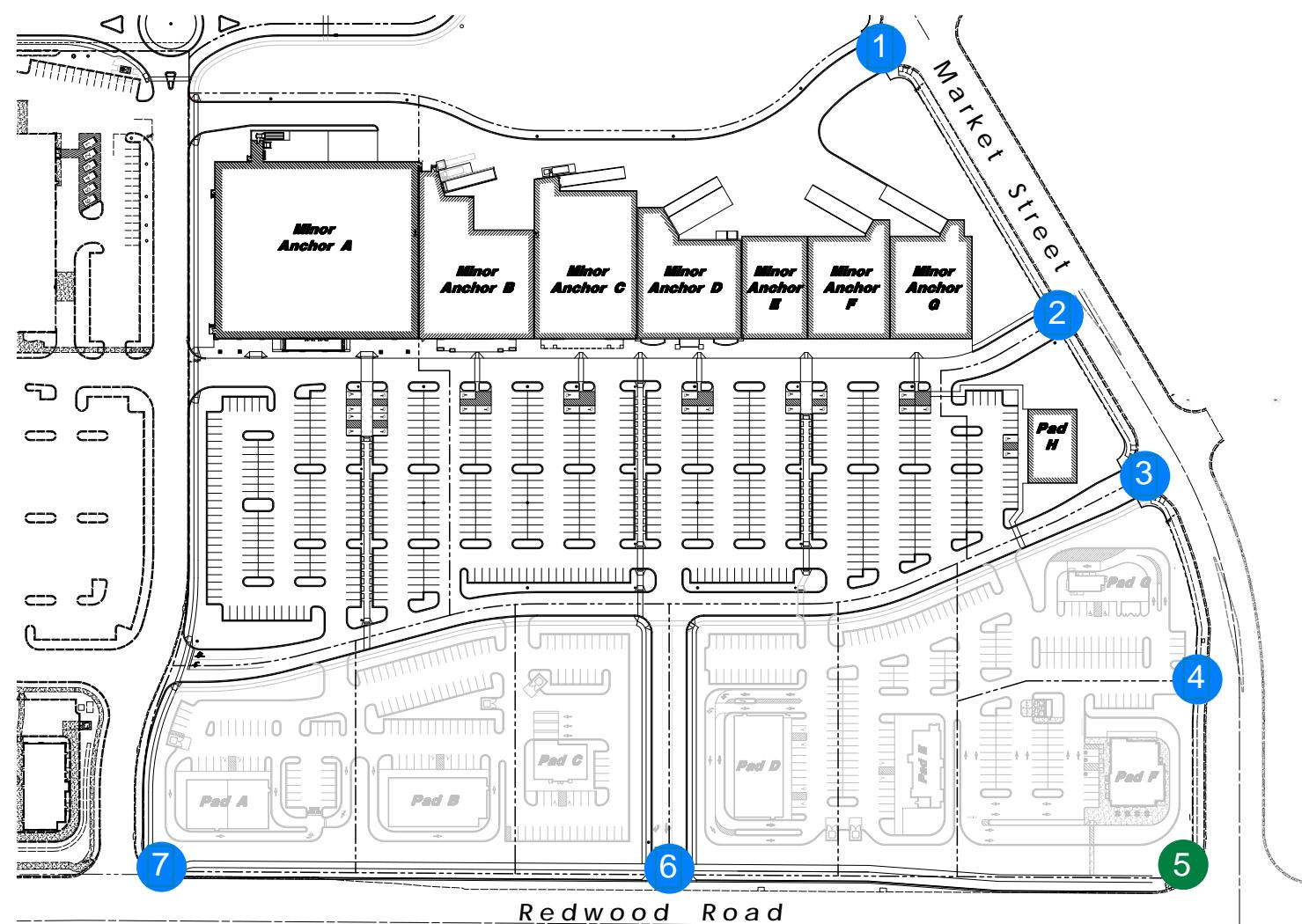


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1. Parkway (Boulevard): This open space shall include comfortable and safe pedestrian and cyclist connections into and out of the development. This space shall also include a project street corner plaza with seating and streets lined with shade trees and understory plantings.
2. Other Open Space Elements:
 - a. Raised landscaped pedestrian walkways where required.
 - b. That portion of a sidewalk in excess of 8 feet in width that is located immediately in front of a primary building facade that includes sidewalk furnishings, outdoor seating and/or dining areas and not used for display or merchandise.
 - c. General landscaped areas in compliance with the Community Plan with the exception of any landscape areas less than 300 contiguous square feet.

The total open space within the Phase 3A Village Plan shall constitute a minimum of 11% of the total site area as required by the Community Plan. See open space requirements for each lot listed in the table on sheet 4. See pages 10-14 for landscape requirements.

See Community Plan Plant List for Required Plant Material



Key Map

1-4
6-7**Accent Landscape Area:**

Enhancements shall include:

- 1) Low growing plant material to not obstruct sight triangles and block signage.
- 2) Colorful perennials and a combination of evergreen and deciduous shrubs.
- 3) The "Swoop" shape logo for The Crossing incorporated in the landscape layout.
- 4) Entrances with signs to have a minimum of 800 s.f. of shrub planter area.
- 5) Entrances without signs to have a minimum of 1,200 s.f. of shrub planter area.
- 6) Shrub planters to be carried into park strips areas.

Plant Material to be used in accent areas:

**Corner Landscaping**
(See Community Plan for Criteria)

Plant material to be used in corner landscape:

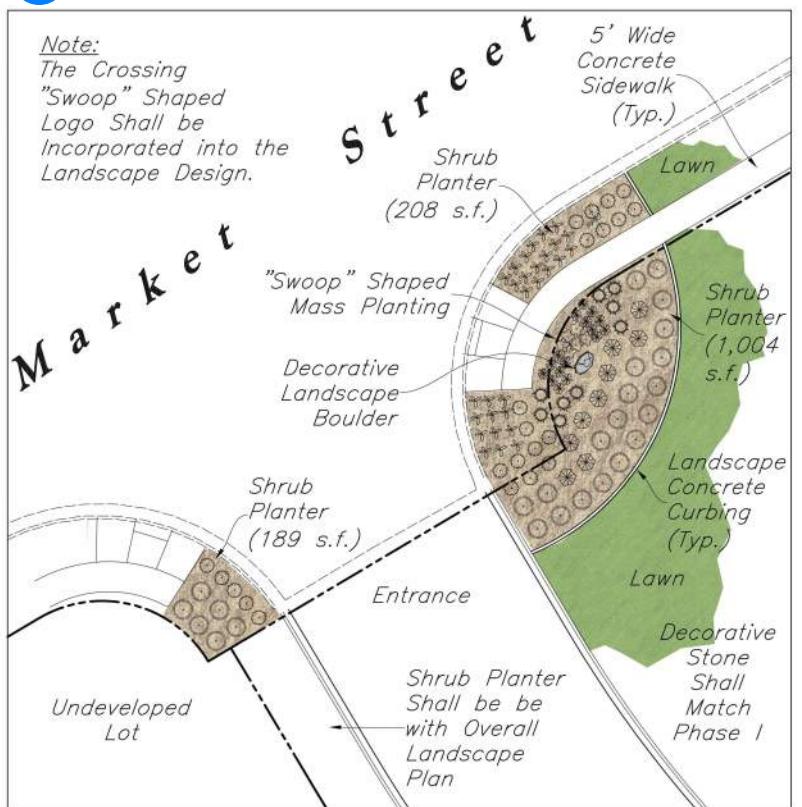


Decorative stone shall be used in all shrub planters. A tan rust color stone shall be used from Staker Parson (Copper Canyon) to be the majority of the stone. This stone shall match the stone used in Phase I and II. In accent areas and to break up large areas of the tan rust color stone, a grayish rock from Utah Landscape Rock (Talon's Cove) shall be used. A minimum of 200 square feet of gray stone to be used. 2-4" diameter stone to be used in shrub planters where potential pedestrian traffic is minimal. Shrub planters that could potentially experience pedestrian traffic shall use 1-2" diameter stone. A commercial grade 3/16" x 4" steel edging shall be used to separate different size and colored decorative stone.

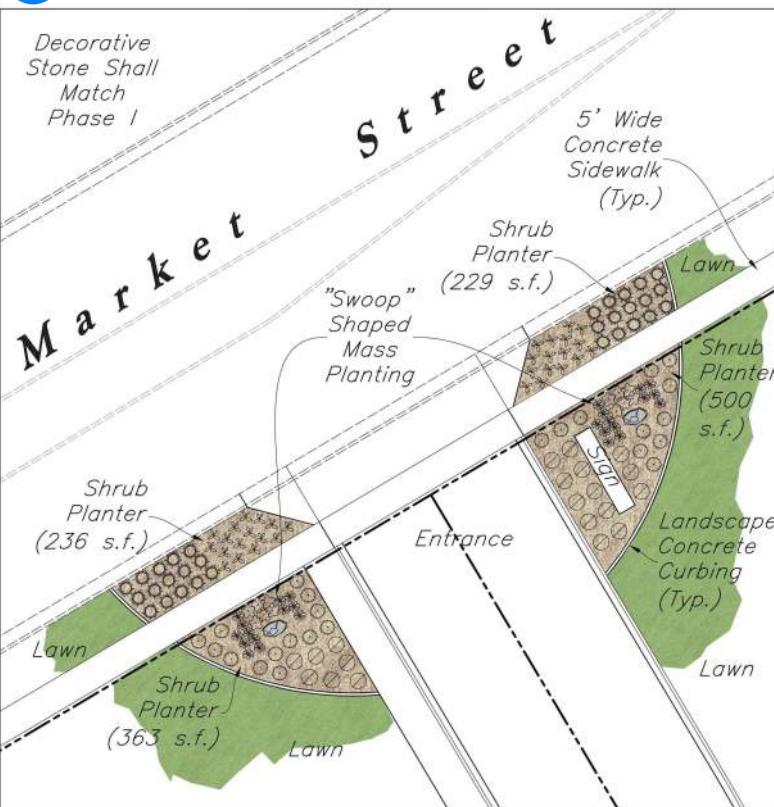
Exhibit 8

C - Accent Landscape Areas & Corner Landscaping

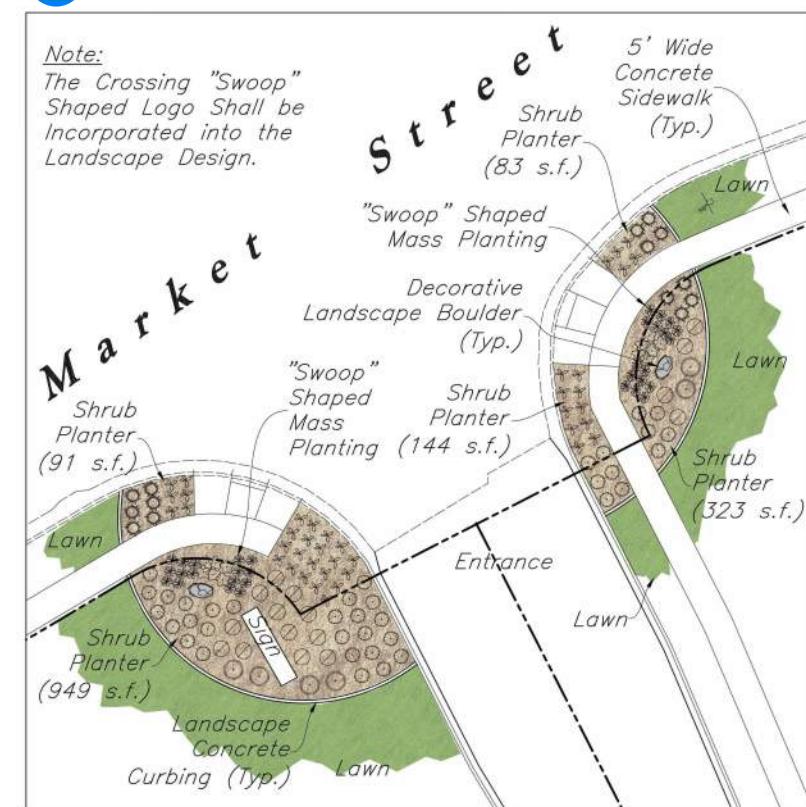
1 Accent Landscape Area



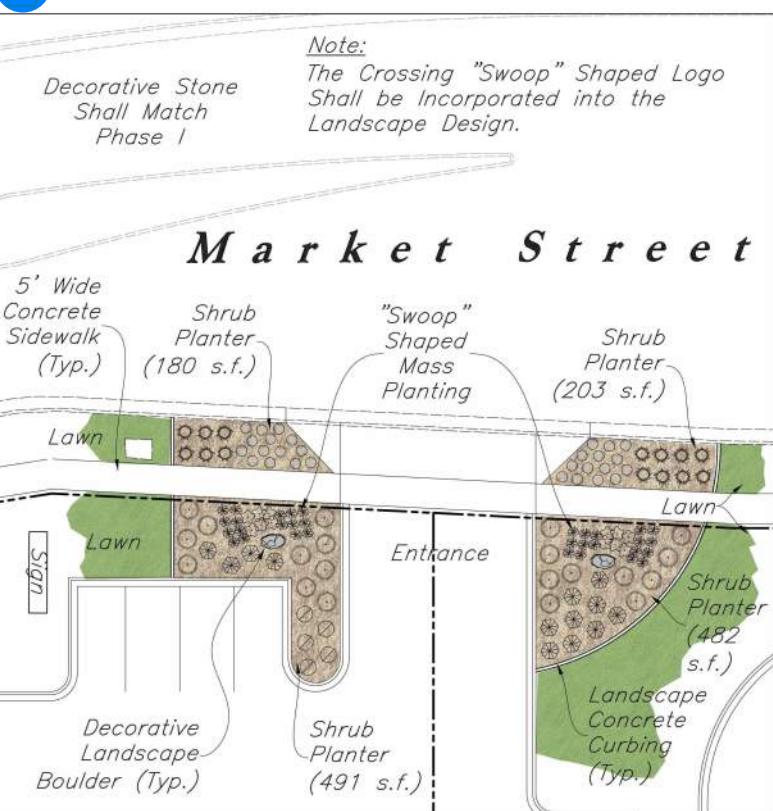
2 Accent Landscape Area



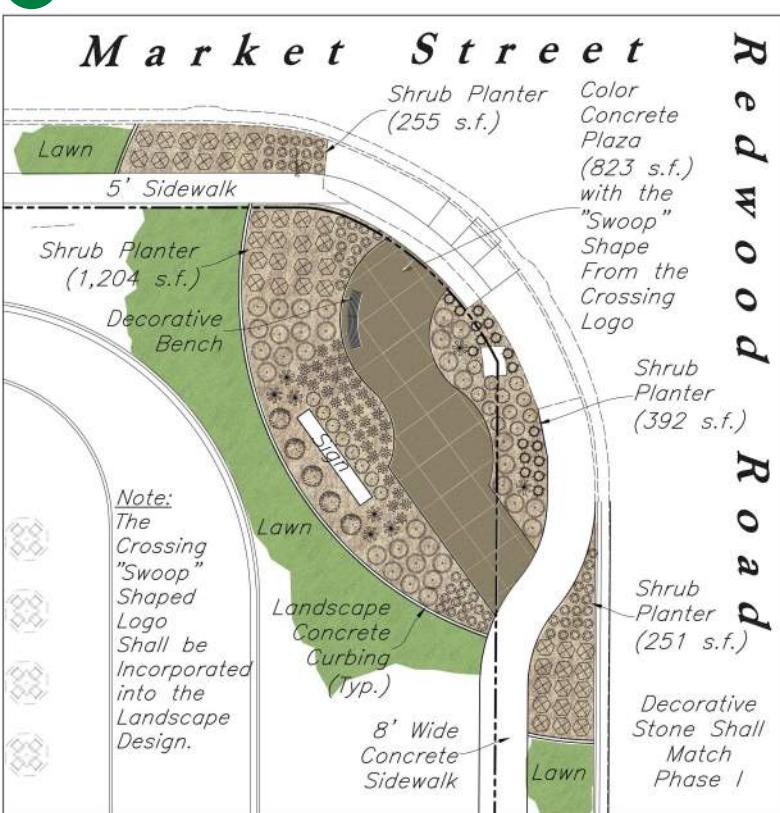
3 Accent Landscape Area



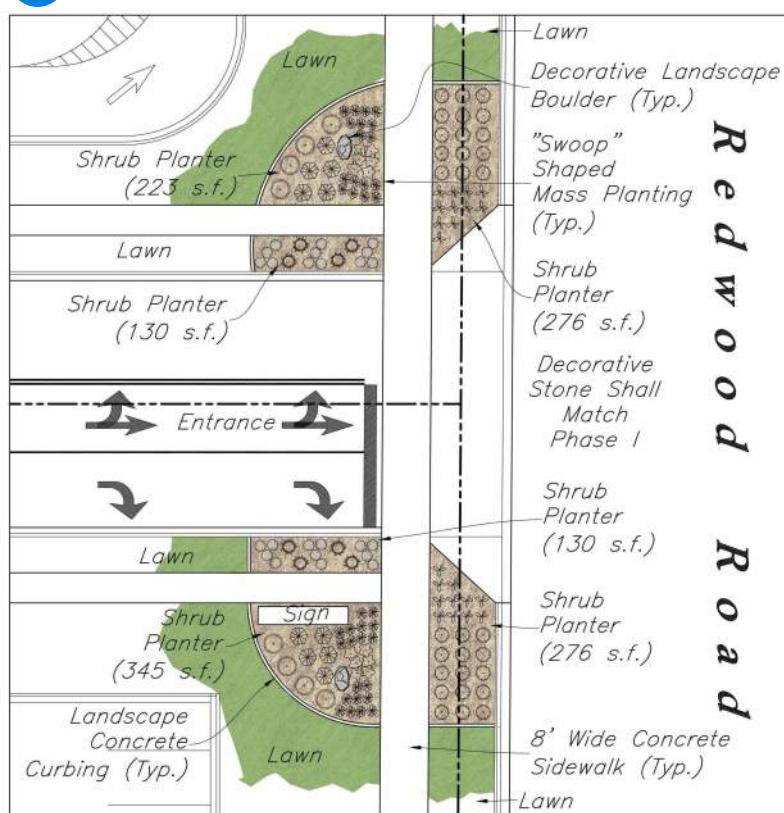
4 Accent Landscape Area



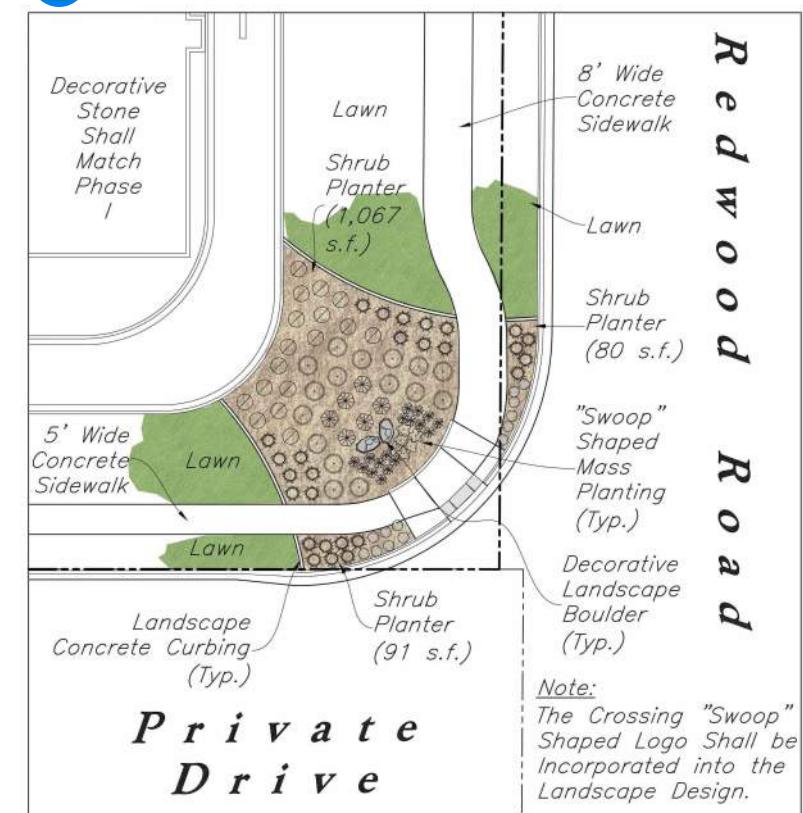
5 Corner Landscape Area



6 Accent Landscape Area



7 Accent Landscape Area

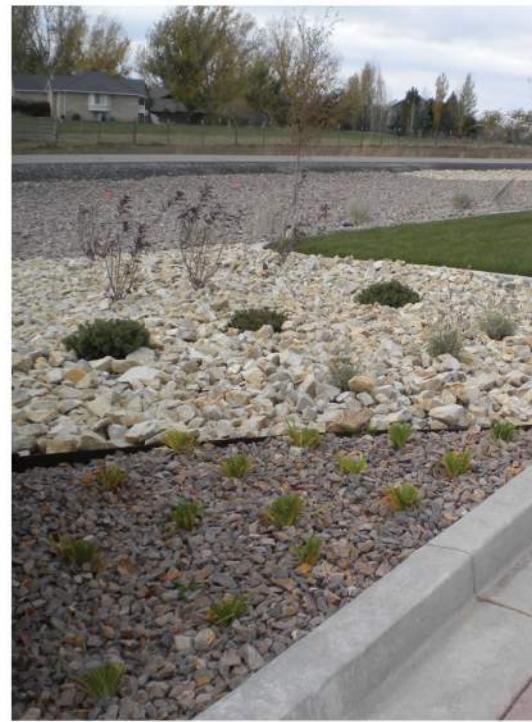




Parking Lot Walkway Landscaping



Parking Lot Island Landscaping



Parking Lot Perimeter Landscaping



Parking Lot Island Landscaping



Parking Lot Island Landscaping



Parking Lot Perimeter Landscaping



Drive Thru Landscaping



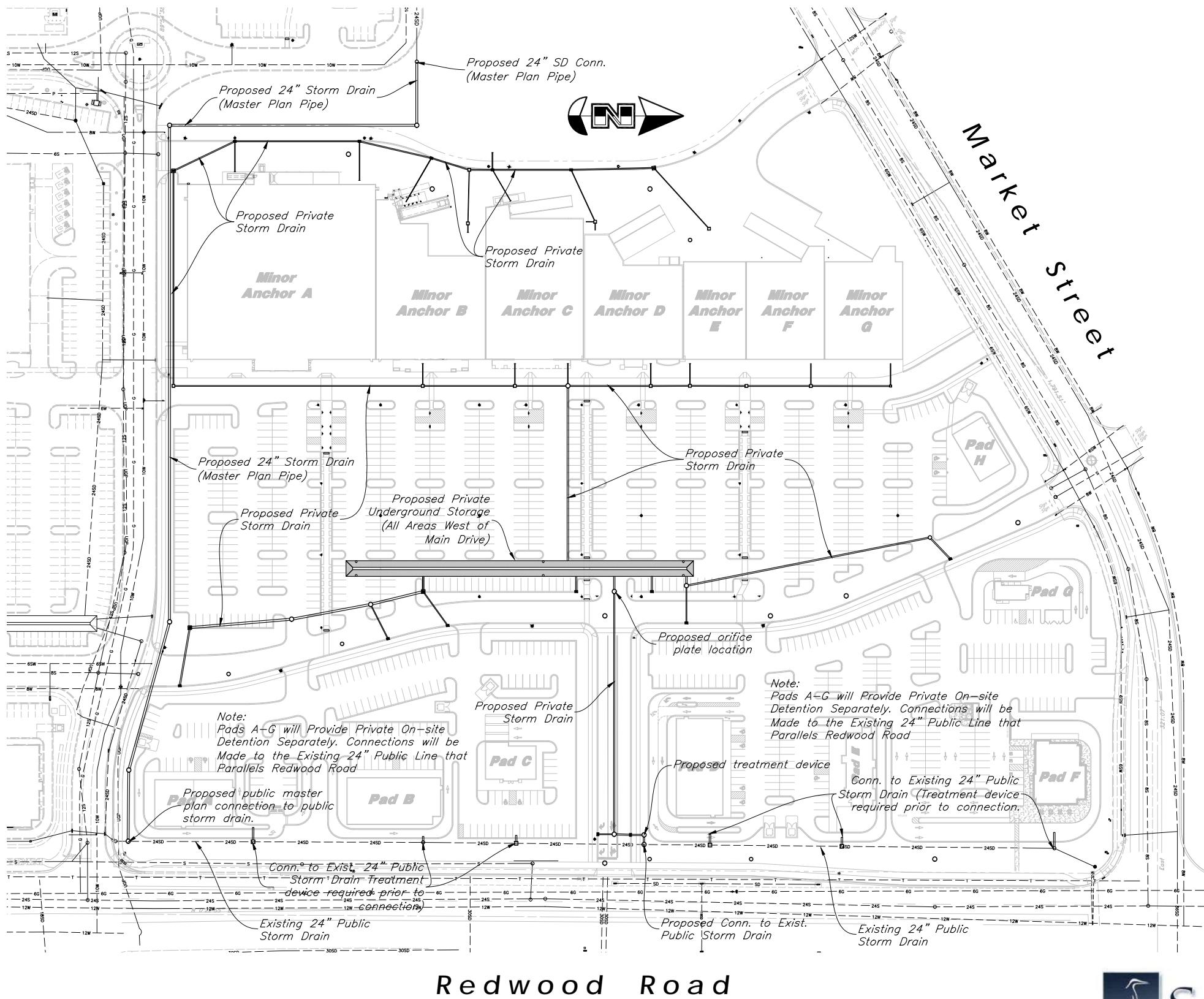
Parking Lot Diamond Planter Landscaping



Parking Lot Island Landscaping

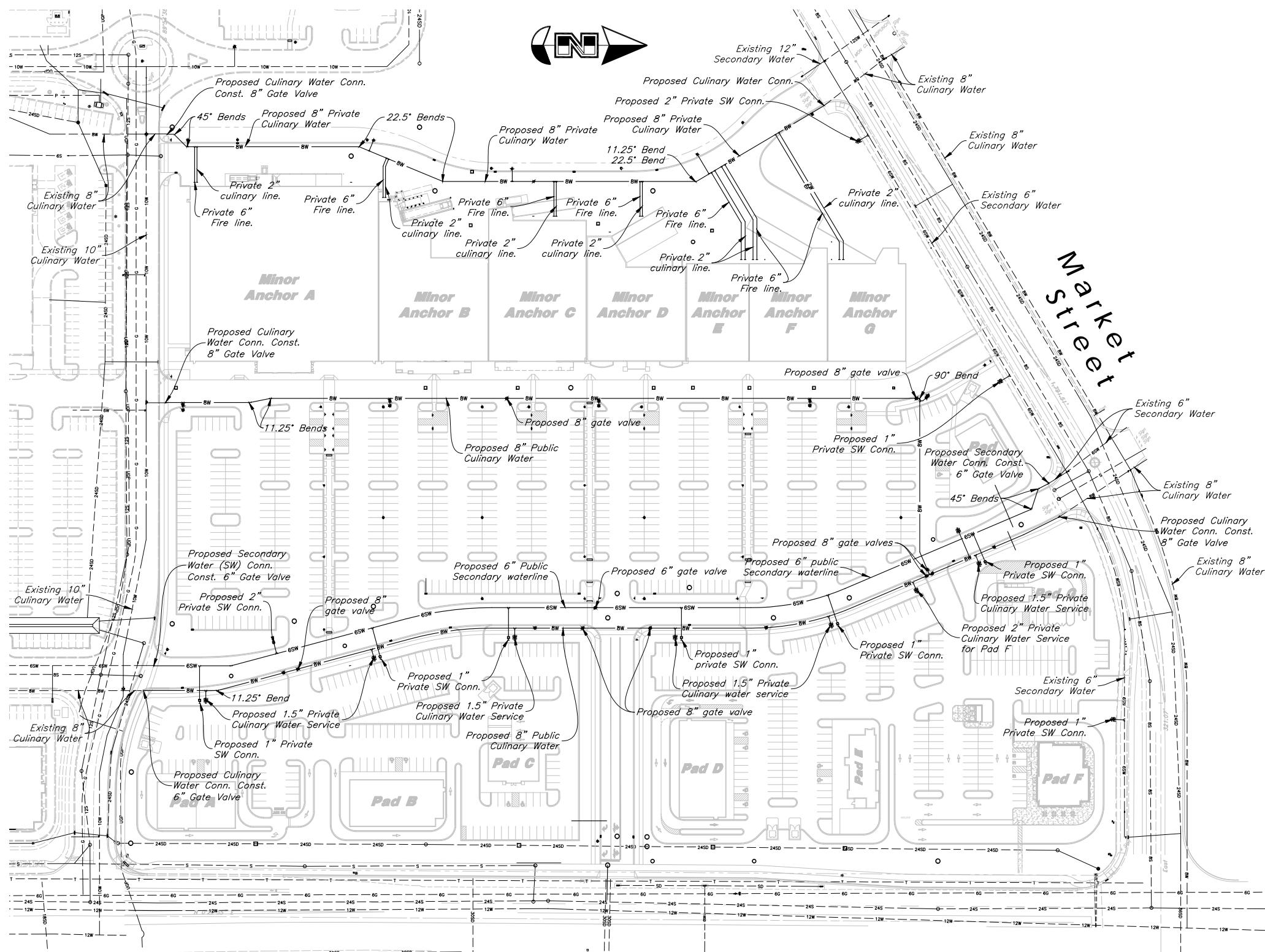


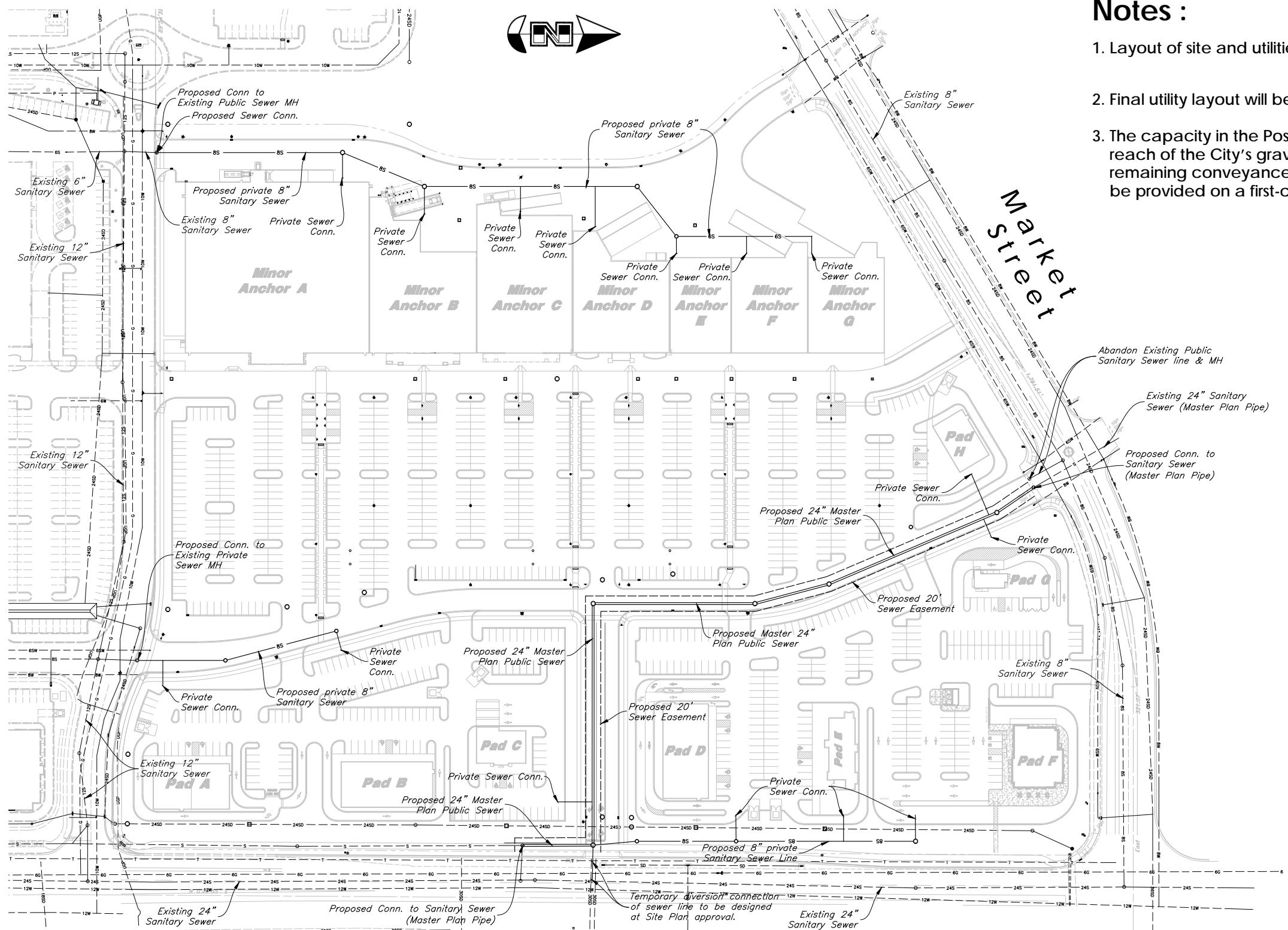
Parking Lot Entry Landscaping



Legend

Proposed Fire Hydrant	●
Proposed Water Valve	—W—
Proposed Water Line	—S—
Proposed Sanitary Sewer	—SD—
Proposed Storm Drain	—C—
Proposed Conduit Line	—P—
Proposed Power Line	—G—
Proposed Gas Line	—SW—
Proposed Secondary Water Line	—RD—
Proposed Roof Drain	—FH—
Existing Inlet Box	△WV
Existing Catch Basin	—W—
Existing Manhole	—S—
Existing Fire Hydrant	—SD—
Existing Water Valve	—G—
Existing Overhead Power Line	—P—
Existing Water	—T—
Existing Secondary Water	□ TB
Existing Sewer	□ PM
Existing Storm Drain	□ EB
Existing Gas	□ ECAB
Existing Power	□ GM
Existing Telephone	○ WM
Existing Telephone Box	○ ICB
Existing Power Meter	● BOL





Redwood Road

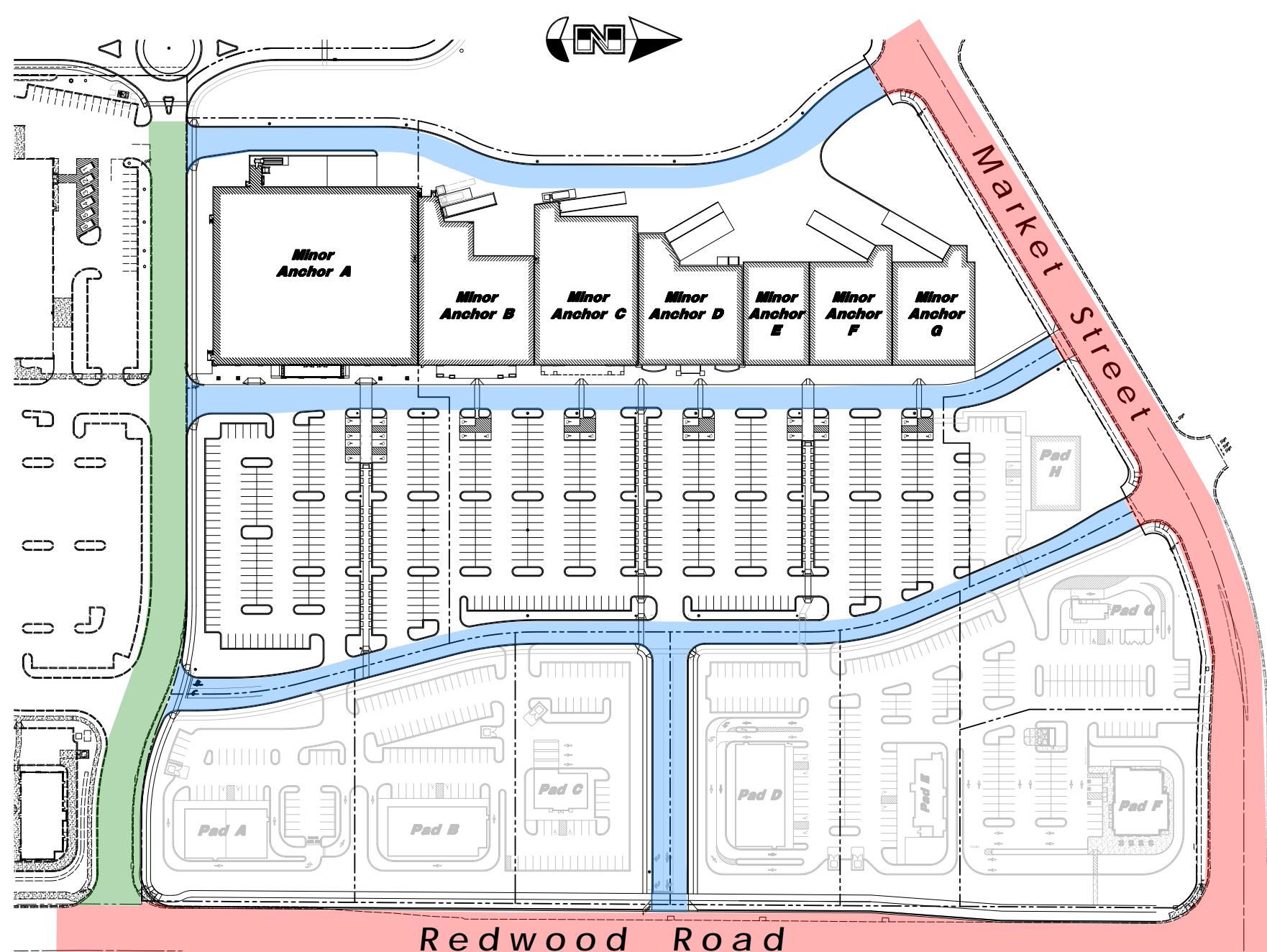


Notes :

1. Layout of site and utilities is conceptual.
2. Final utility layout will be determined at site plan approval.
3. The capacity in 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.

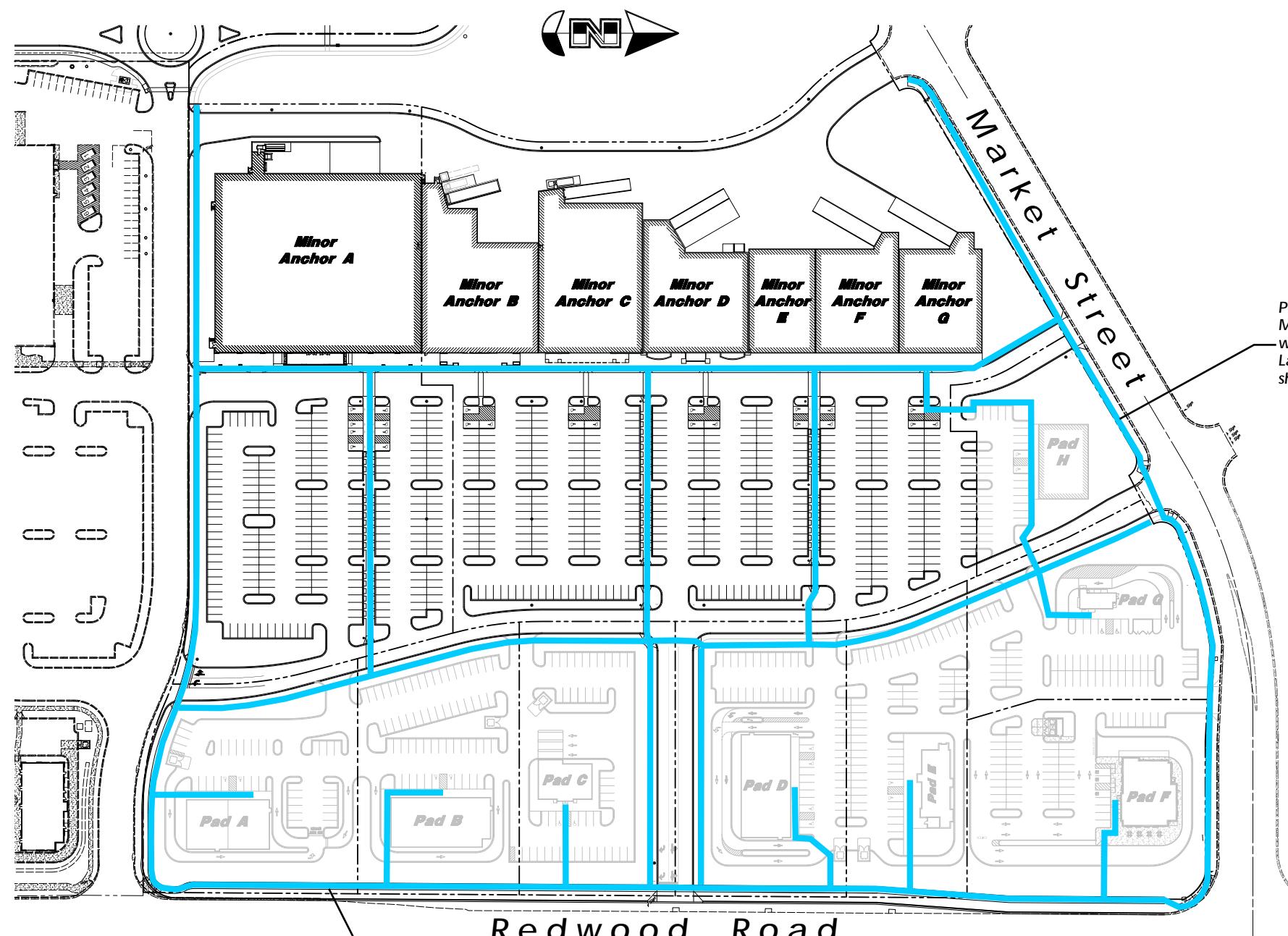
Legend

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



STREETS / ROADS

- Public Road
- Private Drive
- Existing Private Drive



PEDESTRIAN PLAN

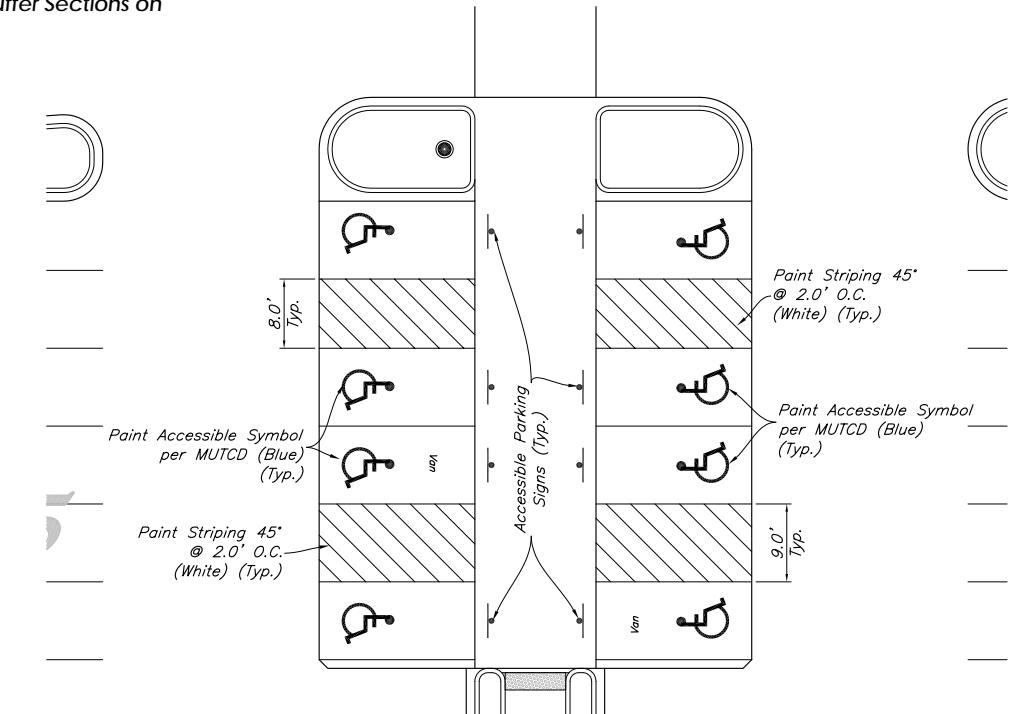
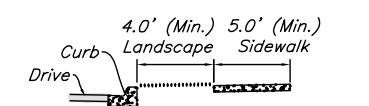
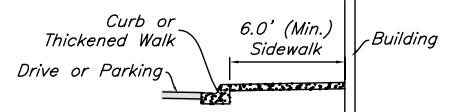
Future Pedestrian Connections*

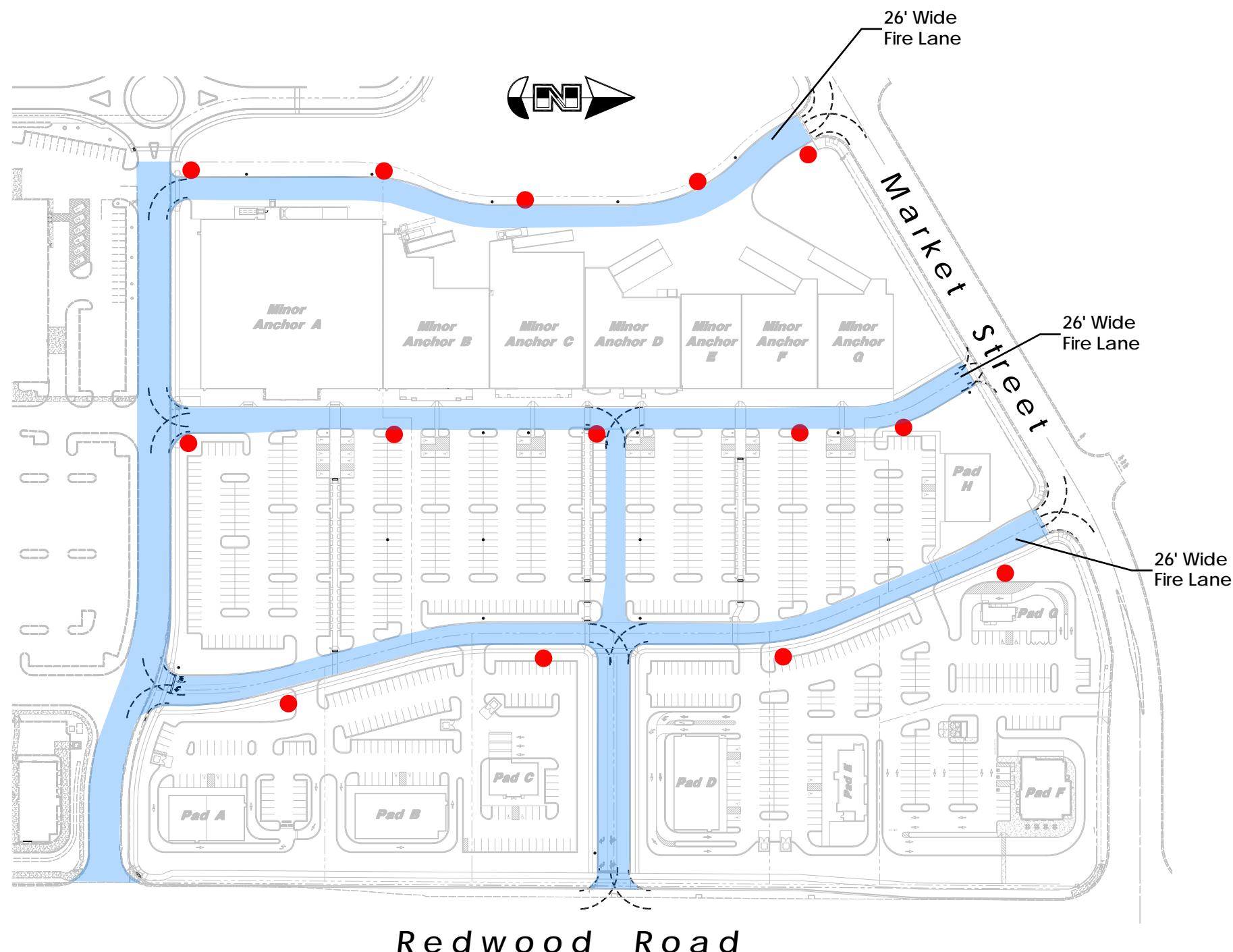
* Note:

A safe pedestrian connection must be provided to each pad; Locations shown are conceptual and actual location may vary.

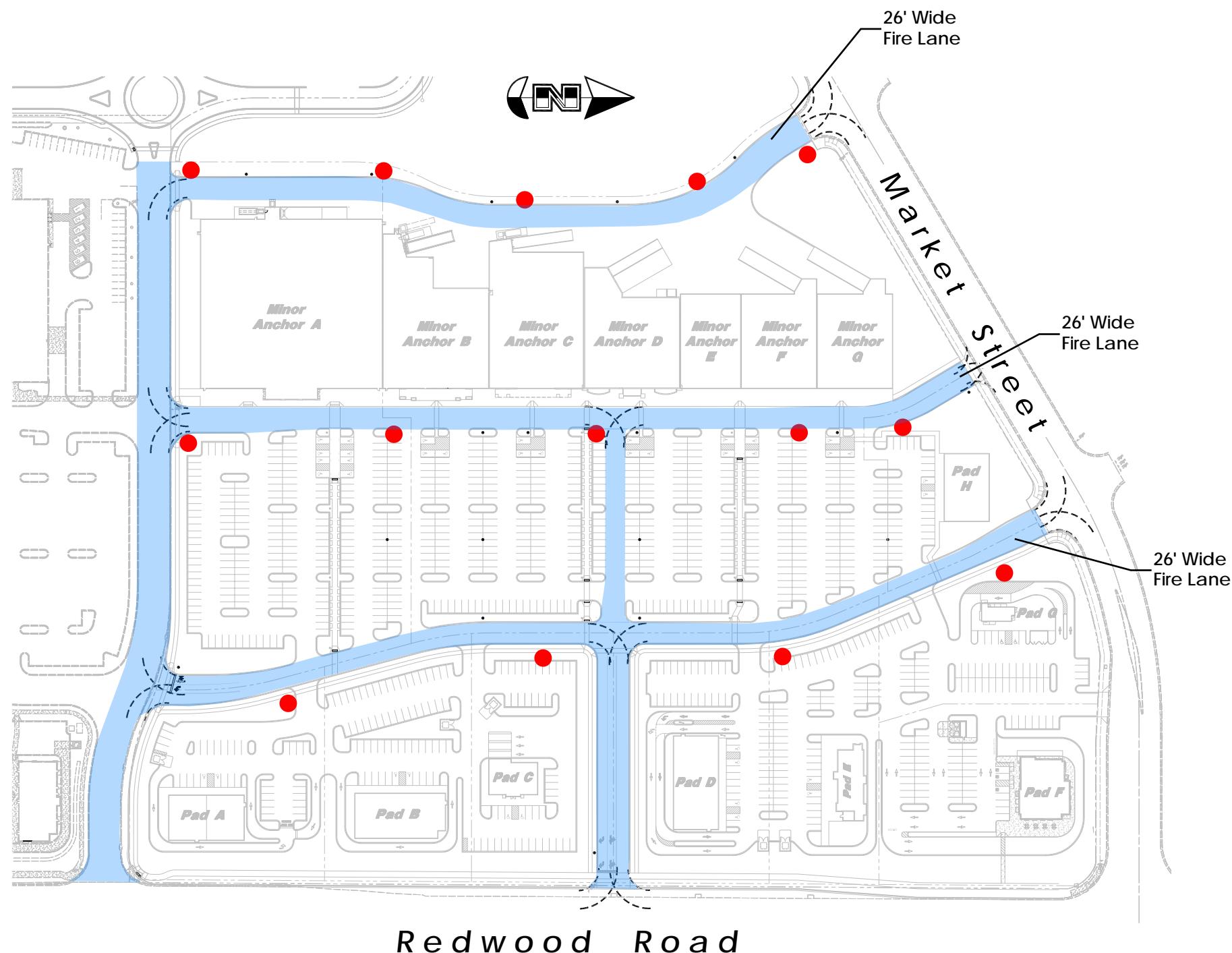
Minimum width for a concrete sidewalk is 5' (feet).

Typical Pedestrian Cross Sections



**Fire Lane Notes:**

1. Minimum fire lane width shall be 20 feet when signed for no parking.
2. Fire lane width shall be 26 feet at hydrants.
3. Fire lane shall be asphalt or concrete, capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. Maximum slope for fire lane shall be 10%



Grading/Drainage Notes:

Storm drainage for the west half of Phase 3A and the loop drives will be collected, detained and treated in a common detention system. All other lots will be responsible for detaining storm water individually. These lots will discharge to the existing pipe that parallels Redwood Road. Detention shall be provided in an above ground pond or underground storage system.

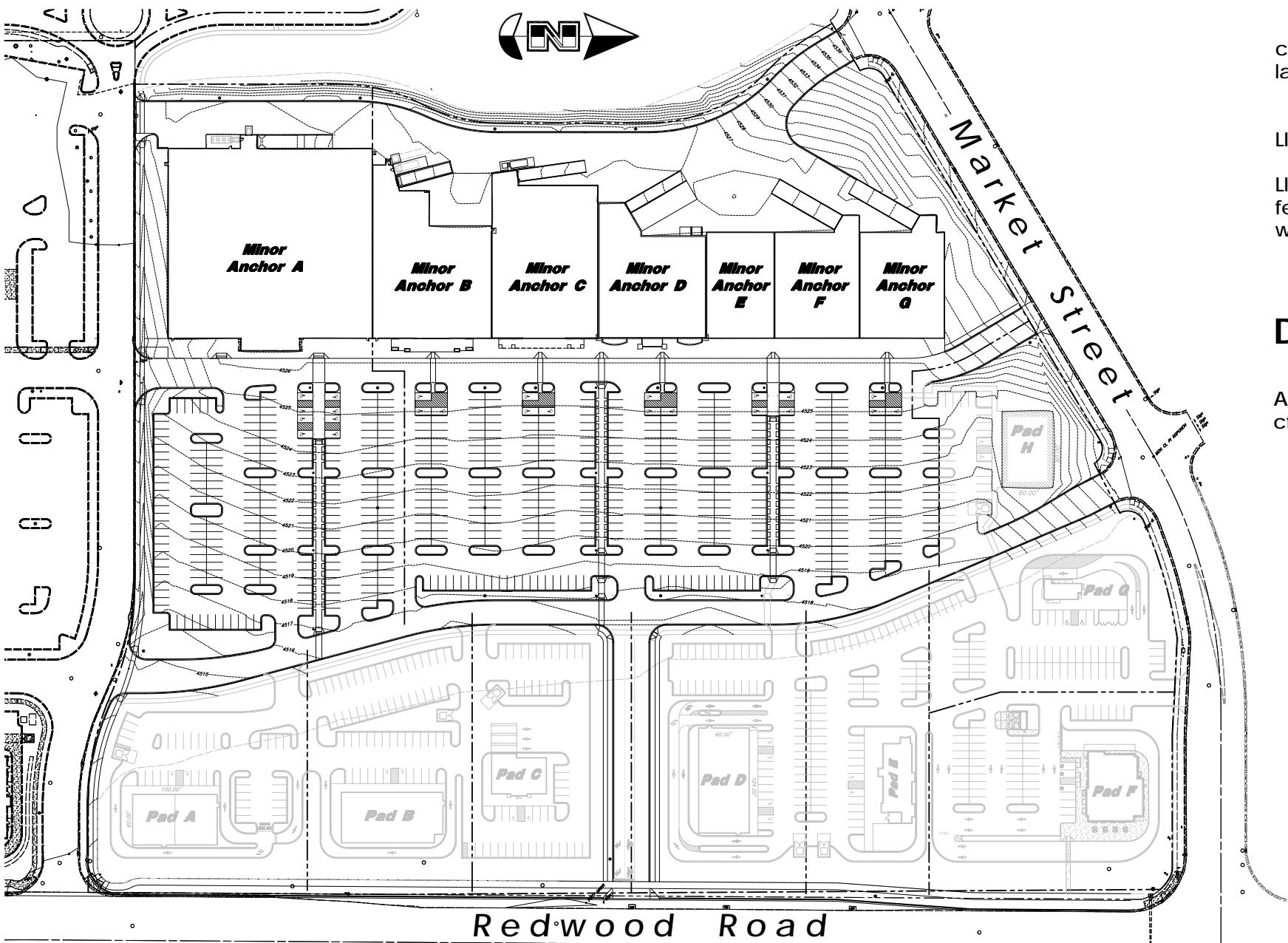
Storm Water Treatment Systems shall be constructed as listed above and at all new points of connection to the City's Storm Drain System and prior to any discharge to a drainage, river, or lake. Treatment systems shall meet the City Standards.

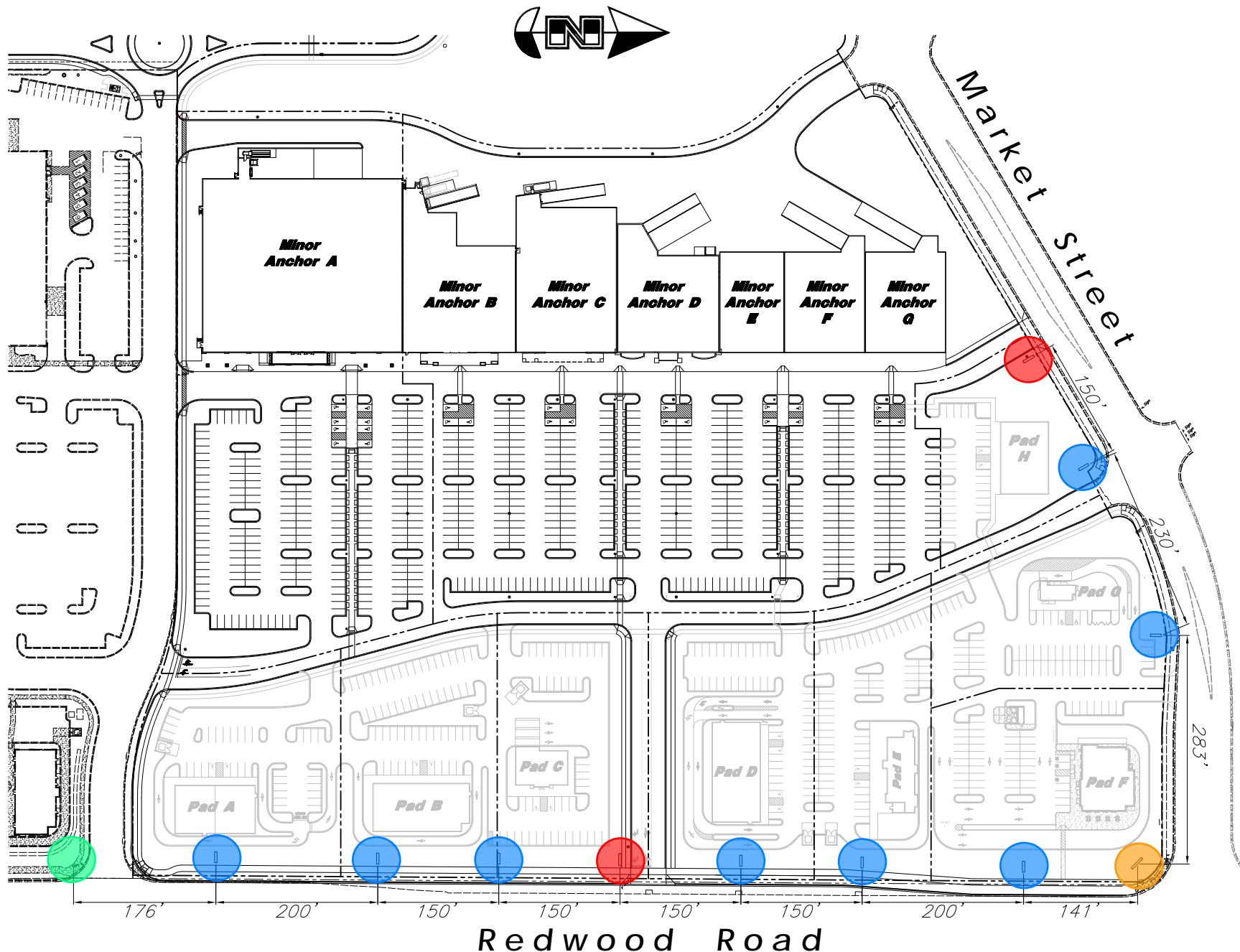
LID Requirements:

LID systems are required and must retain at least 0.41 inches of rain if they are shown to be feasible using the city's outline for "Low-Impact Development Systems feasibility study." This study will be required with site plan approval.

Drainage Report Requirements:

A drainage report will be required with the construction plan. Maximum discharge rate is 0.09 cfs/acre. All areas of site development to be detained.

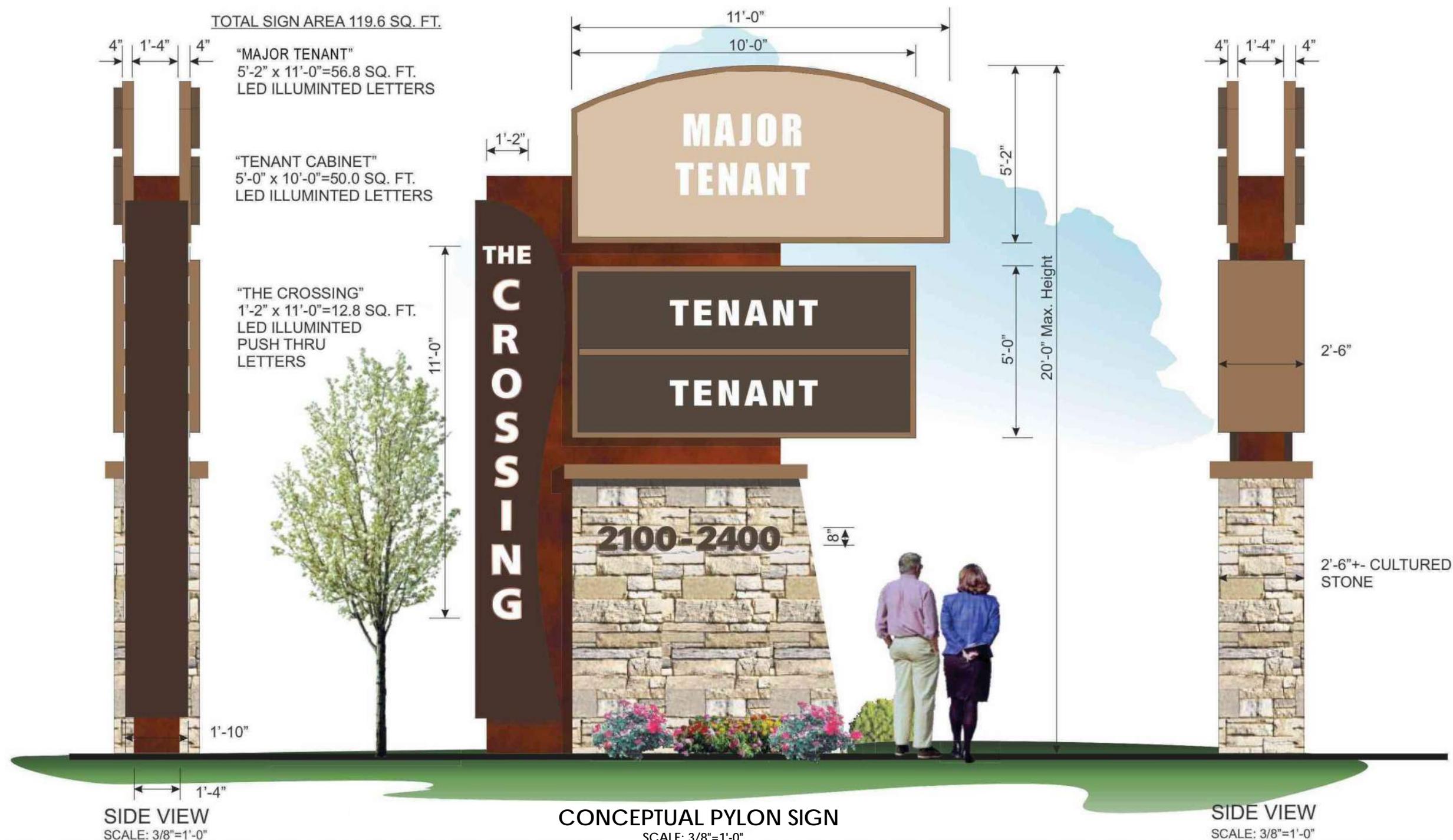


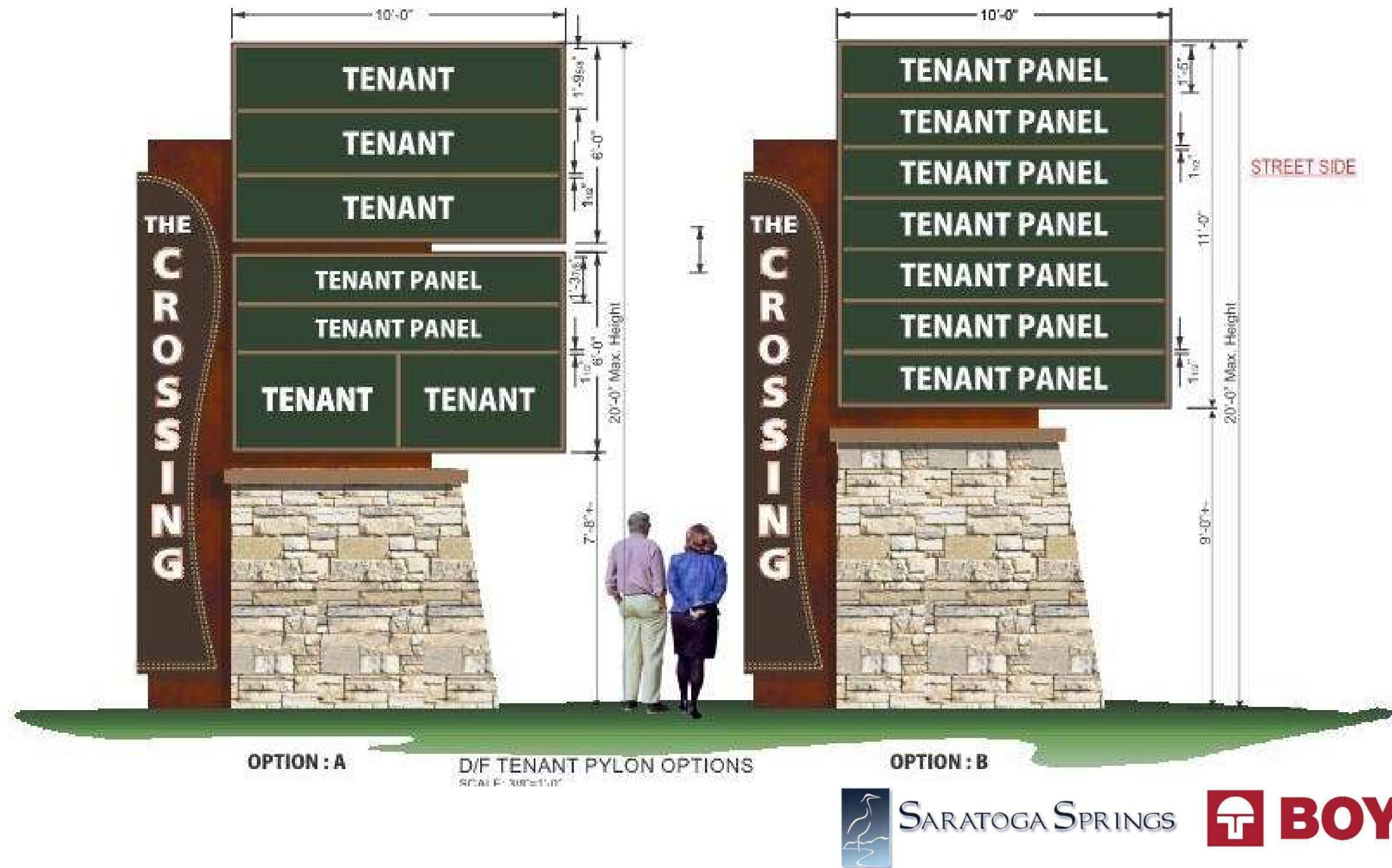


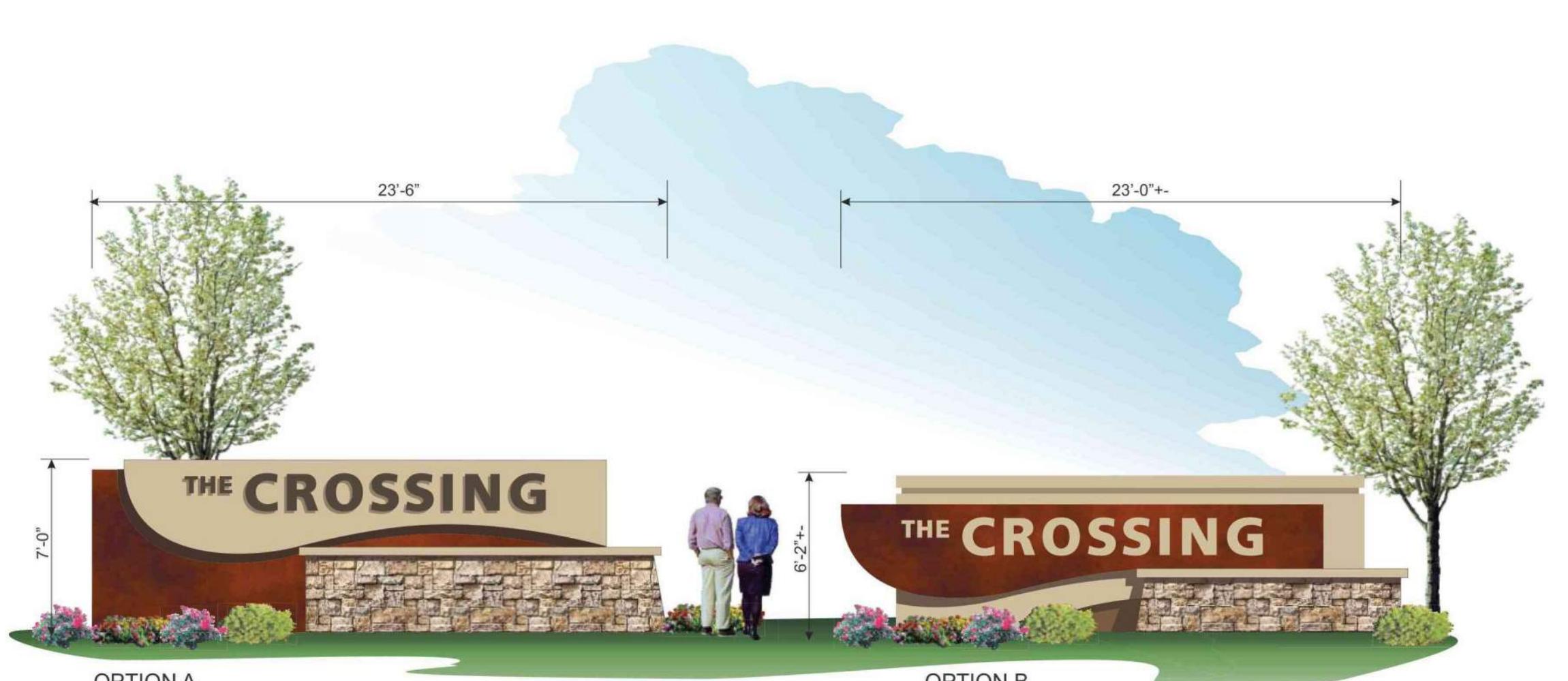
SIGNAGE LEGEND



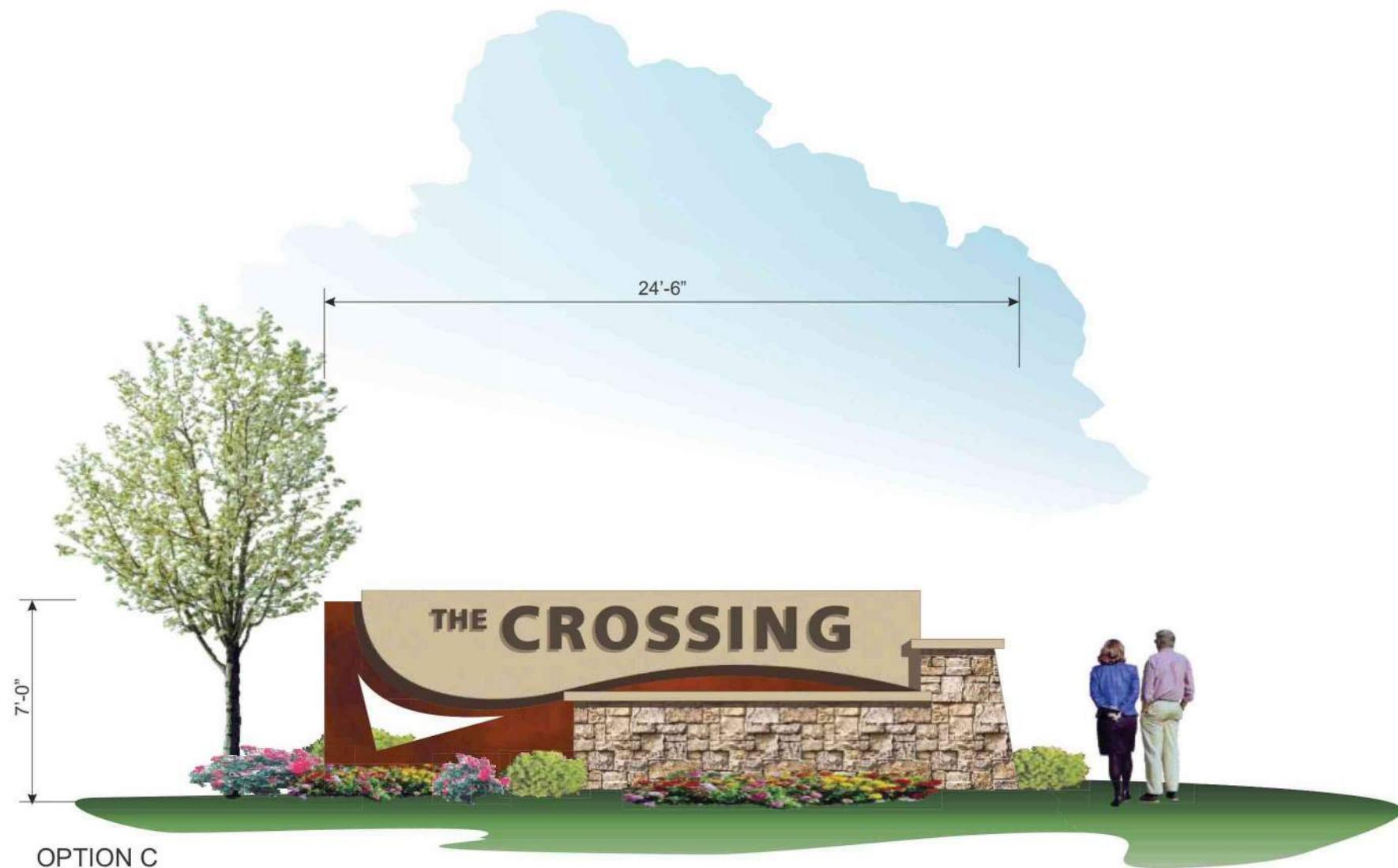
Locations and Dimensions shown on the diagram at the left indicate the proposed spacing. Actual locations may vary but may not deviate from the minimum spacing as shown on diagram at left. Pylon signs shown on the following pages for conceptual examples shall be allowed.





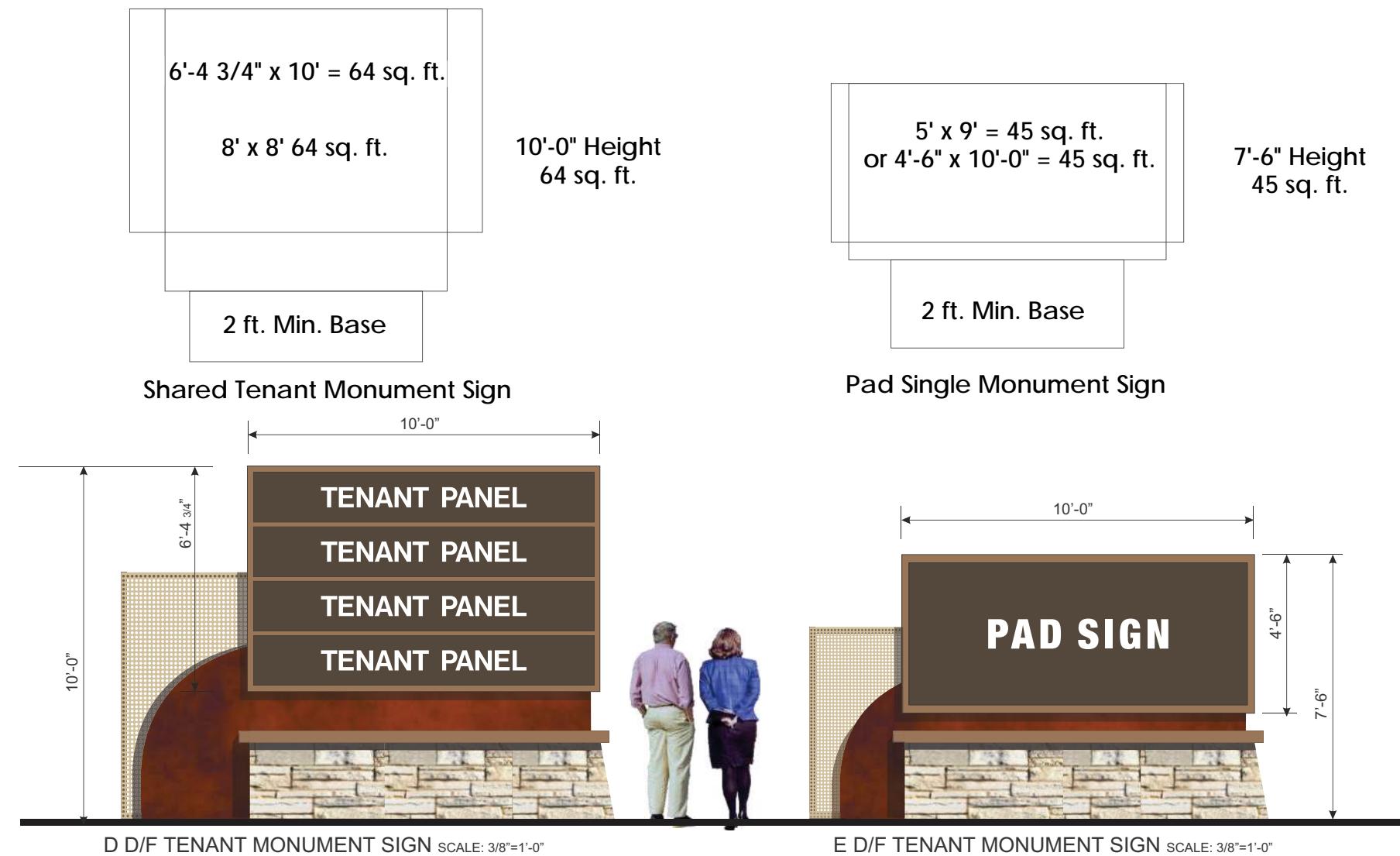


SINGLE FACE PROJECT IDENTIFICATION SIGN
SCALE: 1/4"=1'-0"



OPTION C

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



SENSITIVE LANDS

There are no sensitive lands within the project boundaries.

WATERWAYS

There are no waterways within the project boundaries.

FAULT LINES & GEOLOGICAL INFORMATION

There are no mapped faults extending near or through the site. The closest fault zones considered to be active are the Utah Lake fault zone, approximately 2 miles southeast of the site and the Wasatch fault zone approximately 9 miles east of the site (Utah Geological Survey, 2018). The subsurface soils correspond with a site Class D. Liquefaction is not considered to be a hazard at this site.

GENERAL SOILS DATA

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

SLOPES

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

WETLANDS

There are no existing wetlands within the project boundaries.

HISTORICAL SITES

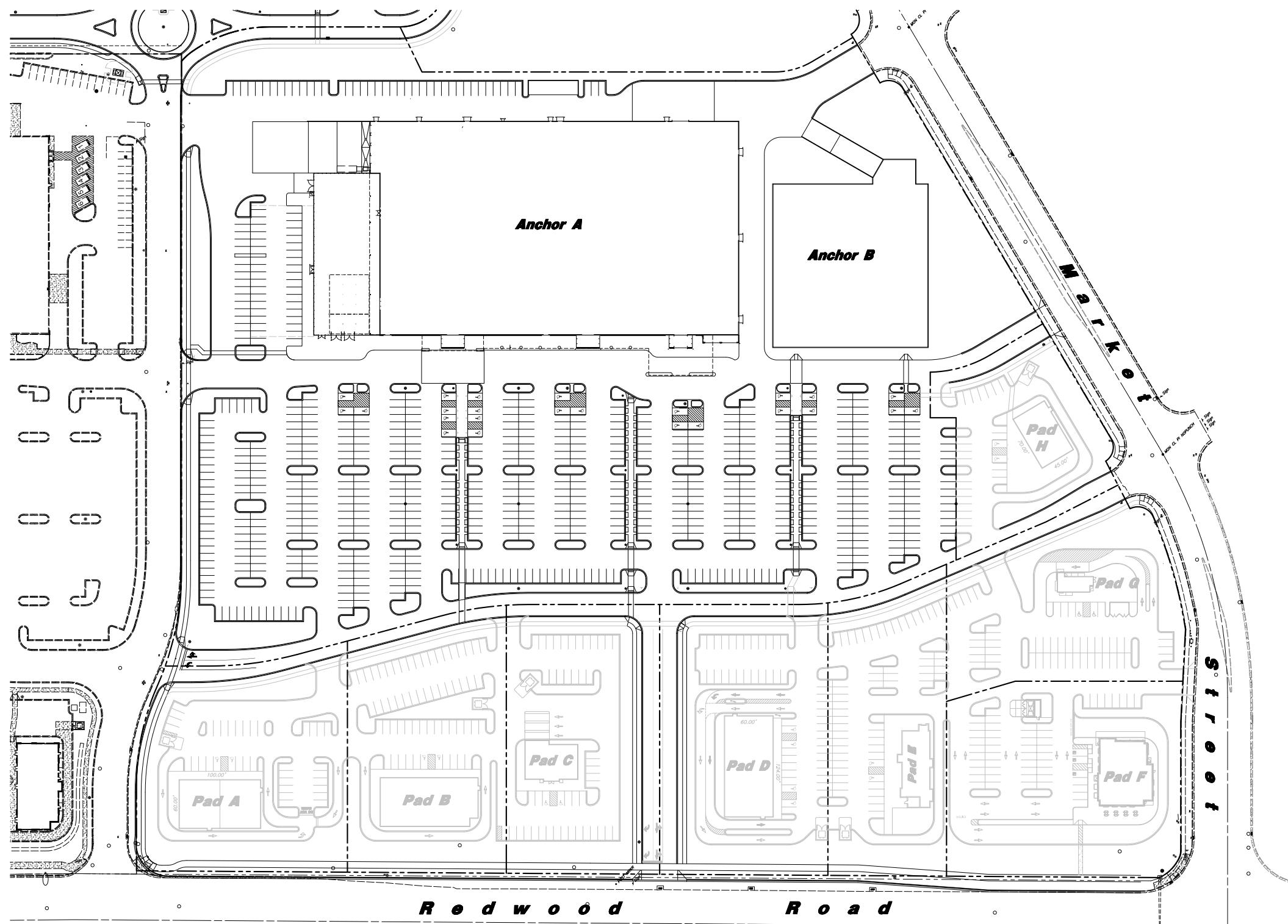
There are no historical sites within the project boundaries.

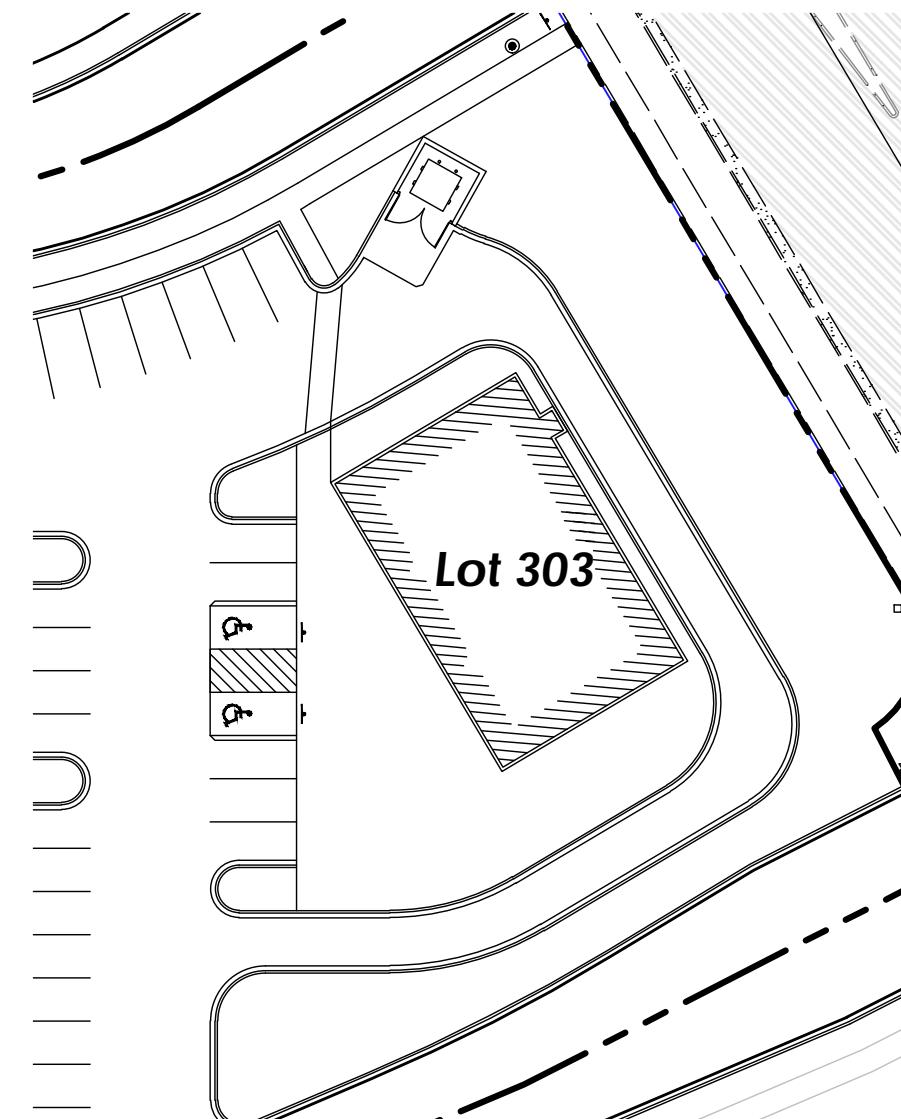
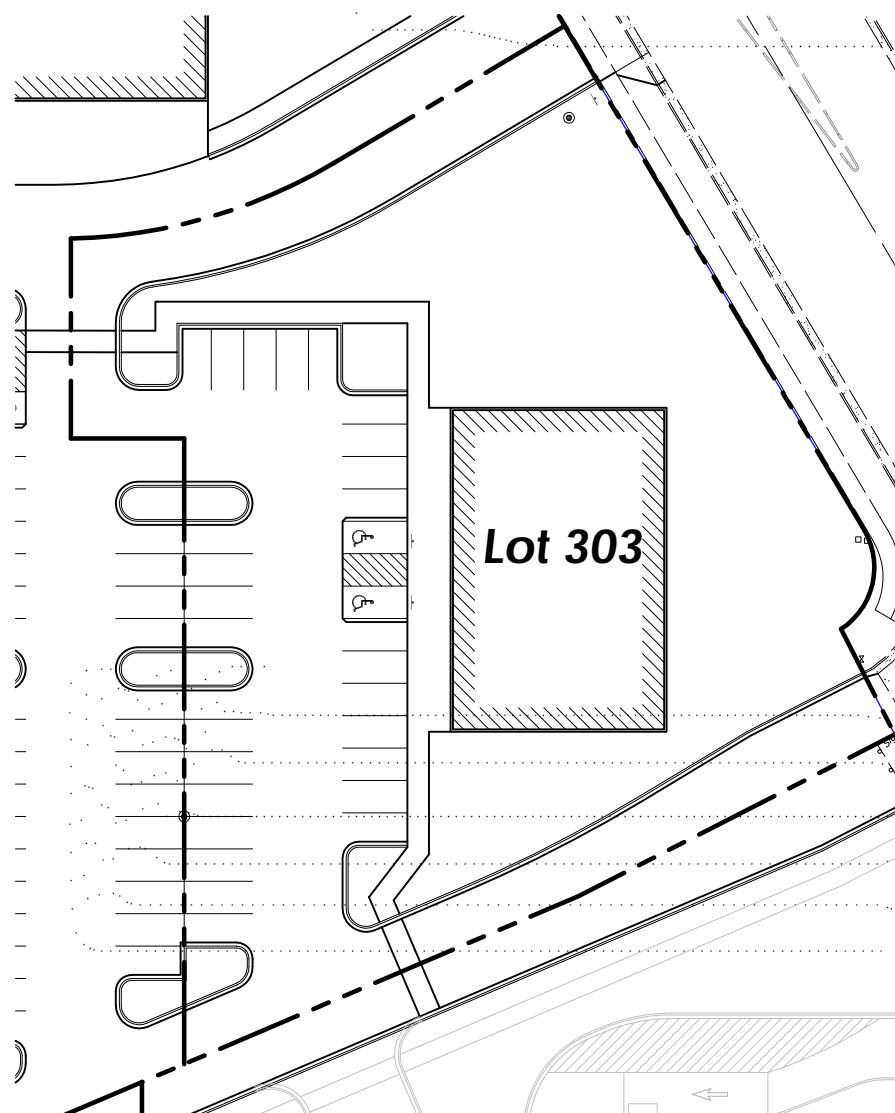
Findings for Village Plan per Section 19.26

- a. The Village Plan for Phase 3A as presented is consistent with the adopted Community Plan. This Village Plan is situated on the corner of Redwood Road and Market Street with views and access from both streets. Taking the vocabulary of the Community Plan we have carried through the Village Plan, the critical design elements including the branding we have created with a relaxed swoop that is replicated in the project signage, landscaping, sidewalk furniture and building elevations. Perhaps the most identifying design element will be the Project Identification Sign at the corner of the intersection.
- b. This Village Plan 3A anticipates a maximum square footage of 499,750 square feet at full build out. The utilization of the maximum Floor Area Ratio and total build out will be achieved over an extended period of time as the project grows with the community. The Community Plan anticipated this scenario and planned for the ultimate build out at not to exceed 499,750 square feet for Village Plan 3A.
- c. The Equivalent Residential Units of 231 units for Phase 3A is consistent with the Community Plan that contemplated this third phase Village Plan. This Village Plan does not exceed the total number of equivalent residential units dictated in the adopted Community Plan and does not anticipate a need for a transfer of density per the provisions of the Community Plan. Consistent with finding "b" above, the realization of all of the allowable residential units will be absorbed over time as the project matures and Floor Area Ratio expands.
- d. This Village Plan is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts. Also, future capacity for secondary water lines and future phases are addressed.
- e. This Village Plan properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and contains the required elements as dictated in Section 19.26; and meets the minimum required open space minimum of 11% in the adopted Community Plan, and adopted District Area Plan.

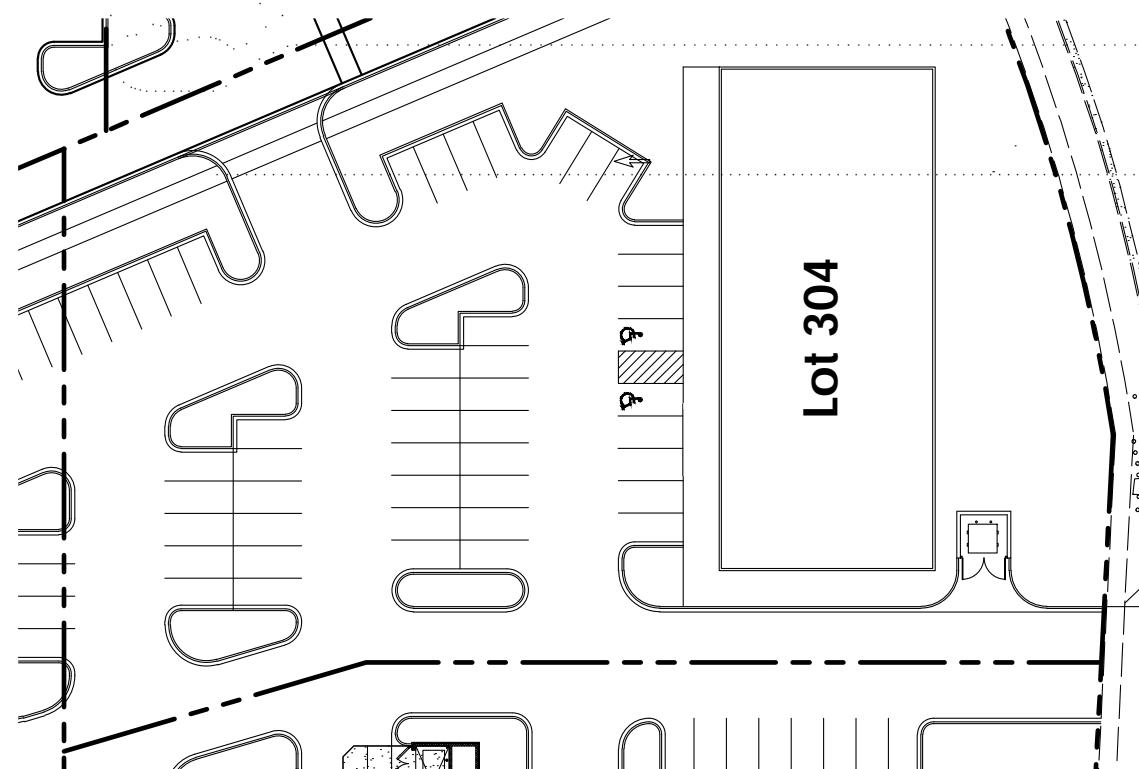
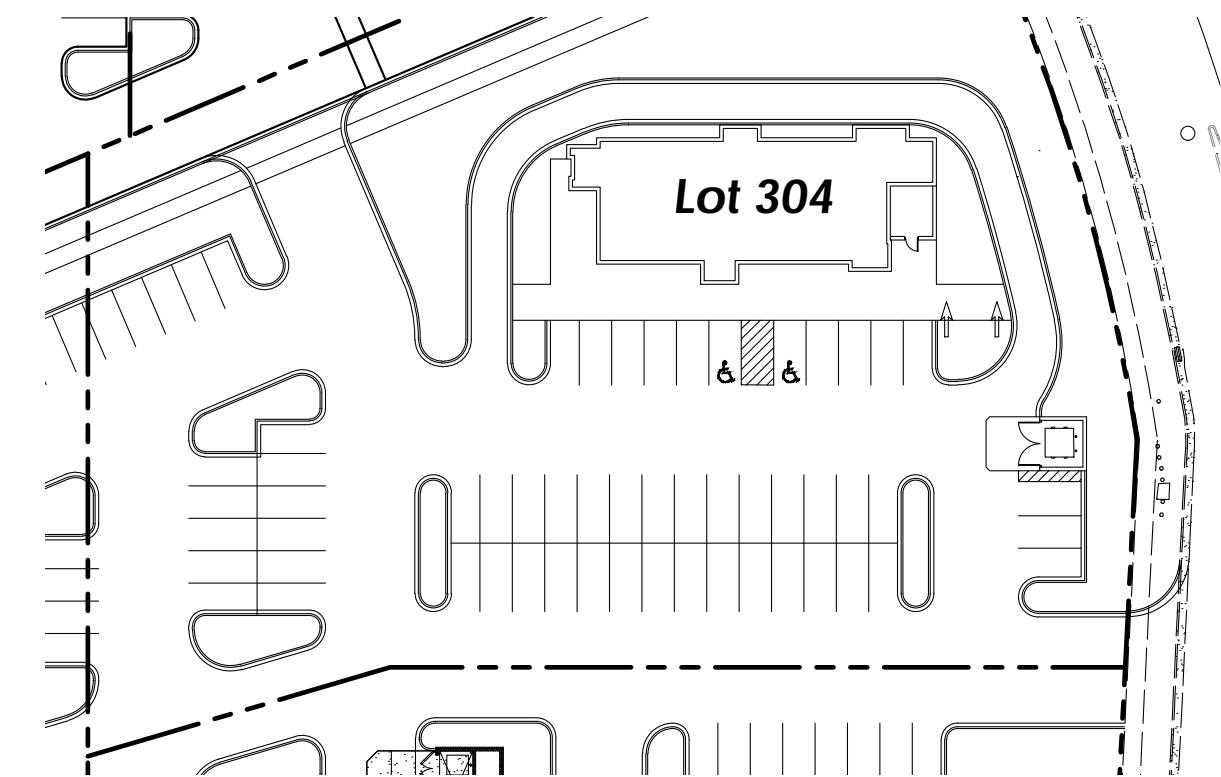
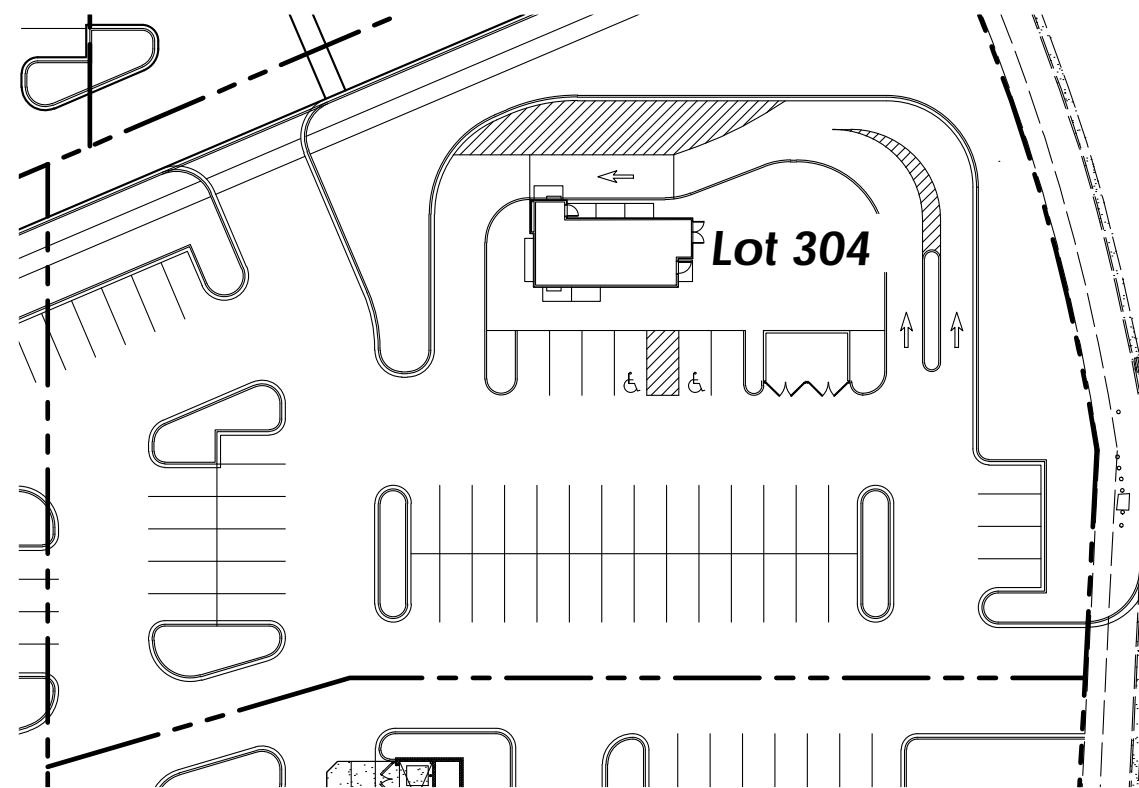
ENDANGERED PLANTS

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



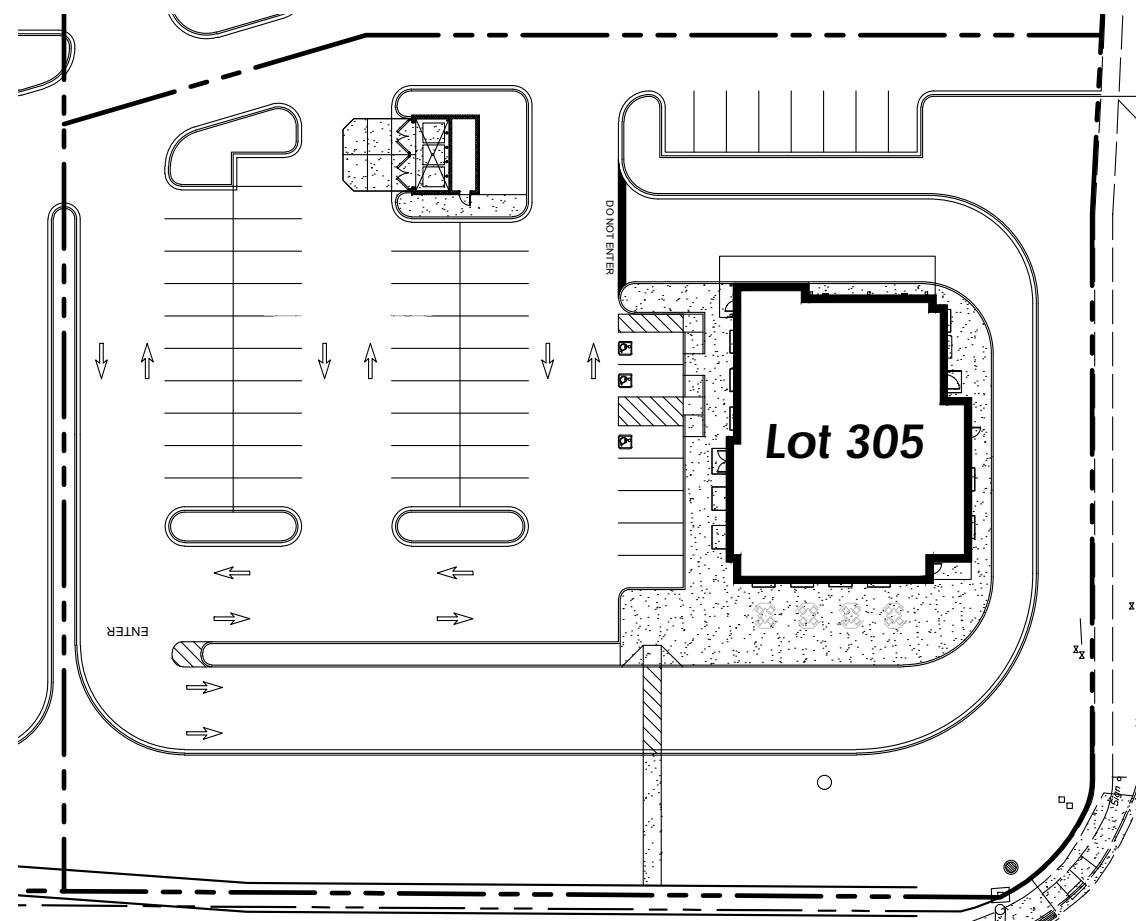


NOTE :
Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall approve site plans if site substantially conforms to the proposed layouts and architectural standards. Staff shall require full review and approval of any site plan by the Planning Commission should a proposal not meet the specified design requirements listed in the Village Plan.



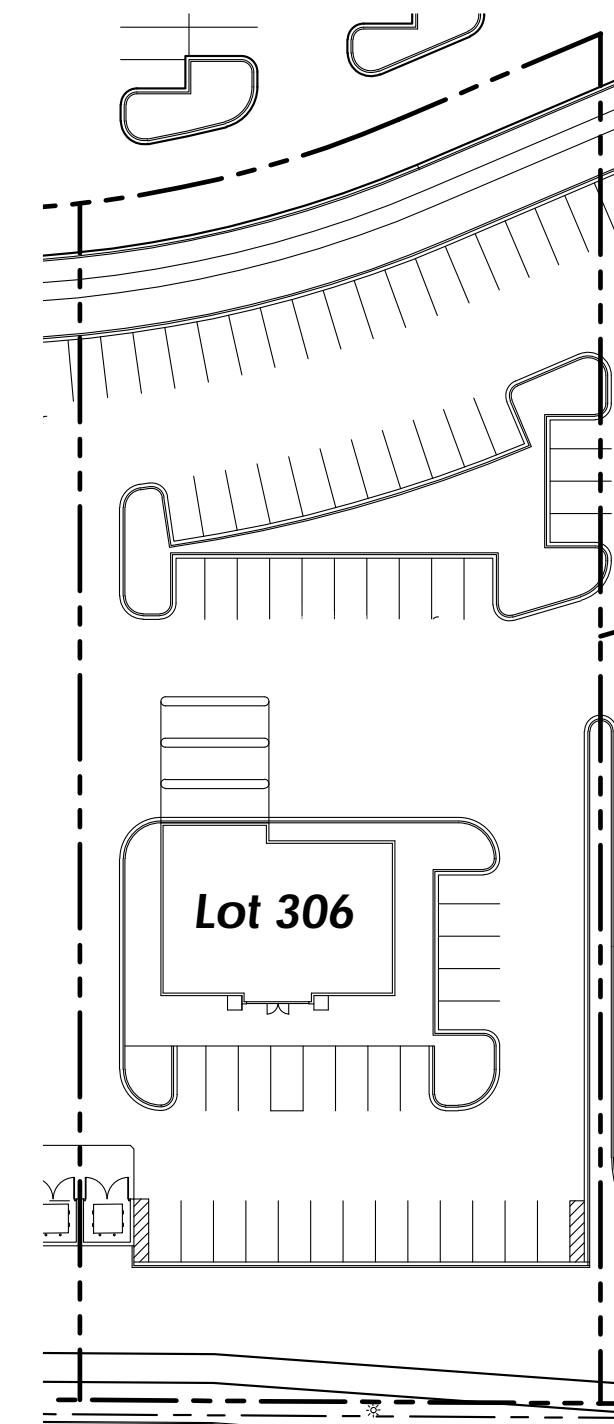
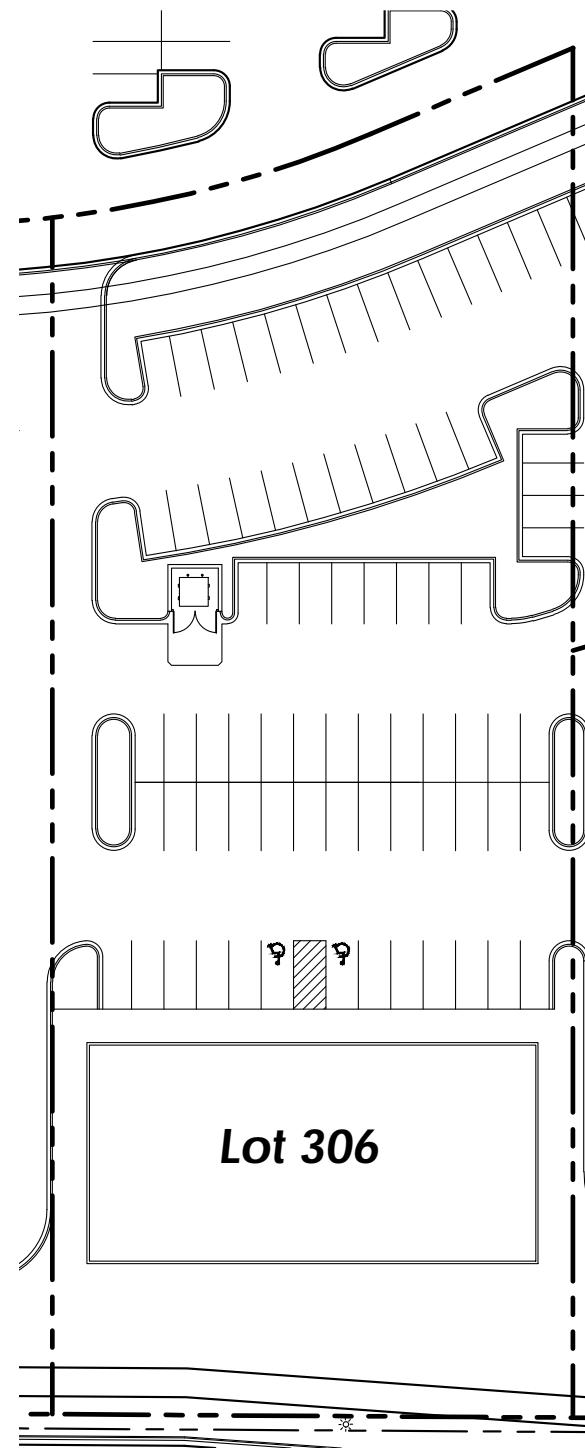
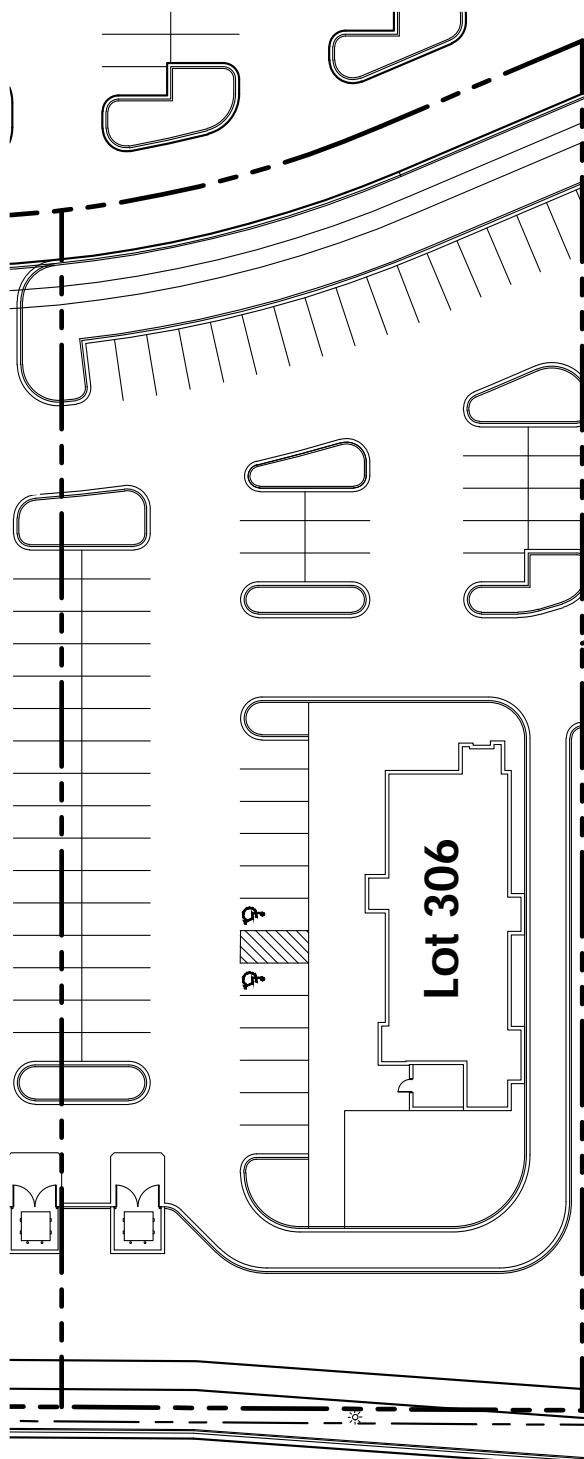
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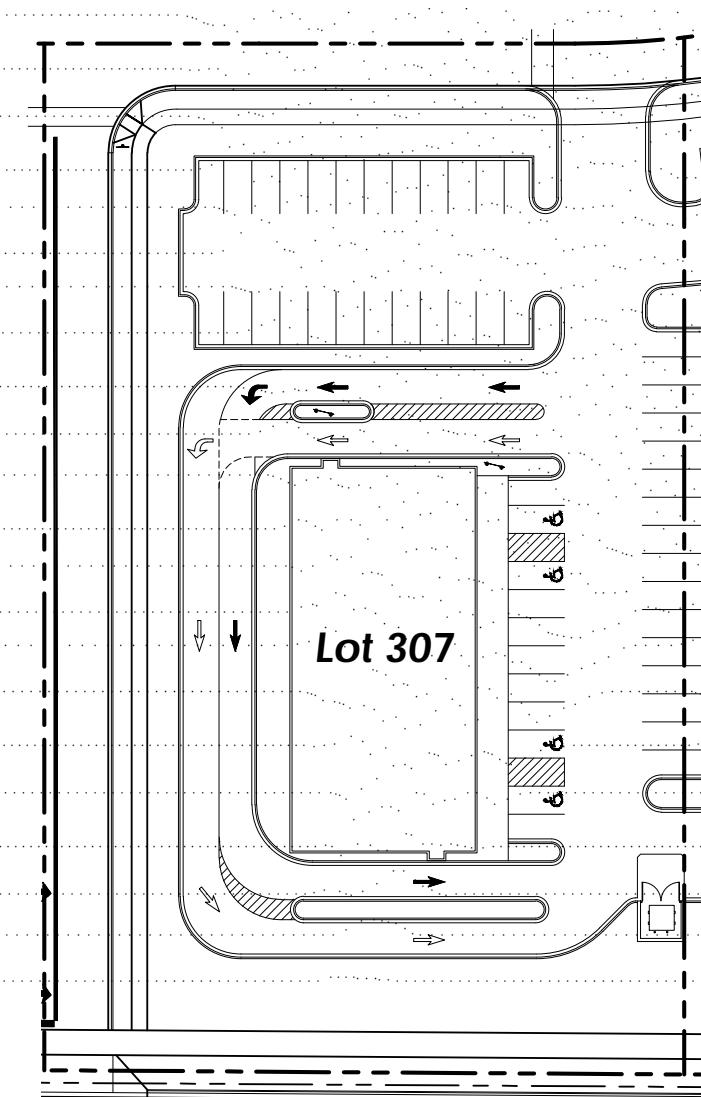
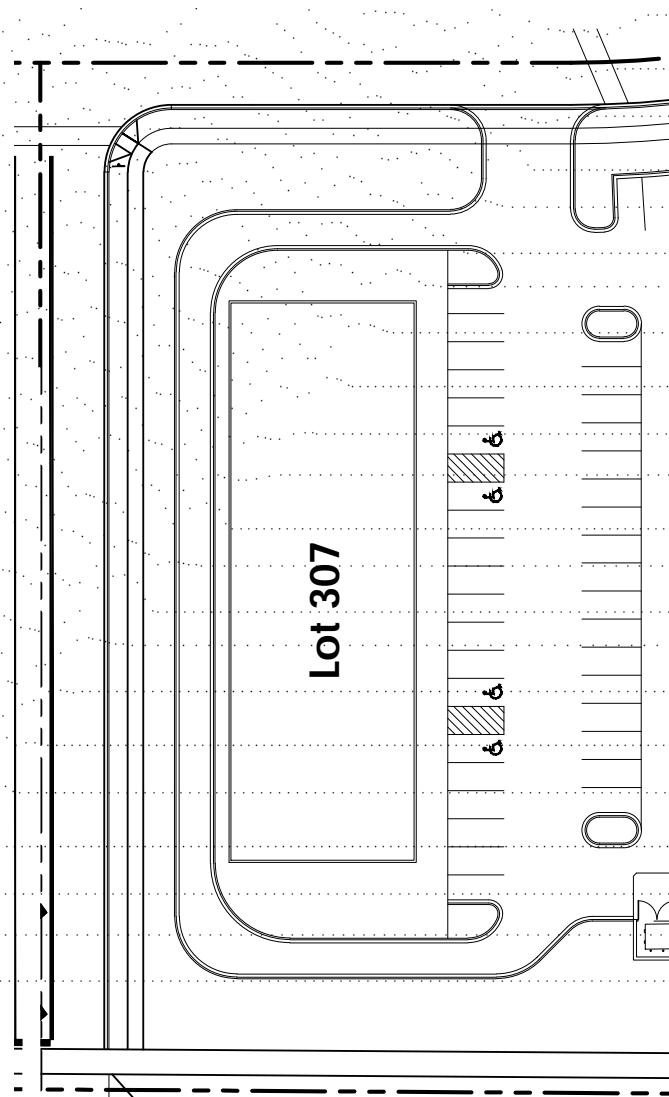
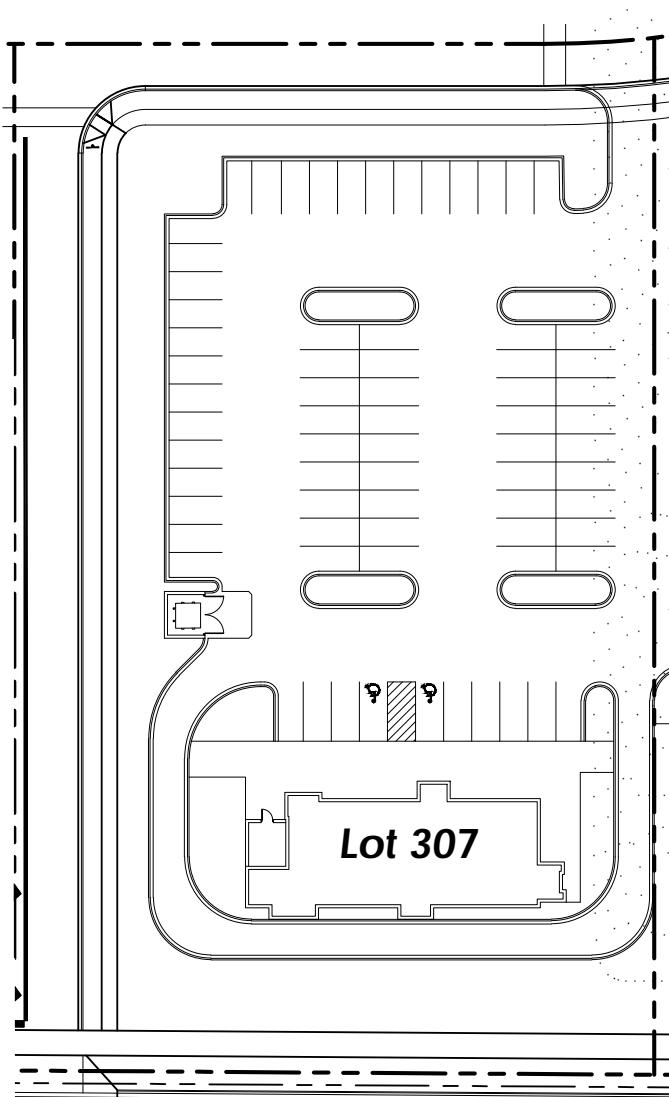
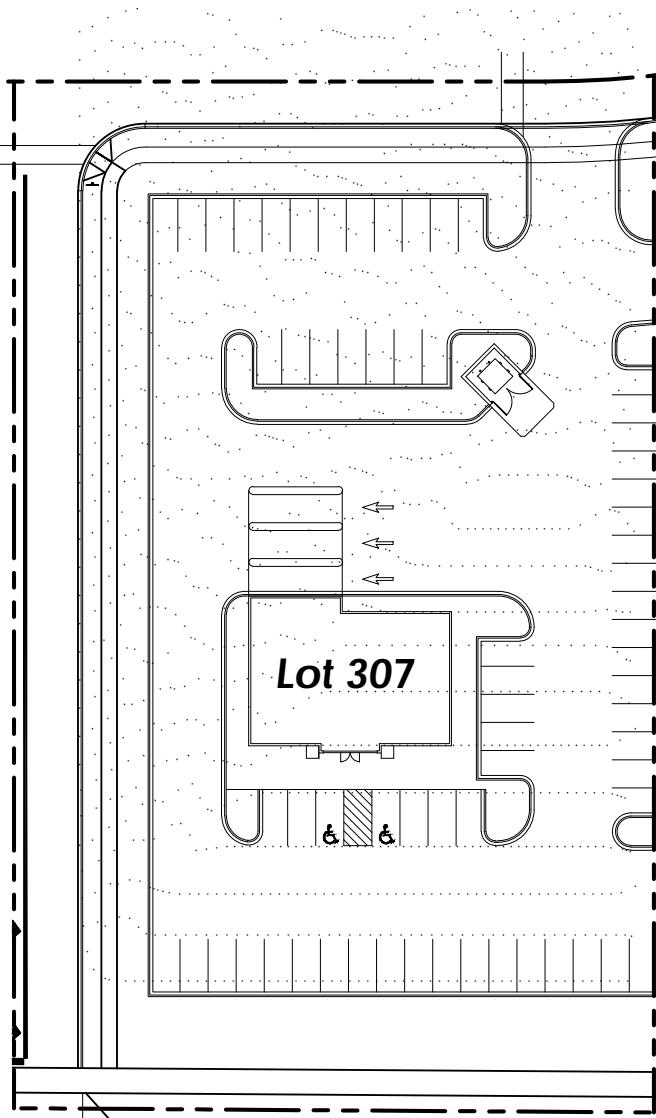


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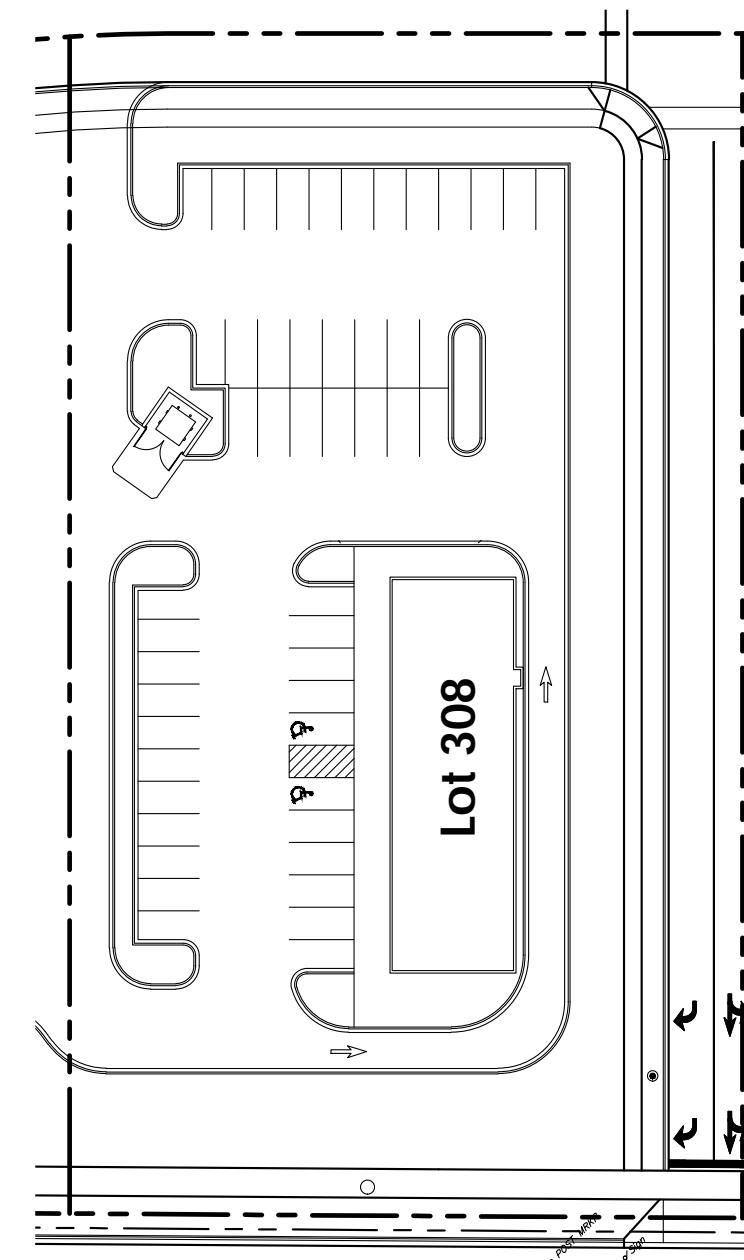
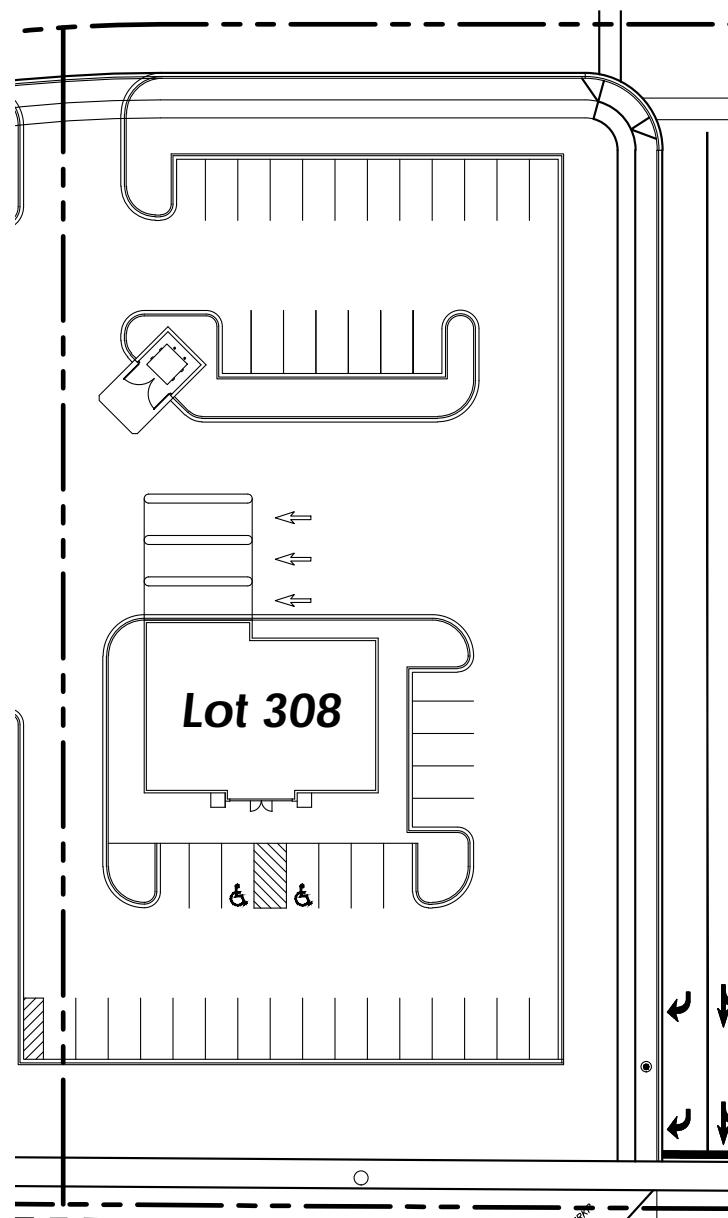
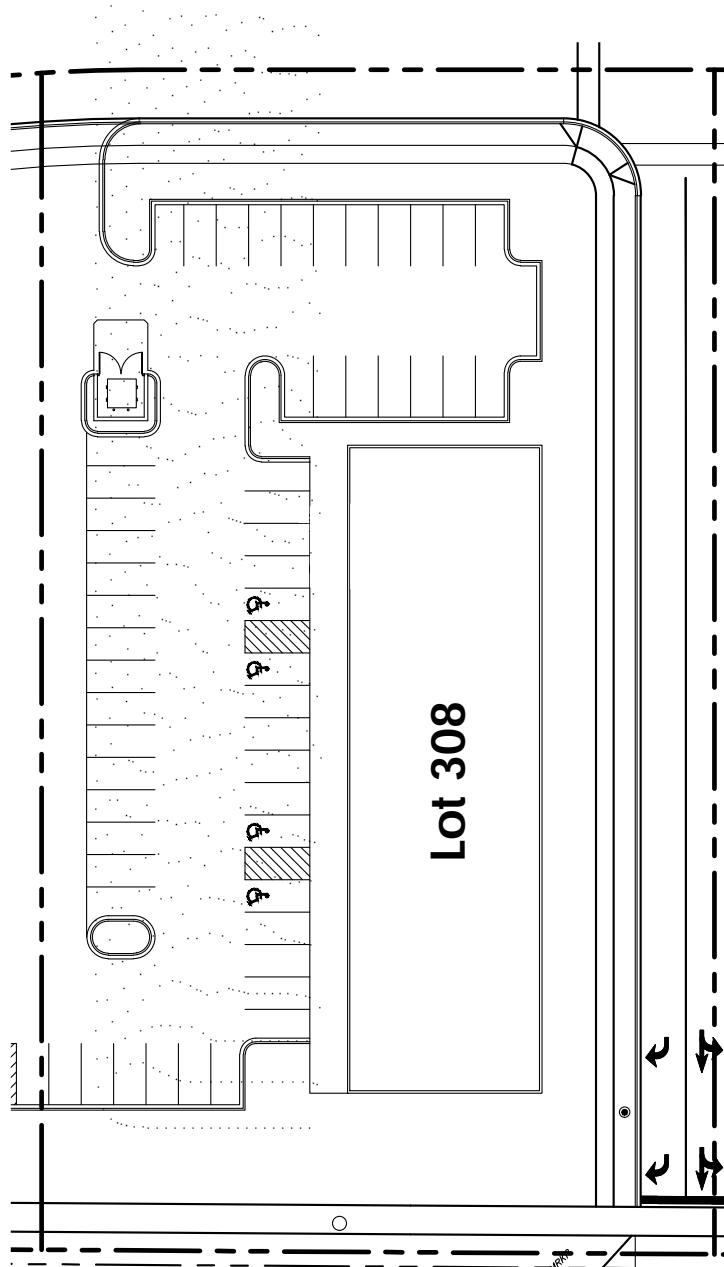


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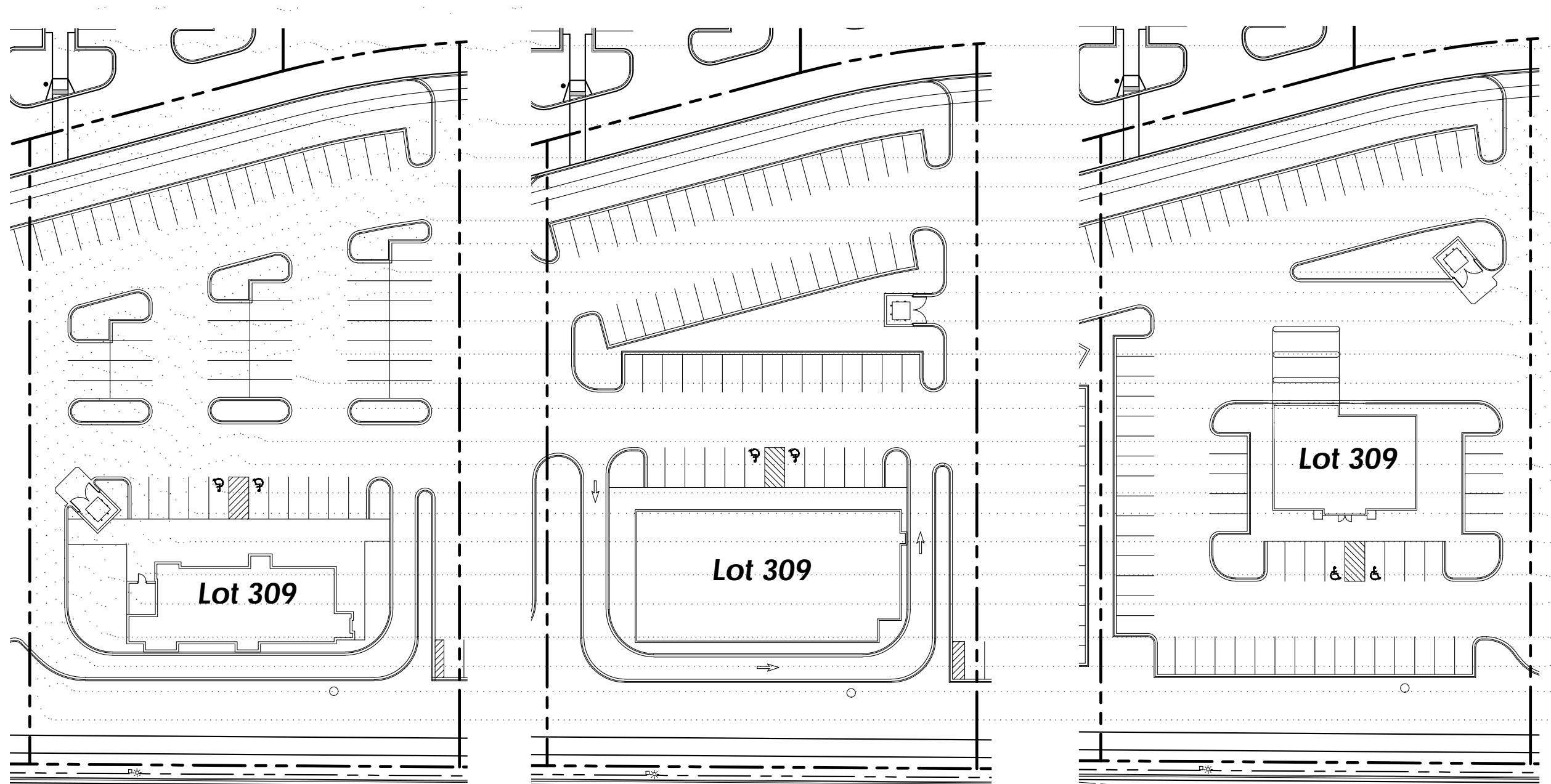


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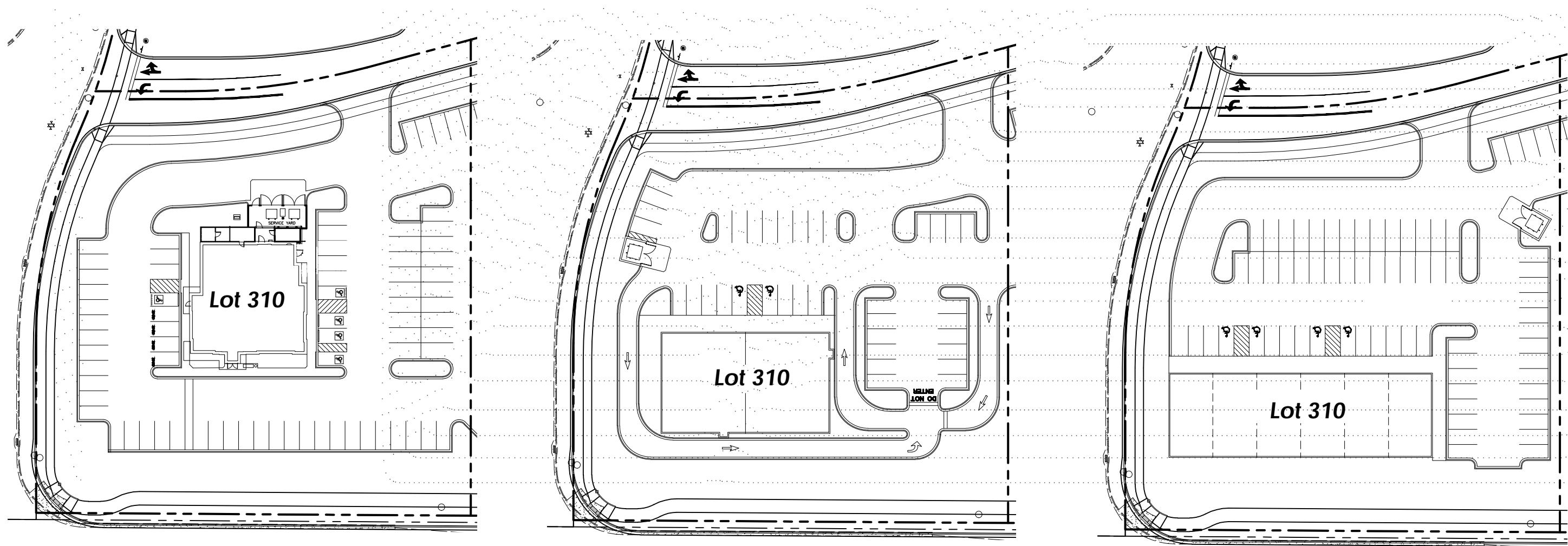
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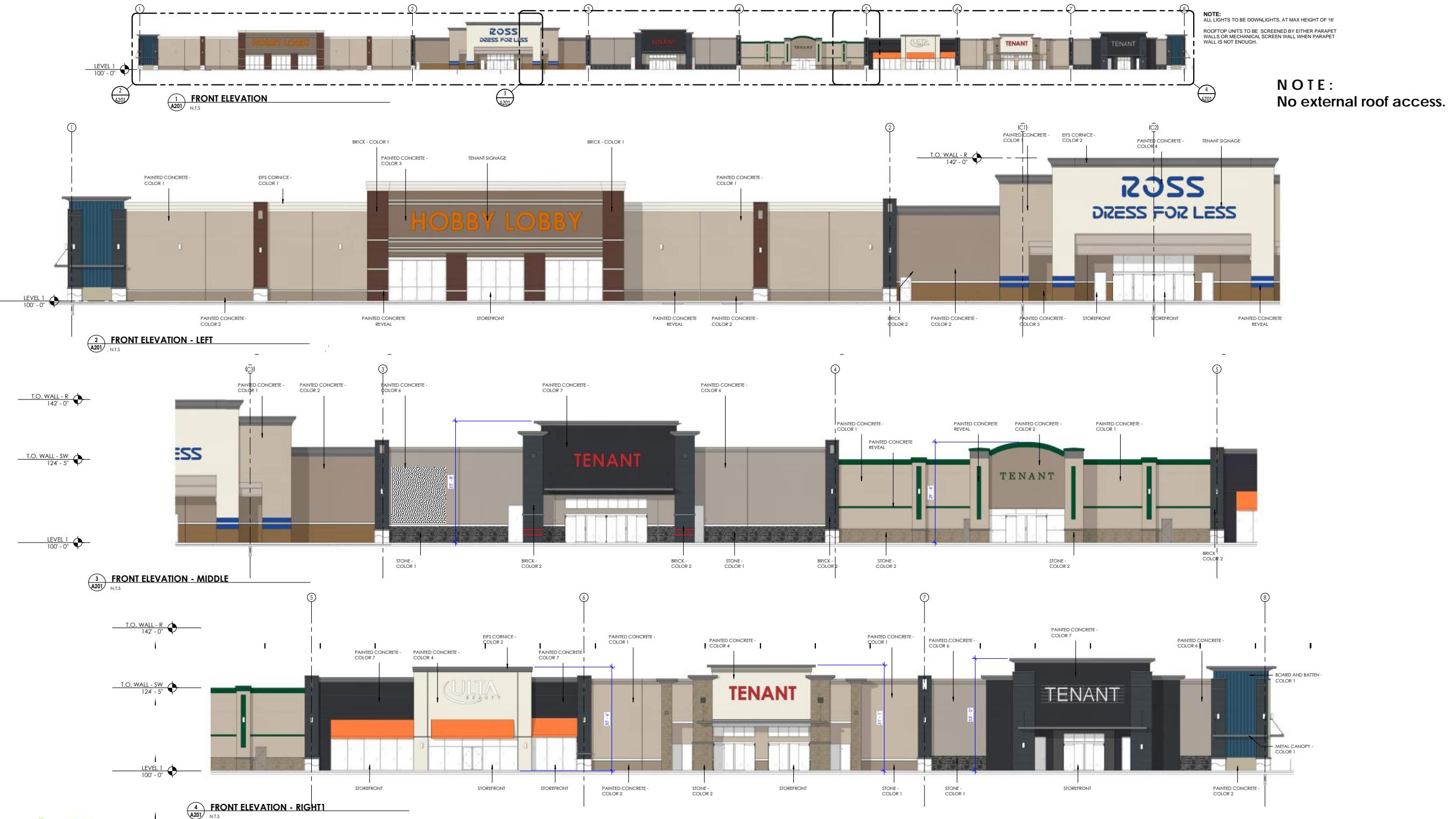


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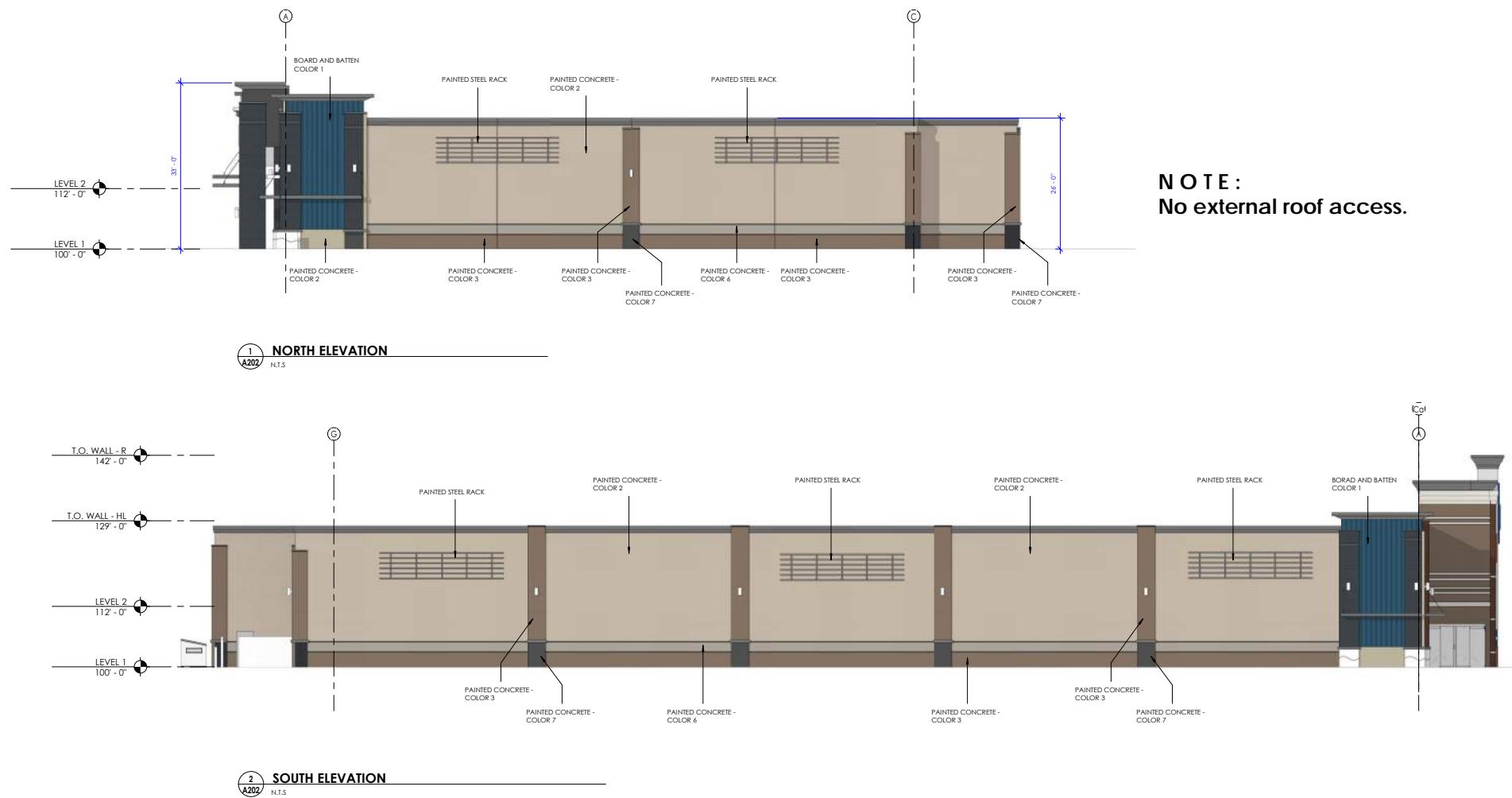


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NOTE :
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval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



aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
Phone: 801.746.0456 - Fax: 801.575.6456
Webpage: aeurbia.com

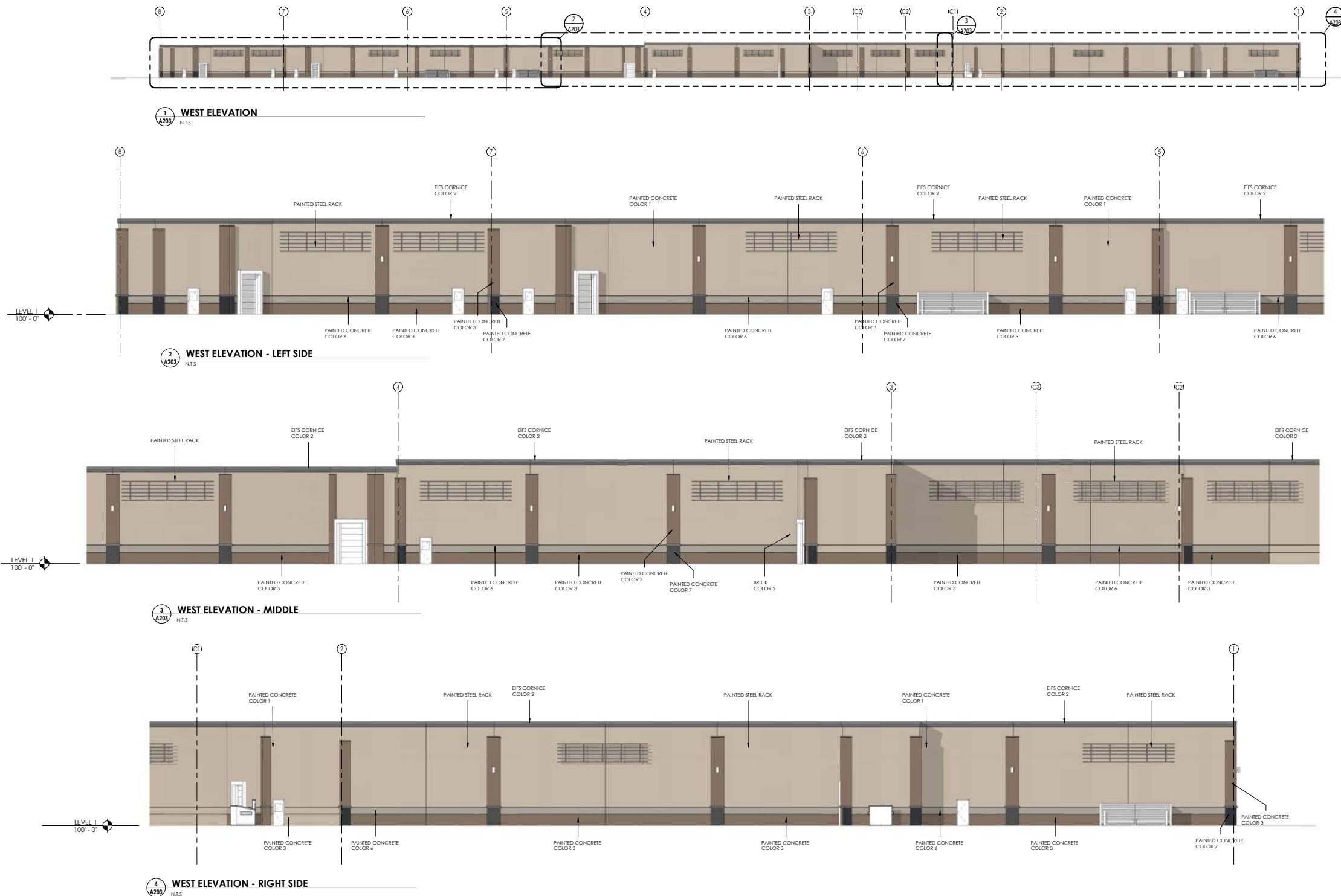
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AWA
ANDERSON WAHLEN & ASSOCIATES

 **SARATOGA SPRINGS**

 **BOYER**

the crossing - phase 3A Village Plan



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MATERIAL LEGEND - OVERALL

	PAINTED CONCRETE TILT PANEL - COLOR 1 COLOR: SW 7506 - LOGGIA -SIMILAR TO SMITHS BASE COLOR
	PAINTED CONCRETE TILT PANEL - COLOR 2 COLOR: SW 9174 - MOTH WING -SIMILAR TO SMITHS BASE COLOR
	PAINTED CONCRETE TILT PANEL - COLOR 6 COLOR: SW 7024 - FUNCTIONAL GRAY -SIMILAR TO SMITHS BASE COLOR
	STACKED STONE - 1
	STACKED STONE - 2
	BOARD AND BATTEN COLOR: SW 9150 ENDLESS SEA -SIMILAR TO SMITHS COLOR
	BRICK - 1 COLOR TO MATCH SW 6048 - TERRA BURN
	BRICK - 2 COLOR TO MATCH BRICK ON PHASE 1 -SEE IMAGE
	PAINTED CONCRETE TILT PANEL - COLOR 7 COLOR: SW 6993 - BLACK OF NIGHT



BRICK - 2
COLOR TO MATCH BRICK ON VILLAGE PLAN 1



STACKED STONE - 2
TO MATCH STONE ON SMITHS



BOARD AND BATTEN
COLOR: SW 9150 ENDLESS SEA
-SIMILAR TO SMITHS COLOR

MATERIAL LEGEND - TENANT

	PAINTED CONCRETE TILT PANEL - COLOR 3 COLOR: SW 7509- TIKKI HUT
	PAINTED CONCRETE TILT PANEL - COLOR 4 COLOR: SW 6375 - DOVER WHITE
	PAINTED CONCRETE TILT PANEL - COLOR 5 COLOR: SW 6125 - CRAFT PAPER
	BRICK - COLOR 1 COLOR: SW 6048 - TERRA BURN
	PAINTED CONCRETE TILT PANEL REVEAL COLOR: PANTONE 300 C
	PAINTED CONCRETE TILT PANEL REVEAL COLOR: SW 6748 - GREENS
	PAINTED CONCRETE TILT PANEL REVEAL COLOR: SW 6868 - REAL RED



STACKED STONE - 1

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ANNA
ANDERSON WAHLEN & ASSOCIATES

 **SARATOGA SPRINGS**

 **BOYER**

the crossing - phase 3A Village Plan



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NOTE:

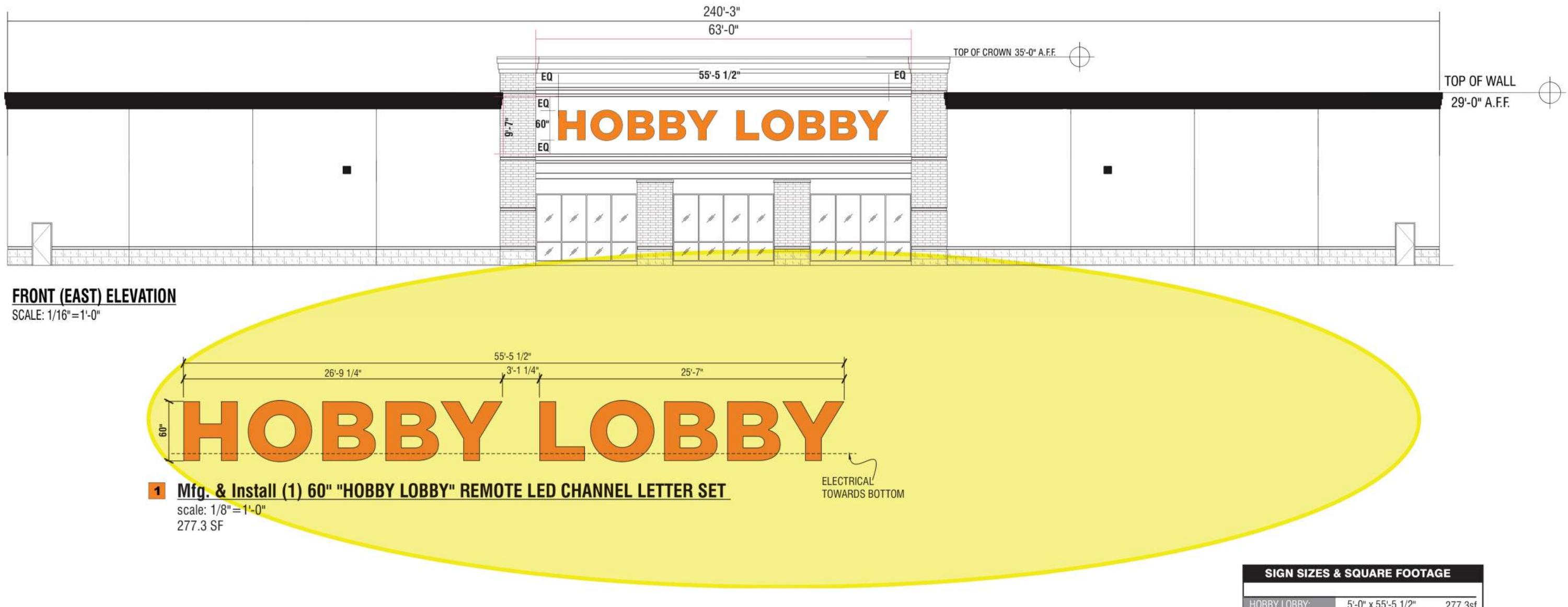
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ANNA
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 **SARATOGA SPRINGS**

 **BOYER**

the crossing - phase 3A Village Plan





FRONT ELEVATION @ ILLUMINATED CHANNEL LETTERS

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

COAST SIGN



SARATOGA SPRINGS

 BOYER



ANDERSON WAHLEN & ASSOCIATES

the crossing - phase 3A Village Plan

Exhibit 15

M - Conceptual Ross Signs

Notes:

LANDLORD TO PROVIDE

- ADEQUATE ACCESS BEHIND LOGO LETTERS FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOX TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEMS FOR SIGN AND BANNER SUPPORT

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL.
COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL
CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

A 72" H INDIVIDUAL "ROSS" PAN CHANNEL
LETTER-LOK LOGO LETTERS:
FACES: PLASKOLITE OPTIX.LD 2406 WHITE
WITH 3M 3730-167L BLUE VINYL FILM OVERLAY.
RETURNS: 8"D ALUM, W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

B 42" H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

C 23"H X 46"W X 10"D DOUBLE-FACE
INTERNAL ILLUMINATED UNDER-CANOPY
SIGN, SEE SHEET UC FOR DETAILS.

- 1 SIGN FASCIA BY LANDLORD,
SEE NOTES
 - 2 NOT USED
 - 3 TYPICAL ROSS BLUE IDENTITY
BANDS BY LANDLORD
 - 4 CLEAR ANODIZED ALUMINUM
STOREFRONT & DOORS BY
LANDLORD
 - 5 FROSTED FILM BY LANDLORD
 - 6 SET OF FIVE (5) EYE-BOLTS
FOR BANNER ATTACHMENT BY
LANDLORD. TWO (2) SETS
REQUIRED AS SHOWN.
 - 7 RECESSED ILLUMINATED NICHES
BY LANDLORD
 - 8 STORE HOURS, ENTRY/EXIT, ETC.
DECALS BY ROSS STORES
 - 9 ADJACENT PARAPET MAY NOT
BE HIGHER THAN THE ROSS
BASE BUILDING



SARATOGA SPRINGS



ANDERSON WAHLEN & ASSOCIATES

the crossing - phase 3A Village Plan

Notes:**LANDLORD TO PROVIDE:**

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- AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEMS FOR SIGN AND BANNER SUPPORT

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

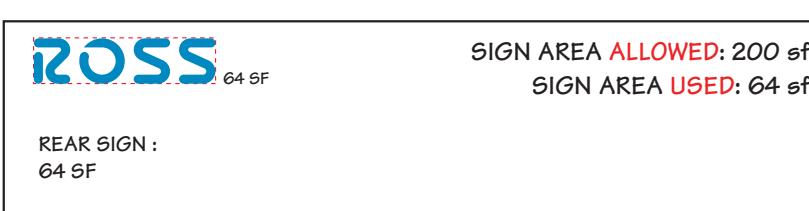
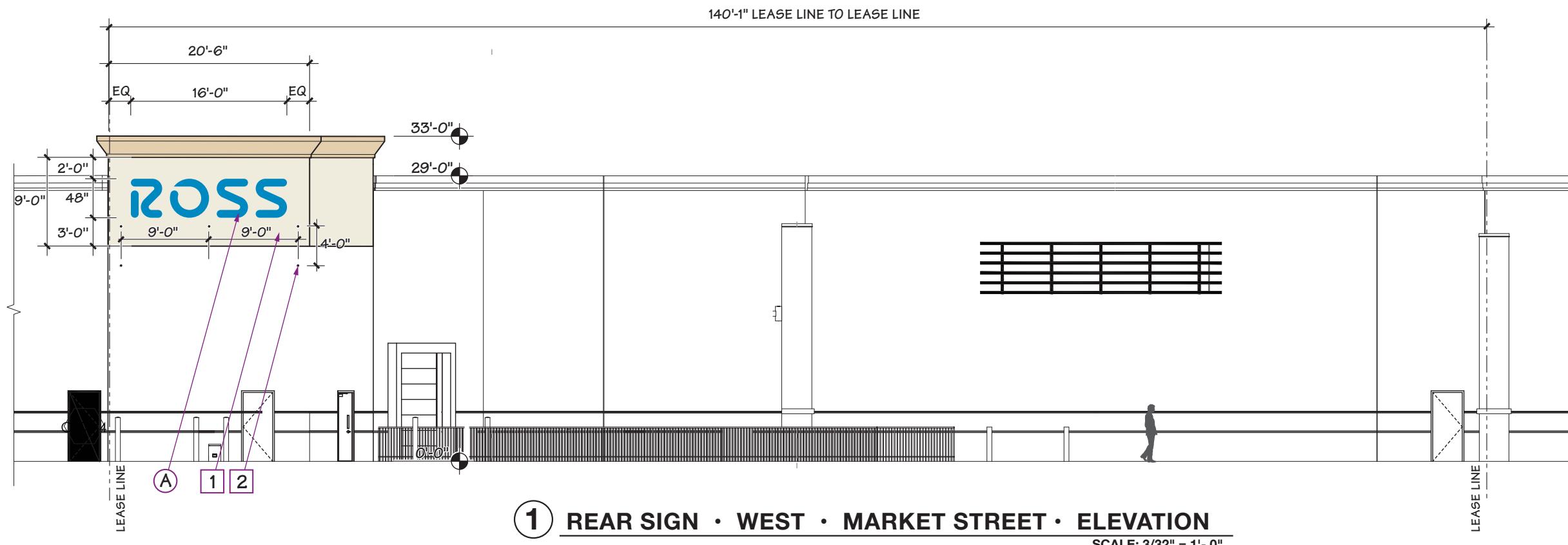
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LEDS: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

1 SIGN FASCIA BY LANDLORD,
SEE NOTES

2 SET OF FIVE (5) EYE-BOLTS
FOR BANNER ATTACHMENT BY
LANDLORD. ONE (1) SET
REQUIRED AS SHOWN.



Notes:

SEE SHEET S1 FOR UNDER-CANOPY SIGN LOCATION.

GENERAL CONTRACTOR TO PROVIDE:

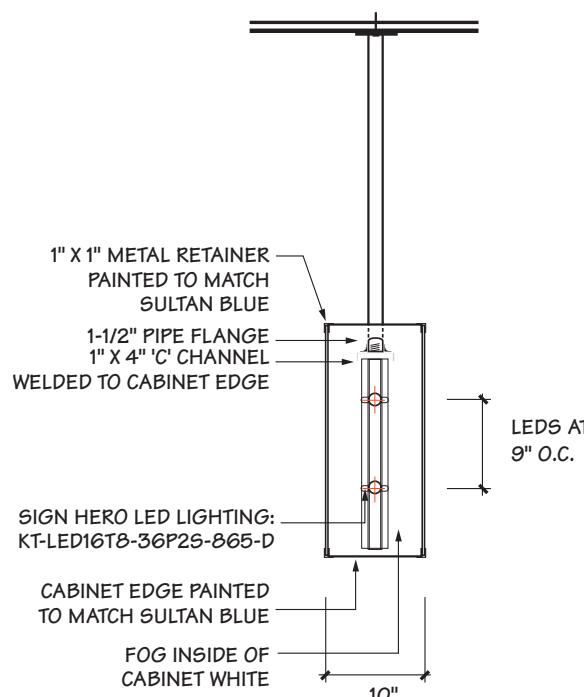
- ACCESS ABOVE CEILING FOR SIGN INSTALLATION,
- 120V ELECTRICAL SERVICE
- J-BOX WITHIN FIVE (5) FEET OF SIGN LOCATION (CONNECTED TO ENERGY MANAGEMENT SYSTEM).

BMA TO PROVIDE:

- DOUBLE-FACED ALUMINUM CABINET
- ESCUTCHEON PLATES AT CEILING

SIGN INSTALLER TO PROVIDE:

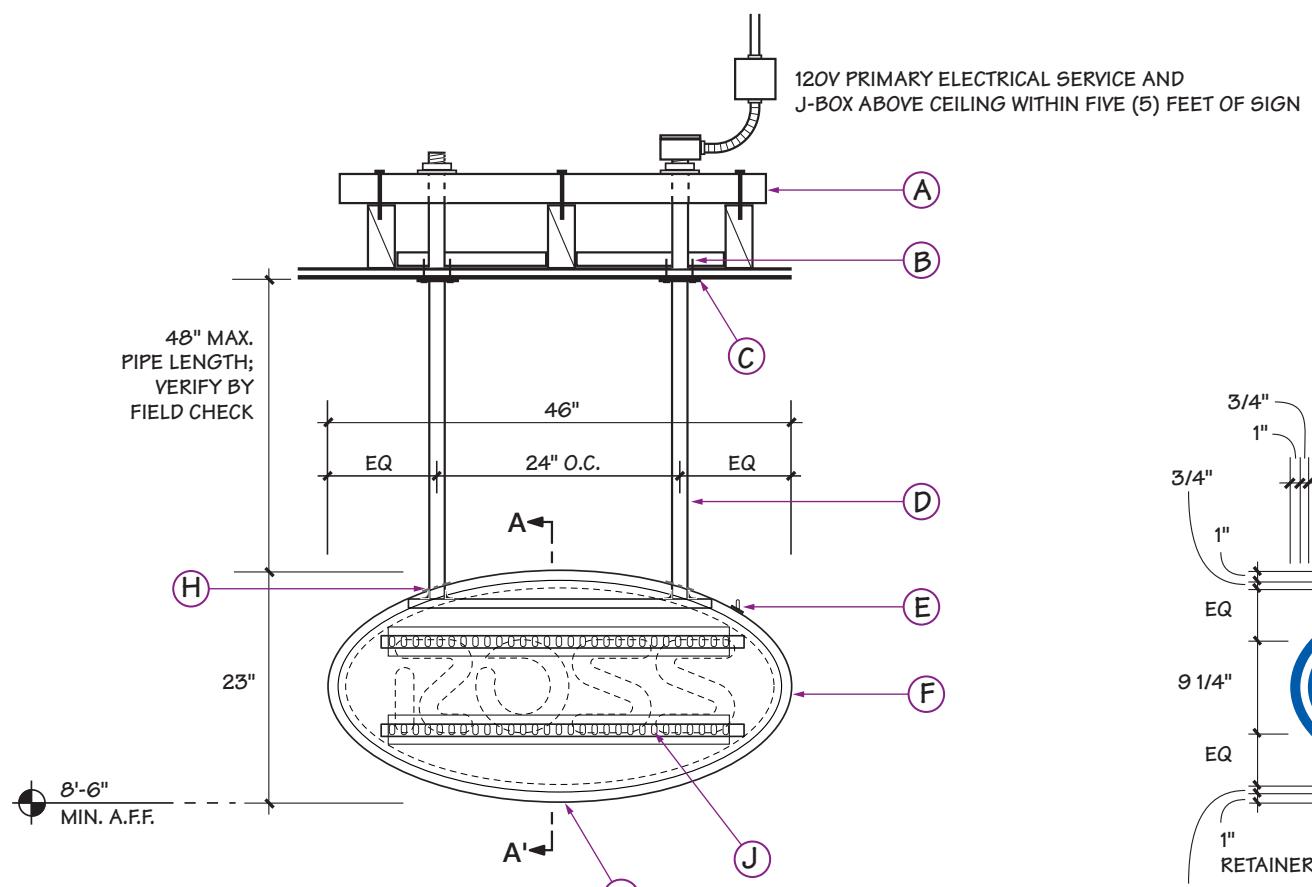
- WOOD OR STEEL ANGLE CROSS MEMBER (AND WOOD BLOCKING IF NECESSARY); SEE LETTER "B"
- 2 SCREWS FOR ESCUTCHEON PLATE; PRIME AND PAINT PLATES AND SCREW HEADS TO MATCH CEILING; SEE LETTER "C"
- 1-1/2" DIA. GALVANIZED STEEL PIPE SUPPORTS (TYP. OF TWO); THREAD ENDS TO SECURE INSIDE CABINET AND ABOVE CEILING. PRIME AND PAINT TO MATCH CEILING. SEE LETTER "D"



③ SECTION A-A'

SCALE: 3/4" = 1'- 0"

- (A) WOOD OR STEEL ANGLE CROSS MEMBER (AND WOOD BLOCKING IF NECESSARY) ANCHORED TO CANOPY JOISTS.
- (B) 2" DIA. HOLE FOR PIPE SUPPORTS; FASTEN PIPES WITH FENDER WASHERS AND LOCK NUTS AS REQUIRED
- (C) ESCUTCHEON PLATE AT CEILING; SECURE WITH 2 SCREWS, PRIME AND PAINT PLATES AND SCREW HEADS TO MATCH CEILING
- (D) 1 1/2" DIA. GALVANIZED STEEL PIPE SUPPORTS (TYP. OF TWO) CUT TO LENGTH FOR FINISH CABINET HEIGHT
- (E) DISCONNECT SWITCH; INSTALL CABINET SO SWITCH AND U.L. LABEL FACE STORE
- (F) CABINET: 23" X 46" X 10" DOUBLE-FACED ALUMINUM PRIMED W/ ZINC CHROMATE; CABINET EDGE AND 1" RETAINERS PAINTED TO MATCH SULTAN BLUE (PMS 286).
- (G) 1/4" DIA. DRAINHOLE AT BOTTOM OF CABINET (TYP.)
- (H) WEATHERPROOF SILICONE SEAL AROUND PIPE PENETRATIONS INTO CABINET (TYP.)
- (I) FACES: 0.177 (3/16") WHITE LEXAN FACE WITH 9 1/4"H "ROSS" COPY AND 3/4"W WHITE IN-LINE REVERSED OUT OF 3M 3630-157 SULTAN BLUE TRANSLUCENT VINYL OVERLAY
- (J) SIGN HERO LED LIGHTING: KT-LED16T8-36P25-865-D

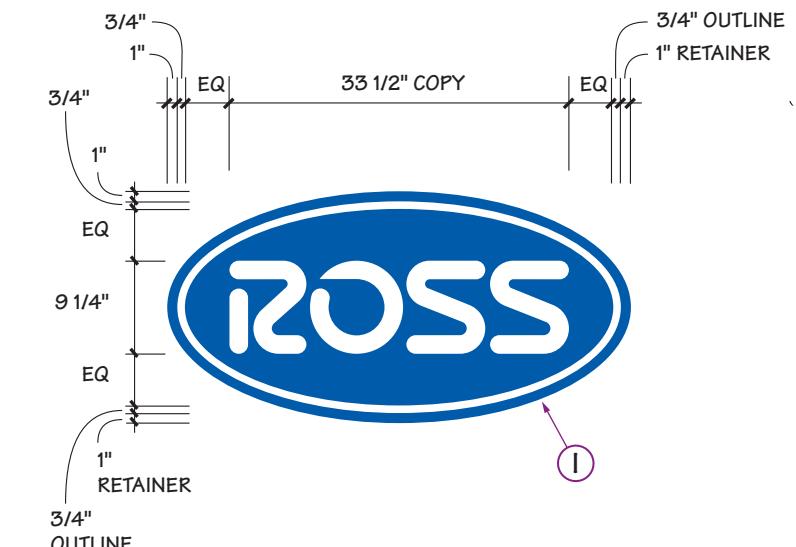


② D/F UNDER-CANOPY FRAMING ELEVATION

SCALE: 3/4" = 1'- 0"

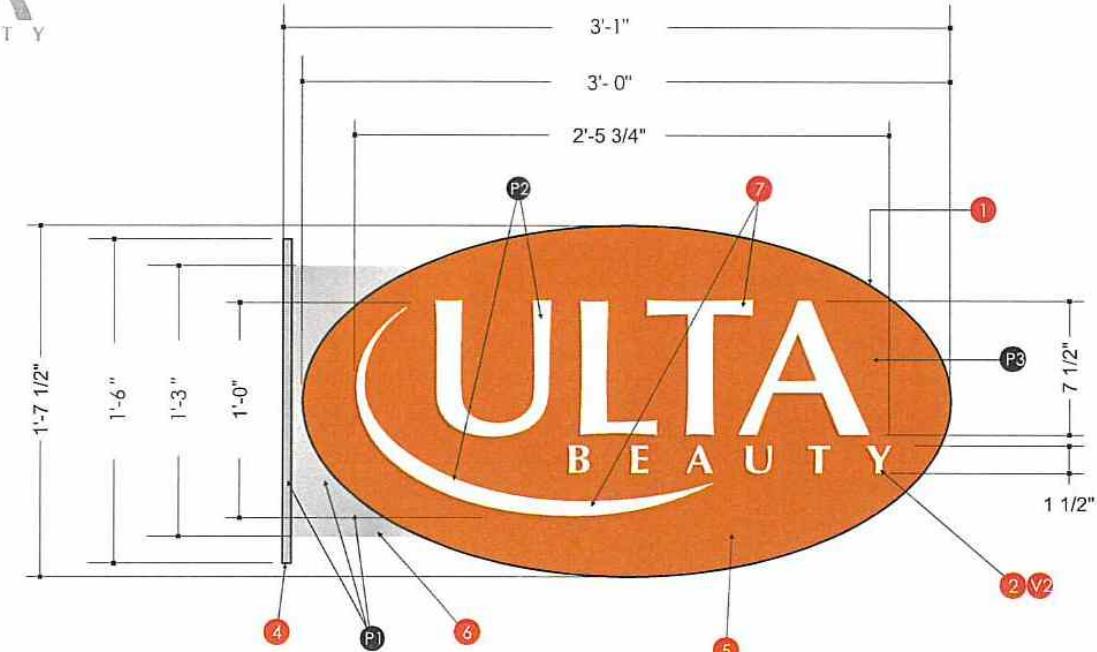
Installer to:

- DRILL 2" DIA. HOLES FOR PIPE SUPPORTS; FASTEN PIPES WITH FENDER WASHERS AND LOCK NUTS AS REQUIRED.
- PROVIDE AND CUT TO LENGTH: 1-1/2" DIA. GALVANIZED STEEL PIPE SUPPORTS; THREAD ENDS TO SECURE INSIDE CABINET AND ABOVE CEILING. PRIME AND PAINT TO MATCH CEILING.
- PROVIDE AND USE TWO (2) SCREWS TO SECURE ESCUTCHEON PLATES; PRIME AND PAINT PLATES AND SCREW HEADS TO MATCH CEILING



① D/F UNDER-CANOPY FACE DETAIL

SCALE: 3/4" = 1'- 0"

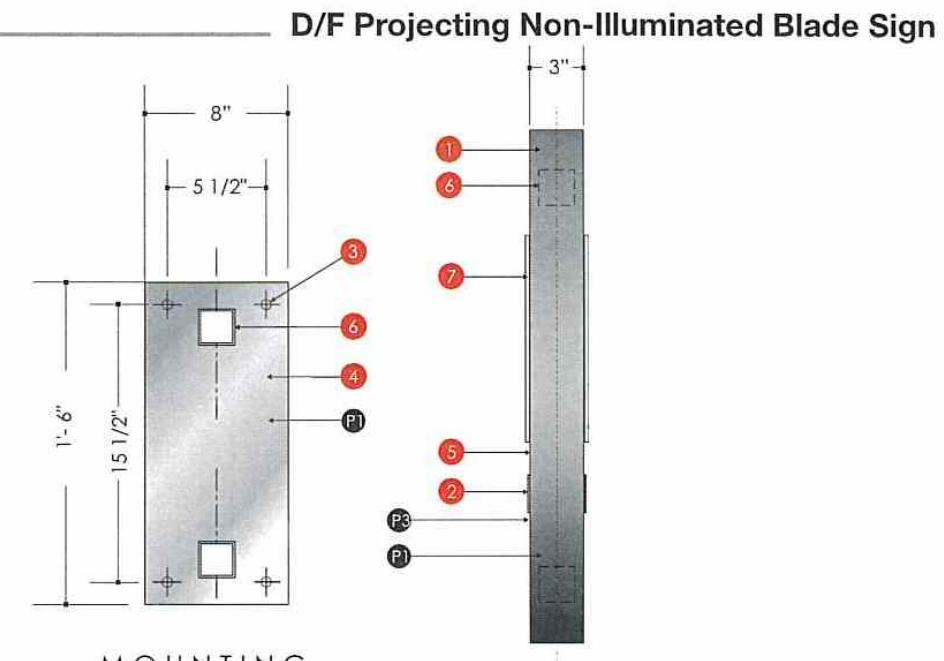


FACE LAYOUT

Area: Boxed = 4.88 Sq. Ft. Actual Face Area: = 3.94 Sq. Ft.

General Specifications:

- ① CABINET will be fabricated w/ a rolled .100 aluminum filler. Faces will be .100" aluminum. Filler (sides only) will have a urethane enamel finish - SEE COLOR SCHEDULE.
- ② BEAUTY LOGOTYPE will be flat cut 3M White opaque vinyl film applied on a painted background field.
- ③ Pre-drilled 1/2" diameter holes for mounting 3/8" dia. bolts.
- ④ MOUNTING PLATE to be fabricated from 3/8" aluminum w/ mounting holes. Plate to be fastened to wall w/ Hilti type anchors, type determined by wall conditions.
- ⑤ FACE OVAL to have a painted urethane enamel finish - SEE COLOR SCHEDULE.
- ⑥ ALUMINUM SUPPORTS to be horizontal 2" x 2" aluminum tubes mounted to internal cabinet plates & welded to an external mounting plate.
- ⑦ ULTA LOGOTYPE/RIBBON will be flat cut 1/4" aluminum stud mounted flush to background panel. ULTA to have a White urethane enamel finish - SEE COLOR SCHEDULE.



MOUNTING PLATE

Scale: 1 1/2" = 1'- 0"

End View
For reference only

Not to Scale

Color Schedule:

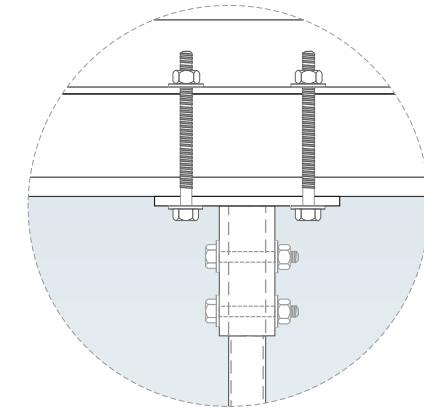
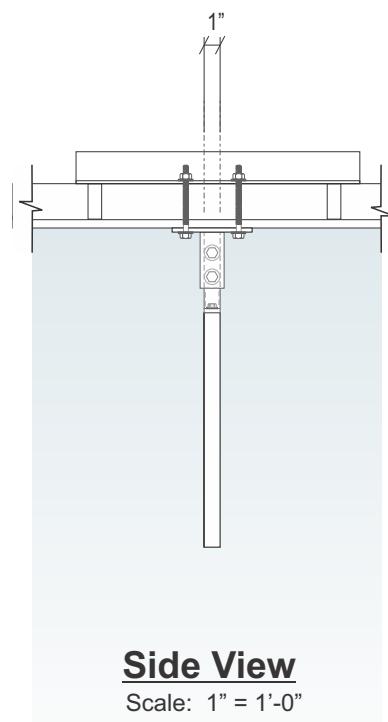
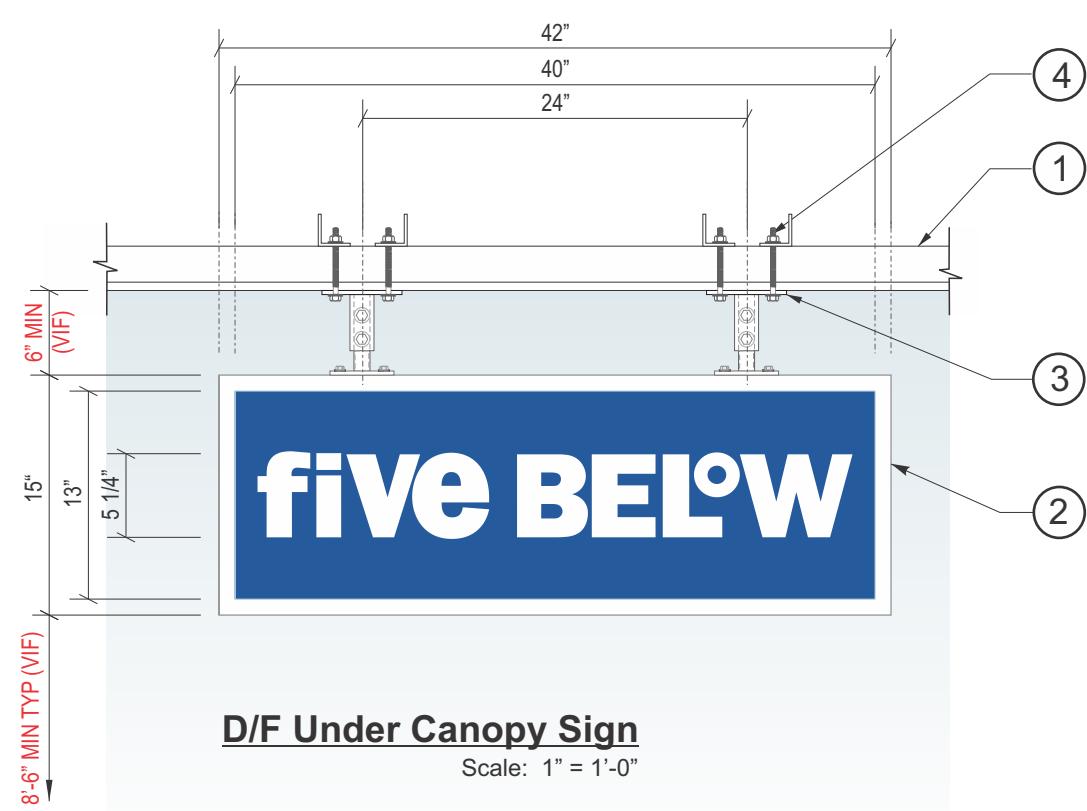
Urethane Enamel Finishes:

- P1 Match AKZO NOBEL #359 F2 Metallic Silver
- P2 White
- P3 Painted finish matching PMS 158 Orange Pop
- 3M Vinyl Film
- V2 White opaque



SITE PHOTO





Specifications:

1. Facade; To be determined
2. 1" aluminum cabinet painted white with first surface applied vinyl Arlon Blue #2500-67
3. 5" x 5" x 1/4" aluminum plate w/ welded 1 1/2" x 1 1/2" aluminum sq tube sleeve (4" length) for top mount. 1" x 1" aluminum sq tube supports welded to 1" x 4" x 1/4" aluminum plate at bottom. All painted Matthews White (Satin Finish).
4. Mounting hardware to suit