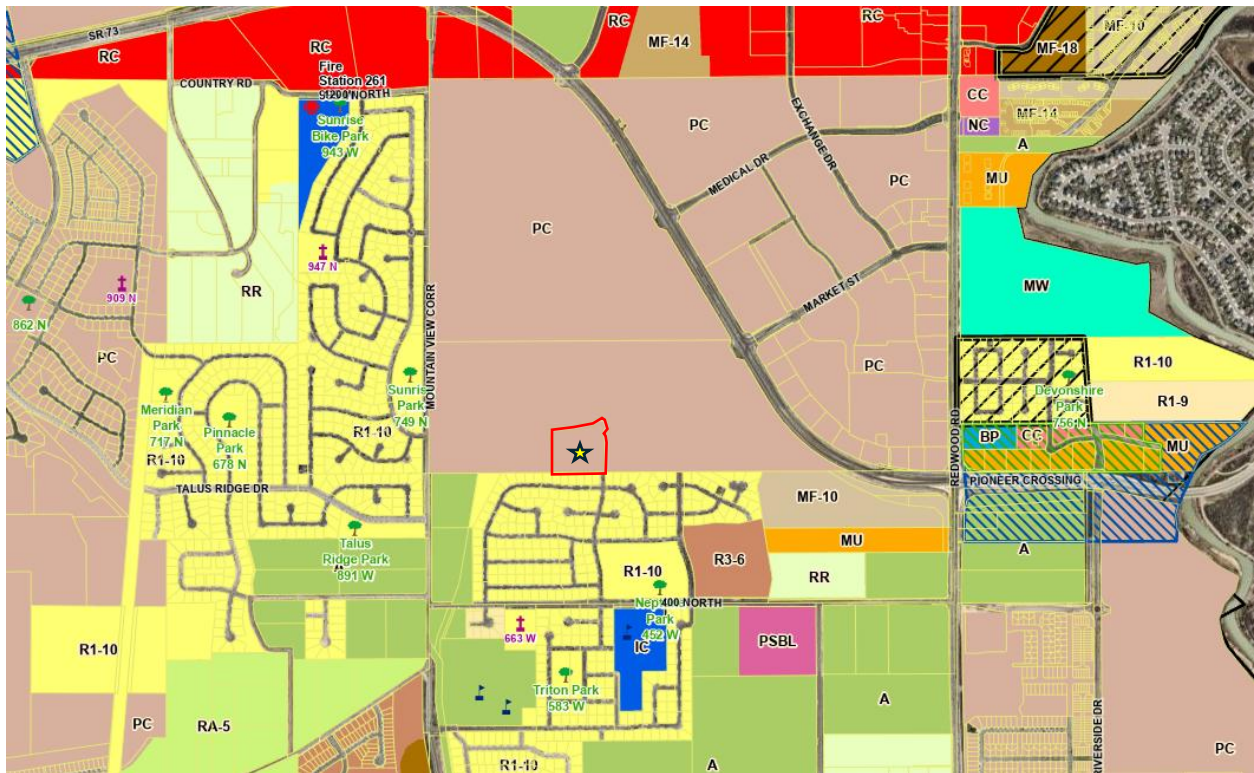


Exhibit 1: Location and Zone Map





Community and Village Plan  
Saratoga Springs 7 (Neptune Park)



## Community and Village Plan Saratoga Springs 7 (Neptune Park)

## LEGAL DESCRIPTION

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 0°05'32" WEST 1325.83 FEET ALONG THE SECTION LINE AND SOUTH 89°54'48" WEST 865.31 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°05'56" WEST 323.63 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 98.54 FEET ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°03'23" (LONG CHORD BEARS NORTH 8°39'16" WEST 98.17 FEET) TO A POINT OF TANGENCY;

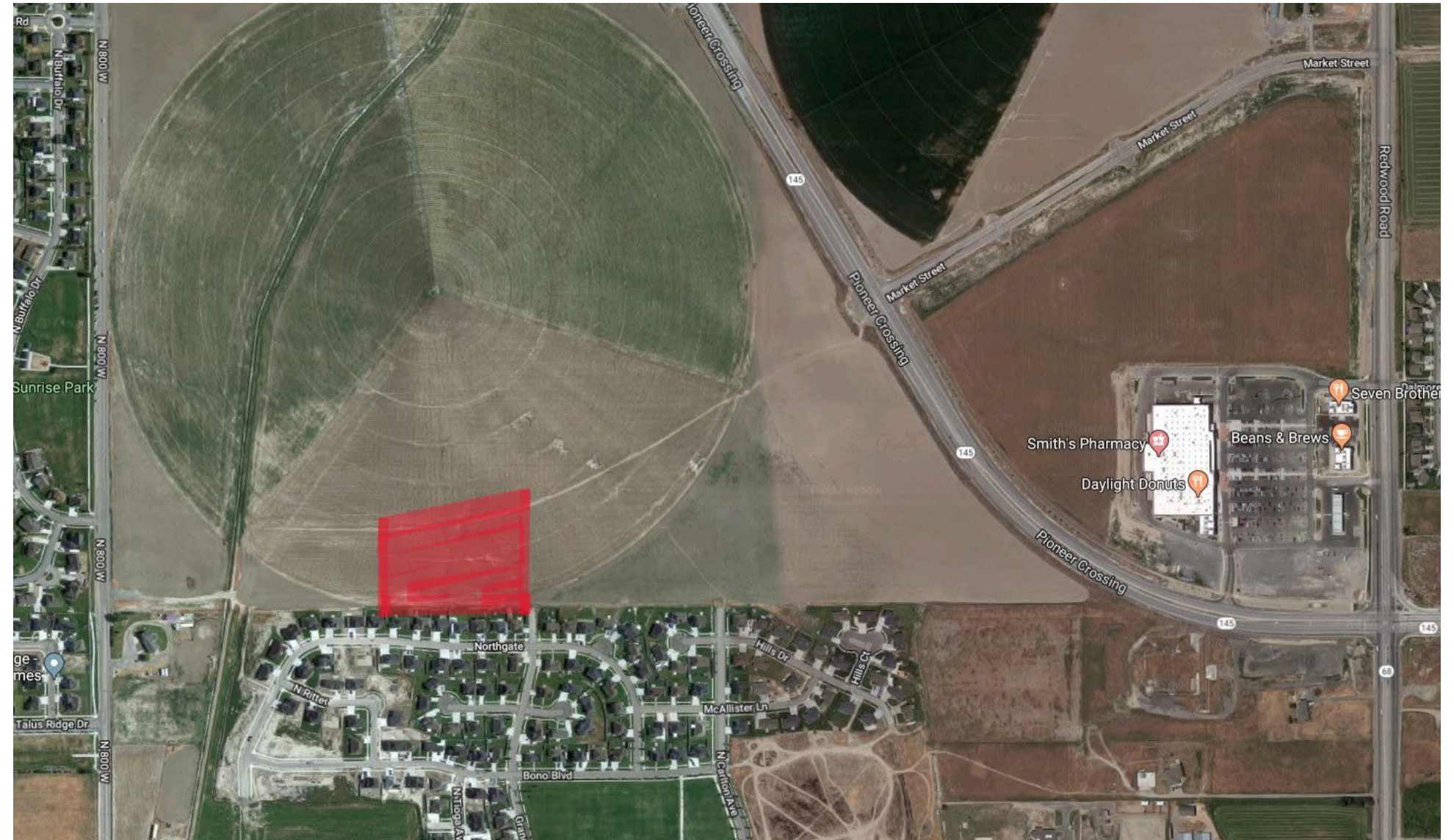
THENCE NORTH 17°10'58" WEST 9.13 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY 656.31 FEET ALONG THE ARC OF A 2038.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°26'49" (LONG CHORD BEARS SOUTH 80°43'26" WEST 653.48 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 325.08 FEET TO A POINT ON THE NORTH LINE OF SAID SIERRA ESTATES SUBDIVISION;

THENCE NORTH 89°54'48" EAST 662.97 FEET ALONG SAID SUBDIVISION LINE, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 238,785 SQ. FT. OR 5.481 ACRES.





Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

## OPEN SPACE

The landscape plan depicts the proposed open space for the proposed Saratoga Springs 7 (Neptune Park) LDS Meetinghouse site.

- 4.881 acres: meetinghouse site
- 1.48 acres: on-site landscape area (30.0%)

Public Sidewalks: a 5'-0" wide sidewalk will be installed along the entire east frontage of the meetinghouse site and will connect to the existing sidewalk located along grand sierra way and the subdivision to the south. Sidewalk widths and placements will follow the 2017 Saratoga Springs City standards and specifications.

Typical landscaping will be provided around the meetinghouse and along the park strips located on the meetinghouse side of the streets.

## DEVELOPMENT STANDARDS

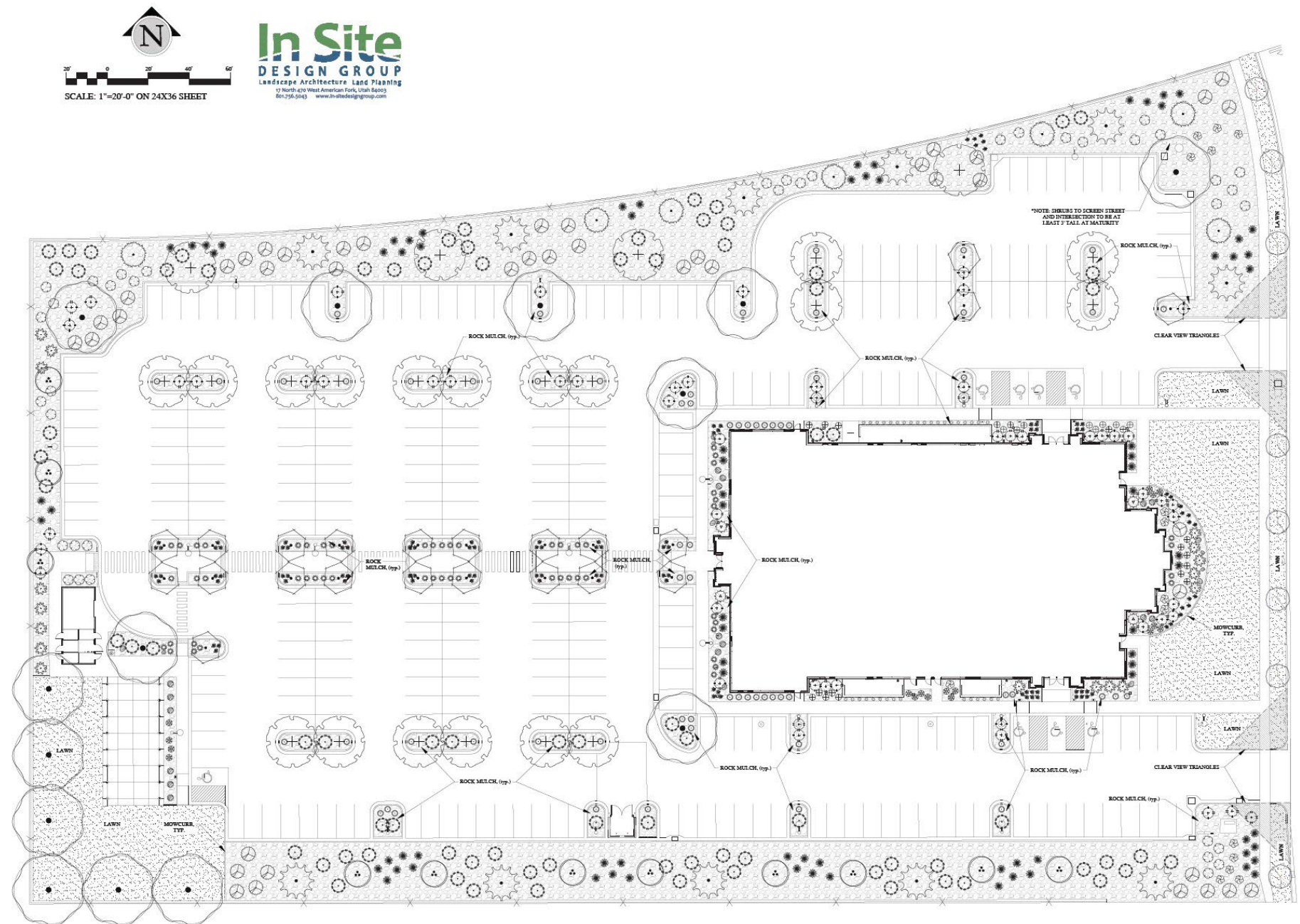
Planned Community / Mixed Use is the only land use type within this proposed area. Development standards will adhere to the city code and the latest approved version of the standards and specifications.

## PARKING

Section 19.09 requires church uses to provide 1 stall per 3 seats.

310 total fixed seats in chapel / 3 = 104 parking stalls

301 parking stalls provided. 8 of those stalls are accessible stalls as required by the IBC.

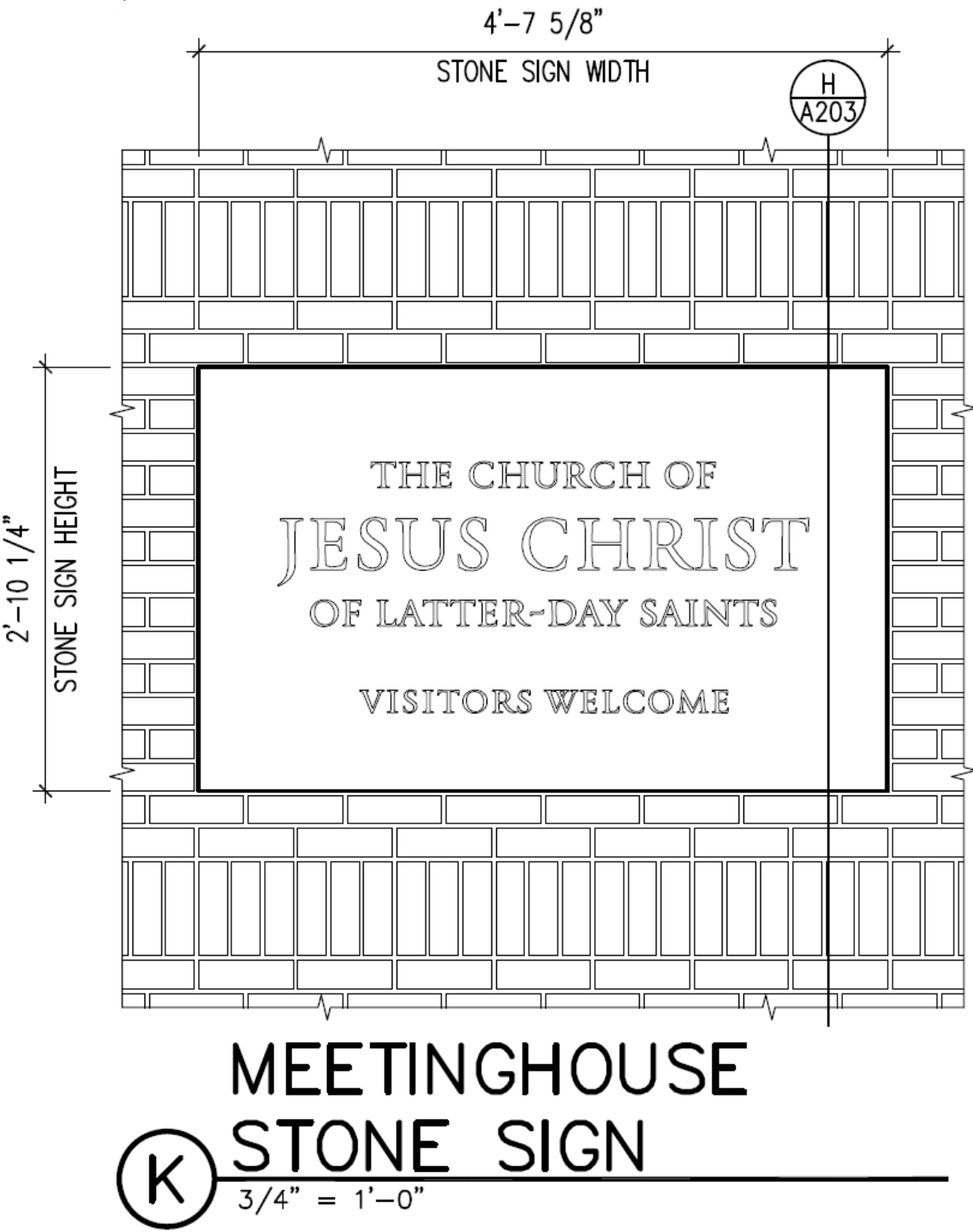


Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

SIGNAGE

Signage: signage will be specific and similar to other meetinghouses within the city. it will meet the sign requirements set forth in title 19.18.07 of the city code.

Material and Color: Bethel White Granite Sign



Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

EXTERIOR ELEVATIONS - East

The following drawings are the proposed elevations.





Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

EXTERIOR ELEVATIONS - South

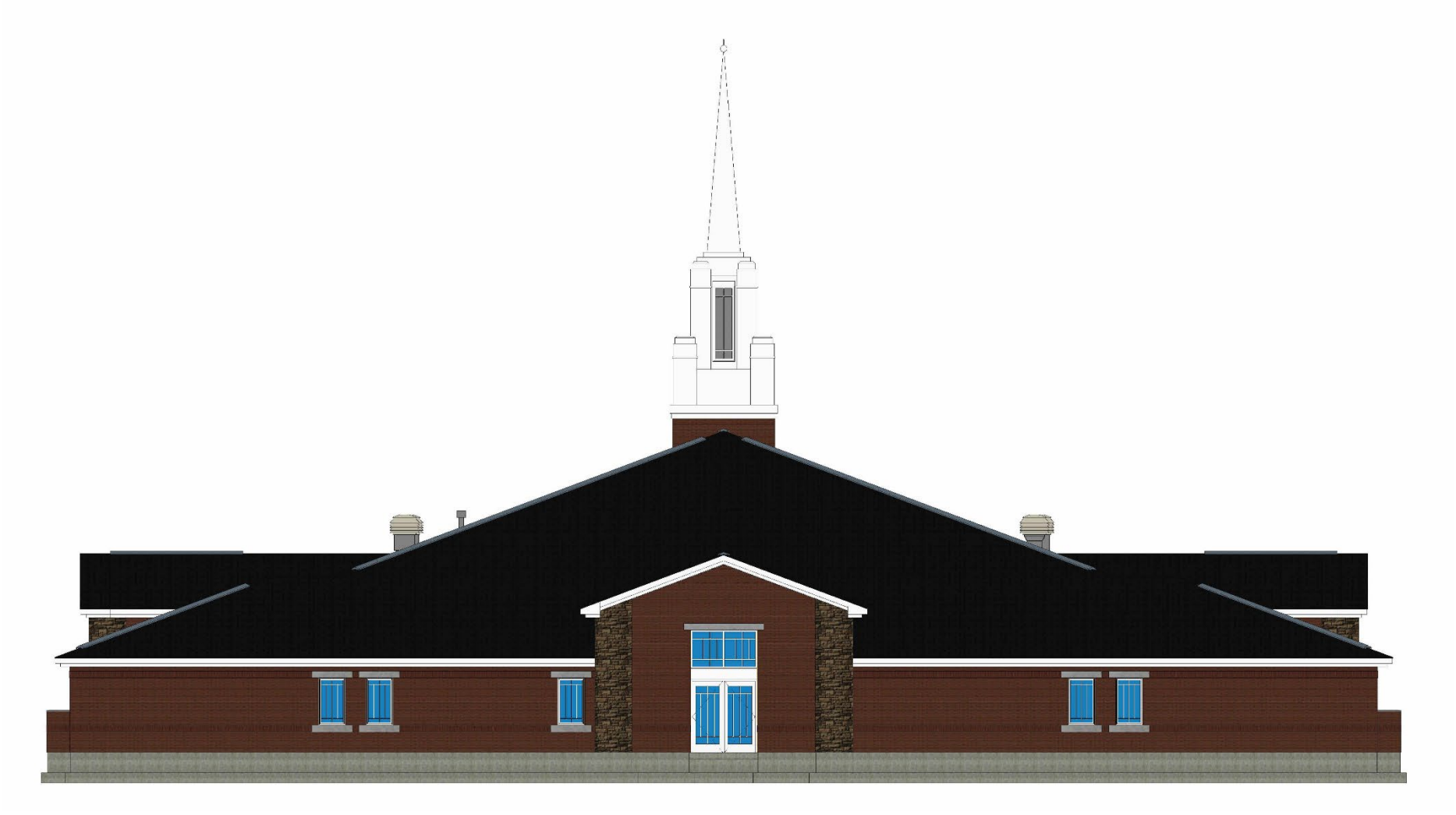
The following drawings are the proposed elevations.



Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

EXTERIOR ELEVATIONS - West

The following drawings are the proposed elevations.





Community and Village Plan  
Saratoga Springs 7 (Neptune Park)

EXTERIOR ELEVATIONS - North

The following drawings are the proposed elevations.

