AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tempore Stephen Willden
Council Member Audrey Barton
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Lance Wadman

CITY OF SARATOGA SPRINGS
Tuesday, March 19, 2024 @ 6:00 pm
City of Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Invocation / Reverence.
3. Pledge of Allegiance.
4. Public Input – This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed on this agenda.

REPORTS

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.

CONSENT ITEMS

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

1. Design Task Order for Jacobs Ranch Well Electrical Upgrade. HAL Engineering. Resolution R24-15 (3-19-24).
2. Design and Bidding documents Task order for ARPA Grant Projects. HAL Eng. Resolution R24-16 (3-19-24).
3. Approval of Construction Manager Contract for South Fire Station. Resolution R24-17 (3-19-24).
4. Authorization for Betterment – Truss Bridge over Mountain View Corridor.

PUBLIC HEARINGS

The Council will accept public comment and may approve the following items:

1. Steet Name Change from 145 South to Pony Express Parkway. Ordinance 24-09 (3-19-24).

BUSINESS ITEMS

The Council will discuss (without public comment) and may approve the following items:

1. Naming for City Parks located on Mount Saratoga Blvd. and Loveland Ln./Mountain Shadow Ln. Resolution R24-18 (3-19-24) & R24-19 (3-19-24).
2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 amendments to Bar and Tavern definitions. City initiated. Ordinance 24-10 (3-19-24).
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. Bar to Bar Distance. Initiated by The DK BK DBA The Break Sports Grill. Ordinance 24-11 (3-19-24).

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council 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 Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

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.

4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. Height and Loading Areas. City initiated. Ord. 24-12 (3-19-24).
5. City Hall and Library Site Plan, located 319 S. Saratoga Rd. City initiated.

CLOSED SESSION

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

ADJOURNMENT

City Council Staff Report

Author: Jeremy Lapin, City Engineer & Public Works Director
Subject: Jacobs Ranch Well Electrical Upgrade
Date: March 12, 2024
Type of Item: Task Order Approval
Description: Design Work for Secondary Well Electrical Issues

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A. Topic:

This item is for approval of a task order for Hansen, Allen, & Luce to prepare designs and bid documents for the upsizing of electrical gear and site work for the secondary well #5 located in the Jacobs Ranch subdivision.

B. Background:

This secondary well has had a long history of electrical problems and outages that can mostly be traced back to an undersized service line. This project will upgrade the size and capacity of the service line and mitigate issues related to the current undersized service line and appurtenant equipment.

C. Analysis:

The proposed improvements will ensure the facility is more reliable.

D. Fiscal Impact:

The funding for this project has been previously appropriated by the City Council with the approval of FY2024 budget.

E. Recommendation

Staff recommends the City Council a task order with Hansen, Allen, & Luce in the amount of $67,000 for the Jacobs Ranch Well Electrical Upgrade Project.

CITY OF SARATOGA SPRINGS

HANSEN ALLEN & LUCE INC ENGINEERS

Per Master Services Agreement Dated 11/15/2023

Project Name: Jacobs Ranch Well Electrical Service Upgrades

Project Task Order #: 360.37.100 (GL: 51-5105-601)

Project Description

Upsizing of existing electrical gear and site work to accommodate electrical gear.

Scope of Work Required to Perform Task

1. Project administration and coordination.
2. Design site civil modifications.
3. Coordinate with Electrical Engineer.
4. Bidding services and recommendation of award.
5. Submittal review and attendance at construction progress meetings.

Payment Type Not-to-Exceed

Fee

Estimated Engineering Fee to Perform Task $20,000

- Design services
- Construction Services (see attached spreadsheet) $20,000

Previously Incurred Fee for this Project $47,000

Total Engineering Fee to Perform Task $67,000

Projected Completion Date: 500 calendar days from authorization.

Assumptions

Engineer Representative	_____ (Signature)	**Steven Jones** (Print)	12/14/2023 (Date)
Authorization to Proceed			
City Representative	_____ (Signature)	_____ (Print)	_____ (Date)

RESOLUTION NO. R24-15 (3-19-24)

A RESOLUTION APPROVING A TASK ORDER WITH HANSEN ALLEN LUCE FOR THE JACOBS RANCH WELL ELECTRICAL UPGRADE PROJECT

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from Hansen Allen Luce (HAL) for design and contract administration services related the Jacobs Ranch Well Electrical Upgrade Project; and

WHEREAS, on December 24, 2023 the City received a task order from HAL for the Jacobs Ranch Well Electrical Upgrade Project; and

WHEREAS, the City Council has determined that approving the task order with HAL is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The City of Saratoga Springs does hereby approve executing a task order with HAL Engineering for the Jacobs Ranch Well Electrical Upgrade Project in the amounts of $67,000.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the March 19, 2024.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

City Council Staff Report

Author: Jeremy Lapin, City Engineer & Public Works Director
Subject: ARPA Grant Projects
Date: March 12, 2024
Type of Item: Resolution
Description: Task Order for ARPA Grant Projects

A. Topic:

This item is for approval of a task orders for Hansen, Allen, & Luce to prepare Designs and bidding documents for two ARPA Grant Projects (1) a Secondary Waterline in 145 North and (2) installing water wise landscaping in the Grandview Blvd. center median.

B. Background:

Using an American Rescue Plan Act (ARPA) grant, the existing landscaping in the median & park strips of Grandview Blvd will be converted from traditional turf grass landscaping with spray irrigation into water wise landscaping with drip irrigation, trees, and decorative gravel mulch. The project location is Grandview Blvd from Redwood to Mountain View Corridor.

In addition, a new 16-in to 12-in secondary water pipeline will be installed between North Lake Meadows Development and Mountain Sunrise Academy. The pipeline horizontal alignment is defined on the attached figures of four properties as one 1,500 feet reach and one 650 linear feet reach of pipeline. These properties are currently using a cross-over from the drinking water system as source for their pressurized Irrigation system, this project will extend the City's secondary water sources to these properties and reduce demands on the drinking water system.

C. Analysis:

The proposed improvements in Grandview Blvd will reduce water consumption and eliminate wasteful overspray, the proposed 145 North secondary water pipeline projects will address those properties that are currently using a cross-over from the drinking water system as source for their pressurized Irrigation system, this project will extend the City's secondary water sources to these properties and reduce demands on the drinking water system.

D. Fiscal Impact:

The funding for this project has been previously appropriated by the City Council with the approval of FY2024 budget.

E. Recommendation

Staff recommends the City Council approve task orders with Hansen, Allen, & Luce in the amount of $19,600 for the Grandview Landscape Conversion project and $67,000 for the 145 North Secondary Waterline Project.

Per Master Services Agreement Dated 11/15/2023

Project Name: 145 North Secondary Pipeline (ARPA Grant)

Project Task Order #: 360.59.201-1

Project Description

A new 16-in to 12-in secondary water pipeline between North Lake Meadows Development and Mountain Sunrise Academy. The pipeline horizontal alignment is defined on the attached figures of four properties as one 1,500 feet reach and one 650 linear feet reach of pipeline.

Scope of Work Required to Perform Task

Preliminary Design: HAL will create design drawings and figures for the acquisition of four easements for the pipeline. The design will be based on CAD files from the City with the future 145 North northern right of way line.
Easement Acquisition Support: Up to the authorized budget, HAL will create figures to be used in communication with land owners. HAL will assist the City's Acquisition Consultant with development of strategy, communications with land owners, preparation of letters, etc.
Preparation of Legal Descriptions: HAL will prepare four legal descriptions for the properties shown in the attached figures. To address City or landowner feedback, we will revise each description once.
Final Design: HAL will create final design drawings and contract documents. Data from three geotechnical test pits will be provided to bidders.

Payment Type Hourly

Fee

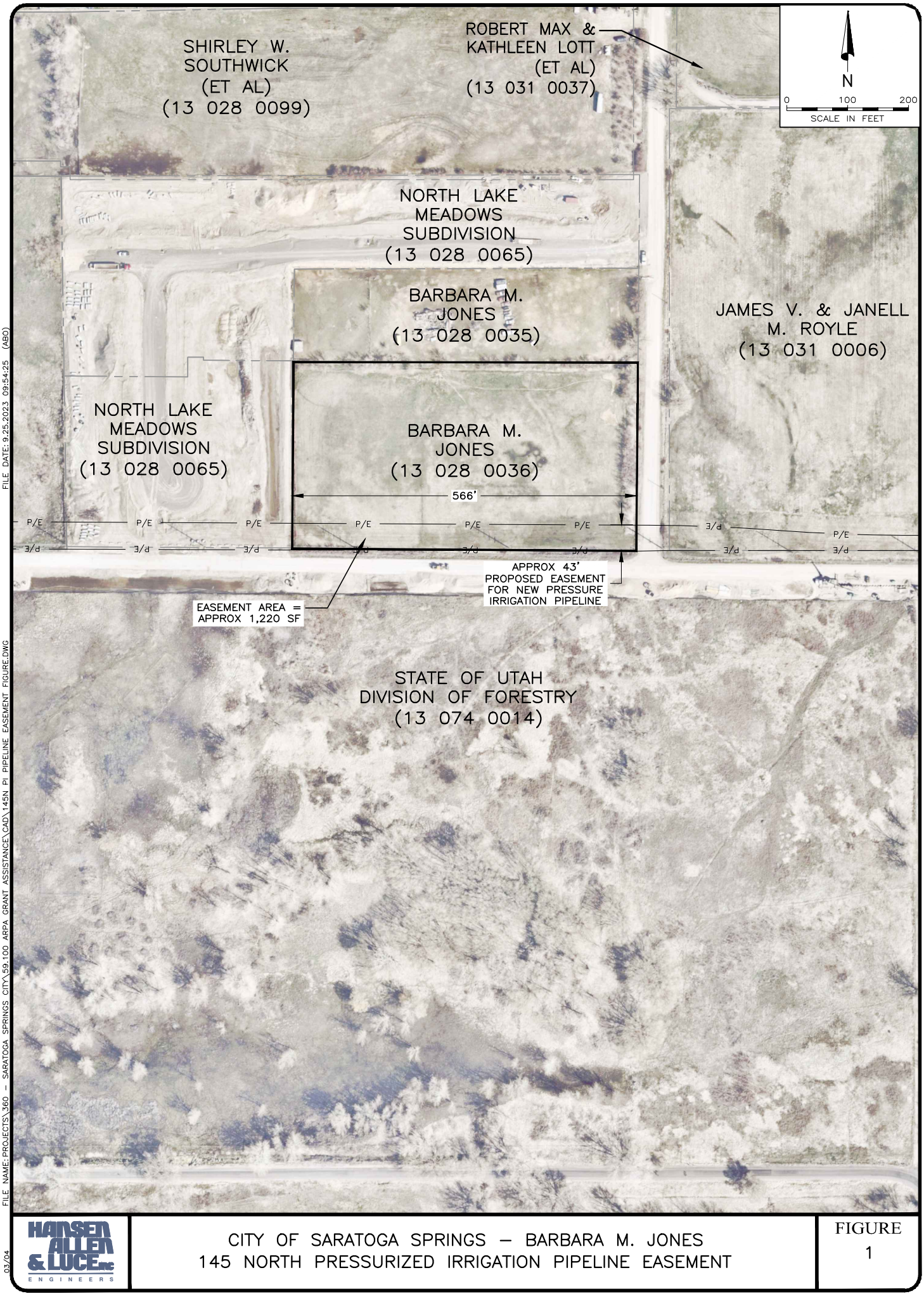
Estimated Engineering Fee to Perform Task	$67,000
• 201 Design	
○ Preliminary Design	$10,000
○ Final Design	$46,000
• 203 Easements	
○ Preparation of Legal Descriptions	$6,000
○ Acquisition Support	$5,000
See attached spreadsheet	
Current Authorization for this Project	$0
Total Engineering Fee to Perform Task	$67,000

Projected Completion Date: 60 calendar days from authorization.

Assumptions

1. The City will provide CAD drawings for the future right of way.
2. The project is outside of the public right of way; a utility search is not included.
3. For the purpose of excavating test pits, the property owners will allow access to the pipeline alignment.
4. We will use the new City standard specifications and detail drawings.
5. Construction services are not included in this task order.

HAL Representative	_____	**Steven Jones**	1/9/2024
	(Signature)	(Print)	(Date)
Authorization to Proceed			
City Representative	_____	**Jeremy Lapin**	_____
	(Signature)	(Print)	(Date)



FILE NAME: PROJECTS\360 – SARATOGA SPRINGS CITY\59.100 ARPA GRANT ASSISTANCE\CAD\145N PI PIPELINE EASEMENT FIGURE.DWG FILE DATE: 9.25.2023 09:54:25 (ABD)

HANSEN ALLEN & LUCE inc ENGINEERS

CITY OF SARATOGA SPRINGS – BARBARA M. JONES
145 NORTH PRESSURIZED IRRIGATION PIPELINE EASEMENT

FIGURE 1

03/04

FILE NAME: PROJECTS\360 – SARATOGA SPRINGS CITY\59.100 ARPA GRANT ASSISTANCE\CADD\145N PI PIPELINE EASEMENT FIGURE.DWG
FILE DATE: 9.25.2023 09:54:25 (ABD)

HANSEN ALLEN & LUCE inc ENGINEERS

CITY OF SARATOGA SPRINGS – JAMES V. & JANELL M. ROYLE
145 NORTH PRESSURIZED IRRIGATION PIPELINE EASEMENT

FIGURE
2

03/04

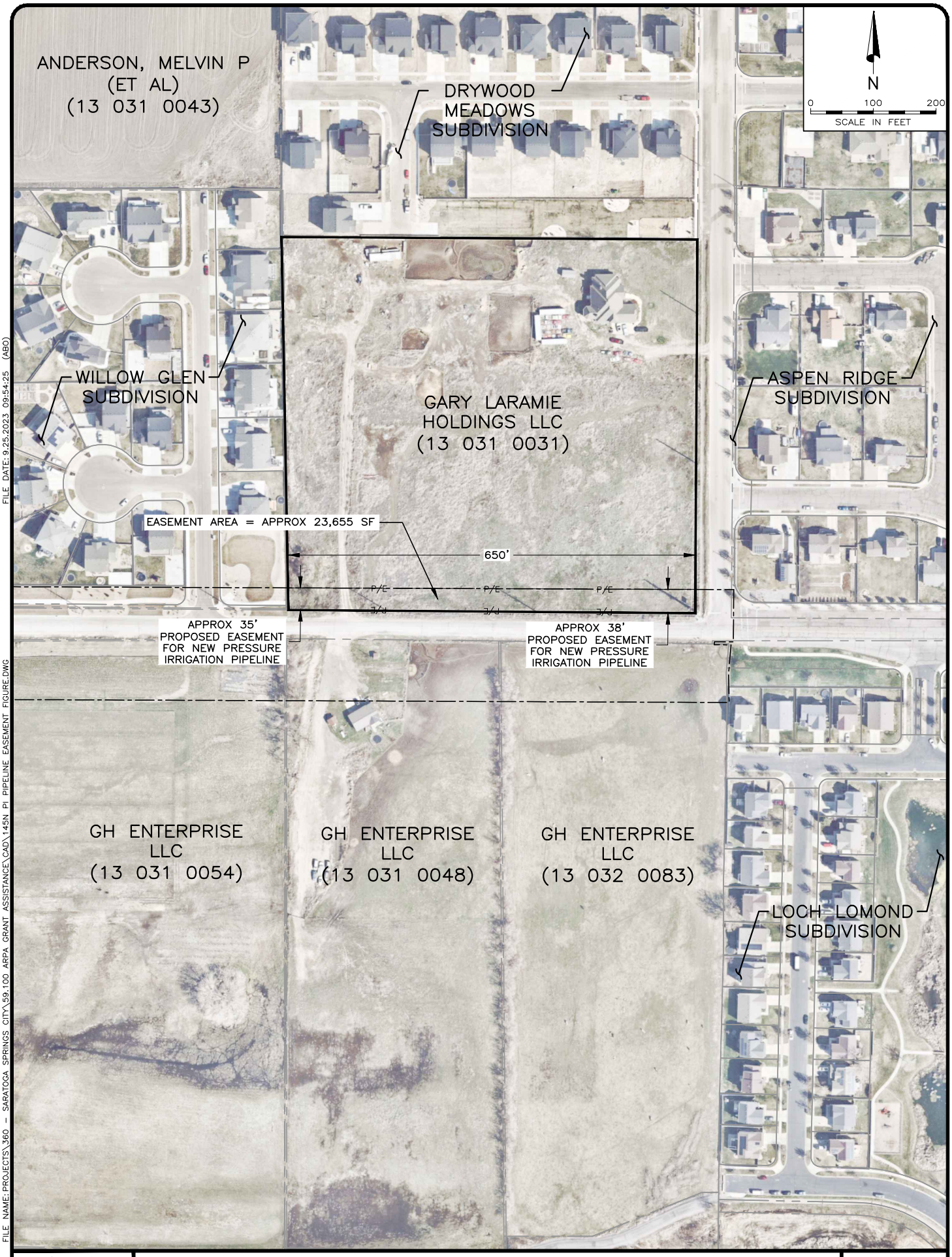
FILE NAME: PROJECTS\360 – SARATOGA SPRINGS CITY\59.100 ARPA GRANT ASSISTANCE\CADD\145N PI PIPELINE EASEMENT FIGURE.DWG FILE DATE: 9.25.2023 09:54:25 (ABD)

HANSEN ALLEN & LUCE inc ENGINEERS

CITY OF SARATOGA SPRINGS – CHARLES S. & LINDA D. EDWARDS
145 NORTH PRESSURIZED IRRIGATION PIPELINE EASEMENT

FIGURE 3

03/04



FILE NAME: PROJECTS\360 – SARATOGA SPRINGS CITY\59.100 ARPA GRANT ASSISTANCE\CADD\145N PI PIPELINE EASEMENT FIGURE.DWG
FILE DATE: 9.25.2023 09:54:25 (ABD)

HANSEN ALLEN & LUCE inc
ENGINEERS

CITY OF SARATOGA SPRINGS – GARY LARAMIE HOLDINGS LLC
145 NORTH PRESSURIZED IRRIGATION PIPELINE EASEMENT

FIGURE
4

03/04

HAL PROPOSAL SPREADSHEET

CLIENT: ***CITY OF SARATOGA SPRINGS***

PROJECT: ***360.59 Secondary Irrigation 145 North Pipeline***

HANSEN ALLEN & LUCE inc ENGINEERS

Pha	Task #	Task Activity	Hours: Principal Mike C	Proj Mgr Mark A	Design Lead Jacob N	Surveyor Tim N	Design Eng Aaron O	CAD Mark J	Field Tech	Admin Asst		Total Hours	Miles Travel	Direct Expense	Expense Cost	Total HAL Cost with Contingency & Rate Inc.	Outside Expense	COMMENT
201		**Pre-design**																
	100	Project administration, coordination and communication.		2								2			$14.00	$473.00		
	101	Create base files from City ROW CAD files		2	2		12					16			$112.00	$2,580.60		
	102	Surveying			1	7	2					10	40		$98.00	$1,896.40		
	103	Preliiminary alignment		3	3		6					12			$84.00	$2,102.10		
	104	Review with Public Works		1			1					2			$14.00	$383.90		
	105	Create easement figures		4	2		8					14			$98.00	$2,464.00		
	106											0			$0.00	$0.00		
	107											0			$0.00	$0.00		
	199	Quality Control (QC) / Quality Assurance (QA)	2									2			$14.00	$473.00		
		SUBTOTAL HOURS/UNITS:	2	12	8	7	29	0	0	0	0	58	40	0				
		SUBTOTAL:	$416.00	$2,496.00	$1,176.00	$1,225.00	$3,683.00	$0.00	$0.00	$0.00	$0.00		$28.00	$0.00	$434.00	$10,373.00	$0.00	Subconsultant Cost
201		**Final Design**																
	400	Project administration, coordination and communication.		2								2			$14.00	$473.00		
	401	Geotechnical investigation		1	1							2			$14.00	$405.90	$7,480.00	AGEC: Three test pits 12 ft deep.
	402											0			$0.00	$0.00		
	403	30% Design Drawings		2	12	0	24	14				52			$364.00	$7,860.60		
	404	Review Meeting										0			$0.00	$0.00		
	405	60% Design Drawings		2	12	0	24	14				52			$364.00	$7,860.60		
	406	Review Meeting		2	4		4					10			$70.00	$1,740.20		
	407	90% Design Drawings		2	12	0	24	14				52			$364.00	$7,860.60		
	408	Prepare 90% contract documents and specifications		3	5		10					18			$126.00	$3,030.50		
	409	Review Meeting		2	4		4					10			$70.00	$1,740.20		
	410	100% Design Drawings		1	4	0	8	5				18			$126.00	$2,742.30		
	411	100% contract documents and specifications		2	3		5					10			$70.00	$1,718.20		
	412											0			$0.00	$0.00		
	413											0			$0.00	$0.00		
	499	Quality Control (QC) / Quality Assurance (QA)	12									12			$84.00	$2,838.00		
		SUBTOTAL HOURS/UNITS:	12	19	57	0	103	47	0	0	0	238	0	0				
		SUBTOTAL:	$2,496.00	$3,952.00	$8,379.00	$0.00	$13,081.00	$5,217.00	$0.00	$0.00	$0.00		$0.00	$0.00	$1,666.00	$38,270.10	$7,480.00	Subconsultant Cost
203		**Easement Acquisition Support**																
	200	Project administration, coordination and communication.		2								2			$14.00	$473.00		
	201	Work with acquisition agent		12	3		6					21			$147.00	$4,230.60		
	202											0			$0.00	$0.00		
	203											0			$0.00	$0.00		
	299	Quality Control (QC) / Quality Assurance (QA)										0			$0.00	$0.00		
		SUBTOTAL HOURS/UNITS:	0	14	3	0	6	0	0	0	0	23	0	0				
		SUBTOTAL:	$0.00	$2,912.00	$441.00	$0.00	$762.00	$0.00	$0.00	$0.00	$0.00		$0.00	$0.00	$161.00	$4,703.60	$0.00	Subconsultant Cost
203		**Preparation of Legal Descriptions**																
	300	Project administration, coordination and communication.		2								2			$14.00	$473.00		
	301	Prepare four legal descriptions		1			12					13			$91.00	$2,005.30		
	302	Review descriptions				8						8			$56.00	$1,601.60		
	303	Revise four descriptions once each		4		3	4					11			$77.00	$2,136.20		
	304											0			$0.00	$0.00		
	399	Quality Control (QC) / Quality Assurance (QA)										0			$0.00	$0.00		
		SUBTOTAL HOURS/UNITS:	0	7	0	11	16	0	0	0	0	34	0	0				
		SUBTOTAL:	$0.00	$1,456.00	$0.00	$1,925.00	$2,032.00	$0.00	$0.00	$0.00	$0.00		$0.00	$0.00	$238.00	$6,216.10	$0.00	Subconsultant Cost
		TOTAL HOURS BY EMPLOYEE:	14	52	68	18	154	47	0	0	0							

PHASE	TASK	Labor Costs	Direct Exp Cost	Subtotal w/Contingency	Subconsultant Costs	SubTotal with Contingency
201	**Pre-design**	$8,996.00	$434.00	$10,373.00	$0.00	$10,373.00
201	**Final Design**	$33,125.00	$1,666.00	$38,270.10	$7,480.00	$45,750.10
203	**Easement Acquisition Support**	$4,115.00	$161.00	$4,703.60	$0.00	$4,703.60
203	**Preparation of Legal Descriptions**	$5,413.00	$238.00	$6,216.10	$0.00	$6,216.10
	TOTAL w/Contingency:	$56,813.90	$2,748.90	$59,562.80	$8,228.00	$67,042.80

STANDARD FEE SCHEDULE
2024

PERSONNEL CHARGES

Client agrees to reimburse Hansen, Allen & Luce, Inc. (HAL), for personnel hourly rates related to the completion of the project, in accordance with the following:

Managing Professional III	$228
Managing Professional II	$220
Managing Professional I	$208
Senior Professional III	$197
Senior Professional II	$188
Senior Professional I	$174
Professional III	$163
Professional II	$147
Professional I	$138
Professional Intern	$127
Environmental Scientist I	$119
Environmental Scientist II	$133
Engineering Student Intern	$76
Water Resource Specialist I	$140
Water Resource Specialist II	$161
Professional Geologist	$161
Senior Designer	$140
Designer	$127
Senior Field Technician	$111
Field Technician	$100
CAD Operator	$111
Public Relations Specialist	$158
Administrative Assistant	$76
Professional Land Surveyor	$156
1 Man GPS Surveying Services	$175
Drone Pilot	$210
Expert Legal Services	$345

DIRECT CHARGES

Client also agrees to reimburse HAL for all other costs related to the completion of the project. Charges shall include, but not be limited to, the following:

Communication, Computer, Reproduction	$7 per labor hour
Out-of-town per diem allowance (lodging not included)	$66 per day
Vehicle	$0.70 per mile
Outside consulting and services	Cost plus 10%
Other direct expenses incurred during the project	Cost plus 10%
Trimble GPS Unit	$150 per day
Data Logger/Transducer	$150 per week

INTEREST CHARGE AFTER 30 DAYS FROM INVOICE DATE.....1.5% per month

Note: Annual adjustments to personnel and expense charges will occur in January of each year. Mileage rate changes are based on fuel prices.

HANSEN ALLEN & LUCE INC
ENGINEERS

Per Master Services Agreement Dated 11/15/2023

Project Name: Grandview Landscape Conversion (ARPA Grant)

Project Task Order #: 360.59.302 Grandview Blvd Landscape Design

Project Description

Using an American Rescue Plan Act (ARPA) grant, existing landscaping in the median & park strips of Grandview Blvd will be converted from traditional turf grass landscaping with spray irrigation into waterwise landscaping with drip irrigation, trees, and decorative gravel mulch. The project location is Grandview Blvd from Redwood to Mountain View Corridor.

Scope of Work Required to Perform Task

Conceptual Design: HAL will create design drawings and figures for landscape conversion of multiple sites along Grandview Blvd, Redwood Road and Mtn View Corridor. These figures will identify the area of the locations. HAL will work with the City's Parks Department to create concepts for landscaping conversion from traditional landscaping to waterwise landscaping.

Schematic Design: HAL will create schematic design phase plans for Grandview Blvd median and City maintained park strips and hold a review meeting with Public Works.

Construction Documents: HAL will prepare construction documents using EJCDC standard construction documents developed by HAL and City attorneys. Where applicable, HAL will reference the City standard specifications and drawings which are soon to be adopted.

Deliverables: Construction documents for landscaping conversion of Grandview Blvd.

Payment Type Not-To-Exceed

Fee

- 302 Grandview Landscape Design $19,600

See attached spreadsheet

Estimated Engineering Fee to Perform Tasks $19,600

Projected Completion Date: 90 calendar days from authorization.

Assumptions

1. CAD drawings will be created from CityMap downloads.
2. City approved EJCDC front end documents will be used.
3. New City standard specifications and details will be referenced.
4. Construction services are not included in this task order.

Engineer Representative	_____	**Steven Jones**	2/12/2024
	(Signature)	(Print)	(Date)

Authorization to Proceed

City Representative	_____	**Jeremy Lapin**	_____
	(Signature)	(Print)	(Date)

HAL PROPOSAL SPREADSHEET

CLIENT: CITY OF SARATOGA SPRINGS
PROJECT: 360.59 Grandview Landscaping Conversion

HANSEN ALLEN & LUCE inc ENGINEERS

Pha	Task #	Task Activity	Hours: Principal Mike C	Proj Mgr Mark A	Design Lead Jacob N	Surveyor Tim N	Design Eng Aaron O	CAD Mark J	Field Tech	Admin Asst		Total Hours	Total HAL Cost with Contingency & Rate Inc.	Outside Expense	COMMENT
201		**Schematic Design (30% Design)**													
	100	Project administration, coordination and communication.		1								1	$236.50		
	101	Schematic Design Plans and Details		1			2					3	$531.30	$2,695.00	Eric Lyman - Landscape Architect
	102	Review with Public Works		1			1					2	$383.90	$192.50	Zoom meeting
	103											0	$0.00		
	104											0	$0.00		
	105											0	$0.00		
	199	Quality Control (QC) / Quality Assurance (QA)	1									1	$236.50		
		SUBTOTAL HOURS/UNITS:	1	3	0	0	3	0	0	0	0	7			
		SUBTOTAL:	$208.00	$624.00	$0.00	$0.00	$381.00	$0.00	$0.00	$0.00	$0.00		$1,388.20	$2,887.50	Subconsultant Cost
202		**Design Development (50% Design)**													
	100	Project administration, coordination and communication.		1								1	$236.50		
	101	Schematic Design Plans and Details		1			2					3	$531.30	$1,540.00	Eric Lyman - Landscape Architect
	102	Review with Public Works		1			1					2	$383.90	$192.50	Zoom meeting
	103											0	$0.00		
	104											0	$0.00		
	105											0	$0.00		
	199	Quality Control (QC) / Quality Assurance (QA)	1									1	$236.50		
		SUBTOTAL HOURS/UNITS:	1	3	0	0	3	0	0	0	0	7			
		SUBTOTAL:	$208.00	$624.00	$0.00	$0.00	$381.00	$0.00	$0.00	$0.00	$0.00		$1,388.20	$1,732.50	Subconsultant Cost
203		**Construction Documents**													
	400	Project administration, coordination and communication.		1								1	$236.50		
	401	90% Design Drawings		2			2					4	$767.80	$7,350.00	Eric Lyman - Landscape Architect
	402	Prepare 90% contract documents and specifications		3			3					6	$1,151.70		
	403	Review Meeting		1			1					2	$383.90	$192.50	Zoom meeting
	404	100% Design Drawings		1			1					2	$383.90		
	405	100% contract documents and specifications		3			3					6	$1,151.70		
	406											0	$0.00		
	407											0	$0.00		
	499	Quality Control (QC) / Quality Assurance (QA)	2									2	$473.00		
		SUBTOTAL HOURS/UNITS:	2	11	0	0	10	0	0	0	0	23			
		SUBTOTAL:	$416.00	$2,288.00	$0.00	$0.00	$1,270.00	$0.00	$0.00	$0.00	$0.00		$4,548.50	$7,542.50	Subconsultant Cost
		TOTAL HOURS BY EMPLOYEE:	3	14	0	0	13	0	0	0	0				

PHASE	TASK	Labor Costs	Direct Exp Cost	Subtotal w/Contingency	Subconsultant Costs	SubTotal with Contingency
201	**Schematic Design (30% Design)**	$1,213.00	$49.00	$1,388.20	$2,887.50	$4,275.70
202	**Design Development (50% Design)**	$1,213.00	$49.00	$1,388.20	$1,732.50	$3,120.70
203	**Construction Documents**	$3,974.00	$161.00	$4,548.50	$7,542.50	$12,091.00
	TOTAL w/Contingency:	$7,040.00	$284.90	$8,057.39	$13,378.75	$19,487.40

Filename: H:\Projects\360 - Saratoga Springs City\59.100 ARPA Grant Assistance\ADMIN\Project Control\Scope and Budget\Task Order 302 Grandview Landscape Design\[23-12 Grandview Landscape Conversion 360.59.300 Design scope and budget.xlsm]Data Entry - Straight Hours

STANDARD FEE SCHEDULE
2024

PERSONNEL CHARGES

Client agrees to reimburse Hansen, Allen & Luce, Inc. (HAL), for personnel hourly rates related to the completion of the project, in accordance with the following:

Managing Professional III	$228
Managing Professional II	$220
Managing Professional I	$208
Senior Professional III	$197
Senior Professional II	$188
Senior Professional I	$174
Professional III	$163
Professional II	$147
Professional I	$138
Professional Intern	$127
Environmental Scientist I	$119
Environmental Scientist II	$133
Engineering Student Intern	$76
Water Resource Specialist I	$140
Water Resource Specialist II	$161
Professional Geologist	$161
Senior Designer	$140
Designer	$127
Senior Field Technician	$111
Field Technician	$100
CAD Operator	$111
Public Relations Specialist	$158
Administrative Assistant	$76
Professional Land Surveyor	$156
1 Man GPS Surveying Services	$175
Drone Pilot	$210
Expert Legal Services	$345

DIRECT CHARGES

Client also agrees to reimburse HAL for all other costs related to the completion of the project. Charges shall include, but not be limited to, the following:

Communication, Computer, Reproduction	$7 per labor hour
Out-of-town per diem allowance (lodging not included)	$66 per day
Vehicle	$0.70 per mile
Outside consulting and services	Cost plus 10%
Other direct expenses incurred during the project	Cost plus 10%
Trimble GPS Unit	$150 per day
Data Logger/Transducer	$150 per week

INTEREST CHARGE AFTER 30 DAYS FROM INVOICE DATE.....1.5% per month

Note: Annual adjustments to personnel and expense charges will occur in January of each year. Mileage rate changes are based on fuel prices.

HANSEN ALLEN & LUCE INC
ENGINEERS

RESOLUTION NO. R24-16 (3-19-24)

A RESOLUTION APPROVING TASK ORDERS WITH HANSEN ALLEN LUCE FOR 145 N SECONDARY WATERLINE AND GRANDVIEW BLVD WATERWISE LANDSCAPING ARPA PROJECTS

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from Hansen Allen Luce (HAL) to prepare Designs and bidding documents for two ARPA Grant Projects; and

WHEREAS, on January 9, 2024 the City received task orders from HAL for the 145 N secondary waterline and Grandview Blvd Waterwise Landscaping ARPA projects; and

WHEREAS, the City Council has determined that approving the task orders with HAL is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The City of Saratoga Springs does hereby approve executing task orders with HAL Engineering for the 145 N secondary waterline and Grandview Blvd Waterwise Landscaping ARPA projects in the amounts of $67,000 and $19,600 respectively.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on March 19, 2024.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director
Subject: South Fire Station Expansion
Date: March 19, 2024
Type of Item: Resolution
Description: Award of CM Contract

A. Topic:

This item is for the approval of a contract with BARR, Co. for Construction Manager as Contractor (CMC) services during both the Pre-Construction Phase and Construction Phase services for the South Fire Station Expansion project.

B. Background:

The addition to the Saratoga Springs South Fire Station is approximately 4,215 Gross SF/3,488 Net SF and is planned as a single story pre-fabricated metal building. The CMC will work with Think Architecture to successfully bid and construction all phases of the project. Pre-Construction phase services will include scheduling, cost estimating, constructability analysis, construction phasing, and document reviews. Construction Phase services will include assembling a team of qualified subcontractors to work directly for the CMC, construction administration, and full responsibility for the successful completion of all construction.

C. Analysis:

The City solicited proposals from qualified firms for the project. Five firms submitted proposals, the review committee reviewed the proposals and determined that BARR was the best proposal. All proposals met the scope requirements of the RFP however, it was the price proposal from BARR as well as their comprehensive proposal which became the determining factor.

D. Fiscal Impact:

The funding for this project was allocated with the FY2024 fiscal year budget but in GL 34-4000-711. No budget amendment will be needed to cover the proposed contract

E. Recommendation

Staff recommends the City Council approve awarding contract to BARR Co for Construction Manager as Constructor (CMC) services for the South Fire Station Expansion Project.

REQUEST FOR CMGC PROPOSAL

Project: Saratoga Springs Fire Station Addition

Location: 2021 Ring Road, Saratoga Springs, UT 84045

Scope: CMGC Proposal

Date: 03/07/2024

Project Management Approach

The Principal(s), Kamron & Amber Barr, has the overall authority and responsibility for managing and executing this project according to this Project Plan and its Subsidiary Management Plans. The project team will consist of Kamron Barr (Project Executive), Shane Brinton (General Superintendent). The project manager will work with all resources to perform project planning. All project and subsidiary management plans will be reviewed and approved by the Owner. All funding decisions will also be made by the Owner.

Any delegation of approval authority to the project manager should be done in writing and be signed by both the Owner and project manager. The project team will be a matrix in that team members from each organization continue to report to their organizational management throughout the duration of the project. The project manager is responsible for communicating with subcontractors on the progress and performance of each project resource.

Project Scope

The scope of the Saratoga Springs South Fire Station Addition includes the planning, scheduling, site construction, site management and safety and security necessary to complete the project within the specified time frame. The general scope of work is an addition of approximately 4,215 Gross SF/3,488 Net SF and is planned as a single story pre-fabricated metal building

Barr, Co. will assess risks and plan work activities to eliminate or control foreseeable hazards or risks, comply with relevant OHSA, workplace injury management and workers compensation legislation and regulations; establish measurable objectives and targets for continuous improvement; consult with employees and subcontractors and disseminate OHSA information and make this available to all employees; make available relevant parts to subcontractors working at the site during construction/maintenance activities; maintain the safety of the workplace with the use of a jobsite fence that will be locked every night; maintain deliveries and equipment in a secure, safe condition within the jobsite; provide appropriate instruction and training for employees and subcontractors to assist them in avoiding unsafe situations, unsafe work practices and the use of defective equipment; provide adequate facilities for outdoor staff and provide sufficient resources to achieve all the above.

Milestone List

The below chart lists the major milestones for the Saratoga Springs South Fire Station Addition Project. This chart is comprised only of major project milestones such as completion of a project phase or gate review. There may be smaller milestones, which are not included on this chart but are included in the project schedule and WBS. If there are any scheduling delays, which may impact a milestone or delivery date, the project manager must be notified immediately so proactive measures may be taken to mitigate slips in dates. Any approved changes to these milestones or dates will be communicated to the project team by the project manager.

Schedule Baseline

The Saratoga Springs South Fire Station Addition Project is comprised of work packages, which do not exceed 40 hours of work but are at least 4 hours of work. Work packages were developed through close collaboration among project team members and owners with input from the project manager and research from past projects. The Saratoga Springs South Fire Station Addition Project schedule was derived from input from all project team members. The schedule will be completed, reviewed by the Owner, and approved and base-lined.

The schedule will be maintained as a MS Project Gantt Chart by the Saratoga Springs South Fire Station Addition Project Manager. Any proposed changes to the schedule will follow Barr, Co. change order process. If established boundary controls may be exceeded, a change request will be submitted to the Project Manager. The Project Manager and team will determine the impact of the change on the schedule, cost, resources, scope, and risks. If it is determined that the impacts will exceed the boundary conditions then the change will be forwarded to the Owner for review and approval. If the change is approved by the Owner then it will be implemented by the Project Manager who will update the schedule and all documentation and communicate the change to all in accordance with the Change Order Process. Please see attached schedule.

Change Management Plan
The following steps comprise Barr, Co. organization change control process for all projects and will be utilized on the Saratoga Springs South Fire Station Addition Project:

Step #1: Identify the need for a change
Requestor will submit a completed Barr, Co. change request form to the project manager

Step #2: Log change in Red Team (Project Manager)
The project manager will maintain a log of all change requests for the duration of the project

Step #3: Conduct an evaluation of the change (Project Manager, Project Team, Owner)
The project manager will conduct an evaluation of the impact of the change to cost, risk, schedule, and scope.

Step #4: Submit change request to Owner (Project Manager)
The project manager will submit the change request to the owner for review through Red Team.

Step #5: Owner decision (Owner)
The owner will discuss the proposed change and decide whether or not it will be approved based on all submitted information.

Step #6: Implement change (Project Manager)

If a change is approved by the owner, the project manager will update and re-baseline project documentation as necessary as well as ensure any changes are communicated to the team and stakeholders.

Any subcontractor or owner may submit a change request for the Saratoga Springs South Fire Station Addition Project. The Saratoga Springs South Fire Station Addition Project Owner will approve any changes to project scope, cost, or schedule must meet his approval. All change requests will be logged in Red Team by the Project Manager and tracked through to completion whether approved or not.

Communications Management Plan
This Communications Management Plan sets the communications framework for this project. It will serve as a guide for communications throughout the life of the project and will be updated as communication requirements change. This plan identifies and defines the roles of Saratoga Springs South Fire Station Addition Project team members as they pertain to communications. It also includes a communications matrix which maps the communication requirements of this project, and communication conduct for meetings and other forms of communication. A project team directory is also included to provide contact information for all subcontractors directly involved in the project.

The Project Manager will take the lead role in ensuring effective communications on this project. The communications requirements are documented in the Communications Matrix below. The Communications Matrix will be used as the guide for what information to communicate, who is to do the communicating, when to communicate it, and to whom to communicate.

Communication Type	Description	Frequency	Format	Participants/ Distribution	Deliverable	Owner
Weekly Status Report	Email summary of project status	Weekly	Email	Owner, Team and Stakeholders	Status Report	Project Manager
Weekly Project Team Meeting	Meeting to review action register and status	Weekly	In Person	Project Team	Updated Action Register	Project Manager
Project Monthly Review (PMR)	Present metrics and status to team and sponsor	Monthly	In Person	Project Sponsor, Team, and Stakeholders	Status and Metric Presentation	Project Manager
Project Gate Reviews	Present closeout of project phases and kickoff next phase	As Needed	In Person	Project Sponsor, Team and Stakeholders	Phase completion report and phase kickoff	Project Manager
Technical Design Review	Review of any technical designs or work associated with the project	As Needed	In Person	Project Team	Technical Design Package	Project Manager

Barr, Co. team directory for all communications is:

Name	Title	Email	Office Phone	Cell Phone
Kamron Barr	Owner	kamron@buildwithbarr.com		801-906-9292
Amber Barr	Owner / Controller	amber@buildwithbarr.com		801-389-3687
Shane Brinton	General Superintendent	shane@buildwithbarr.com		801-865-3635

Communications Conduct:

Meetings:

The Project Manager will distribute a meeting agenda at least 2 days prior to any scheduled meeting and all participants are expected to review the agenda prior to the meeting. During all project meetings the timekeeper will ensure that the group adheres to the times stated in the agenda and the recorder will take all notes for distribution to the team upon completion of the meeting. It is imperative that all participants arrive to each meeting on time and all cell phones should be turned off or set to vibrate mode to minimize distractions. Meeting minutes will be distributed no later than 24 hours after each meeting is completed.

Email:
All email pertaining to the Saratoga Springs South Fire Station Addition Project should be professional, free of errors, and provide brief communication. Email should be distributed to the correct project participants in accordance with the communication matrix above based on its content. All attachments should be in one of the organization's standard software suite programs and adhere to established company formats. If the email is to bring an issue forward then it should discuss what the issue is, provide a brief background on the issue, and provide a recommendation to correct the issue. The Project Manager should be included on any email pertaining to the Saratoga Springs South Fire Station Addition Project.

Informal Communications:
While informal communication is a part of every project and is necessary for successful project completion, any issues, concerns, or updates that arise from informal discussion between team members must be communicated to the Project Manager so the appropriate action may be taken.

Cost Management Plan
The Project Manager will be responsible for managing and reporting on the project's cost throughout the duration of the project. The Project Manager will present and review the project's cost performance during the monthly project status meeting. Using budgets, the Project Manager is responsible for accounting for deviations and presenting the Owner with options for getting the project back on budget. All budget authority and decisions, to include budget changes, reside with the Saratoga Springs South Fire Station Addition Project Owner. Financial performance of the Saratoga Springs South Fire Station Addition Project will be measured through a percentage basis pertaining to the project's budgeted. Work started on work packages will grant that work package with 50% credit; whereas, the remaining 50% is credited upon completion of all work defined in that work package. Costs may be rounded to the nearest dollar and work hours rounded to the nearest whole hour.

Cost and Schedule Performance Index (CPI and SPI respectively) will be reported on a monthly basis by the Project Manager to the Owner. Any corrective actions will require a project change request and be must approved by the Owner before it can be implemented.

Budgets will be compiled by the Project Manager and reported at the monthly project status meeting. If there are indications that these values will approach or reach the critical stage before a subsequent meeting, the Project Manager will communicate this to the Owner immediately.

Procurement Management Plan
The Project Manager will provide oversight and management for all procurement activities under this project. While this project requires procurement, the Project Manager will work with the project team to identify all items or services to be procured for the successful completion of the project. The Project Manager will then ensure these procurements are reviewed by the subcontractors and presented to the contracts and purchasing groups. The contracts and purchasing groups will review the procurement actions, determine whether it is advantageous to make or buy the items or resource required services internally, and begin the vendor selection, purchasing and the contracting process.

In the event a procurement becomes necessary, the Project Manager will be responsible for management any selected vendor or external resource. The Project Manager will also measure performance as it relates to the vendor providing necessary goods and/or services and communicate this to the purchasing and contracts groups.

Project Scope Management Plan
Scope management for the Saratoga Springs South Fire Station Addition Project will be the sole responsibility of the Project Manager. The scope for this project is defined by the Scope Statement. The

Project Manager and Owner will establish and approve documentation for measuring project scope which includes deliverable quality checklists and work performance measurements.

Proposed scope changes may be initiated by the Project Manager or Owner. All change requests will be submitted to the Project Manager who will then evaluate the requested scope change. Upon acceptance of the scope change request the Project Manager will submit the scope change request to the Owner for acceptance. Upon approval of scope changes by the Owner the Project Manager will update all project documents. Based on feedback and input from the Project Manager, the Owner is responsible for the acceptance of the final project deliverables and project scope.

The Owner is responsible for formally accepting the project's final deliverable. This acceptance will be based on a review of all project documentation, testing results, beta trial results, and completion of all tasks/work packages and product functionality.

Schedule Management Plan
Project schedules for the Saratoga Springs South Fire Station Addition Project will be created using MS Project 2010 starting with the deliverables identified in the project's Work Breakdown Structure (WBS). Activity definition will identify the specific work packages which must be performed to complete each deliverable. Activity sequencing will be used to determine the order of work packages and assign relationships between project activities. Activity duration estimating will be used to calculate the number of work periods required to complete work packages. Resource estimating will be used to assign resources to work packages in order to complete schedule development.
Once a preliminary schedule has been developed, it will be reviewed by the project team and any resources tentatively assigned to project tasks. The project team and resources must agree to the proposed work package assignments, durations, and schedule. Once this is achieved the project sponsor will review and approve the schedule and it will then be base lined.

In accordance with Barr, Co. organizational standard, the following will be designated as milestones for all project schedules:
- Completion of scope statement
- Baseline project schedule
- Approval of final project budget
- Project kick-off
- Approval of roles and responsibilities
- Requirement's definition approval
- Completion of data mapping/inventory
- Project implementation
- Acceptance of final deliverables

Roles and responsibilities for schedule development are as follows:
The project manager will be responsible for facilitating work package definition, sequencing, and estimating duration and resources with the project team. The project manager will also create the project schedule using MS Project 2010 and validate the schedule with the project team and the Owner. The project manager will obtain schedule approval from the Owner and baseline the schedule. The project team is responsible for participating in work package definition, sequencing, duration, and resource estimating. The project team will also review and validate the proposed schedule and perform assigned activities once the schedule is approved. The Owner will participate in reviews of the proposed schedule and approve the final schedule before it is base lined.

Quality Management Plan
All members of the Saratoga Springs South Fire Station Addition Project team will play a role in quality management. It is imperative that the team ensures that work is completed at an adequate level of quality from individual work packages to the final project deliverable. The following are the quality roles and responsibilities for the Saratoga Springs South Fire Station Addition Project:

The Owner is responsible for approving all quality standards for the Saratoga Springs South Fire Station Addition Project. The Owner will review all project tasks and deliverables to ensure compliance with established and approved quality standards. Additionally, the Owner will sign off on the final acceptance of the project deliverable.

The Project Manager is responsible for quality management throughout the duration of the project. The Project Manager is responsible for implementing the Quality Management Plan and ensuring all tasks, processes, and documentation are compliant with the plan. The Project Manager will work with the project's quality specialists to establish acceptable quality standards. The Project Manager is also responsible for communicating and tracking all quality standards to the project team and stakeholders.

The remaining member of the project team will be responsible for assisting the Project Manager in the establishment of acceptable quality standards. They will also work to ensure that all quality standards are met and communicate any concerns regarding quality to the Project Manager.

Quality control for the Saratoga Springs South Fire Station Addition Project will utilize tools and methodologies for ensuring that all project deliverables comply with approved quality standards. To meet deliverable requirements and expectations, we must implement a formal process in which quality standards are measured and accepted. The Project Manager will ensure all quality standards and quality control activities are met throughout the project. If any changes are proposed and approved by the Owner the Project Manager is responsible for communicating the changes to the project team and updating all project plans and documentation. Quality assurance for the Saratoga Springs South Fire Station Addition Project will ensure that all processes used in the completion of the project meet acceptable quality standards. These process standards are in place to maximize project efficiency and minimize waste.

Risk Management Plan
The approach for managing risks for the Saratoga Springs South Fire Station Addition Project includes a methodical process by which the project team identifies, scores, and ranks the various risks. Every effort will be made to proactively identify risks ahead of time in order to implement a mitigation strategy from the project's onset. The most likely and highest impact risks were added to the project schedule to ensure that the assigned risk managers take the necessary steps to implement the mitigation response at the appropriate time during the schedule. Upon the completion of the project, during the closing process, the project manager will analyze each risk as well as the risk management process.

Based on this analysis, the project manager will identify any improvements that can be made to the risk management process for future projects. These improvements will be captured as part of the lessons learned knowledge base.

Resource Calendar
The Saratoga Springs South Fire Station Addition Project will require all project team members for the entire duration of the project although levels of effort will vary as the project progresses.

Cost Baseline
The cost baseline for the Saratoga Springs South Fire Station Addition Project includes all budgeted costs for the successful completion of the project.

Project Phase	Fees	Comments
Preconstruction Fee	$10,000.00	Includes work hours for all project team members for constructing the project
Construction	6%	Based on Total Construction Costs

Principal Acceptance

Submitted by:

Kamron Barr – MRED, LEED AP
Owner, Barr. Co.

Date: 03/07/2024

AMBER MAY BARR

Email: amber@buildwithbarr.com
Telephone: (801) 389 3687
Address: 6429 E 1900 N, Eden
Utah, 84310

EDUCATION

University of Utah, USA **2017- 2019**
Master of Arts (MA Hons) in Real Estate Development (full honors)

Heriot Watt University, Edinburgh **2009-2013**
Master of Arts (MA Hons) in Business Management with honors of the First Class

Whickham High School and Sports College **2002-2009**
3 A-Levels, 1 AS-Level, 15 GCSEs (UK advanced standard system)

WORK EXPERIENCE

Barr Co. *(Owner)* **September 2020 to Present**

- Co-owner of a full-service General Contracting Company specializing in both Commercial and Residential construction.
- We have experience building automotive, retail, multifamily, medical office, tenant improvements, storage, manufacturing, industrial and warehouse.
- We offer services in Design Build, Cost Plus Fee, Integrated Project Delivery, Preliminary Cost Estimating, and Preliminary Scheduling.

Barr & Best Development (*Owner)* **Feb 2019 to Present**

- Co-owner of Real Estate Development and Consulting company. We specialize in all types of Commercial and Residential development. We develop properties for Barr & Best and consult for developing clients.
- We provide full-service consulting for clients to take care of their due diligence, underwriting, feasibility, debt & equity, design & construction, and asset management needs.

Colliers International *(Business Operations & Client Services Coordinator)* **Oct 2019 to August 2020**

- Prepare financial models for commercial real estate valuation.
- Coordinate title/escrow, inspections, showings, and appraisal.
- Track market trends in rental growth and development, land valuations, and construction pricing, analyzing comparable properties and sales trends and prepare financial analysis for presentation to clients.
- Database management and input, and underwriting property values.
- Prepared real estate documents such as offers, counter offers, addenda and listing agreements.
- Created all team marketing and PR, and generating all property marketing materials.

University of Utah *(Graduate Teacher's Assistant; Appraisal & Investment)* **Jan 2019 to Jan 2020**

- Responsibility for grading assignments and quizzes, and all administration for the Professor.
- Manage syllabus, designed new assignments, tutoring pupils and teaching classes.

Elanders UK *(Human Resources Manager)* **April 2014 to July 2017**

As HR manager I managed the HR department independently for approximately 200 employees.

- Manage the full recruitment process from sourcing to contract negotiation.
- Monitor and administer all company disciplinary and grievance matters.
- Enforcing important HR policies, managing sickness absence, lateness, and staff turnover.
- Supervising all employee training, appraisals, performance and succession planning.
- Devise HR strategy, reporting quantitative data and monthly KPI's to company directors.

Achievements:

- Reduced long term absence from 3.7% to 0.13% in 18 months
- Reduced short term absence from 4.2% to 1.0% in 18 months
- Reduced staff lateness from 1.7% to 0.2% in 18 months

References are available upon request.

- Kept staff turnover at or below the company target of 4%

Keller Williams Success Realty *(Listing Co-ordinator)* **August 2013 to February 2014**

- Prepare material and relevant paperwork to list client property, including video tours, tax data, photography and signed documentation.
- Create advertisements for listings, constructing property depictions for relevant websites.
- Execution and design of property marketing material including flyers and brochures.
- Developed the company's Facebook presence through the creation of sponsored campaigns.
- Communicating with clients on the showings of their property and informing agents of new company listings.

Elanders UK *(Human Resources Intern)* **Summer 2012**

- Manage the company recruitment process, creating job advertisements, analysing resume's, organising and conducting interviews, preparing and distributing job offers, and employee terms and conditions. Formulate HR policies, audit job descriptions, independently wrote an HR guidance manual.
- Monitored staff absence, and supported disciplinary and grievance situations.

ADDITIONAL INFORMATION

I am fully literate in Microsoft Word, Excel and PowerPoint.
I am a member of the Ivory Boyer Real Estate Center Women's Council.
I achieved a Graduate Certificate in *Urban Planning* from the University of Utah in 2019.

References are available upon request.

Kamron Barr, MRED, LEED AP

1136 N. 2630 W., Clinton, UT 84015
Cell: 801-906-9292 kamron@buildwithbarr.com

Professional Experience

Owner
September 2020 to Present
Barr, Co. – Clinton, Utah

- I own my own full-service General Contracting company. I am the qualified contractor and licensee. We specialize in both Commercial and Residential construction. We have experience in the following areas: Automotive, Restaurant, Government, Multi-Family, Medical Office, Educational Facilities, Corporate Office, Tenant Improvements, Retail, Storage, Manufacturing/Industrial Warehouse. We offer: Design Build, Cost Plus Fee, Integrated Project Delivery, Preliminary Cost Estimating, and Preliminary Scheduling.

Owner
February 2019 to Present
Barr & Best Development – Clinton, Utah

- I own my own Real Estate Development and Consulting company. We specialize in all types of Commercial and Residential development. We develop properties for Barr & Best and consult for developing clients. We provide full-service consulting for clients to take care of their due diligence, underwriting, feasibility, debt & equity, design & construction, and asset management needs.

Project Manager
October 2019 to December 2020
Project Control, Inc. – Spanish Fork, Utah

- I worked as a Project Manager for Project Control, Inc.. Project Control specializes in managing total project development for construction projects, with three primary goals: time, cost, and quality controls. I managed projects from the ground up. I coordinated and managed — on a day-to-day basis — all phases of our projects, from planning, to programming, to design, to construction, and to final occupancy. PCI had a long history of Owners Rep services working with clients on new construction and remodels to all kinds of clinics, hospitals and healthcare facilities. We provided services for Office, Tenant Build-outs, Multi-Family, Storage, Retail and Warehouse clients.
- Development. I was actively involved with the development team on finding new projects. I aided the due diligence, underwriting, feasibility, debt & equity, design & construction, and asset management.
- General Contracting. As a licensed General Contractor we conducted General Contracting work on an as-needed basis for repeat clients and for PCI's own developments.

Director of Preconstruction, Project Manager
July 2017 to October 2019
Strategic Builders / J Fisher Companies – Centerville, Utah

- I worked as the Director of Preconstruction and a Project Manager for Strategic Builders. I participated in Preconstruction, Estimating, Project Management, Business Development / Client Management and Executive roles. I would manage the production of Conceptual, Schematic, DD and Permit Drawings for our Owners/Clients throughout the life cycle of their projects. I managed the development of all bids and budgets that are produced by the company. I prepared, implemented and managed each projects master schedule. I would identify, develop and close new business opportunities. I would participate in client meetings to support business development efforts. I participated on the leadership team. Meet weekly to discuss all company concerns, employee issues, departmental discussions, and continuous improvement. Implement the company business planning efforts throughout the calendar year. Was directly involved with Preconstruction and Project Management roles on over 20 projects totaling over $300M

Executive, Senior Project Manager
March 2012 to 2017
United Contractors – Salt Lake City, Utah

- I worked as a Project Executive for United Contractors. Work duties include: Preconstruction and Estimating Services, extremely involved with Project Management on over 40 projects, Execute Owner and Subcontractor Contracts, Project Buyout, Create and Manage Project Schedules, Change Orders, Purchase Orders, RFI's, RFP's, Manage Each Project Financials and Job Costing, Project Closeout. I was heavily involved with the Business Development and Marketing efforts. I understand Blueprints and Specifications. Strong Computer Skills. Was directly responsible for the interface with the OAC team and Subcontractors for each individual project. I manage several projects at a time, with the projects ranging from $1M to $12M. I was directly involved with over 50 projects totaling over $110M.

Project Manager, Estimator
June 2011 to March 2012
Lake City Corporation – American Fork, Utah

- Worked as the full-time estimator and project manager for Lake City Exteriors. Duties include estimating, scheduling multiple jobs and crews, ordering all roofing and exterior material, coordination of orders, pricing and deliveries with suppliers, submittals and invoices, work orders, safety coordination, auditing jobs, office and field management, generate new work.
- Worked as the Project Manager for Lake City Custom Homes. Duties include track all bids, selecting sub- contractors, creating and maintaining the schedule, estimating, safety coordination, change orders. Was directly involved with over 15 projects totaling over $20M.

Project Engineer
June 2010 to June 2011
S&L Excavating – Lindon, Utah

- Creating and managing change orders, RFI'S, RFQ'S, daily reports, monthly budgets, estimating, scheduling, ordering and inventory of materials and supplies, employee training, safety coordination, office and field management. Was directly involved with 1 project totaling over $15M.

Education

University of Utah

- Master's Degree, Real Estate Development January 2018 – May 2019

Weber State University

- Bachelor of Science, Construction Management April 2012

Volunteer Experience & Accomplishments

- 2020 Utah Business Forty Under 40 Winner
- 2019 Top 100 in Real Estate
- 2019 Utah Real Estate Challenge Winner (UREC)
- 2017 MRED Scholarship Award – University of Utah
- AGC 2020 Government/Public Building Project of the Year - Joseph D. Adams Police Station
- Utah Construction & Design Most Outstanding Public Project Over $10 Million - Joseph D. Adams Police Station
- Utah Construction & Design Commercial/Office Under $10M – Skullcandy Corporate Headquarters
- 2018 IIDA Intermountain Chapter BEST Award Winner Work Over 15,000 Sq. Ft. – Skullcandy Corporate Headquarters
- 2014 ENR Award: Interiors/Tenant Improvement Best Projects in the Mountain States – Backcountry.com
- LEED AP BD&C Certified
- Member of the United States Green Building Council at Weber State University
- Member of Weber State's LEED team for the 2012 ASC Reno Competition
- 30 Hour OSHA Safety Certification
- Eagle Scout

SHANE P. BRINTON

West Jordan, Utah | Cell (801) 865-3635 | E-mail: shane@buildwithbarr.com

SUMMARYS

Superintendent with 26 years of construction experience working to deliver the best product for the client. Whether it is small construction, Apartment complexes, Townhomes or Multi-million-dollar customs homes, I have the knowledge and expertise to help your business. Consistently manage and supervise projects to ensure they are on time, and on budget while maintaining a good working relationship with the clients, construction team, vendors and sub-contractors.

PROFESSIONAL EXPERIENCE

Barr,Co – *Senior Superintendent/Project Management – April 2021-Current*

Currently working on the construction of several projects, including custom homes as well as a 5 story storage unit project. ranging from 300k – $10 Million.
Continually working to expand and grow our network and abilities. Working with owners and sub contractors to complete project on time and in budget.

Makersline 2.0 – *Site Superintendent/ Project Management May 2020- Mar2021*

Responsible for the demo and construction to rehab an old steel production building and turned it into high end office spaces. Management of TI's, completed underbudget and ahead of schedule.

Cameron Construction – *Site Superintendent/ Project Management Oct2019-May2020*

Assisted other superintendents to complete a very time critical project. We remodeled a 72,000 sq/ft building and made it the corporate office for Sportsman Warehouse. We also installed a 3 lane shooting range, retail center and a coffee café. Completed a 10 month project in just over 5 months.
Built a 6200 sq/ft Maverik. Maintained the schedule and budget.

Strategic Builders- *Site Superintendent/ Project Manager May2018-Aug2019*

Managed a variety of projects to help the company develop proper timelines for existing projects as well as future projects:

- Was asked to assume the construction of an existing $5 million storage unit project. Was able to improve timelines by 3 weeks and reduced costs by $500,000 which helped increase companies' margins and I was able to get the projected completed on time.
- Assisted in the management and construction of the owners personal 18,000 sq/ft home. Project was 2 months behind and over budget. I was able to reduce the timeline and get him and his family into the home when desired.

Douglas Knight Construction-*Superintendent/Project Manager Feb2014-May2018*

- Responsible for over $30 Million in high end, custom homes with an average cost per home between $5-15 Million. Given responsibility to Manage multiple homes simultaneously and was able to deliver the homes on time and on Budget for the company and the customer.
- Worked directly with homeowners and designers to build their dream home. Exceeded the level of quality they expected while managing timelines, and last-minute adjustments by the owner.
- Managed sub-contractors, scheduling inspections, and all suppliers for my projects. Handled all quality control and warranty work. Maintained relations with owners after projects were completed

Garbett Homes –*Construction Superintendent* Oct2011-Feb2014

- Responsible for 320, Energy Star rated, town homes at the District in South Jordan.
- Supervised the construction of over 60 homes in South Jordan / Herriman area in multiple locations.
- Handled all inspections, homeowner walks, orientations, and issues that arose with trades/ Suppliers. Worked with owners and sales team to ensure homes were completed to the owner's satisfaction.

Wasatch Regional Builders/ Wasatch- *Capitals Division* Jun2008-Jun2011

Project Superintendent

- Assistant superintendent for a $27 million-dollar/ 350-unit apartment project in Midvale. Responsible for the budget, Timelines and ensuring completion of the project. Helped to develop a sequence with all inspections, and walks, to ensure we the project was completed on time and on budget
- Superintended of a $25 million-dollar/ 250-unit apartment. Responsible for the construction and scheduling of all sub-contractors, maintaining schedules and budgets related to the project. Responsible for the personal safety and the safe operation of the work sites.
- Superintended of a $21 million-dollar/250-unit complex at that District in under 10 months coming in under budget by $700,000.

Property maintenance

completed tasks that the property maintenance personnel didn't have time or knowledge to

SKILLS

- Team oriented Supervisor, managed multiple projects/ teams
- Proficient in framing, electrical, plumbing, concrete and many other construction trades.
- Equipment operator (Cranes, forklifts, loaders, excavators, tractors, etc.)
- OSHA 10 & 30 Hour class training
- First Aid/CPR trained, Certified
- Able to read, understand and apply Architectural, Structural and Civil plans.
- Experience with Microsoft Word, Excel and other computer applications
- Goal Driven, Take pride in mine and my teams accomplishments
- Willing to do whatever it takes to get the job done.
- Handyman – tile, drywall, fencing, painting, finish carpentry, etc
    - do. Such as: Cabinet installation, apartment re-habs, asphalt repair, fence maintenance, rebuild and re-coat decks, stucco repair, structural framing.

EDUCATION

Salt Lake Community College, Salt Lake City, Utah - General classes
United States Air Force- Law Enforcement Specialist
Granite High School, Salt Lake City, Utah - Graduated
Bear Lake High School, Montpelier, Id – general studies

References Upon Request

BARR, CO.

801.906.9292 kamron@buildwithbarr.com /buildwithbarr /barrcollc /barr-company

COMMERCIAL & RESIDENTIAL

ESTIMATING & SCHEDULING

DESIGN BUILD

PROJECT DELIVERY

CONSTRUCTION MANAGEMENT

BARR, CO.

MEET OUR EXECUTIVE TEAM

BARR, CO.

Kamron Barr
OWNER

Kamron is Owner and licensed Contractor

Amber Barr
OWNER

Amber is Owner and Project Assistant

MEET OUR TEAM

Kamron Barr
OWNER

Kamron has 14 years experience in the Construction, Development and Owner Representative industries. With constructed product in the Automotive, Restaurant, Government, Multi-family, Medical Office, Educational facilities, Office, Retail, Manufacturing and Industrial projects.

Kamron has overseen 170 + projects totalling over $1 Billion in value. Kamron has vast experience in Pre-construction and Estimating, Project Management, Field & Executive Operations, Business Development, and Owner's Representation within the Utah, California and Arizona markets.
Before founding Barr Co, Kamron has worked for Real Estate Developers. Several of Kamron's constructed projects have won professional awards. Kamron is a LEED AP and has constructed several projects with environmentally friendly designs.

Kamron is from Salt Lake City; he received his BA in Construction Management from Weber State University and his Master's Degree in Real Estate Development from the University of Utah in 2019. Kamron was recognized in the 2019 Top 100 people in Real Estate Magazine and was a 2020 Utah Business 40 under 40 Winner.

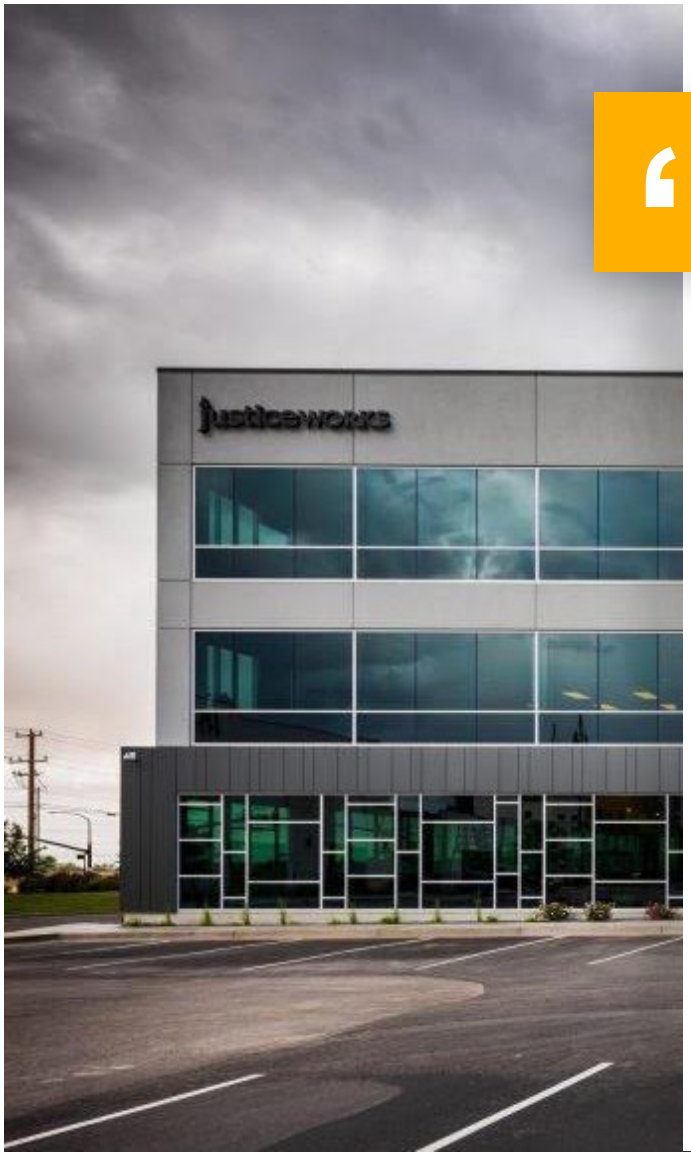
MEET OUR TEAM

Amber Barr
OWNER

Amber has a background in Marketing, Human Resources, and Residential & Commercial Brokerage. Originating from Newcastle, England, Amber completed her Undergraduate Studies in Business Management in Edinburgh in 2013, receiving a Master of Arts. Immediately after graduating Amber worked in marketing and design for Keller Williams.

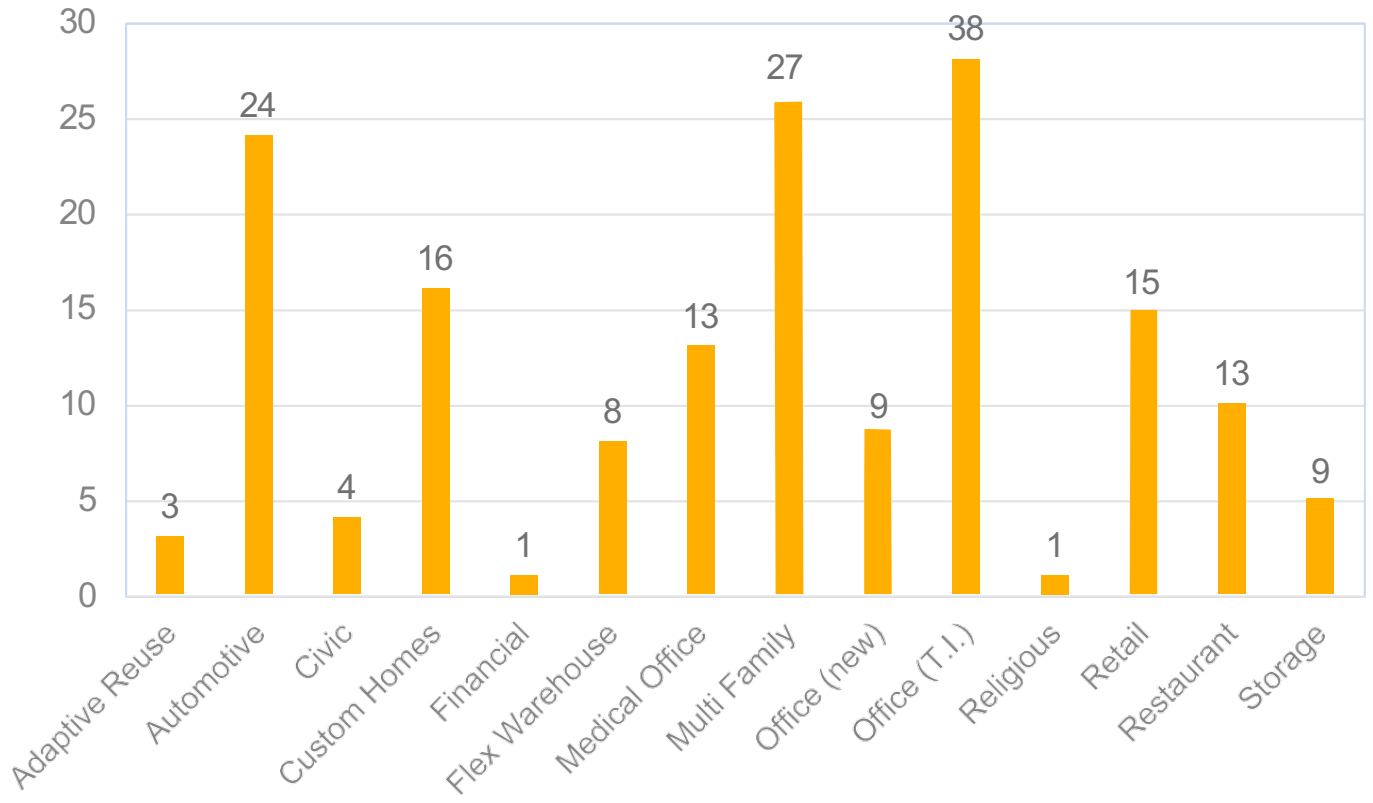
Amber worked for a large manufacturing firm in Human Resources, working her way up to the Management team by the age of 25. Amber continued to consult for KW Success Realty while working in Human Resources, servicing their marketing, design and social media strategies.

Following this, Amber came to Utah in 2017 to pursue her Master's Degree in Real Estate Development, which she received from the University of Utah in 2019. She also received a Graduate Certificate in Urban Planning from the University of Utah. Amber was hired by Colliers International upon graduation from the U, working in business operations, transactions, and client services. She founded Barr & Best Development in October 2019, before becoming an Owner at Barr Co, alongside her husband Kamron.



Your Project is our most important Project.

Project History by Industry



Project History. Office

Project: Lehi Police Station

Location: Lehi, UT

Size: 43,834 SF

Value: $14,151,788.00

Project: Skull Candy

Location: Park City, UT

Size: 47,273 SF

Value: $12,427,796.38

Project: Revere Health

Location: St George, UT

Size: 47,432 SF

Value: $23,233,055.00

Project: Strategic Builders

Location: Centerville, UT

Size: 44,920 SF

Value: $7,095,162.95

Project: Vivint Corporate Office

Location: Provo, UT

Size: 154,250 SF

Value: $3,787,915.91

**A sample of Office built product*

Project History. Restaurant/ Other

Project: Blue Lemon

Location: Sandy, UT

Size: 4,866 SF

Value: $596,716.10

Project: Café Rio

Location: Taylorsville, UT

Size: 5,150 SF

Value: $353,242.16

Project: Scientology Building

Location: Salt Lake City, UT

Size: 43,510 SF

Value: $5,256,842.33

Project: Canyon Creek Dentistry

Location: Spanish Fork, UT

Size: 4,618 SF

Value: $635,557.12

Project: Deseret First Credit Union

Location: Provo, UT

Size: 1,617 SF

Value: $871,272.57

**A sample of Restaurant, Retail and Commercial built product*

Project History. Automotive

Project: Audi Dealership

Location: Lehi, UT

Size: 19,888 SF

Value: $4,318,073.55

Project: Mercedes Dealership

Location: Farmington, UT

Size: 63,911 SF

Value: $11,255,254.15

Project: Porsche Dealership

Location: Lehi, UT

Size: 19,888 SF

Value: $5,277,645.45

Project: Jaguar Land Rover Dealership

Location: Salt Lake City, UT

Size: 45,615 SF

Value: $9,116,803.04

Project: BMW Dealership

Location: Murray, UT

Size: 48,037 SF

Value: $5,056,913.67

**A sample of Automotive built product*

Project History. Multi Family

Project: Meadowbrook

Location: Millcreek, UT

Size: 192,410 SF

Value: $21,909,463.50

Project: Granary Place

Location: Salt Lake City, UT

Size: 175,612 SF

Value: $18,914,315.45

Project: MODA Peak

Location: Draper, UT

Size: 64,714 SF

Value: $6,529,470.10

Project: MODA on Main

Location: Salt Lake City, UT

Size: 17,760 SF

Value: $2,169,153.87

Project: Highland Park

Location: Sugarhouse, UT

Size: 77,664 SF

Value: $7,372,626.97

**A sample of Muti Family built product*

BARR, CO.

Barr Co has over **14 years** of commercial and residential construction experience.

We have completed over **170 +** projects totaling over **$1 Billion** net value built. We have a wide range of expertise in design/ build, preconstruction and construction management services.

We are **not the biggest** Contractor, but we are **experienced**, sophisticated, efficient, **open-book** and transparent. We keep our owners' goals in mind and will do whatever it takes to make each project a success.

Over $1 Billion

In net built value.

170 +

In completed projects

$250,000,000

$ value of bid work in 6 months

14 years

In commercial and residential experience.

Our Development Company

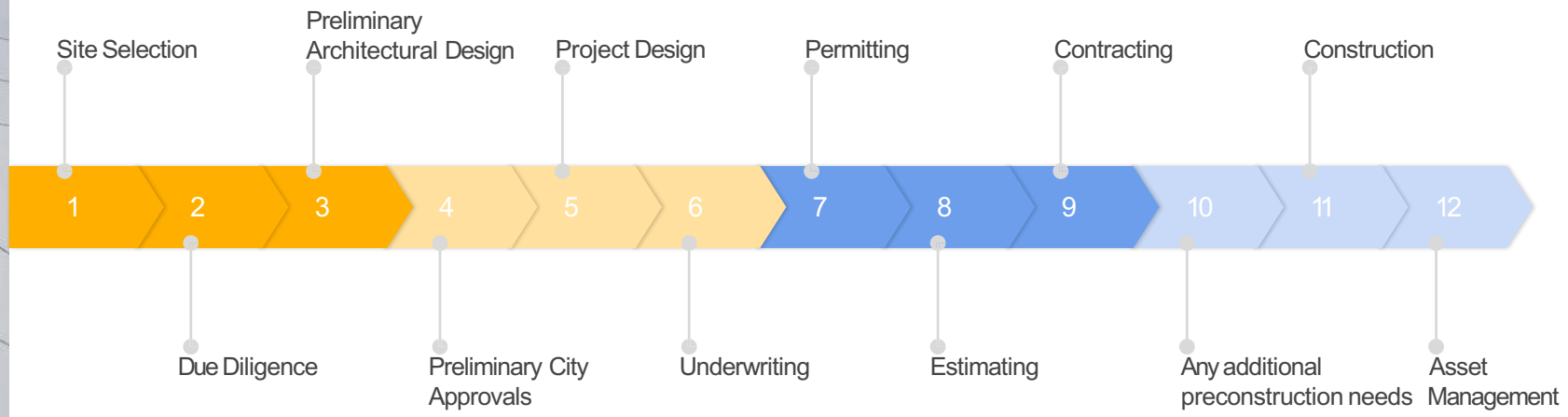
BARR & BEST
DEVELOPMENT
INSPIRATION - CONSULTATION – RESULTS

We are dedicated to providing custom real estate development services to our clients. Our success is derived from the detailed planning and modeling, and focused schedules required for timely development.

We allow our clients a personal and tailored approach, allowing them to **cherry pick** and select services depending on the unique needs of their project, as well as their own **personal experience, time sensitivities, budget and overall goals.**

We use advanced **financial modeling systems**, the latest market data and our knowledge and experience, and apply it to every development.

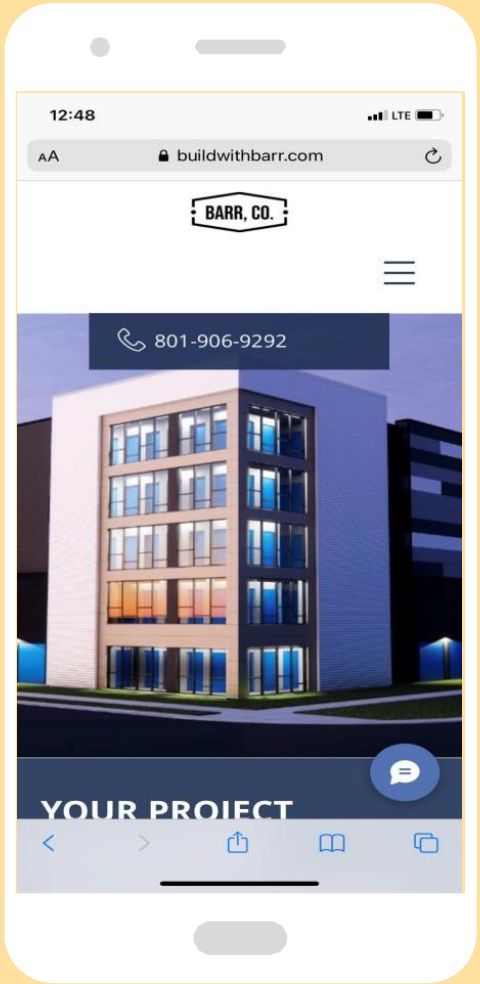
DEVELOPMENT TIMELINE



ADDITIONAL SERVICES OFFERED

What makes us **different?**

- Preconstruction Services
- Owner's Representation Services at no additional cost
- Our understanding of the Development process
- Our understanding of how a project is financed
    - proformas
    - pay applications
    - underwriting principles



PLEASE VISIT US ONLINE

Website: **buildwithbarr.com**

Instagram: @barcollc

Facebook: **/buildwithbarr**

LinkedIn /barr-company

Proud member of:

Proposal Form

CONSTRUCTION MANAGER as CONSTRUCTOR (CMC) SERVICES

SARATOGA SPRINGS SOUTH FIRE STATION ADDITION

The undersigned proposer submits this proposal in response to the Saratoga Springs Request for Proposals (RFP #2024-003) dated February 21. 2024, for the contract named above. The proposer warrants that proposer has carefully reviewed the RFP and that this proposal represents proposer's full response to the requirements described in the RFP. The proposer further warrants that if this proposal is accepted, the proposer will contract with Saratoga Springs City, agree to all terms and conditions found in the attached contract, and will provide all necessary labor, materials, equipment, and other means required to complete the work in accordance with the requirements of the RFP and contract documents.

No proposal will be considered unless the proposer is a licensed General Contractor with the State of Utah prior to submitting a proposal. The proposer hereby acknowledges the requirement to carry or indicates the ability to obtain the insurance required by the contract documents.

Barr Co
Name of Proposer

PO Box 301, Farmington, UT 84025
Business Address

801-906-9292 kamron@buildwithbarr.com
Telephone Number and Email Address

Kamron Barr 03/07/2024
Authorized Signature Date

Kamron Barr
Printed/Typed Name

Owner
Title

11942107-5501
State of Utah License No:

RESOLUTION NO. R24-17 (3-19-24)

A RESOLUTION APPROVING A CONTRACT WITH BARR CO FOR CONSTRUCTION MANAGER AS CONTRACTOR (CMC) SERVICES FOR THE SOUTH FIRE STATION EXPANSION PROJECT

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified contractors to provide CMC services in accordance with the South Fire Station Expansion Project; and

WHEREAS, on the City send a request for proposals (RFP) to qualified contracting companies for Construction Manager as Contractor services related to the South Fire Station Expansion in order to obtain services from qualified contractors; and

WHEREAS, the City received proposals from five companies in response to the RFP; and

WHEREAS, the proposals were reviewed by staff based upon standard evaluation criteria and the City's review committee recommended selecting BARR Co; and

WHEREAS, the City Council has determined that awarding the proposed project to BARR Co is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

The City of Saratoga Springs does hereby authorize the City Manager to enter into a professional services agreement with BARR Co in the Amount of $10,000 for Preconstruction Services and a Construction fee of 6% of the actual cost of construction for the South Fire Station Expansion Project

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

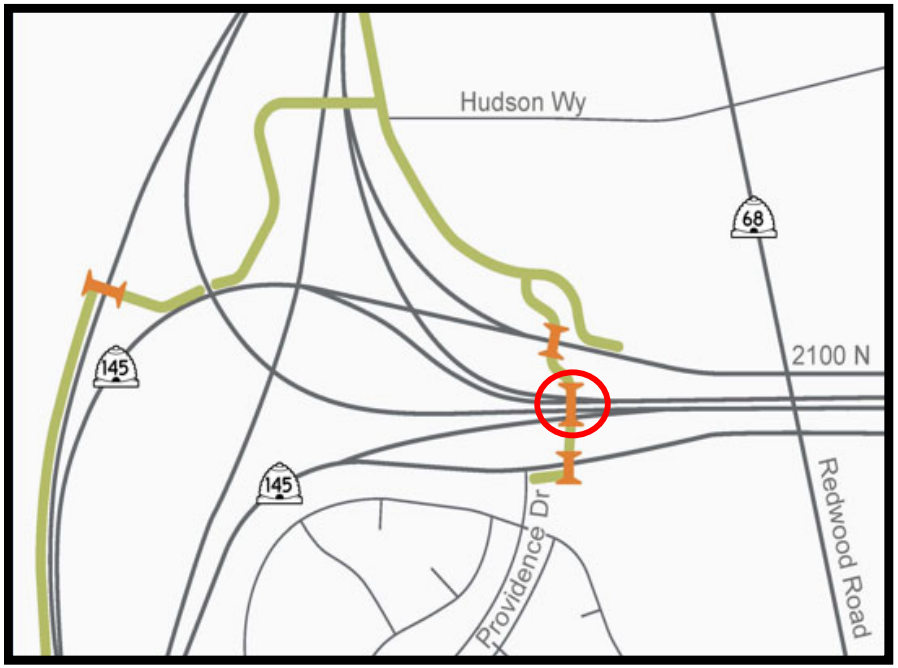
APPROVED AND ADOPTED this 19th day of March, 2024.

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

Structure Options

The City can exchange their $100,000 for aesthetic treatments for one truss bridge over MVC. Upgrades to the other pedestrian bridges are available at the City's cost.



Potential Truss Bridge Location

Truss Bridge Example

General Bridge Example

ORDINANCE NO. 24-09 (3-19-24)

AN ORDINANCE CHANGING THE NAME OF 145 NORTH TO PONY EXPRESS PARKWAY IN THE CITY OF SARATOGA SPRINGS, UTAH

WHEREAS, pursuant to Section 10-8-32 of the Utah Code, the City Council of the City of Saratoga Springs, Utah ("City") may change the name of a street when it appears to be to the best interests of the City and the inhabitants thereof; and

WHEREAS, the City Council desires to change 145 North ("Road") to Pony Express Parkway, as shown on Exhibit A, to more accurately reflect the purpose of the Road and the long-range planning of the City and the Mountainland Association of Governments; and

WHEREAS, the City Council sent notice to property owners along the Road of the proposed name change, posted public notice at the entrance of the Road where the majority of the traffic accesses the Road, and, on March 19, 2024 held a public hearing on the name change; and

WHEREAS, after full consideration of the public comments presented during the public hearing, the City Council has determined that changing the name of the Road to "Pony Express Parkway" is in the best interests of the citizens of Saratoga Springs because the name change will more accurately reflect the purpose of the Road and the long-range planning of the City Council of the City of Saratoga Springs, Utah.

NOW THEREFORE, be it ordained by the City Council of the City of Saratoga Springs, Utah, that 145 North shall be renamed to Pony Express Parkway. This ordinance shall take effect after notice and posting as required by law.

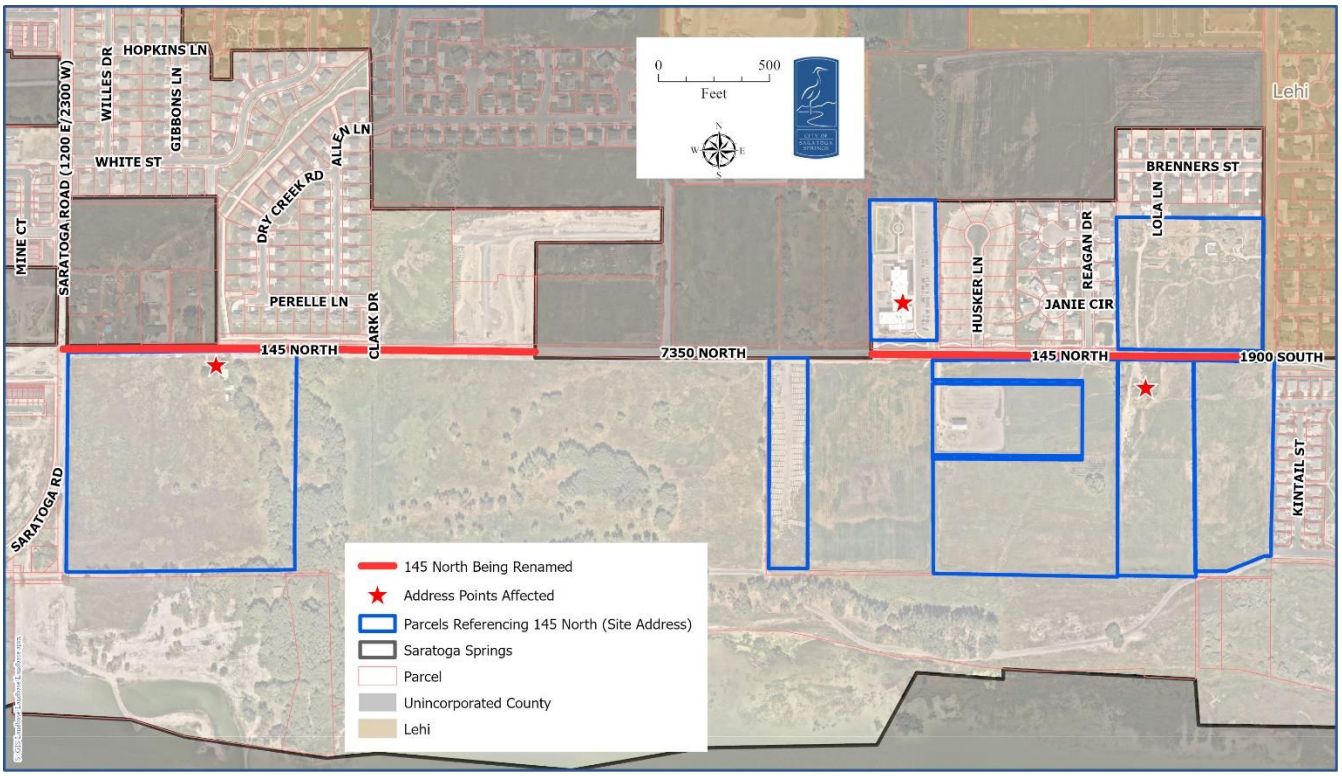
DATED this 19th day of March, 2024.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

EXHIBIT A - 145 North Street Rename



Staff Report - Meeting

Author: AnnElise Harrison
Department: PR & Community Outreach
Subject: Naming New Parks
Date: March 19, 2024

Introduction:
The City has two new parks that were built by developers as part of their required open space. We need to officially name both facilities so they can be added to the City website.

Background:
These facilities are ready for residents to enjoy. The park on Mount Saratoga Blvd has a pavilion that will be available for reservation. We need to get the parks named so we can create the facility pages for the City website.

Department Review:
We looked at the park locations and spoke with the Parks department to come up with names that would describe these facilities.

Alternatives:
Names for the Park on Mount Saratoga Blvd could be Mount Saratoga Park, Sage Ridge Park as that cross street leads to the park, or High Ridge Park as it is on one of the highest points in the city boundaries.

Names for the park on Loveland ln and Mountain Shadow Lane could be Foothill Park, Loveland Park as it resides at the intersection of Loveland and Mountain Shadow, or Shadow Ridge Park.

Recommendation:
Staff recommends that the park on Mount Saratoga Blvd be called Mount Saratoga Park. We have two reasons for this. First it is on Mount Saratoga Blvd and we have set a pattern of naming parks after the street they are on for directional purposes. The second reason is that staff have seen advertisements where this park has been described as being in Eagle Mountain. We feel that having the name Saratoga in the park will help designate this as a Saratoga Springs Park.

Staff recommends calling the park on Loveland Ln Foothill Park. It is on the foothills at the base of the Lake Mountain range. It also gives homage to the previous name of the road that borders the west of the park.

Attachments:
Park on Mount Saratoga Blvd.

Park on Loveland and Mountain Shadow Lanes

RESOLUTION NO. R24-18 (3-19-24)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH NAMING A CITY PARK "MOUNT SARATOGA PARK"

WHEREAS, the City is committed to providing public places for the benefit of residents of, and visitors to, the City;

WHEREAS, the City has received from the developer a finished park as part of the City's Open Space Plan located at 532 North Mt. Saratoga Blvd.; and

WHEREAS, the City Council has considered naming the park is based on neighborhood or geographical identification, and naming it Mount Saratoga Park will also help in clearly designating it as a part of the City of Saratoga Springs.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs, Utah does hereby name the new park "Mount Saratoga Park."

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 19th day of March, 2024.

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

RESOLUTION NO. R24-19 (3-19-24)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH NAMING A CITY PARK "FOOTHILL PARK"

WHEREAS, the City Council is committed to providing public places for the benefit of residents of, and visitors to, the City;

WHEREAS, the City has received from the developer a finished park as part of the City's Open Space Plan located at Loveland Ln. and Mountain Shadow Ln.; and

WHEREAS, the City Council has considered that naming the park is based on location and/or geographical identification, and naming it Foothill Park is a fitting reflection of its geographical location and surroundings.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs, Utah does hereby name the new park "Foothill Park"

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 19th day of March, 2024.

_____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendments
Amending Sections 19.02 and 19.04
March 19, 2024
Public Hearing

Report Date:	March 12, 2024
Applicant:	City Initiated
Previous Meetings:	None for these topics
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner I

A. Executive Summary:

Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 – Definitions and 19.04 Establishment of Land Use Zones and Official Map. Amending the definition of "Bar," adding a definition for "Tavern," and adding the term "Tavern" to the use table in 19.04 but not allowing it in any zone. City Initiated.

Recommendation:
This is scheduled to be heard by Planning Commission on March 14, 2024 so they have not given a recommendation at the time of the writing of this staff report.

Staff recommends that the City Council conduct a public hearing on the proposed code amendments, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

At the direction of City Council, we are proposing an amendment that would clear up the ambiguity within the current definition of a "bar." This will allow decisions dealing with bars and taverns in the future to be more clearly made.

C. Specific Request:

This is a request for approval of proposed code amendments to Sections 19.02 and 19.04 of the Land Development Code, as summarized below and as attached.

19.02, Definitions	Amending the definition of "Bar" and creating a definition for

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

	"Tavern"
19.04, Land Use Regulations	Adding "Tavern" to the use table but not allowing it in any zone in the City

D. Process:

Section **19.17.03. Planning Commission and City Council Review** outlines the process and for an amendment and is evaluated below.

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.
   Complies*. This is a City initiated application, presented for a recommendation to the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
   Complies. *Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing (Planning Commission) as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
   Complies. *Please see Section E of this report.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.
   Complies. *Please see Section E of this report.*

E. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

F. General Plan:

The proposed amendments, as they relate to the 2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal
Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments will provide clarity in determining locations of bars in present and future developments in the City.*

G. Code Criteria:
Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code. The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section G of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common

requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;

d. enhance the economic well-being of the municipality and its inhabitants;
e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
g. stabilize and conserve property values;
h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will provide a streamlined development review process both benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

   Consistent. *The proposed amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public hearing, take public input, discuss the application, and choose from the following options.

Option 1 - Positive Recommendation

"Based upon the evidence and explanations received today, I move that the City Council approve the proposed amendments to Title 19, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the City Council:
   _____.

Option 2 – Continuance
"I move to **continue** the proposed code amendments to a future meeting, with direction to the Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation
"Based upon the evidence and explanations received today, I move to forward a negative recommendation to the City Council for the proposed amendments to all or some of the amendments to Title 19, based on the following findings:"

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

H. Exhibits:

1. Proposed Code Amendments
2. Title 5.03.02 Definitions

Chapter 19.02.02. Definitions

24. "Bar" ~~means a commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the premise. Bars include taverns, night clubs, private clubs, and similar facilities serving alcoholic beverages.~~means an establishment that is licensed as a "Bar establishment" under Chapter 5.03. A full menu of food options shall be available for customers the entire time the bar is open, but there is no required percentage of food sales. No one under the age of 21 is allowed in a bar.

309. "Tavern" means an establishment licensed as a "Tavern" or a "Bar establishment" under Chapter 5.03. These establishments either offer no food or provide a limited menu offering. No one under the age of 21 may be employed by or be on the premises of any tavern.

Chapter 19.04. Establishment of Land Use Zones and Official Map.

19.04.11. Permitted Uses, Non-Residential and Mixed Use Zones.

The following table lists the Permitted Uses of Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted T=Temporary

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Bar[4]			P[3]	P[3]								
Tavern[4]												

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.
E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.
1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.
2. Additional Standards as provided in other sections of Title 19.
3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14
4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

(Ord. 23-25, Ord. 23-22, Ord. 23-4, Ord. 22-44, Ord. 22-13, Ord. 22-7, Ord. 21-48, Ord. 21-14, Ord. 20-07, Ord. 19-38, Ord. 19-19, Ord. 17-14, Ord. 17-08, Ord. 16-01, Ord. 15-29, Ord. 14-23-1, Ord. 1-4-13, Ord. 14-5, Ord. 13-16, Ord. 12-9, Ord. 12-2, Ord. 11-09)

5.03.02. Definitions.

"Bar establishment license" or **"bar license" means as stated in Utah Code Title 32B** a retail license issued in accordance with Utah Code § 32B-5-101 et seq and Utah Code § 32B-6-401 et seq.

"Tavern" means a business establishment that is not an On-Premises Recreational Beer Retail Establishment that is engaged in the retail sale or distribution of beer to public patrons for consumption on the establishment that is licensed as a tavern under State law. It includes beer bars, parlors, lounges, cabarets and night clubs where the revenue from the sale of beer exceeds the revenue from the sale of food, although food need not be sold in such establishments.

ORDINANCE NO. 24-10 (3-19-24)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on March 14, 2024 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th day of March, 2024.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment – Distance between Bars
Section 19.05
March 19, 2024
Public Meeting

Applicant:	The DK BK LLC DBA The Break Sports Grill Saratoga Springs (The Break)
Previous Meeting:	Planning Commission (February 22, 2024)
Land Use Authority:	City Council - Legislative
Author:	Tippe Morlan, AICP, Senior/Long Range Planner

A. Executive Summary:

The applicant has requested the proposed code amendment reducing the distance between bars from ½ mile to 1,000 feet. This proposed location for The Break at 127 W Lake Drive does not allow a bar use under the existing code language. The Planning Commission issued a positive recommendation at their meeting on February 22, 2024.

B. Specific Request:

The Break Sports Grill has leased a unit in a multitenant building at 127 W Lake Drive. The Site Plan for this building was approved by the City Council on September 19, 2023 as Saratoga Springs Commercial Plat F, Lot 601, without any proposed tenants or uses identified. It has four units which were approved with parking calculated for both retail and restaurant uses in the Regional Commercial zone. The Break's unit is less than a half mile from the existing Bout Time bar location at 1422 N Redwood Road, which means a bar use is not allowed under the City Code Section 19.05.16.9:

> **9. Bars.** Bars shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition, bars:
>
> a. Shall meet the greater of the following distance requirements from residentially zoned property;
>
> i. At least six hundred (600) feet from a residentially zoned property as measured from building to building, meaning the nearest point of a standalone building, or the nearest point of the unit containing the bar if in a multi-tenant building, including outdoor patios and seating areas, to the nearest point of a building within a residential zone. If the residentially zoned property is undeveloped, the measurement shall be to the residential property line; or
>
> ii. At least five hundred (500) feet from a residentially zoned property as measured from property line to property line; and
>
> b. Shall be located no less than ½ mile from another bar as measured in the same manner to a residential zone.

The Break has submitted a letter (Exhibit B) requesting that distance to change given the “limited amount of regional commercial space” which comprises 3% of the City. They are proposing to reduce the distance between bars to 1,000 feet as follows:

19.05.16. Special Standards and Considerations Governing Particular Uses.

9. Bars. Bars shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition, bars:

a. Shall be located at least six hundred (600) feet from a residential zone as measured from property line to property line. If the bar is located on a lot with additional buildings, the distance shall be measured from the nearest point of the building to the nearest property line of a residential zone; and

b. Shall be located no less than ~~½ mile from another bar as measured in the same manner to a residential zone~~ straight-line distance of 1,000 feet between the nearest point of each building where each bar is located.

With the location of the Bout Time bar use along with the distance requirement between bars and residential property, this entire Regional Commercial area shown below would disallow bars under current requirements, with the exception of only the DABC Liquor Store and Wiggy Wash lots. Otherwise, there are 1-2 more bar uses that can locate within the city in the Regional Commercial zoned areas at the north end of Redwood Road.

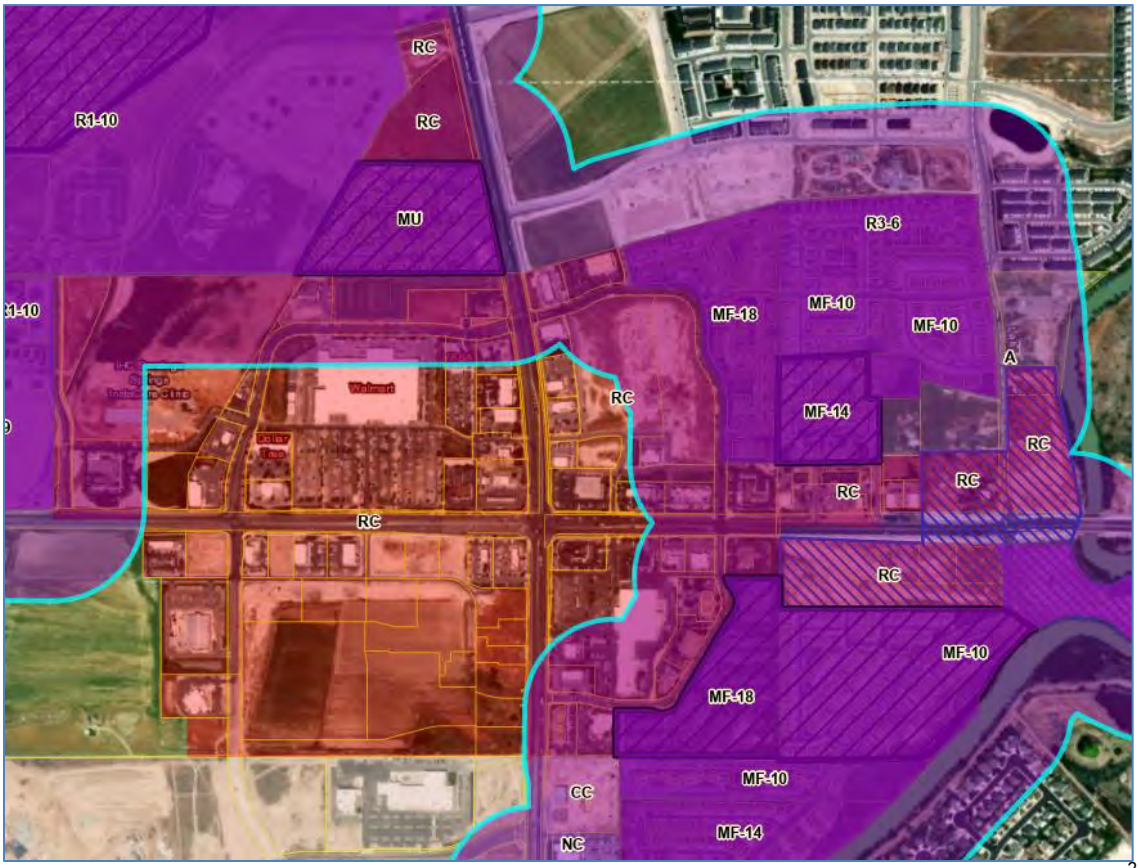


Figure 1 Regional Commercial at Redwood Rd and Crossroads Blvd

Looking at the General Plan, there is also limited space for another potential bar location west of the existing Regional Commercial zoned property in this area. This property with the RC General Plan land use designation is limited by the R1-9/Low Density Residential development to the north, a High Density Residential area to the south, and UDOT-owned property to the west, which will be used for the construction of the expansion and interchange of SR-73, Pony Express, and Mountain View Corridor. The remaining property that does not fall under these constraints could develop into either a Business Park or a Regional Commercial development. This property is just over ½ mile from the Break's location and would not be affected by the proposed code amendment.

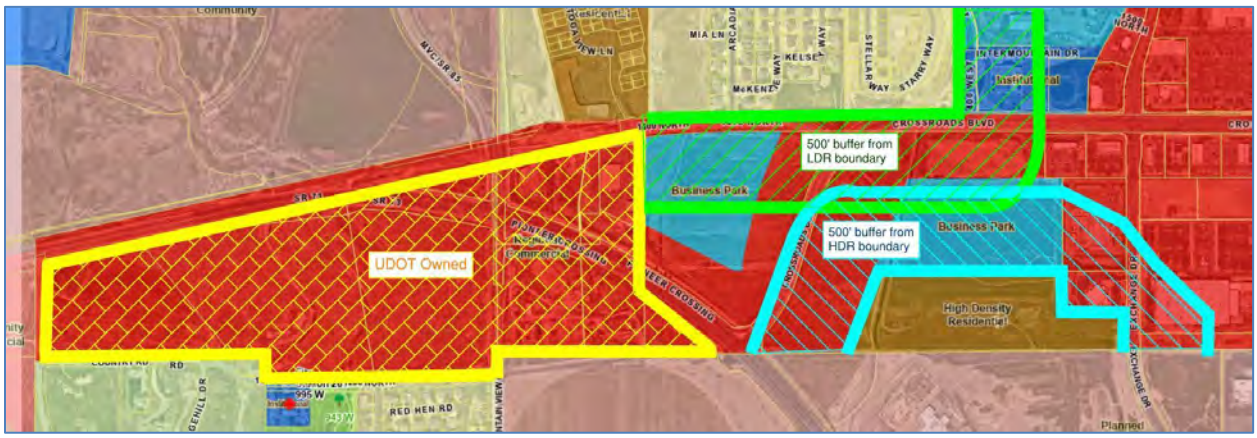


Figure 2 Regional Commercial Land Use Designation west of Exchange Drive

With the current zoning, under the proposed code amendment reducing the distance between bars from ½ mile to 1000' feet, the only additional lot that could potentially have a bar in this commercial area would be the existing Wiggy Wash lot.

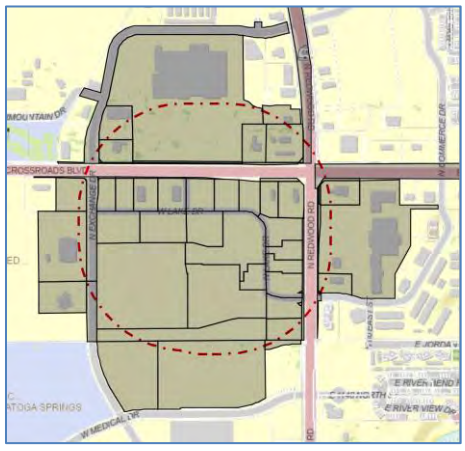


Figure 3 1000' Buffer around the Break lot

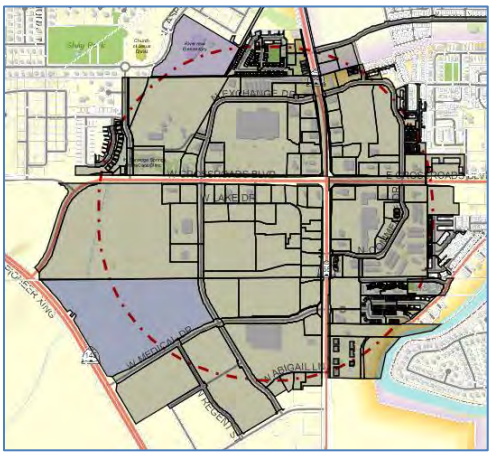


Figure 4 Half Mile Buffer around the Break lot

C. Process:

Section 19.17.03 of the Code outlines the process and criteria for an amendment:

a. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

***Complies**. This application was accepted in January and has been presented for a recommendation to the City Council.*

b. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.

***Complies.** Please see Sections E and F of this report.*

c. The Planning Commission and City Council shall provide the notice and hold a public hearing (Planning Commission) as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

***Complies.** Please see Section D of this report.*

d. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

***Complies.** Please see Section D of this report.*

D. Community Review:

This item was noticed per City and State requirements as a Planning Commission public hearing. No public comment was made at the February 22, 2024 Planning Commission meeting. As of the date of this report, no public input has been received by Staff.

E. General Plan:

The 2042 General Plan Goals for Land Use and Economic Development are listed below.

Land Use & Neighborhoods:	Future development in Saratoga Springs reflects the community's preferred vision.
Economic Development:	Saratoga Springs' future includes opportunities to work, shop, play, and live in the city.

Land Use and Neighborhoods - Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

***Staff conclusion: Consistent.** The proposed amendment maintains the City vision for land use and neighborhoods and allows the City to meet the goals and vision of the General Plan by clarifying regulations for uses we already intend to have in our commercial areas.*

F. Code Criteria:

Code amendments are a legislative decision and grants the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance (Code) change are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria is not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section E of this report.*

2. The proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
   Consistent. *The stated purposes of the Code are found in section 19.01.04:*

   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful

community; and

i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change. ***Consistent.*** *The amendments will promote commercial development according to the General Plan and enhances the economic well-being of the City and its inhabitants, including both residents and business owners.*

G. Recommendations:

Option 1 – Approval

"I move to **approve** the proposed amendments to Title 19 with the findings and conditions in the staff report."

Findings:

1. The amendments are consistent with Section 19.17.05.1, General Plan, as outlined in Sections E and F of this report and incorporated herein by reference.
2. The amendments are consistent with Section 19.17.05.2 as outlined in Section F of this report and incorporated herein by reference.
3. The amendments are consistent with Section 19.17.05.3 as outlined in Section F of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.05.4 as outlined in Section F of this report, and incorporated herein by reference.

Conditions:

1. The City Council recommends the following edits:
   a. _____
   b. _____

Option 2 – Continuance

"I move to **continue** the amendments to Title 19 to the [DATE] City Council meeting 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 City Council **deny** all or some of the proposed Title 19 amendments based upon the Findings below:"

Findings:

1. The amendment is not consistent with the General Plan and does not comply with Section 19.17.05, sub paragraphs 1, 2, 3, and/or 4, as articulated by the City Council:_____.
2. The amendment does not serve or benefit the public, community interests.

H. Exhibits:

A. Applicant's Proposed Code Amendment
B. Applicant's Presentation to Planning Commission
C. Planning Commission Draft Minutes

Exhibit A

SECTION 19.05.16 – SPECIAL STANDARDS AND CONSIDERATIONS GOVERNING PARTICULAR USES

9. Bars. Bars shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition, bars:

a. Shall meet the greater of the following distance requirements from residentially zoned property;

i. At least six hundred (600) feet from a residentially zoned property as measured from building to building, meaning the nearest point of a standalone building, or the nearest point of the unit containing the bar if in a multi-tenant building, including outdoor patios and seating areas, to the nearest point of a building within a residential zone. If the residentially zoned property is undeveloped, the measurement shall be to the residential property line; or

ii. At least five hundred (500) feet from a residentially zoned property as measured from property line to property line; and

b. Shall be located no less than ~~½ mile from another bar as measured in the same manner to a residential zone~~ straight-line distance of 1,000 feet between the nearest point of each building where each bar is located.

Exhibit B: Applicant Letter and Presentation

To whom it may concern,

We are requesting an amendment be made to the current ordinance in regard to the distance between bars in Saratoga Springs. The state does not regulate the distance between bars just the distance between a bar and a community location (park, school, church etc.)

That statute says:

> Utah Code Ann. 32B-1-202(2)(a) states "...the commission may not issue a license for an outlet if, on the date the commission takes final action to approve or deny the application, there is a community location: (i) within 600 feet of the proposed outlet, as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location; or (ii) within 200 feet of the proposed outlet, measured in a straight line from the nearest patron entrance of the proposed outlet to the nearest property boundary of the community location."

We are asking for the distance to be changed inside the limited amount of regional commercial space, the current land use map has only 3% of Saratoga Springs to be zoned regional commercial.

We are proposing that the distance be 1000 ft from bar to bar instead of the.5 mile radius (2640 ft) that it is currently.

With Saratoga Springs population growth being projected to 108,497 by 2040 more commercial options will be needed to continue to grow and give residents options to spend their dollars on a variety of businesses IN Saratoga Springs bringing in tax dollars to the city. In addition to providing more jobs to the workforce. Residents of Saratoga want a balanced town center development. Being that the intersection of Crossroads and Redwood is zoned the majority of the regional commercial land use changing the city's restriction on the .5 mile radius to 1000 ft would benefit that need.

It is reference on page 28 of the General plan that the residents are wanting "wide open spaces, shopping, places to eat that are similar to Daybreak." The first Break Sport Grill opened in Daybreak and has helped make Soda Row what it is today. With the walkable options and the community involvement from The Break it is a perfect fit for Saratoga Springs. Participating in Car shows, farmer markets, Food trucks, Patio seating, concerts and much more. Bringing in something different than the cookie cutter franchise options will bring residents from other cities as well. The residents want different dining/ bar options.

Changing the distance in the ordinance will bring to life the changes the residents want to see. As seen on page 33 of the general plan (attached Breakfast with planner open house) it is brought up multiple times that the residents want options for a social club/bars/dinner/brewery. There is a need for more than one option.

It is stated best on pages 45, 47-48 of the general plan for economic development...

"The Vision

Economic Development supports the General Plan Vision by creating opportunities for Saratoga Springs residents and visitors **to live, work, and play** in the community. The presence of goods, services, and jobs within the City will reduce travel distances and **create a sustainable tax base**."

"Saratoga Springs is at a unique position in time, the existing households exercise significant spending power in conjunction with their elevated household incomes, while the projected growth within the community indicates continued development of similar characteristics. **The future growth will only contribute to the community's ability to support additional retail uses**. Table 5.3 represents an estimate of the 2020 retail gap for Saratoga Springs, calculated by the relationship that exists between actual sales within the City by category, and potential spending provided by the residential population within the City."

That gap shown on the chart on page 47 is a $15,000 dollar Gap of spending potential.

Allowing more options to come into the area will allow for the spending potential gap to shrink. Limiting supply and not allowing for more brand options will send tax dollars to neighboring cities.

"The Supply (retail sales) figure estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Retail Gap represents the difference between Retail Potential and Retail Sales. Positive Retail Gap represents the amount of dollars being s**pent in other jurisdictions**. This unmet spending potential can be the result of many factors, for example, no supply, **limited supply**, or more nuanced elements related to the physical structure like poor design, challenging accessibility, or **brand preference**. The resulting unmet spending potential poses an opportunity for Saratoga Springs to provide a destination to harness this spending, **ultimately supporting new commercial development**. Table 5.4 estimates the potential retail square footage represented by the unmet spending potential. The analysis assumes a conservative capture rate of 30 percent of the unmet spending potential within the targeted categories. This conservatively assumes that 30 percent of the **spending potential currently "leaking" to other communities from Saratoga Springs households could be captured by new development within the targeted categories within the City**. Z'

The Goal and Strategy of Saratoga Springs' future growth is to "Provide a range of opportunities for the development of offices, stores, and services to support residents and visitors

• Action 1: **Continue to update the preferred locations** for office, town center, retail, and services on the Future Land Use Map

• Action 2: Resist pressure to rezone these areas to residential uses

• Action 3: **Continue to work with regional economic development organizations to attract and retain businesses in Saratoga Springs"** (General Plan Page 50)

The regional commercial area we are asking for a change in is the intersection of Crossroads and Redwood. Is it a Principal Arterial for Saratoga Springs currently and would bring many residents and nonresidents to dine in Saratoga Springs. Giving the options to choose between many different brands is a must. The allowance of options for consumers helps push development forward. The Amendment would provide a healthy option for development and provide options for consumers that do not currently exist. Currently the state has no restrictions in place for the distance between bar licensees. We are proposing 1000ft in distance which would allow businesses to be located within a certain viable area of development in the City while still preventing an oversaturation of bars.

Thank you for your time

Sincerely

Kimberly Wiseman

The Break Sports Grill

Future Land Use Map & Descriptions

The Future Land Use Map is the guiding element for future land uses in the city and embodies the community's goal for balanced future development. The Future Land Use Map is a broad conceptual map. It is flexible to allow for evolving circumstances and market changes. Figure 3.9, the Future Land Use Map identifies the location of the following 16 land use classifications.

Agricultural (A): Areas designated for farm land or farming activities

Community Commercial (CC): Areas designated from low- to medium-scale commercial uses

Developed Open Space (DOS): Areas designated for parks, playgrounds, sports fields, and similar uses

General Industrial (GI): Areas designated for production, processing, repair, maintenance, manufacturing, or warehousing

High Density Residential (MF-14, MF-18): Areas designated for higher density attached dwellings such as condos, apartments, and townhomes

Institutional/Civic (IC): Areas designated for civic or institutional space, including municipal buildings and schools

Heavy Commercial (HC): Areas designated for flex warehouse with light industrial uses; Services do not include pedestrian traffic

Low Density Residential (R1-40, R1-20, R1-10, R1-9): Areas designated for single-family homes

Medium Density Residential (R2-8, R3-6, MF-10): Areas designated for single family detached and attached dwellings, including duplexes and town homes

Mixed Waterfront (MW): Areas designated as a mix of resort, residential, and commercial uses with an emphasis on the waterfront

Natural Open Space (NOS): Land remaining undeveloped as natural open space or land with minimal development for passive recreation

Neighborhood Commercial (NC): Areas designated for low-scale commercial uses supporting general neighborhood needs

Rural Residential (RR): Areas designated large-lot single-family homes

Office Warehouse (OW): Areas designated for warehousing and office uses

Business Park (BP): Areas designated for educational, healthcare, medical, and certain commercial uses

Planned Community (PC): Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Regional Commercial (RC): Areas that incorporate retail, employment, entertainment, and civic uses

Town Center Overlay: General Area fro the Future Town Center, consistent with existing entitlements

Mixed Use Commercial Overlay: General Areas that incorporate a mixture of Regional Retail, Neighborhood Commercial, Business Park, Urban Center, and Residential as described in the City Center District Area Plan, consistent with existing entitlements

BREAKFAST WITH PLANNERS OPEN HOUSE

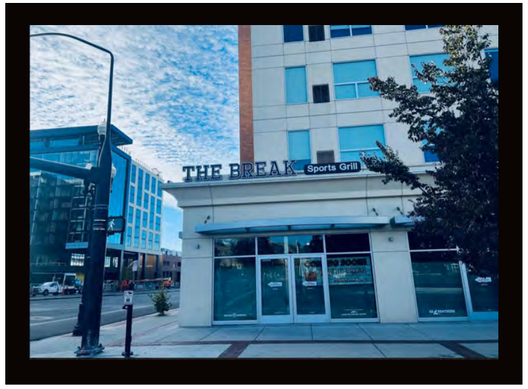
The Break Sport Bar and Grill

Your Neighborhood Bar with delicious food & ice-cold beer.

Murray

Saratoga Springs

West Valley



Downtown

South Jordan

SLC Airport

THE BREAK

Annual sales for 2023

Location	Total Sales	Food	Alcohol	% Food/ Alcohol
South Jordan	4,905,769	2,191,760	2,613,390	44.6/53.25
West Valley	2,520,550	1,148,201	1,317,969	45.5/52.25
Murray	2,147,987	936,563	1,157,701	43.6/53.8
*Downtown	1,620,673	933,992	670,175	57.6/41.3

Current locations are selling 44-46% food, Customers love our non “bar” menu

THE BREAK

The Break is not your typical “Bar” food Establishment

Selling close to 50/50 Food to Alcohol percentage

Stacked high Burgers!

Homemade Mac N’ Cheese!

Delicious Gourmet Salads!

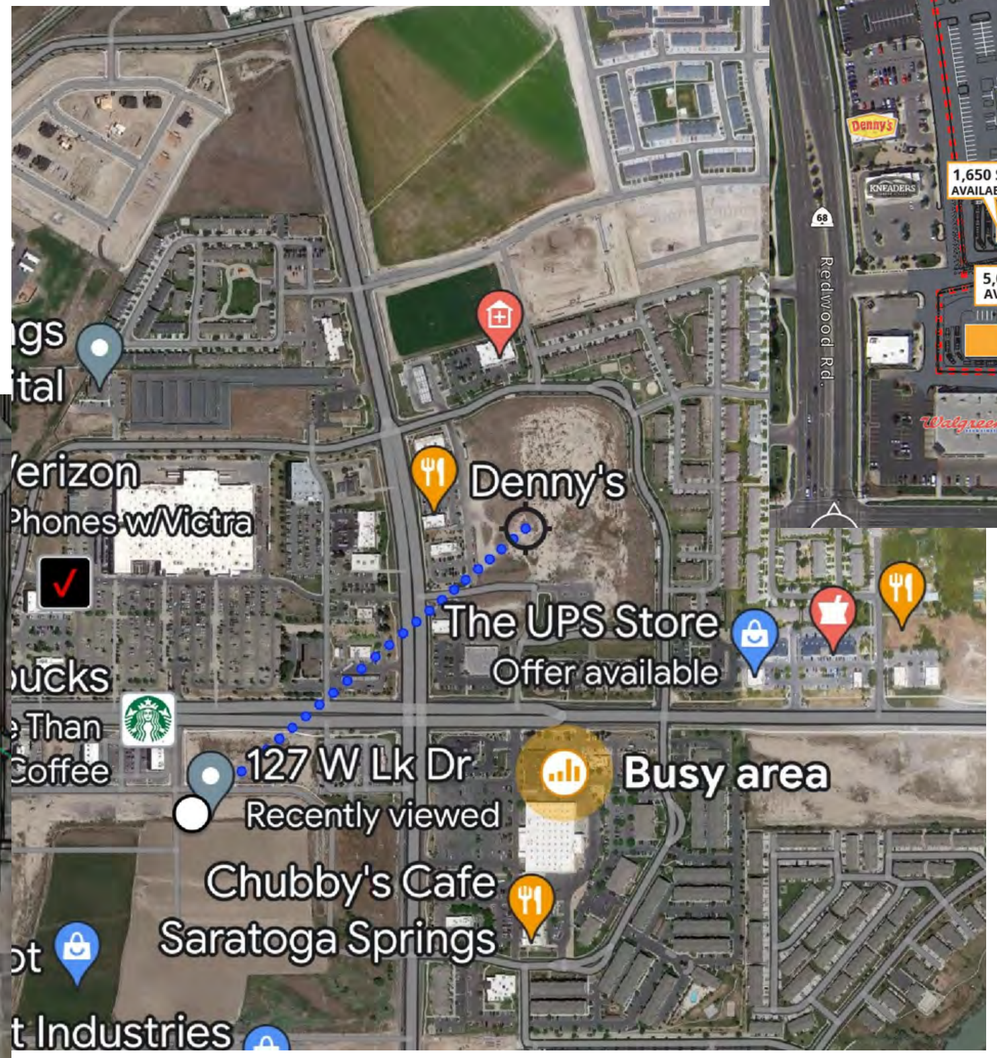
All Complimented by an ice cold beer or amazing mixed cocktail

Current City Code:19.05.16 (9) (b)

In addition…(b) Shall be located no less than 1/2 mile from another bar as measured in the same manner to a residential zone

THE BREAK
Sports Grill

127 W Lake Dr Suite B
Lease signed March 2022
Construction has started



.33 mi. Distance

BOUT TIME! PUB & GRUB

Address unknown
Unknown status of lease
Possibly moving locations again

What other city’s do…

Draper 6-4-50: (a) (2) (c) On Premises licenses

c. Restrictions on Licenses: The total number of bar establishment licenses in the City shall **not exceed Eight(8)**

Herriman3-3A-4 : (2)(1)License Application, local consent, expiration

An… or bar establishment license shall not be granted to a business located within **six hundred feet (600'**) of any community location as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or within two hundred feet (200') of the proposed outlet measured in a straight line from the nearest patron entrance of the proposed outlet to the nearest property boundary of the community location

Restriction On Licenses: The total number of bar establishment licenses in the City shall not exceed **one per each 4,000 population** of the City based on the latest population estimate provided by the Governor's Office of Planning and Budget

Sandy

has not additional limits or distance besides Utah code

West Jordan

has not additional limits or distance besides Utah code

South Jordan

has not additional limits or distance besides Utah code

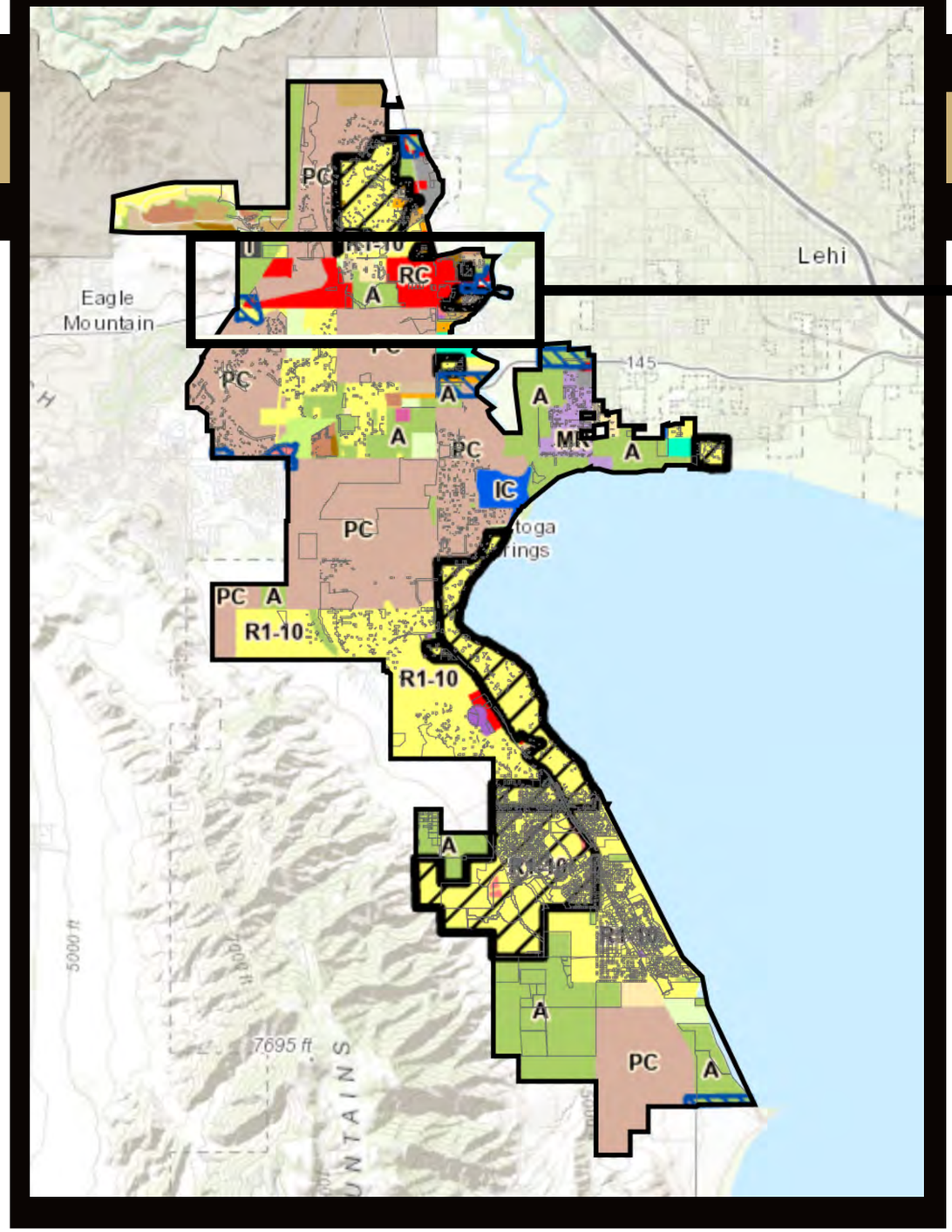
We are proposing to either remove the .5 mile or change it to 1000 ft between nearest point of each building

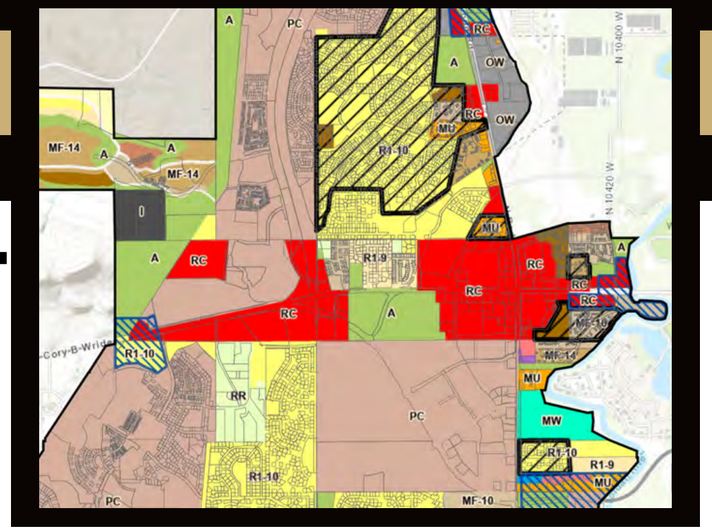
UTAH CODE

32B-1-202 Proximity to community location.

(2) Except as otherwise provided in this section or Section 32B-1-202.1, the commission may not issue a license for an outlet if, on the date the commission takes final action to approve or deny the application, there is a community location: (i) within 600 feet of the proposed outlet, as measured from the nearest patron entrance of the proposed outlet by following the shortest route of ordinary pedestrian travel to the property boundary of the community location; or (ii) **within 200 feet** of the proposed outlet, measured in a straight line from the nearest patron entrance of the proposed outlet to the nearest property boundary of the community location.

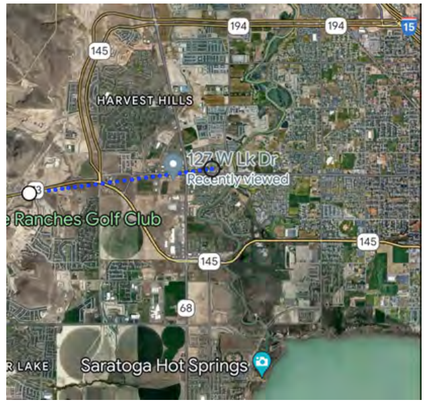
	Salt Lake County	Utah County
Current number of Bar Establishment licenses	224	14



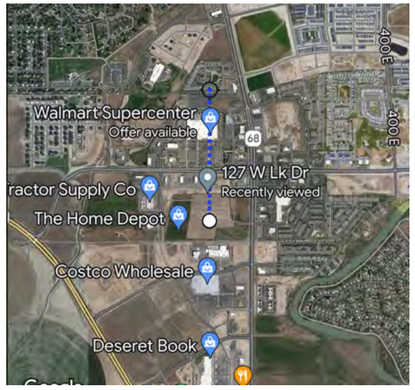


Regional Commerical

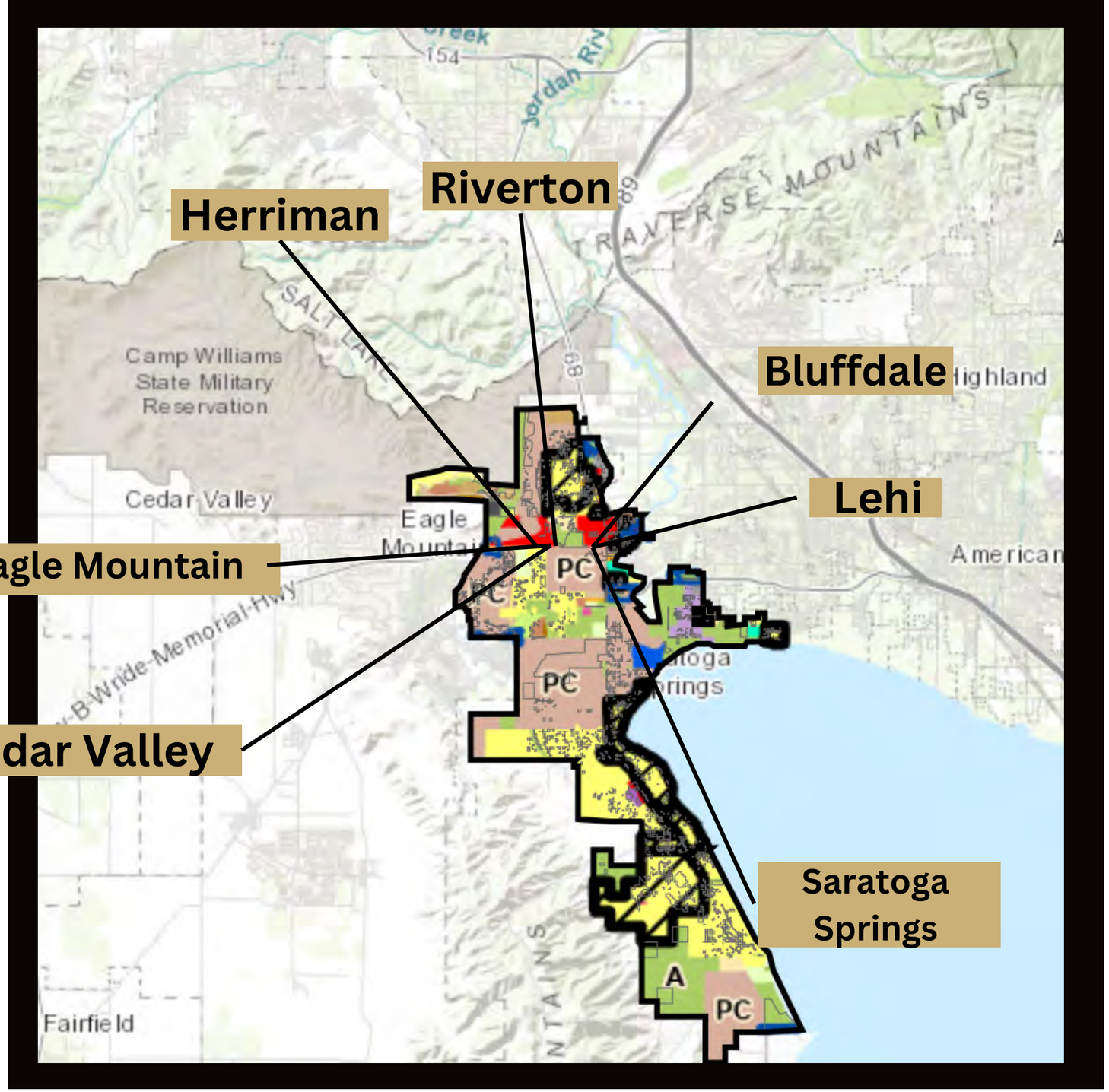
Majority of Regional commercial is in the area of Redwood and Crossroads



East to West Distance
Roughly 2.25 miles wide



North to South Distance
Roughly .44 miles wide



The Intersection of Crossroads and Redwood is a major access and through point for many neighboring cities.

Bringing tax dollars to the residents of Saratoga Springs from the surrounding cities residents.

BK
THE BREAK
Sports Grill

additional off street parking stall, and he has already installed an additional pad. He mentioned that if the amendment is approved, each home would be inspected to be sure additional parking is provided.

Commissioner Kilgore received clarification that the proposed change is a Map Amendment, not a Rezone.

Commissioner Sprosty Burns asked what the CC&Rs document was, and if there was an HOA in the area. She inquired about the inspection process, fees charged and code violations. She expressed concern that the State is enforcing the rule regarding IADUs.

Assistant City Attorney Hopkins clarified the document is a Protective Covenant that is part of the Master Development Agreement, and is also signed between buyer and seller. State Code and City Code supersedes that.

Planner I Stout advised there is no HOA in the area. He explained when the home is registered as an IADU, an inspection will be done to ensure City Code is met and there will be a one-time fee charged.

Planning Director Carroll clarified how Code Compliance works in Saratoga Springs. Code Enforcement would only follow up if an IADU has not been approved.

Mr. Potts said that Code Enforcement works differently than Law Enforcement. As a Police Officer, they follow up on all complaints, including complaints about IADU issues.

Commissioner Kilgore asked why the area was included in the prohibited area for IADU.

Community Development Director Young explained that this came down as a mandate from the State. There was no area approved for IADUs previously, and they were not legal anywhere in the City. Saratoga Springs chose the minimal amount of area to be permitted in order to meet the State Standard.

Motion made by Commissioner Doug Willden, based upon the evidence and explanations received today, that the Planning Commission forward a recommendation for approval of the requested IADU Map Amendment for Jacobs Ranch Plat S – Phase 1, located on Dunn Drive and portions of Stetson and Roan Avenue, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Scott A. Hill.
Yes: Scott A. Hill, Ken Kilgore, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden
No: None.
Absent: Reed Ryan, Jack K. Mangum
Motion passed 5 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations. The proposed amendment would amend the distance between bars. The DK BK DBA The Break Sports Grill as applicant.**

Senior/Long Range Planner Tippe Morlan presented the amendment. The Applicant has requested the proposed code amendment reducing the distance between bars from ½ mile to 1,000 feet. The Break unit is approximately 1,416 feet from the Bout Time site as measured from building to building. This location would not allow a bar use with the existing location of the Bout Time bar use at 1422 N. Redwood Road under the existing code language.

Applicants Kimberly Wiseman and Ryan Oliver of 127 W. Lake Dr. were in attendance. Ms. Wiseman said they are required to get Local Consent in order to get a liquor license. Currently they cannot get Local Consent because they are within a half mile of another bar establishment. She feels her business is being singled out because there are other businesses of a similar nature, such as Olive Garden and Chilis, that do not have a distance rule. Mr. Oliver shared that The Break will serve as much food as alcohol and is also a food establishment. Ms. Wiseman clarified the differences between a bar establishment and a food establishment. She also mentioned some of the zoning in other Cities.

Public Hearing Open by Commissioner Kilgore. Receiving no public comment, the public hearing was closed by the Vice Chair.

DRAFT

Commissioner Hill thanked the Applicant for the additional information shared in the presentation, and the Planning Staff for the thorough Staff Report that answered all his questions. He asked why this Code was set for a half mile bar distance originally.

Planning Director Carroll stated she does not know the history of this Code. She clarified that usually the main reason for distance requirements is to avoid an over-saturation of one business type in an area. She noted that City Staff remains neutral and City Council will decide on the proposed amendment.

Commissioner Hill received clarification the proposed amendment would be in a Regional Commercial zone.

Commissioner Sprosty Burns asked how many potential lots are left available for another bar. She feels the distance requirement should be fully removed because a bigger distance between bars could be more dangerous for those who may be bar-hopping.

Senior/Long Range Planner Morlan advised that only The Break and what was allowed previously would have a potential lot left.

Commissioner Kilgore stated he once learned that when like businesses cluster together, it can be an economic benefit. He also mentioned that while living in Japan and Germany, there were many bars close together and he saw no issues. He liked the Staff Report and supports the change. He really liked the public input that was gathered from residents and used in the Staff Report. Lastly, he inquired why 1000 feet was chosen as the distance.

Applicant Ms. Wiseman commented that her attorney proposed 1000 feet as a middle ground option.

Commissioners Hill and Kilgore both support the 1000 feet distance.

Motion made by Commissioner Rachel Sprosty Burns that the Planning Commission forward a recommendation that the City Council approve the proposed amendment to Title 19 with the findings and conditions in the staff report. Seconded by Commissioner Virginia Rae Mann.
Yes: Scott A. Hill, Ken Kilgore, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden
No: None.
Absent: Reed Ryan, Jack K. Mangum
Motion passed 5 - 0.

3. **Wildflower Village Plan 5, located approximately at Marigold Dr. and Chianti St. Elizabeth Cole as applicant.**

4. **Wildflower Community Plan - Major Amendment #4, located approximately at Marigold Dr. and Chianti St. Elizabeth Cole as applicant.**

Senior/Long Range Planner Tippe Morlan presented items 3 and 4 together as Amendment #4 corresponds to Wildflower Village Plan 5. Village Plan 5 consists of approximately 57.85 acres entirely within the PC zone and within the commercial area of the Wildflower development. CP Amendment 4 is a Major Amendment because it proposes some new development standards around the Wildflower commercial area.

Senior/Long Range Planner Morlan highlighted the three Code Exceptions requested: Definition of Light Manufacturing, Office Warehouse/Flex Definition and Office Warehouse Building Height. She requested that the exhibit for Boundaries in the Community Plan for Village 5 be updated and that it be part of the motion.

Applicant Elizabeth Cole with Wadsworth Development was in attendance to answer questions.

Public Hearing Open by Commissioner Kilgore. Receiving no public comment, the public hearing was closed by the Vice Chair.

Commissioner Willden really liked the plan, but found it a challenge to understand. He questioned the height increase and the impact on other's views. He also asked if Light Manufacturing would create noise.

DRAFT

ORDINANCE NO. 24-11 (3-19-24)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on February 22, 2024 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th day of March, 2024

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

19.05.16. Special Standards and Considerations Governing Particular Uses.

9. Bars. Bars shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition, bars:

a. Shall meet the greater of the following distance requirements from residentially zoned property;
   i. At least six hundred (600) feet from a residentially zoned property as measured from building to building, meaning the nearest point of a standalone building, or the nearest point of the unit containing the bar if in a multi-tenant building, including outdoor patios and seating areas, to the nearest point of a building within a residential zone. If the residentially zoned property is undeveloped, the measurement shall be to the residential property line; or

b. Shall be located no less than ~~½ mile from another bar as measured in the same manner to a residential zone~~ straight-line distance of 1,000 feet between the nearest point of each building where each bar is located.

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendments
Amending Sections 19.02, 19.04, and 19.16
March 19, 2024
PUBLIC MEETING

Report Date:	March 12, 2024
Applicant:	City Initiated
Previous Meetings:	None on these topics
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Sarah Carroll, Planning Director, AICP

A. Executive Summary:

Staff has identified the need to propose code changes related to the Institution Civic zone and Municipal Buildings in preparation for the forthcoming Library and City Hall site plan.

Recommendation:
The Planning Commission reviewed the proposed amendments on February 22, 2024 and recommended approval. Staff recommends that the City Council conduct a public meeting, review and discuss the proposal, and choose from the options in Section H of this report. Options include a approval with or without conditions, denial, or continuation.

B. Background:

In the process of developing the City Hall and Library plans, staff has identified the need for some adjustments to the code related to building height and loading area locations.

C. Specific Request:

This is a request for approval of proposed code amendments to Sections 19.02, 19.04, and 19.16 of the Land Development Code, as summarized below and as attached.

19.02, Definitions	Creating a definition for "Municipal Building/Facility"
19.04, Land Use Regulations	Changing the maximum building height in the IC zone from 50 feet to 75 feet.
19.16, Site and Architectural Design Standards	Exempts Municipal Buildings from two requirements related to loading and trash locations. The forthcoming City Hall site plan includes a loading area on the street side of the building for library book drop, deliveries, recreation program pick-

Sarah Carroll, Planning Director, AICP
scarroll@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x106 • 801-766-9794 fax

	ups, emergency services, waste storage and removal, etc. The proposed location will allow for building access directly from the street, rather than through the customer parking lot and the main entrance to the building.

D. Process:

Section **19.17.03. Planning Commission and City Council Review** outlines the process and for an amendment and is evaluated below.

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.

   Complies*. This is a City initiated application, presented for a recommendation to the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.

   Complies. *Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing (Planning Commission) as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

   Complies. *Please see Section E of this report.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

   Complies. *Please see Section E of this report.*

E. Community Review:

This item was noticed as a public hearing prior to the February 22 Planning Commission meeting, pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

This item was noticed as a public meeting prior to the March 19 City Council 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.

F. General Plan:

The proposed amendments, as they relate to the 2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. *The proposed amendments allow for a City Hall and larger Library that will assist in appropriate services and amenities for the residents of Saratoga Springs, ensuring a high quality of life for existing and future residents.*

G. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code. The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

19.17.05 Consideration of General Plan, Ordinance, or Zoning Map Amendment. The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;

   Consistent*. See Section G of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
    a. encourage and facilitate the orderly growth and expansion of the City;
    b. secure economy in governmental expenditures;
    c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
    d. enhance the economic well-being of the municipality and its inhabitants;
    e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
    f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
    g. stabilize and conserve property values;
    h. encourage the development of an attractive and beautiful community; and
    i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

    Consistent. *The proposed amendments are consistent with the purposes outlined above and will encourage and facilitate the orderly growth of the City and provide a streamlined development review process.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

    Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

5. any other reason that, subject to the legislative discretion of the City Council, could advance the general welfare.

H. Possible Motions:

Below are possible motions for the City Councils consideration.

Option 1 – Approval

"Based upon the evidence and explanations received today, I move that the City Council **approve** the proposed amendments to Title 19, with the findings and conditions in the staff report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.

2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any conditions or changes as articulated by the City Council:
   _____

Option 2 – Continuance

"I move to **continue** the proposed Code Amendments to a future meeting, with direction to Staff on information and/or changes needed to render a decision, as follows:"

1. _____

Option 3 – Denial

"Based upon the evidence and explanations received today, I move to that the City Council **deny** the proposed amendments to all or some of the amendments to Title 19, based on the following findings:"

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

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.02. Definitions

19.02.02. Definitions.

1. **“Municipal Building/Facility”** means buildings, facilities, and appurtenances owned or operated by the City of Saratoga Springs, Utah.

Chapter 19.04. Establishment of Land Use Zones and Official Map.

19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.

1. Table Summary of Land Use Regulations, Non-Residential Zones.

	NC	CC	RC	HC	OW	I	LI	BP	I/C	PSBL
Minimum Development Size					40,000 sq. ft.	10 acres	5 acres	3 acres		
Minimum Lot Size	15,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	10 acres
Minimum Setback Requirements:										
Front/Corner Side	25'	25'	10'	20’	20'	30'	30'	10'	25'	50'
Interior Sides	15' or height of building, whichever is greater, when adjacent to a residential zone	10' or height of building, whichever is greater, when adjacent to a residential zone	10' or height of building, whichever is greater, when adjacent to a residential zone	15' or height of building, whichever is greater, when adjacent to a residential zone	10' or height of building, whichever is greater, when adjacent to a residential zone	15' or height of building, whichever is greater, when adjacent to a residential zone	15' or height of building, whichever is greater, when adjacent to a residential zone	Equal to height of building where adjacent to a residential, MU or MW zone with a 20' minimum. 20’ next to all other zones	25'	50'
Rear	25' or height of building, whichever is greater, when adjacent to a residential zone	25' or height of building, whichever is greater, when adjacent to a residential zone	30' or height of building, whichever is greater, when adjacent to a residential zone	30' or height of building, whichever is greater, when adjacent to a residential zone	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50' where adjacent to a residential, MU or MW zone. 20' next to all other zones	25' or height of building, whichever is greater, when adjacent to a residential zone	25'	50'
Exceptions Allowed	yes	yes	no	no	no	no	no	no	no	no
Minimum Building Separation				20'	20'	20'	20'	20' between single story, 30' between two or more stories	20'	

	NC	CC	RC	HC	OW	I	LI	BP	I/C	PSBL
Minimum Lot Width	100'	100'		70'	70'			80'	80'	
Minimum Lot Frontage	100'	100'						80'	80'	
Maximum Height of Structures	35'	40'	50'	40', or 45' for buildings that consist of 50% office space or more	40'	50'	40'	75'	~~50'~~75'	35'
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	50%	50%	80% for parking lot and buildings
Minimum Building Size			1,000 sq. ft.							
Maximum Building Footprint Size	15,000 sq. ft.			50,000 sq. ft. max for each building within developments less than 20 acres in size [1,2]	Vested with rezone, see 19.04.09 (5); otherwise 80,000 sq. ft.	100,000 sq. ft.	75,000 sq. ft.			

1. One building of 80,000 sq. ft. maximum is permitted for every 20 contiguous acres within the same development. i.e. 40 contiguous acres is required for two buildings that are each 80,000 sq. ft. maximum.
2. These limits shall not be applied to "Retail, Big Box," "Office, Professional," or "Office, Medical and Health Care" which may be any size in the HC zone.

Chapter 19.16. Site and Architectural Design Standards

19.16.03. Site Design Standards, General.

5. **Trash Enclosures, Storage Areas, and External Structures**. Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.
    a. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.
    b. All trash dumpsters shall be provided with solid enclosures.
        i. Enclosures shall be composed of 6-foot-high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.
    c. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three foot landscaped buffer shall be provided that does not impede access into and out of vehicles.
    d. These areas shall be well maintained and oriented away from public view.
    e. The consolidation of trash areas between buildings is encouraged.
    f. The use of modern disposal and recycling techniques is encouraged.
    g. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by City Staff in accordance with the standards herein.

19.16.04. Site Design Standards: Non-Residential Development.

6. **Off-street Truck Loading Space.** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.
7. **Screening of Storage & Loading Areas**
    a. To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings.
    b. Screening for storage and loading areas shall be composed of 6 foot high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.

c. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.
d. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
e. Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).

MINUTES – Planning Commission

Thursday, February 22, 2024
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Vice Chair Ken Kilgore.

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

Present:

Commission Members: Scott A. Hill, Ken Kilgore, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden.

Staff: Sarah Carroll, Planning Director; Ken Young, Community Development Director; Sam Stout, Planner I; Tippe Morlan, Senior/Long Range Planner; Rulon Hopkins, Assistant City Attorney; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.

Others: James Wood, Thomas Potts, Kimberly Potts, Elizabeth Cole, Kendal Cloward, Ryan Oliver

Excused: Chairman Reed Ryan, Commissioner Jack K. Mangum

5. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.02 - Definitions. 19.04 - Establishment of Land Use Zones and Official Map. 19.16 – Site and Architectural Design Standards. City Initiated.**

Planning Director Carroll Presented the Amendments. Staff has identified the need to propose code changes related to the Institutional Civic zone and Municipal Buildings in preparation for the forthcoming Library and City Hall site plan. Amendments include: Creating a definition for "Municipal Building/Facility"; Changing the maximum building height in the Institutional Civic zone from 50 feet to 75 feet; and Exempting Municipal Buildings from two requirements related to loading and trash locations.

Planning Director Carroll presented photos of the elevations for the new city hall.

Public Hearing Open by Commissioner Kilgore. Receiving no public comment, the public hearing was closed by the Vice Chair.

Commissioner Sprosty Burns asked about the functionality of the loading/delivery area.

Commissioner Kilgore asked about the screening on the Municipal Building, and also had a concern about the exception for the loading/delivery area.

Planning Director Carroll clarified the loading/delivery area is a drop off zone designed to keep deliveries out of the parking lot, and is not a public entrance. The separate loading area will be a great benefit to the public. She stated that the building will be fully screened, other than the loading area.

Motion made by Commissioner Virginia Rae Mann to forward a positive recommendation to the City Council for the proposed amendments to Title 19, with the Findings and Conditions in the staff report Seconded by Commissioner Doug Willden
Yes: Scott A. Hill, Ken Kilgore, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden
No: None.
Absent: Reed Ryan, Jack K. Mangum
Motion passed 5 - 0.

DRAFT

ORDINANCE NO. 24-12 (3-19-24)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-9a, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-9a and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on February 22, 2024 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-9a and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th day of March, 2024.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Chris Carn	_____	_____	_____	_____
Michael McOmber	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Stephen Willden	_____	_____	_____	_____
Mayor Jim Miller (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

Chapter 19.02. Definitions

19.02.02. Definitions.

"Municipal Building/Facility" means buildings, facilities, and appurtenances owned or operated by the City of Saratoga Springs, Utah.

Chapter 19.04. Establishment of Land Use Zones and Official Map.

19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.

1. Table Summary of Land Use Regulations, Non-Residential Zones.

	NC	CC	RC	HC	OW	I	LI	BP	I/C	PSBL
Maximum Height of Structures	35'	40'	50'	40', or 45' for buildings that consist of 50% office space or more	40'	50'	40'	75'	~~50'~~75'	35'

Chapter 19.16. Site and Architectural Design Standards

19.16.03. Site Design Standards, General.

5. **Trash Enclosures, Storage Areas, and External Structures**. Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.
    a. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.

19.16.04. Site Design Standards: Non-Residential Development.

7. Screening of Storage & Loading Areas

a. To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings.

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

SITE PLAN
CITY HALL AND LIBRARY
MARCH 19, 2024
PUBLIC MEETING

Report Date:	March 12, 2024
Applicant:	City Initiated
Owner:	City of Saratoga Springs
Location:	319 S. Saratoga Road
Major Street Access:	Saratoga Road
Parcel Number(s) & Size:	66:618:0003/24.78 AC
Land Use Designation:	Developed Open Space
Requested Land Use:	N/A
Parcel Zoning:	IC- Institutional/Civic
Requested Zoning:	N/A
Adjacent Zoning:	IC, PC, A
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Open Space, IC
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

Construction of the new City Hall and Library is set to begin in 2024, with a projected completion date of November 2025. The Site Plan is the formal review of the site layout, landscaping, utilities and zoning standards. The Site Plan should be review and approved by the City Council as part of the approval process for the new City Hall and Library.

Recommendation:

This item is scheduled for review by the Planning Commission on March 14, 2024. Staff will present their recommendation at the March 19 City Council meeting.

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

Staff recommends that the City Council conduct a public meeting on the Site Plan application, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. **Background:** The City held an open house for the new City Hall on February 21, 2024, where the public was able to see the new plans, see the materials, and meet with City staff to ask questions. Community engagement events are planned for July 31, 2024, and August 1, 2024.

C. **Specific Request:** This application is City initiated and is for approval of the Site Plan for City Hall and the Library.

D. **Process:** Code Section 19.13.04 outlines the process for development processes and submittal requirements. The Planning Commission is to review the Site Plan and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

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

E. **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.

F. **General Plan:** The proposed City Hall and Library Site Plan complies with the General Plan, specifically Section 8 Community Facilities "Relocate City Hall adjacent to the Public Safety Building", and to relocate the Library to the "City Campus".

Staff conclusion: Consistent, follows the General Plan for City Hall and the Library.

G. **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: **Can Comply – Lighting plan and photometric to be reviewed with building permit set.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Can Comply – Final Hydraulic and Storm Drainage Report to be reviewed with building permit set**.
- 19.16, Site and Architectural Design Standards: **Complies**.

- 19.18, Sign Regulations: **Complies** (separate permit and approval required)

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, discuss the application, and choose from the following options.

Option 1 –Approval

"I move that the City Council approve the requested Site Plan for City Hall and the Library, located at 319 S. Saratoga Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.04, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16, and 19.18 of the Land Development Code, as articulated in Section G 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. The Site Plan is recommended as shown in the attachments to the Staff report. Any remaining redlines and can comply items as noted on the Planning Checklist shall be corrected or addressed with building permit set.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for City Hall and the Library 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 City Council deny the requested Site Plan for City Hall and the Library, located at 319 S. Saratoga Road with the Findings below:

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

I. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Site Plan Review Set
5. DRAFT Minutes PC 03/14/24 (forthcoming)

Exhibit 1: City Engineer's Report

Staff Report

Author: Daniel McRae, Assistant City Engineer
Subject: City Hall and Library – Site Plan
Date: March 14, 2024
Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*City Initiated*
Request:	*Site Plan Approval*
Location:	*319 S Saratoga Rd*
Acreage:	*24.78 Acres – Lot 1 of SARATOGA SPRINGS CIVIC CENTER plat*

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

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

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

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

4. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements.

5. Applicant to obtain permits for the proposed storm drain outfall to the lake.

LOCATION

Exhibit 2: Location and Zoning Map

ZONING

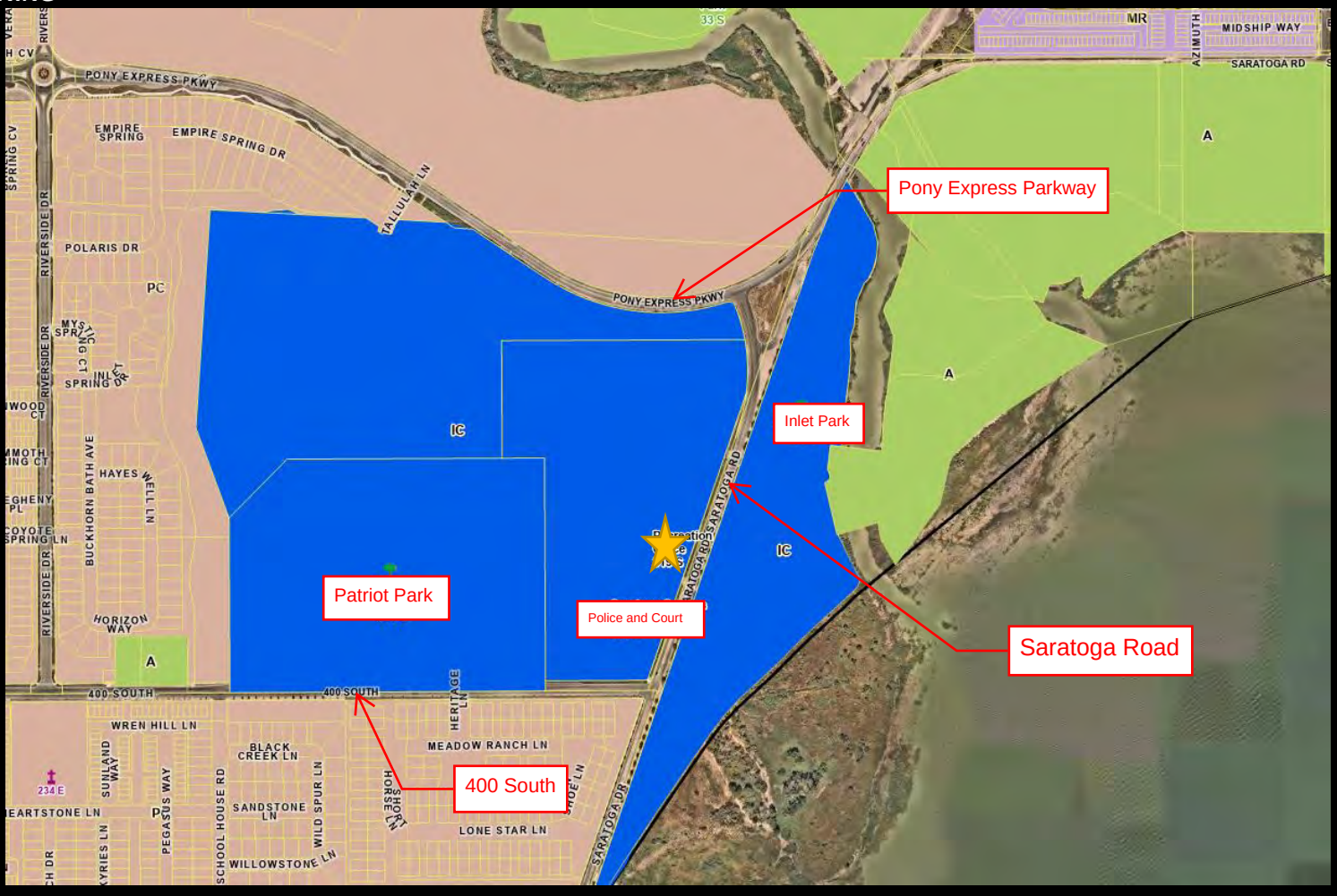


Exhibit 3: Planning Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	2/20/2024
Date of Review:	2/22/2024
Project Name:	City Hall
Project Request / Type:	Site Plan
Meeting Type:	Planning Commission/City Council
Applicant:	MSR Design – Kristilyn Vercruysse
Owner:	City of Saratoga Springs
Location:	319 S. Saratoga Road
Major Street Access:	Saratoga Road
Parcel Number(s) and size:	66:618:0003/24.78
Land Use Designation:	Developed Open Space
Parcel Zoning:	IC - Institutional/Civic
Adjacent Zoning:	IC, PC, A
Current Use:	Undeveloped
Adjacent Uses:	Open Space, IC
Previous Meetings:	-
Previous Approvals:	-
Type of Action:	-
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	Austin Roy/Senior Planner

Section 19.13 – Application Submittal

- Application Complete: Yes.
- Rezone Required: No.
- General Plan Amendment required: Yes, future land use map shows property as developed open space.
- Additional Related Application(s) required: Preliminary and Final Plat.

Section 19.13.04 – Process

- DRC: TBD
- Neighborhood Meeting: 02/21/2024 held at City Hall Council Chambers. Engagement events 07/31/2024 & 08/01/2024.
- PC: TBD
- CC: TBD

General Review

Building Department

- No comments received at time of review.

Fire Department

- Plan for ERCES testing during construction. If radio deficiencies plan on installing as needed.

GIS / Addressing

- No comments received at time of review.

Additional Recommendations:

- No comments received at time of review.

Code Review

- 19.04, Land Use Zones
  - Zone: IC - Institutional/Civic
  - Use: IC - Institutional/Civic

19.04.01 Requirements		Institutional/Civic	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*~ 5.5AC*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*74'3" CP101*
Interior Side Setback (Minimum)	25'	**Complies**	*~32' CP101*
Rear Setback (Minimum)	25'	**Complies**	*~49' CP101*
Building Separation (Minimum)	20'	**Complies**	*CP101*
Lot Width (Minimum)	80'	**Complies**	*>80' CP101*
Lot Frontage (Minimum)	80'	**Complies**	*>80' CP101*
Building Height (Maximum)	50'	**Can Comply**	*Code is being amended to allow height of 75'.*
Lot coverage (Maximum)	50%	**Complies**	*0.73 Acres of coverage, CP101.*
Building Size (Minimum)	N/A		

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Complies.**	*Outside floodplain, Utah Lake Compromise Line, and Jordan River Meander Corridor.*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Utility Plan provided CU100, CU101.*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Saratoga Road shown as Collector in TMP, site is compatible.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Saratoga Road.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*G. Brown Design.*
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.**	*CS101*
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.**	*LP101*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*LP101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*CG101*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*LI101*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*None proposed.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*LP101*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	*To be verified on site at completion.*

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*2"*

Evergreen Trees: Minimum 6' in height.	**Complies.**	*8'*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Can Comply.**	*Note in plans says inches, should be feet. To be reviewed with building permit set.*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*100% at 5 gallons.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*8% (6,112 SF)*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*100%*
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.**	*1-1/2" Southtown Cobble & Copper Canyon Crushed Chat (stone dust).*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*LP101*
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.**	*LP101*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*LP101*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*LI101*
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.**	*LP101*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*LP101.*

Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*LP101.*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*No trees to preserve.*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*LP101.*
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.**	*LP101.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*LP101.*
Drip Lines: Drip lines must be used in planter beds.	**Can Comply.**	*Symbol shown in irrigation schedule, but areas not identified on site depiction. LI101. To be reviewed with building permit set.*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fences shown.*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Sight triangle okay.*
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.	**N/A.**	*Not residential.*
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.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	

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.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	*Not adjacent to residential.*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*LP101.*
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.	**N/A.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*LP101.*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	209,901		
Required Landscaping	41,980	**Complies**	*75,764 SF*
Required Deciduous Trees	15	**Complies**	*44*
Required Evergreen Trees	13	**Complies**	*20*
Required Shrubs	33	**Complies**	*627*
Drought Tolerant Plants	31	**Complies**	*100%*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*CP101.*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*CP101.*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*CP101.*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*CP101.*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Can Comply.**	*To be reviewed with building permit set.*

<table>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table></td><td>Complies.</td><td>Parking located within allowed max. distance.</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>N/A.</td><td></td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies.</td><td>6 spaces provided based on 175 total stalls (2 van accessible).</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>CP101.</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td>CP101.</td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>When a development contains multiple uses, more than one parking requirement may be applied.</td><td>N/A.</td><td></td></tr>
<tr><td>Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.</td><td>N/A.</td><td>No tandem parking proposed.</td></tr>
<tr><td>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.</td><td>N/A.</td><td></td></tr>
<tr><td>Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)</td><td>Can Comply</td><td>TBD by City Council</td></tr>
<tr><td>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.</td><td>Can Comply.</td><td>TBD by City Council</td></tr>
</table>

Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	*CP101.*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design	**Complies.**	*CP101.*

Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*CP101.*
Clear Sight Triangles must be followed.	**Complies.**	*CP101.*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*LI101.*
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.	**Can Comply.**	*Row of 24 stalls shown. Add center island to make compliant. CP101. To be reviewed with building permit set.*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*CP101.*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*CP101.*
Required Minimum Parking		
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: *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—if there is a shared parking agreement, a reduction may not be granted;* *e. the number of employees;* *f. the number of customers and patrons;* *g. trip generation; and* *h. peak demands.*	**Can Comply.**	*TBD by City Council*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	*CP101.*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*CP101.*

Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**N/A.**	
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*CP101.*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*Traffic report to be coordinated with City of Saratoga Springs Steering Team and Engineering Director, Jeremy Lapin.*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*CP101.*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*CP101.*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	20'	24'	24'
60° Parking				
Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Can Comply.**	*Lighting plan and photometrics to be reviewed with building permit set.*
Base: All lighting poles shall have a 16" decorative base.	**Can Comply.**	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Can Comply.**	
Angle: Shall be directed downward.	**Can Comply.**	
Lamp: Bulbs may not exceed 4000k.	**Can Comply.**	
Drawings: Design and location of fixtures shall be specified on the plans.	**Can Comply.**	

Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Can Comply.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Can Comply.**	
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.	**Can Comply.**	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Can Comply.**	*Lighting plan and photometrics to be reviewed with building permit set.*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Can Comply.**	
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Can Comply.**	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**Can Comply.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Can Comply.**	
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Can Comply.**	
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Can Comply.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Can Comply.**	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Can Comply.**	
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Can Comply.**	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Can Comply.**	*Lighting plan and photometrics to be reviewed with building permit set.*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**Can Comply.**	

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'.		
Bollard lighting shall be limited to a height of 4'.	**Can Comply.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Can Comply.**	*Lighting plan and photometrics to be reviewed with building permit set.*
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.	**Can Comply.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Can Comply.**	
Plans providing information required in the Technical Standards and Specifications Manual.	**Can Comply.**	

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	**N/A.**	*Only Site Plan review.*
Name and address of property owner and developer.	**N/A.**	
Name of land surveyor.	**N/A.**	
The location of proposed subdivision with respect to surrounding property and street.	**N/A.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**N/A.**	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**N/A.**	
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).	**N/A.**	
Subdivision name cleared with Utah County.	**N/A.**	
North arrow.	**N/A.**	
A tie to a permanent survey monument at a section corner.	**N/A.**	
The boundary lines of the project with bearings and distances and a legal description.	**N/A.**	
Layout and dimensions of proposed lots with lot area in square feet.	**N/A.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**N/A.**	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road cross sections.	**N/A.**	
Proposed fencing.	**N/A.**	
Vicinity map.	**N/A.**	
All required signature blocks are on the plat.	**N/A.**	
Prepared by a professional engineer licensed in Utah.	**N/A.**	
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**N/A.**	
A data table. 1. total project area;	**N/A.**	

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).		
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**N/A.**	*Only Site Plan review.*
Standard Plat Format followed.	**N/A.**	
Name and address of property owner and developer.	**N/A.**	
Name of land surveyor.	**N/A.**	
The location of proposed subdivision with respect to surrounding property and street.	**N/A.**	
The name of all adjoining property owners of record, or names of adjoining developments.	**N/A.**	
The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property.	**N/A.**	
North arrow.	**N/A.**	
A tie to a permanent survey monument at a section corner.	**N/A.**	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**N/A.**	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**N/A.**	
Lot Numbers.	**N/A.**	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**N/A.**	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road ROW widths.	**N/A.**	
Vicinity map.	**N/A.**	
All required signature blocks are on the plat.	**N/A.**	
Prepared by a professional engineer licensed in Utah.	**N/A.**	
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Fencing plans.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	

Existing and Proposed easements.	**N/A.**	
Street monument locations.	**N/A.**	
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**N/A.**	
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).	**N/A.**	
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.**	
Developer shall ensure all rollback taxes are paid prior to recordation.	**N/A.**	
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*CP101*
Trails Master Plan: Shows required trails	**N/A.**	
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.**	*CP101*
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.**	*CP101*
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.**	*CP101*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**N/A.**	
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.**	
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways	**Complies.**	*CP101*

shall not be placed on the intersecting road within 100' of the arterial connection.		
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	*CP101*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**N/A.**	
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.		
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code.		

4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.		
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.		
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have accessways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.		
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.		
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*CP101.*
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.**	*CP101.*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	

Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*CP101.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*CP101.*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**Complies.**	*CP101.*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*CP101.*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*CP101.*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*CP101.*
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.	**N/A.**	
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.**	*CP101.*
Minor Subdivision Requirements		
A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat are not eligible to apply for a Minor Subdivision.	**Complies.**	*CP101.*
The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.	**Complies.**	*CP101.*
A Minor Subdivision may subdivide a parcel into a maximum of four parcels.	**Complies.**	*CP101.*
Lots created through a Minor Subdivision may not be buildable until all other applicable state and local requirements are met.	**Complies.**	*CP101.*
Application includes an updated Preliminary Title Report. i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision.	**N/A.**	
Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03.	**N/A.**	*Only Site Plan review.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	*N/A*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City	*N/A*

Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Institutional use. Site plan required.*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Landscaping plan and parking shown.*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*CU100. Distribution Lines on transmission poles need to be buried.*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Complies.**	*CG101*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall	**Complies.**	*City water shares.*

dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.		
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies.**	*No canals or ditches.*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover sheet.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*CS101*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*CS101*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*CS101*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See application.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :	**Complies.**	*CG301.*

i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Can Comply.**	*To be reviewed with building permit set.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**N/A.**	*As determined by Engineering.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*CP101.*

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*G. Brown Design.*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Can Comply.**	*To be reviewed with building permit set.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*G004 & G005.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*CP101.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**N/A.**	
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Complies.**	*Scheduled 07/31/2024, 08/01/2024, and 02/21/2024.*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**N/A.**	
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and	**Complies.**	*Plans consider parking, loading and driveway areas.*

vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*LP101*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*CP101.*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*See Engineering review.*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*See Engineering review.*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	
Trails Master Plan: Shows required trails	**Complies.**	*No trails on site. Ped/Bike Master Plan 2016 shows a bike path on street along Saratoga Road.*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*CP101 shows sidewalk around entire building, entire site walkable.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Crosswalks shown in plans.*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police	**Complies.**	*Parking located to the side of the building.*

Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*LP101.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	*Landscaping and fencing screen trash enclosures to the east.*
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Can Comply.**	*Code to be amended to allow loading areas as proposed.*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Can Comply.**	*To be reviewed with building permit set.*

Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**N/A.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*Trash enclosure oriented away from public view.*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*LP101.*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*All uses indoors.*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*

Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*
The outdoor storage materials may not extend above the height of the fence or wall.	**Complies.**	*Outdoor storage appears to be minimal and not visible from public view.*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Access adequate.*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*Northeast loading area off street and separate from require parking.*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**Can Comply.**	*Code is being amended to allow the loading areas as proposed.*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Can Comply.**	*Code is being amended to allow the loading areas as proposed.*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Can Comply.**	*To be reviewed with building permit set.*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Can Comply.**	*To be reviewed with building permit set.*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*Trash areas are adequate.*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**N/A.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*Buffers are adequate.*

Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	*Connected to Police Station to the south.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	*G004 & G005.*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	*Flat roof.*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*Parapets shown.*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Not visible. G004 & G005.*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*G004 & G005.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Windows appear to comply. G004 & G005.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Attached.*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*Entrance is inset 4'?*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*17'4" shown.*
Backlighting is not permitted.	**Complies.**	*None proposed.*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*Mechanical equipment is shielded & screened. G004 & G005.*

Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**N/A.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Mechanical equipment is shielded & screened. G004 & G005.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Materials match. G004 & G005.*
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*All 4 sides deigned with equal detail.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	*G004 & G005.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	*G004 & G005.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*No bright colors shown.*
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*G004 & G005.*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*No prohibited materials.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Internal. A101.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*Per elevations drainage appears to be internal. A101.*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Per elevations electrical appears to be internal. A101.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*Windows oriented to Saratoga Road.*
At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in City of Saratoga Springs Municipal Code Land Development Code - Title 19.16 Page | 9 place of windows and/or glass	**Complies.**	*G004 & G005.*

doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Can Comply.**	*To be reviewed with building permit set.*
Monument sign location and details	**Can Comply.**	
Wall signs and potential locations and details	**Can Comply.**	

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.	**N/A.**	*Not residential.*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.	**N/A.**	*Not residential.*
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	**N/A.**	*Not residential.*
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).	**N/A.**	*Not residential.*
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.	**N/A.**	*Not residential.*
No more than 25% of the points may be met by one specific item type in any one category.	**N/A.**	*Not residential.*

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.	**N/A.**	*Not residential.*
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**N/A.**	*Not residential.*
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**N/A.**	*Not residential.*
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**N/A.**	*Not residential.*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*City property to be maintained by City.*
What is the anticipated cost to the City?	*Total cost of project.*
When will City maintenance begin?	*City property to be maintained by City.*

Exhibit 4: Site Plan Review Set

REDLINE LEGEND

RED = Comment from Planning Dept
Project Planner: Austin Roy 801-766-9793 Ext. 107

GREEN = Comment from Engineering Dept Group Review
Asst. City Engineer: Dan McRae 801-766-9793 Ext.169

PURPLE = Comment from Public Works Dept Group Review
City Engineer & Public Works Director: Jeremy Lapin 801-766-9793 Ext.171
Asst. Public Works Director: George Leatham 801-766-6506 Ext. 205
Project Inspector: Chuck Whitman 801-766-6506 Ext. 283

Light Purple - Comment from Parks Dept
Parks Dept Supervisor - Rick Kennington 801-766-9793 Ext 217

A redline and value engineering meeting with CRS, Public Works, Engineering, and City Management was held on 2/22/24. Greg (CRS) wrote the comments from that meeting which make up most of the red comments in this file.

Planning Dept and Parks Dept were not part of that meeting and will add comments hopefully by Monday 2/26/24 end of day.

NOT FOR CONSTRUCTION

SITE PLAN REVIEW SET
FEBRUARY 16, 2024

Saratoga Springs City Hall

319 S Saratoga Rd
Saratoga Springs, UT 84045

PROJECT LOCATION

SHT NO	SHEET NAME	BP-1	BP-2	BP-3
GENERAL				
G00	COVER	•		
G002	TYPES AND SYSTEMS			
G004	ZONING ELEVATIONS	F.R.O		
G005	ZONING ELEVATIONS	F.R.O		
G051	BUILDING CODE SUMMARY			
CIVIL - GENERAL				
C001	GENERAL NOTES & SHEET INDEX	•		
CIVIL - EXISTING/DEMOLITION				
CS101	EXISTING & DEMOLITION PLAN	•		
CS102	SURVEY CONTROL	•		
CIVIL - SITE PLAN				
CP101	SITE PLAN	•		
CP501	SITE DETAILS	•		
CP502	SITE DETAILS	•		
CIVIL - UTILITY/GRADING				
CG101	GRADING PLAN	•		
CG301	SARATOGA RD PLAN AND PROFILE	•		
CU100	OVERALL UTILITY PLAN & KEY SHEET	•		
CU101	UTILITY PLAN	•		
CU102	UTILITY PLAN	•		
CU301	UTILITY PROFILE	•		
CU501	UTILITY DETAILS	•		
LANDSCAPE		FOR REFERENCE ONLY (F.R.O.)		
LM101	LANDSCAPE LAYOUT & MATERIALS PLAN	F.R.O.		
LM501	LANDSCAPE LAYOUT & MATERIALS DETAILS	F.R.O.		
LANDSCAPE - PLANTING				
LP101	LANDSCAPE PLANTING PLAN	F.R.O.		
LP501	LANDSCAPE PLANTING DETAILS	F.R.O.		
LANDSCAPE - IRRIGATION				
LI101	LANDSCAPE IRRIGATION PLAN	F.R.O.		
LI501	LANDSCAPE IRRIGATION DETAILS	F.R.O.		
LI502	LANDSCAPE IRRIGATION DETAILS	F.R.O.		
STRUCTURAL				
S101	GENERAL STRUCTURAL NOTES		•	
S201	FOUNDATION AND FOOTING PLAN		•	
S201A	SOIL IMPROVEMENT PLAN		•	
S202	LEVEL 2 FRAMING PLAN		•	
S203	LEVEL 3 FRAMING PLAN		•	
S204	LEVEL 4 FRAMING PLAN		•	
S205	ROOF FRAMING PLAN		•	
S301	SCHEDULES		•	
S401	BRACE FRAME DETAILS		•	
S402	ELEVATIONS		•	
S501	FOOTING AND FOUNDATION DETAILS		•	
S601	FLOOR FRAMING DETAILS		•	
S602	FLOOR FRAMING DETAILS		•	
S701	ROOF FRAMING DETAILS		•	
ARCHITECTURAL				
A001	SITE PLAN	F.R.O		
A002	SITE PLAN - SIGNAGE AND EQUIPMENT			
A003	SITE PLAN - DETAILS			
A101	LEVEL ONE	F.R.O		
A102	LEVEL TWO	F.R.O		
A103	LEVEL THREE AND FOUR	F.R.O		
A104	LEVEL FOUR ROOF PLAN AND REFLECTED CEILING PLAN	F.R.O		
A121	LEVEL ONE REFLECTED CEILING PLAN			
A122	LEVEL TWO AND THREE REFLECTED CEILING PLANS			
A151	TOILET ROOM PLANS AND ELEVATIONS			
A152	TOILET ROOM PLANS AND ELEVATIONS			
A191	ENLARGED PLANS AND ELEVATIONS			
A201	BUILDING ELEVATIONS			
A202	BUILDING ELEVATIONS			
A203	BUILDING ELEVATIONS - BRICK TEXTURE STUDY			
A251	BUILDING SECTIONS			
A252	BUILDING SECTIONS			
A301	WALL SECTIONS			
A302	WALL SECTIONS			
A351	EXTERIOR DETAILS			
A352	EXTERIOR DETAILS			
A353	PRECAST SILLS - WORKING			
A401	VERTICAL CIRCULATION			
A402	VERTICAL CIRCULATION			
A403	VERTICAL CIRCULATION			
A404	VERTICAL CIRCULATION			
A405	VERTICAL CIRCULATION			
A406	VERTICAL CIRCULATION			
A501	INTERIOR ELEVATIONS			
A502	INTERIOR ELEVATIONS			
A503	INTERIOR ELEVATIONS			
A551	INTERIOR DETAILS			
A601	DOOR SCHEDULE, TYPES AND DETAILS			
A701	LEVEL ONE FINISH PLANS			
A702	LEVEL TWO FINISH PLANS			
A703	LEVEL THREE AND FOUR FINISH PLANS			
A801	LEVEL ONE MILLWORK PLANS			
A802	LEVEL TWO MILLWORK PLANS			
A803	LEVEL THREE AND FOUR MILLWORK PLAN			
A804	MILLWORK ENLARGED PLANS AND ELEVATIONS			
A805	MILLWORK ENLARGED PLANS AND ELEVATIONS			
A806	MILLWORK ENLARGED PLANS AND ELEVATIONS			
A851	MILLWORK SECTIONS			
A901	LEVEL ONE FURNITURE PLAN			
A902	LEVEL TWO AND THREE FURNITURE PLANS			
A903	LEVEL FOUR FURNITURE PLAN			
FIRE PROTECTION				
F101	LEVEL ONE FIRE PROTECTION			
F102	LEVEL TWO FIRE PROTECTION PLAN			
F103	LEVEL THREE FIRE PROTECTION PLAN			
F104	LEVEL FOUR FIRE PROTECTION PLAN			
F501	FIRE PROTECTION DETAILS AND SECTIONS			
PLUMBING		FOR REFERENCE ONLY (F.R.O.)		
P101	LEVEL ONE WASTE & VENT PLUMBING PLAN	F.R.O.		
P102	LEVEL ONE DOMESTIC WATER PLUMBING PLAN	F.R.O.		
P103	LEVEL TWO WASTE & VENT PLUMBING PLAN			
P104	LEVEL TWO DOMESTIC WATER PLUMBING PLAN			
P105	LEVEL THREE DOMESTIC WATER AND WASTE & VENT PLUMBING PLANS			
P106	LEVEL FOUR DOMESTIC WATER AND WASTE & VENT PLUMBING PLANS			
P401	ENLARGED PLUMBING PLANS			
P402	ENLARGED PLUMBING PLANS			
P403	ENLARGED PLUMBING PLANS			
P501	PLUMBING DETAILS			
P601	PLUMBING SCHEDULES			
MECHANICAL				
M001	MECHANICAL SYMBOLS AND LEGEND			
M002	MECHANICAL GENERAL NOTES			
M101	LEVEL ONE MECHANICAL PLAN			
M102	LEVEL TWO MECHANICAL PLAN			
M103	LEVEL 3 AND FOUR MECHANICAL PLAN			
M104	MECHANICAL ROOF PLAN			

SHT NO	SHEET NAME	BP-1	BP-2	BP-3
M401	ENLARGED MECHANICAL PLANS			
M501	MECHANICAL DETAILS			
M502	MECHANICAL DETAILS			
M601	MECHANICAL SCHEDULES			
M801	LEVEL 1 MECHANICAL ZONE PLAN			
M802	LEVEL 2 MECHANICAL ZONE PLAN			
M803	LEVEL 3 MECHANICAL ZONE PLAN			
M804	LEVEL 4 MECHANICAL ZONE PLAN			
ELECTRICAL - GENERAL				
EE001	ELETRICAL COVER SHEET			
EE002	TELECOM SCHEDULES AND NOTES			
EE003	AUXILIARY SCHEDULES AND NOTES			
EE004	AV ROUGH-IN SCHEDULE AND GENERAL NOTES			
EE005	DAS SYSTEMS SCHEDULES AND GENERAL NOTES			
EE601	GROUNDING RISER DIAGRAM AND DETAILS			
EE701	TYPICAL MOUNTING DETAILS			
EE702	TYPICAL LABELING DETAILS			
EE703	TYPICAL LABELING DETAILS			
ELECTRICAL - SITE		FOR REFERENCE ONLY (F.R.O.)		
ES101	ELECTRICAL SITE PLAN	F.R.O.		
ES501	ELECTRICAL SITE DETAILS			
ES502	ELECTRICAL SITE DETAILS			
ES503	ELECTRICAL SITE DETAILS			
ELECTRICAL - POWER				
EP101	LEVEL 1 POWER PLAN			
EP102	LEVEL 2 POWER PLAN			
EP103	LEVEL 3 AND 4 POWER PLAN			
EP104	ROOF POWER PLAN			
EP105	ROOF POWER PLAN - PV			
EP401	ENLARGED PLANS			
EP402	ENLARGED PLANS			
EP601	ONE-LINE DIAGRAM - NORMAL			
EP602	ONE-LINE DIAGRAM - EMERGENCY			
EP603	RISERS AND DIAGRAMS			
EP605	EQUIPMENT SCHEDULE			
ELECTRICAL - LIGHTING				
EL101	LEVEL 1 LIGHTING PLAN			
EL102	LEVEL 2 LIGHTING PLAN			
EL103	LEVEL 3 AND 4 LIGHTING PLAN			
EL104	LIGHTING ELEVATIONS			
EL601	INTERIOR AND EXTERIOR LIGHTING FIXTURE SCHEDULE			
EL602	LIGHTING RELAY DIAGRAMS & SCHEDULES			
EL603	LIGHTING CONTROL SCHEDULES			
EL604	LIGHTING CONTROL SCHEDULES			
ELECTRICAL - TELECOM				
ET101	LEVEL 1 TELECOM PLAN			
ET102	LEVEL 2 TELECOM PLAN			
ET103	LEVEL 3 AND 4 TELECOM PLAN			
ET201	LEVEL 1 TELECOM RACEWAY PLAN			
ET202	LEVEL 2 TELECOM RACEWAY PLAN			
ET203	LEVEL 3 AND 4 TELECOM RACEWAY PLAN			
ET401	ENLARGED TELECOM PLANS			
ET501	TELECOM EQUIPMENT RACK ELEVATIONS			
ET502	TELECOM DETAILS			
ET503	TELECOM DETAILS			
ET504	TELECOM CABLE TRAY DETAILS			
ET505	TELECOM EQUIPMENT RACK GROUNDING DETAIL			
ET601	TELECOM CONDUIT RISER DIAGRAM			
ET602	TELECOM CABLE RISER DIAGRAM			
ET603	TWO-WAY COMMUNICATIONS SYSTEM RISER DIAGRAM			
ET604	PUBLIC SAFETY DAS RISER DIAGRAM			
ET605	NEUTRAL HOST DAS RISER DIAGRAM			
ELECTRICAL - AUX				
EY101	LEVEL 1 AUXILIARY PLAN			
EY102	LEVEL 2 AUXILIARY PLAN			
EY103	LEVEL 3 AND 4 AUXILIARY PLANS			
EY551	AUXILIARY PLANS			
EY601	FIRE ALARM RISER			
EY651	AUXILIARY RISER DIAGRAMS			
EY701	SECURITY CAMERA VIEWS			
AUDIO VISUAL				
EJ101	LEVEL 1 AV ROUGH-IN PLAN			
EJ102	LEVEL 2 AV ROUGH-IN PLAN			
EJ103	LEVEL 3 AND 4 AV ROUGH-IN PLAN			
EJ501	AUDIO VISUAL ROUGH-IN DETAILS			
EK104	LIGHTNING PROTECTION PLAN			
EK105	LIGHTNING PROTECTION DETAILS			
EK106	GROUNDING DETAILS			

ABBREVIATIONS

A		**C (continued)**		**E (continued)**		**H (continued)**		**M (continued)**		**P (continued)**	
A.F.F.	Above Finish Floor	CL	Centerline	ELEV	Elevator / Elevation (drawing view)	HM	Hollow Metal	MDO	Medium Density Overlay	PNL	Panel
A.F.L.	Above Floor Level	CLNG	Ceiling	EMER	Emergency	HORZ	Horizontal	MECH	Mechanical	PR	Pair
ABV	Above	CLO	Closet	ENT	Entrance	HTR	Heater	MEMB	Membrane	PREFAB	Prefabricated
AC	Acoustic (al)	CLR	Clear (ance)	EO	Electrical Outlet	HVAC	Heating / Ventilation / Air Conditioning	MEZZ	Mezzanine	PRELIM	Preliminary
ACT	Acoustical (Ceiling) Tile	CM	Construction Manager	EQ	Equal	HYD	Hydrant	MFR	Manufacturer	PRKG	Parking
ADD	Addendum (Addenda)	CMU	Concrete Masonry Unit	EQUIP	Equipment			MIN	Minimum	PSF	Pound per Square Foot
ADDL	Additional	CO	Clean Out	EXIST	Existing	**I**		MIR	Mirror	PSI	Pound per Square Inch
ADJ	Adjustable	COL	Column	EXP	Exposed	I.D.	Inside Diameter	MISC	Miscellaneous	PT	Paint
ADJCT	Adjacent	COM	Communication	EXT	Exterior	IN	Inch	MTD	Mounted	PTN	Partition
ADMIN	Administration	CONC	Concrete			INCL	Include (ing)	MTL	Metal	PVC	Polyvinyl Chloride
AL	Aluminum	COND	Condition	**F**		INFO	Information	MUL	Mullion		
ALT	Alternate	CONF	Conference	F.F.E.	Finish Floor Elevation	INSUL	Insulation - rigid, batt, acoustic, etc	MW	Millwork	**Q**	
ANC	Anchor	CONN	Connection	F.O._	Face of _____	INT	Interior			QTR	Quarter
APC	Precast Concrete - Architectural	CONST	Construction	FA	Fire Alarm			**N**		QTY	Quantity
APPROX	Approximately	CONT	Continue (ous) (ation)	FD	Floor Drain	**J**		N	North		
ARCH	Architectural	CORR	Corridor	FE	Fire Extinguisher	JAN	Janitor	NA	Not Applicable	**R**	
AUTO	Automatic	CSK	Countersunk	FEC	Fire Extinguisher Cabinets	JBOX	Junction Box	NIC	Not In Contract	R	Radius or Riser
AV	Audio Visual	CTR	Center	FFE	Furnishings, Fixture and Equipment	JST	Joist	NO	Number	R.O.	Rough Opening
AVG	Average	CUH	Cabinet Unit Heater	FHC	Fire Hose Cabinets	JT	Joint	NOM	Nominal	RCP	Reflected Ceiling Plan
AXFL	Access Floor	CW	Curtain Wall	FIN	Finish			NRC	Noise Reduction Coefficient	RD	Roof Drain
AXPNL	Access Panel			FIXT	Fixture	**K**		NSMF	Non-Structural Metal Framing	RECT	Rectangular
		D		FL	Floor (ing)	KIT	Kitchen	NTS	Not To Scale	REF	Refrigerator
B		D	Deep/Depth (Dimension)	FLASH	Flashing	KO	Knockout			REG	Register/Registration
B.O._	Bottom of _____	DBL	Double	FLEX	Flexible			**O**		REINF	Reinforce (ment) (ing)
BD	Board	DEG	Degree	FND	Foundation	**L**		OA	Overall	REQD	Required
BIT	Bituminous	DEMO	Demolition	FP	Fire Proofing	L	Long (Dimension)	O.C.	On Center	REV	Revision
BLDG	Building	DEPT	Department	FPL	Fireplace	LAB	Laboratory	O.D.	Outside Diameter	RH	Right Hand
BLKG	Blocking	DF	Drinking Fountain	FRP	Fiberglass Reinforced Plastic	LAM	Laminate, Lamination	OFCI	Owner Furnished - Contractor Installed	RHR	Right Hand Reverse
BM	Beam or Benchmark	DIA	Diameter	FRT	Fire Retardant Treated	LAV	Lavatory	OFOI	Owner Furnished - Owner Installed	RL	Railing
BOT	Bottom	DIAG	Diagonal	FT	Foot or Feet	LB	Pound	OH	Overhead	RM	Room
BRG	Bearing	DIM	Dimension	FTG	Footing	LDR	Ladders	OPNG	Opening	RND	Round
BRK	Brick Masonry	DK	Deck (ing)	FTR	Fin Tube Radiation / Radiator	LF	Linear Foot	OPP	Opposite	ROW	Right of Way
BSMT	Basement	DL	Dead Load	FUR	Furring	LH	Left Hand	OPT	Option(al)		
BTWN	Between	DN	Down			LHR	Left Hand Reverse	OPTN	Operable Partition	**S**	
BUR	Built Up Roof	DR	Door	**G**		LIN	Linear	ORD	Overflow Roof Drain	S	South
		DS	Downspout	GA	Gauge	LINO	Linoleum			SCHED	Schedule
C		DTL	Detail	GALV	Galvanized	LL	Live Load	**P**		SD	Storm Drain
C.O.	Cased Opening	DW	Dishwasher	GBD	Gypsum Board	LOC	Location	PA	Public Address System	SECT	Section
C.T.C.	Center To Center	DWG	Drawing	GC	General Contractor	LONG	Longitudinal	PAR	Parallel	SF	Storefront / Square Foot
CAB	Cabinet	DWL	Dowel	GEN	General / Generator	LTG	Lighting	PC	Precast Concrete	SGL	Single
CAT	Category			GL	Glass / Glazing	LVR	Louver	PERIM	Perimeter	SHT	Sheet
CF	Cubic Feet	**E**		GLULAM	Glue-Laminated			PERP	Perpendicular	SHTG	Sheathing
CFM	Cubic Feet Per Minute	E	East			**M**		PL	Plate	SHWR	Shower
CFMF	Cold Formed Metal Framing	E.O._	Edge of _____	**H**		M.O.	Masonry Opening	PL	Property Line	SIM	Similar
CFSF	Cold Formed Steel Framing	EA	Each	H	High/Height (Dimension)	MAS	Masonry	PLAM	Plastic Laminate	SLNT	Sealant
CHNL	Channel	EF	Exhaust Fan	HB	Hose Bibb	MAT	Walk Off Mat	PLAS	Plaster - Gypsum	SM	Surface Mount
CIPC	Cast-In-Place Concrete	EIFS	Exterior Insulation Finish System	HC	Handicap	MATL	Material	PLBG	Plumbing	SMTL	Sheet Metal
CIR	Circle	EL	Elevation (Level/Height indication)	HDR	Header	MAX	Maximum	PLF	Pound per Linear Foot	SOG	Slab on Grade
CJ	Control Joint	ELEC	Electric (al)	HDWR	Hardware	MDF	Medium Density Fiberboard	PLY	Plywood	SP	Space (ing)

S (continued)		**W**	
SPEC	Specifications	W	West
SS	Stainless Steel	W	Wide/Width (Dimension)
STC	Sound Transmission Coefficient	W/	With
STD	Standard	W/O	Without
STL	Steel	WC	Water Closet / Toilet
STN	Stone	WD	Wood
STOR	Storage	WDCP	Wood Composite Panel
STRUCT	Structural	WDF	Wood - Interior Rough Carpentry
SUSP	Suspended	WDW	Prefabricated Windows
SYM	Symmetry, Symmetrical	WGD	Wall and Door Protection
SYS	System	WH	Water Heater
		WP	Waterproofing
T		WT	Window Treatment
T	Tread		
T&G	Tongue & Grooved	**X**	
T.O._	Top of	XJ	Expansion Joints
TAN	Tangent		
TBD	To Be Determined		
TBF	Thermally Broken Furring		
TBM	Thermal Break Material		
TD	Trench Drain		
TEMP	Temporary		
THK	Think (ness)		
THR	Threshold		
TPL	Triple		
TRTD	Treated		
TYP	Typical		
TZ	Terrazzo		
U			
UC	Undercut		
UG	Underground		
UNFIN	Unfinished		
UNO	Unless Noted Otherwise		
UPH	Upholstery		
UR	Urinal		
UTIL	Utility		
V			
V.I.F.	Verify in Field		
VAR	Varies		
VB	Vapor Barrier, Vapor Retarder		
VCT	Vinyl Composition Tile		
VERT	Vertical		
VEST	Vestibule		
VNR	Veneer		

ASSEMBLY TYPE TAGS (SEE G SERIES SHEET)

ROOF1 — ROOF ASSEMBLY

CLNG1 (10'-0") — CEILING ASSEMBLY; CEILING HEIGHT ABOVE FLOOR LEVEL UNO

FLOR1 — FLOOR ASSEMBLY

1 (S_1) — EXTERIOR WALL ASSEMBLY; ACOUSTICAL RATED; FIRE RATING

TRAN1 — TRANSITION ASSEMBLY

BASE1 — BASE ASSEMBLY

A2 (S_2) — PARTITION ASSEMBLY; ACOUSTICAL RATED; FIRE RATING

DRAFTING SYMBOLS

4 / A101 / 2 — MULTI - ELEVATION REFERENCE

1 (ISSUANCE (if needed)) — REVISION; *ISSUANCE (AAA-###) WHEN NOTED*

1 — KEYNOTE

0 — GRID LINE

0 — EXISTING GRID LINE

Name / Elevation — LEVEL MARKER

NORTH SYMBOL

1 / A101 — SIM ELEVATION REFERENCE

1 / A101 — SIM SECTION REFERENCE

1 / A101 — SIM DETAIL REFERENCE

ROOM NAME 101 — ROOM NAME; ROOM NUMBER

101 (1'-0" x 1'-0") — DOOR NUMBER OR TYPE; *DOOR SIZE WHEN NOTED*

1 — GLAZED OPENING TYPE

AAAA-# A — MATERIAL / PRODUCT ID; COLOR, FINISH, PRODUCT STYLE, TYPE, PATTERN, SHEEN

1 / A101 / 1/8" = 1'-0" — VIEW NAME; DRAWING NUMBER; DRAWING TITLE; SCALE; SHEET NUMBER

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Minneapolis, MN 55402 | 612.375.0336

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CRS Engineers

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Structural Engineer

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Taylorsville, UT 84123 | 801.905.1097

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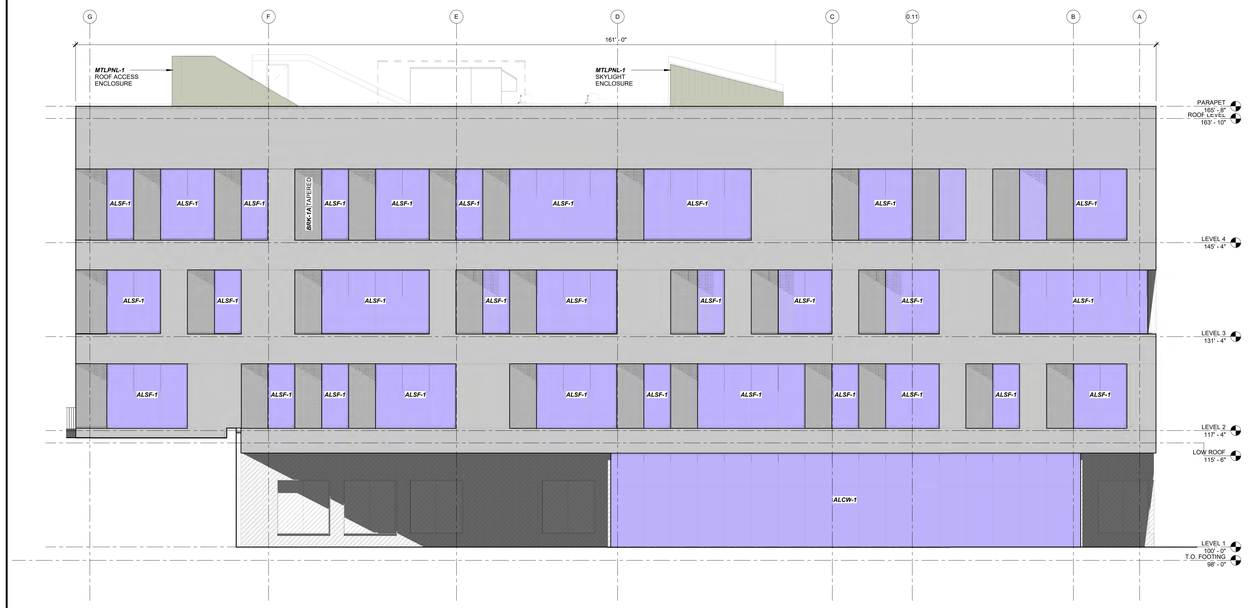
Electrical Engineer

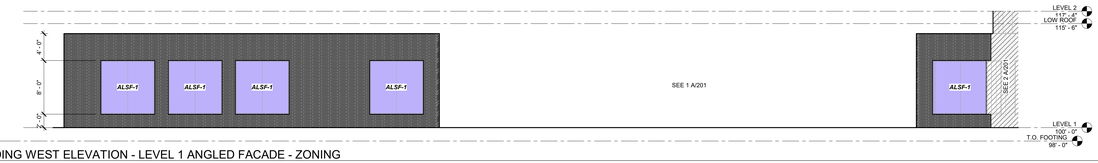
Spectrum Engineers

324 State St Suite 400
Salt Lake City, UT 84111 | 801.328.5151



1 BUILDING WEST ELEVATION - ZONING
G004 1/8" = 1'-0"

2 BUILDING SOUTH ELEVATION - ZONING
G004 1/8" = 1'-0"



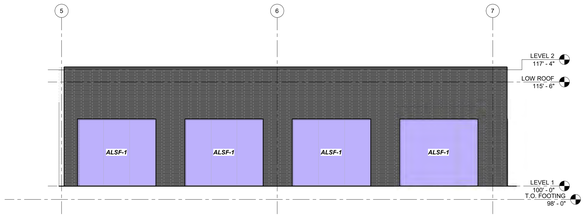
3 BUILDING WEST ELEVATION - LEVEL 1 ANGLED FACADE - ZONING
G004 1/8" = 1'-0"

EXTERIOR MATERIAL WEST

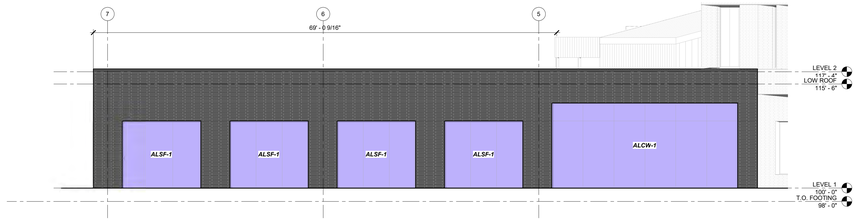
MATERIAL	AREA	PERCENTAGE
BRICK	6,996 SF	61%
GLASS	4,335 SF	38%
METAL	165 SF	1%

EXTERIOR MATERIAL SOUTH

MATERIAL	AREA	PERCENTAGE
BRICK	5,630 SF	66%
GLASS	2,616 SF	31%
METAL	237 SF	3%



4 BUILDING NORTHEAST ELEVATION - ZONING
G004 1/8" = 1'-0"



5 BUILDING SOUTHWEST ELEVATION - ZONING
G004 1/8" = 1'-0"

7 EXTERIOR RENDERINGS - VIEW FROM SOUTH PARKING ENTRY
G004 NOT TO SCALE

6 EXTERIOR RENDERINGS - VIEW FROM TREE BOSQUE
G004 12" = 1'-0"

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Saratoga Springs City Hall
319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Architect Seal

Signature _____

Date _____

SITE PLAN REVIEW SET

ISSUE / REVISION

Mark	Date	Description
1	02/16/2024	BP1 - Addendum 1

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NOT FOR CONSTRUCTION

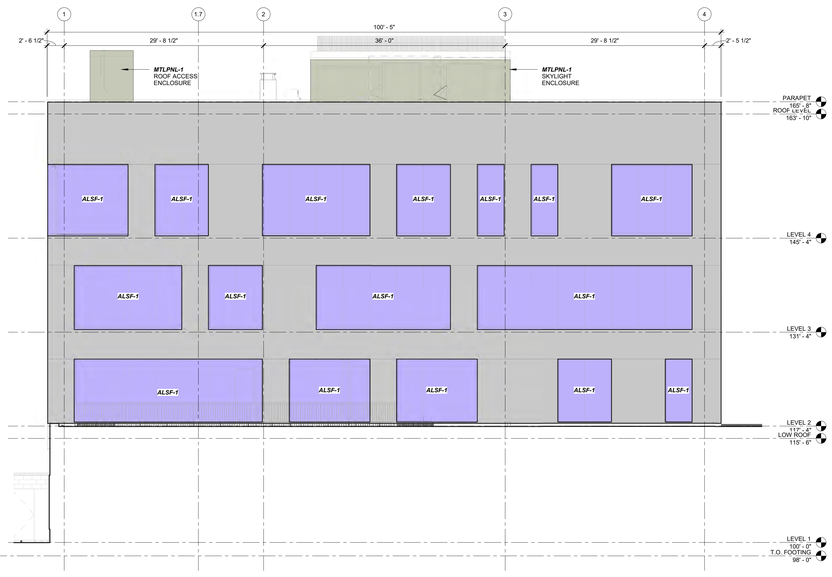
ZONING ELEVATIONS

G004

1 BUILDING EAST ELEVATION - ZONING
G005 1/8" = 1'-0"

EXTERIOR MATERIAL EAST		
MATERIAL	AREA	PERCENTAGE
BRICK	8,029 SF	65%
GLASS	4,030 SF	32%
METAL	369 SF	3%

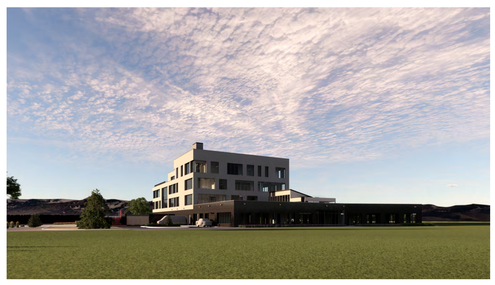
EXTERIOR MATERIAL NORTH		
MATERIAL	AREA	PERCENTAGE
BRICK	4,837 SF	55%
GLASS	3,456 SF	39%
METAL	543 SF	6%



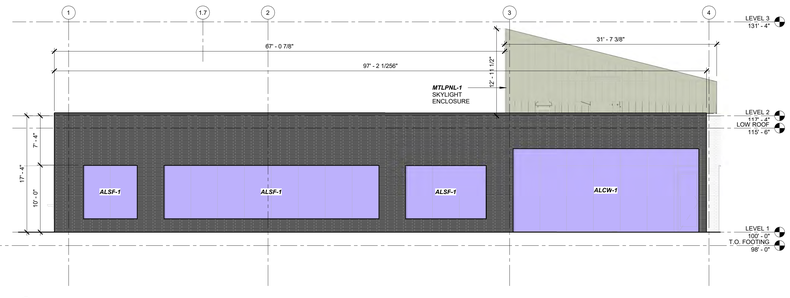
2 BUILDING NORTH ELEVATION - LEVELS 2-4 - ZONING
G005 1/8" = 1'-0"

5 EXTERIOR RENDERINGS - VIEW FROM WEST
G005 NOT TO SCALE

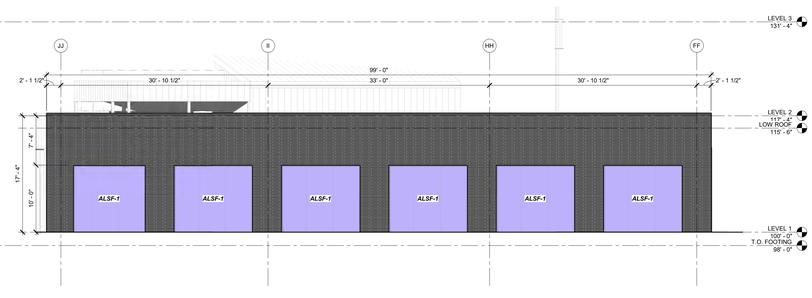
6 EXTERIOR RENDERING - VIEW FROM SARATOGA ROAD
G005 NOT TO SCALE



7 EXTERIOR RENDERINGS - VIEW FROM NORTH
G005 12" = 1'-0"



3 BUILDING NORTH ELEVATION - LEVEL 1 - ZONING
G005 1/8" = 1'-0"



4 BUILDING NORTHWEST ELEVATION - ZONING
G005 1/8" = 1'-0"

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Saratoga Springs City Hall

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Saratoga Springs, UT 84045

Project No: 2023033

Architect Seal

Signature _____

Date _____

SITE PLAN REVIEW SET

ISSUE / REVISION

Mark	Date	Description
1	02/16/2024	BP1 - Addendum 1

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ZONING ELEVATIONS

G005

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THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2) CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED ABOVE AND WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES 5 DAYS PRIOR TO A PRE-CONSTRUCTION MEETING:

OWNER: CITY OF SARATOGA SPRINGS
319 S SARATOGA RD
SARATOGA SPRINGS, UT 84045

ENGINEER: CRS ENGINEERS
4246 S RIVERBOAT RD
TAYLORSVILLE, UT 84123
PHONE: (801) 792-7730
CONTACT: GREG NELSON

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE, AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT, AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN CONSTRUCTION OF PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR SAFETY CONDITIONS, WHICH CONDITIONS COULD BE HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
8) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SARATOGA SPRINGS. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
9) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
15) THE CONTRACTOR AGREES THAT:
    A) THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAY.
    B) THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
    C) THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
    D) THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
    E) THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.
16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE AND GROSS NEGLIGENCE OF THE OWNER OR THE ENGINEER.
17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SARATOGA SPRINGS.
18) WHEN CONSTRUCTION STAKING IS REQUIRED THE CONTRACTOR SHALL NOTIFY THE ENGINEER/LAND SURVEYOR 1 WEEK IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, INCLUDING RE-STAKING WILL BE SUBJECT TO A CONTRACTOR CHANGE ORDER AND THE IMPACT COSTS OF WORK PERFORMED
19) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
21) IF EXISTING FEATURES NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FEATURES FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING FEATURES SHALL BE INCLUDED IN THE BID PRICE FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT.
22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL FACILITIES. AS-BUILT DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
23) WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.
24) NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
25) FURNISH, MAINTAIN, AND RESTORE ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
26) PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH CITY, COUNTY, AND STATE REGULATIONS FOR WORKING IN THE PUBLIC WAY.
27) FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
28) TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.
29) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
30) ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
31) STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

GENERAL CLEARING AND GRADING NOTES:

1) CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SARATOGA SPRINGS STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, RE-VEGETATION REQUIREMENTS, AND THE SWPP PLAN AS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY AND DIVISION OF AIR QUALITY.
3) THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE GEOTECHNICAL REPORT PROVIDED BY GSH GEOTECHNICAL DATED SEPTEMBER 25, 2023.
4) SEDIMENTATION BMP'S SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS (STORM WATER POLLUTION PREVENTION PLAN) TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
5) DUST CONTROL BMP'S ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS.
6) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY CRS ENGINEERS. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND CONTACT CRS ENGINEERS. WORK IS TO REMAIN STOPPED UNTIL THE ENGINEER PROVIDES A WRITTEN NOTICE TO RESUME WORK.
7) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, CHANNELS, DITCHES, AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN OR VIOLATE ANY CITY, STATE, OR FEDERAL LAWS.
8) BMP'S ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM SARATOGA SPRINGS.
9) IF DISTURBANCE OCCURS OUTSIDE THE LIMITS OF DISTURBANCE, WORK WILL STOP AND REMAIN STOPPED UNTIL A WRITTEN RESPONSE IS RECEIVED FROM THE ENGINEER.
10) THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE.
11) NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER.

GENERAL UTILITY NOTES

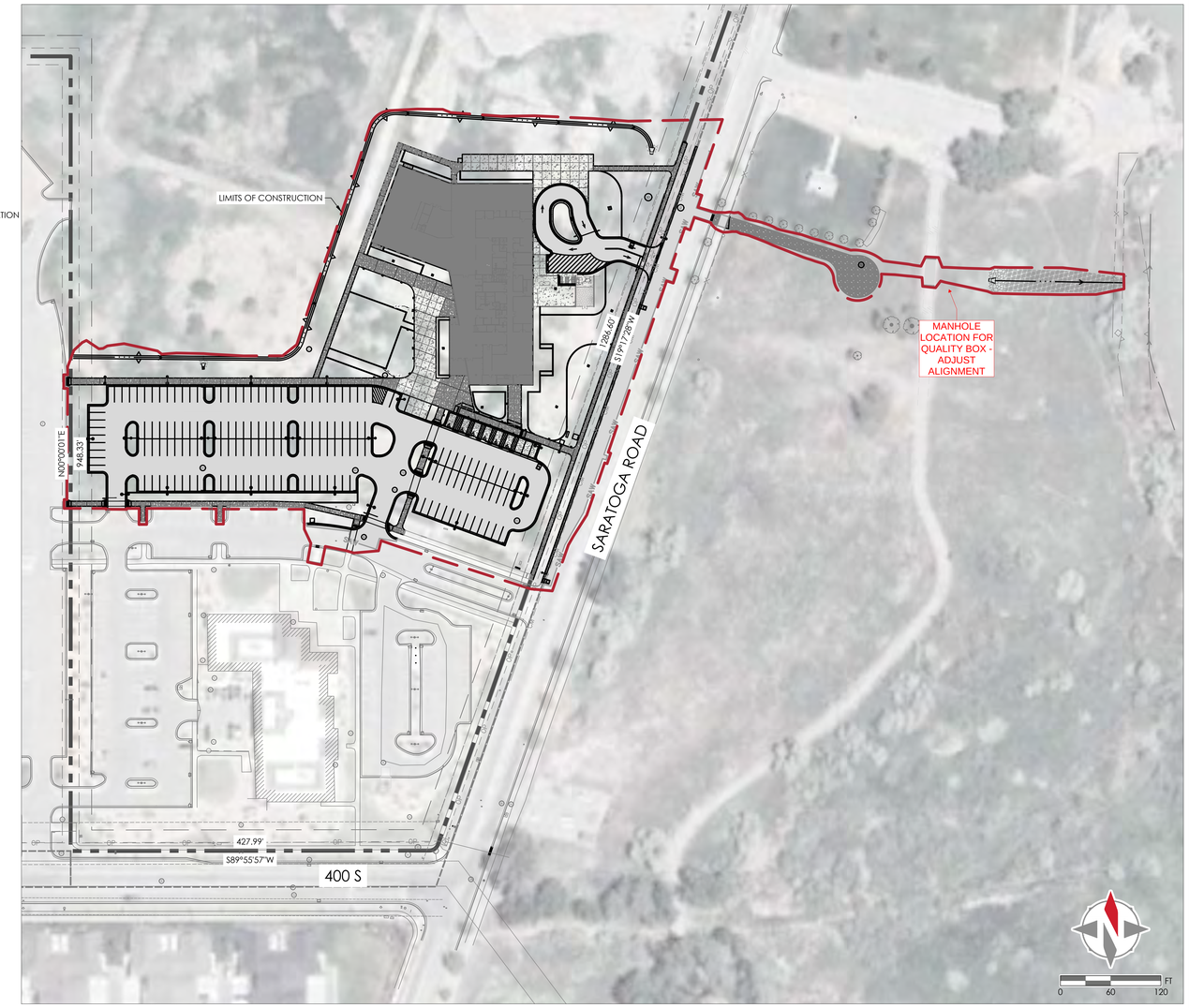
1) THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
2) START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
3) CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
4) STORM DRAIN - SEE SARATOGA SPRINGS STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CITY STANDARDS AND DETAILS.
5) ALL DIMENSIONS AND GRADES OF EXISTING STORM DRAIN PIPES, BOX CULVERTS, STRUCTURES, ETC., SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6) THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.
7) VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
8) ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9) NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10) ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ABBREVIATIONS

APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BF	BLIND FLANGE
BLDG	BUILDING
CHD	CHORD LENGTH
C TO C	CENTER TO CENTER
CB	CHORD BEARING
CI	CAST IRON
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DI	DUCTILE IRON
DIM	DIMENSION
E	EAST
EA	EDGE OF ASPHALT
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EW	EACH WAY
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLG	FLANGE
FT	FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IR	IRON ROD
IRR	IRRIGATION
LT	LEFT
L	LENGTH
LBS	POUNDS
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MEG	MATCH EXISTING GRADE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PE	PLAIN END
PG	PAGE
PI	POINT OF INTERSECTION
PJ	PUSH-ON JOINT
DI	DUCTILE IRON
PSF	POUNDS PER FOOT
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
RT	RIGHT
RJ	RESTRAINED JOINT
S	SOUTH
SAW	SAWCUT
SEC	SECTION
SS	SANITARY SEWER
STA	STATION
T	TOP
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TBC	TOP BACK CURB
TC	TOP OF CONCRETE
TYP	TYPICAL
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
VERT	VERTICAL
W	WATER
W	WEST
W/	WITH
WWF	WELDED WIRE FABRIC

Sheet List Table

Sheet Title	Sheet Description
C001	GENERAL NOTES & SHEET INDEX
CS101	EXISTING & DEMOLITION PLAN
CS102	SURVEY CONTROL
CP101	SITE PLAN
CP501	SITE DETAILS
CP502	SITE DETAILS
CG101	GRADING PLAN
CG301	SARATOGA RD PLAN AND PROFILE
CU100	OVERALL UTILITY PLAN & KEY SHEET
CU101	UTILITY PLAN
CU102	UTILITY PLAN
CU301	UTILITY PROFILE
CU302	UTILITY PROFILE
CU501	UTILITY DETAILS



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SARATOGA SPRINGS CITY HALL

319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature

Date

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
1	02/02/2024	Addendum-1

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GENERAL NOTES & SHEET INDEX

C001

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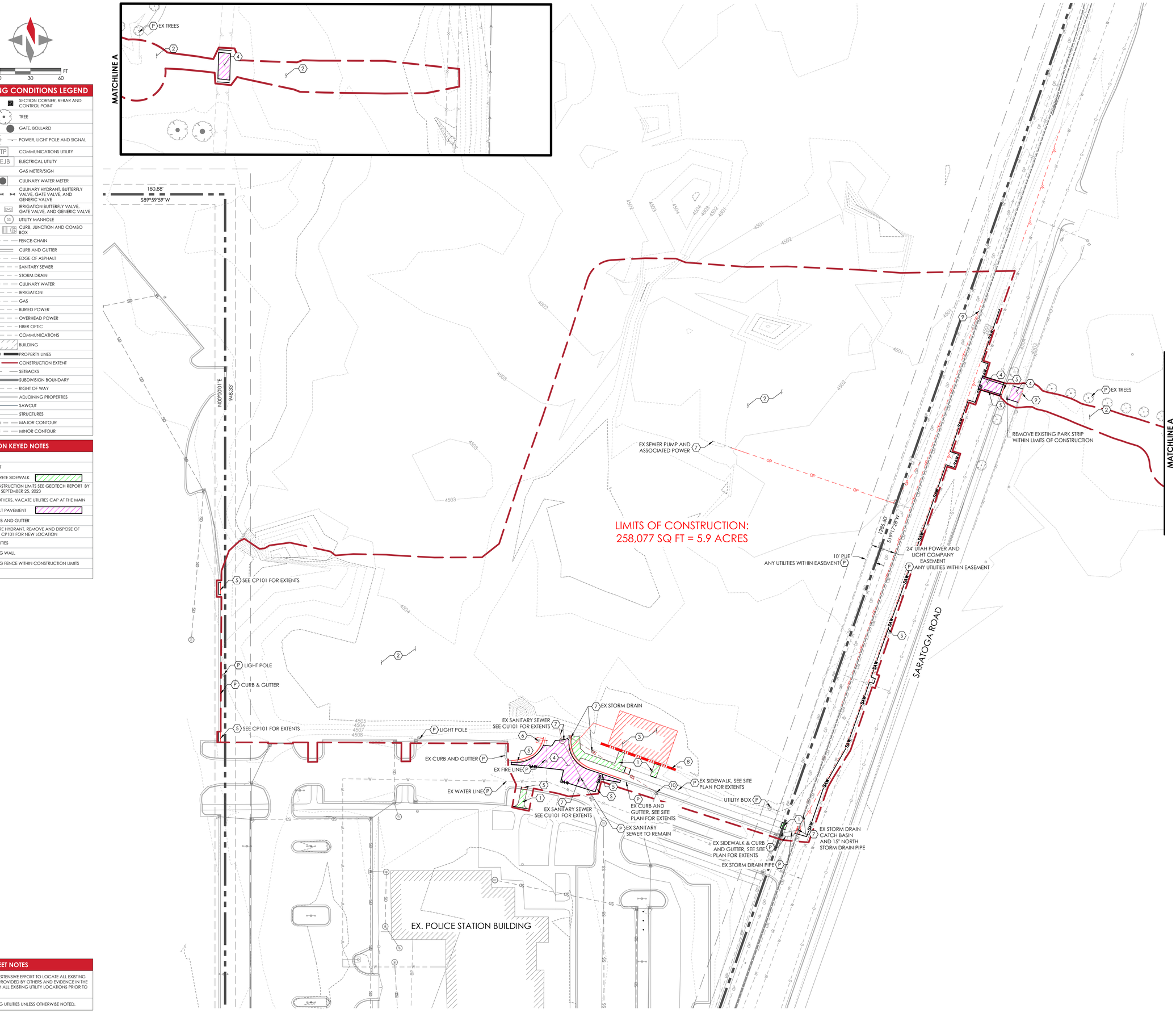

Architecture and Interiors

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Civil Engineer

CRS Engineers

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Landscape Architect

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EXISTING & DEMOLITION PLAN

1

CS101

0 100 200 FT

EXISTING CONDITIONS LEGEND

	SECTION CORNER, REBAR AND CONTROL POINT
	TREE
	GATE, BOLLARD
P	POWER, LIGHT POLE AND SIGNAL
CT TP	COMMUNICATIONS UTILITY
FOB EJB	ELECTRICAL UTILITY
G	GAS METER/SIGN
	CULINARY WATER METER
	CULINARY HYDRANT, BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
	IRRIGATION BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
MH SD SS	UTILITY MANHOLE
	CURB, JUNCTION AND COMBO BOX
—O—	FENCE-CHAIN
	CURB AND GUTTER
	EDGE OF ASPHALT
SS	SANITARY SEWER
SD	STORM DRAIN
W	CULINARY WATER
IR	IRRIGATION
G	GAS
BP	BURIED POWER
OP	OVERHEAD POWER
FO	FIBER OPTIC
CM	COMMUNICATIONS
	BUILDING
	PROPERTY LINES
	CONSTRUCTION EXTENT
	SETBACKS
	SUBDIVISION BOUNDARY
RW	RIGHT OF WAY
	ADJOINING PROPERTIES
SAW	SAWCUT
	STRUCTURES
4200	MAJOR CONTOUR
4201	MINOR CONTOUR

CONTROL POINTS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	7298231.25	1527046.32	4516.72	FND W 1/4 SEC 25
2	7301085.06	1527639.42	4501.94	FND. UTAH COUNTY MON. REF. COR. (15543)
100	7298390.31	1527918.28	4510.67	CP 100 MAG

#2 FOUND UTAH COUNTY MONUMENT REF. COR. (15543 RC)

N72°32'11"E 594.16'

S23 S24 S26 S25

NORTHWEST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M (NOT FOUND)

N00°34'07"E 2675.79' (CALCULATED PER COUNTY RECORDS)

N11°44'39"E 2914.99' (BASIS OF BEARINGS)

58:037:0065
CITY OF SARATOGA SPRINGS

PONY EXPRESS PARKWAY

58:035:0134
SARATOGA SPRINGS CITY

N90°00'00"E
1039.41'

N00°00'00"E
500.00'

66:618:0003
CITY OF SARATOGA SPRINGS

S89°25'53"E 743.52'

180.88'
S89°59'59"W

N00°00'00"E
948.33'

66:571:0001
CITY OF SARATOGA SPRINGS

CHD=S01°14'12"E 226.15'
L=227.07' Δ=17°49'13" R=730.07'

1284.65'
S11°17'28"W

SARATOGA ROAD

JORDAN RIVER

EX. POLICE STATION BUILDING

#100 CP 100 MAG

#1 FND W $\frac{1}{4}$ SEC 25

427.99'
S89°55'57"W

S26 S25 400 SOUTH

S26 S25

WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M FOUND UTAH COUNTY MONUMENT (1236), FOUND

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SURVEY CONTROL

CS102

SITE PLAN LEGEND

EXISTING	PROPOSED	
		GATE, LIGHT BOLLARD, BOLLARD
		PAVEMENT STRIPING
		SIGN, LAMP POST, POWER POLE
		COLLECTING CURB & GUTTER
		SHEDDING CURB & GUTTER
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		BUILDING
		PROPERTY LINES
		EASEMENTS
		SUBDIVISION BOUNDARY
RW	RW	RIGHT OF WAY
		ADJOINING PROPERTIES
SAW		SAWCUT
		STRUCTURES

SITE PLAN KEYED NOTES

1. ASPHALT PAVEMENT PER DETAIL 1/CP501
2. HEAVY DUTY CONCRETE PAVEMENT SEE 4/CP501
3. 24" COLLECTING CURB AND GUTTER PER SARATOGA STD ST-2B SEE 5/CP501
4. 24" SHEDDING CURB AND GUTTER PER SARATOGA STD ST-2D SEE 6/CP501
5. 30" COLLECTING CURB AND GUTTER PER SARATOGA STD ST-2A SEE 7/CP501
6. 24" MOUNTABLE CURB TYPE H PER APWA STD PLAN 205.2 SEE 8/CP501
7. CURB TRANSITION
8. CONCRETE SIDEWALK PER DETAIL 2/CP501
9. ADA RAMP WITH CAST IRON TRUNCATED DOME PER SARATOGA STD ST-5D SEE 9/CP501
10. DRIVE APPROACH PER SARATOGA STD ST-4B SEE 10/CP501
11. LANDSCAPED AREA - SEE LANDSCAPING PLANS SHEET LM101
12. 4" WHITE PAVEMENT STRIPING
13. NO PARKING CROSS HATCHING 4" 3' O.C., PAINTED WHITE
14. TURN ARROW WHITE PAVEMENT MARKING PER MUTCD FIGURE 3B-21
15. ADA PARKING PAVEMENT MARKING
16. R1-1 STOP SIGN WITH FOUNDATION PER SARATOGA STD ST-2B SEE 11/CP501
17. ASPHALT TEE PATCH PER SARATOGA STD ST-26 SEE 12/CP501
18. 36" WATERWAY PER DETAIL 2/CP502
19. CURB WALL TYPE P PER APWA STD. PLAN 209 SEE 1/CP502
20. NORTH FACING R1-1 STOP SIGN INSTALLED BACK-TO-BACK WITH SOUTH FACING R5-1DO NOT ENTER SIGN ON ONE POST WITH FOUNDATION PER SARATOGA STD ST-2B SEE 11/CP501
21. R5-1 DO NOT ENTER SIGN WITH FOUNDATION PER SARATOGA STD ST-2B SEE 11/CP501
22. 8" WHITE PAVEMENT STRIPING
23. SEE ELECTRICAL FOR LIGHT POST AND LIGHT BOLLARD
24. BOLLARD
25. DOUBLE WHITE STRIPING
26. ZERO REVEAL CURB ALONG FRONT OF ADA STALLS
27. 12" WHITE PAVEMENT STRIPING
28. LANDSCAPE CURB SEE SHEET LM101 FOR MORE INFORMATION
29. GRAVEL ROAD PER DETAIL 7/CP502
30. NEW GATE AND POST PER DETAIL 4/CP502
31. CURB WALL PER DETAIL 6/CP502
32. COLLECTOR STREET LIGHT PER SARATOGA STD LP-2A SEE 8/CP502
33. ADA PARKING SIGN PER DETAIL 9/CP502

0 20 40 FT

SHEET NOTES

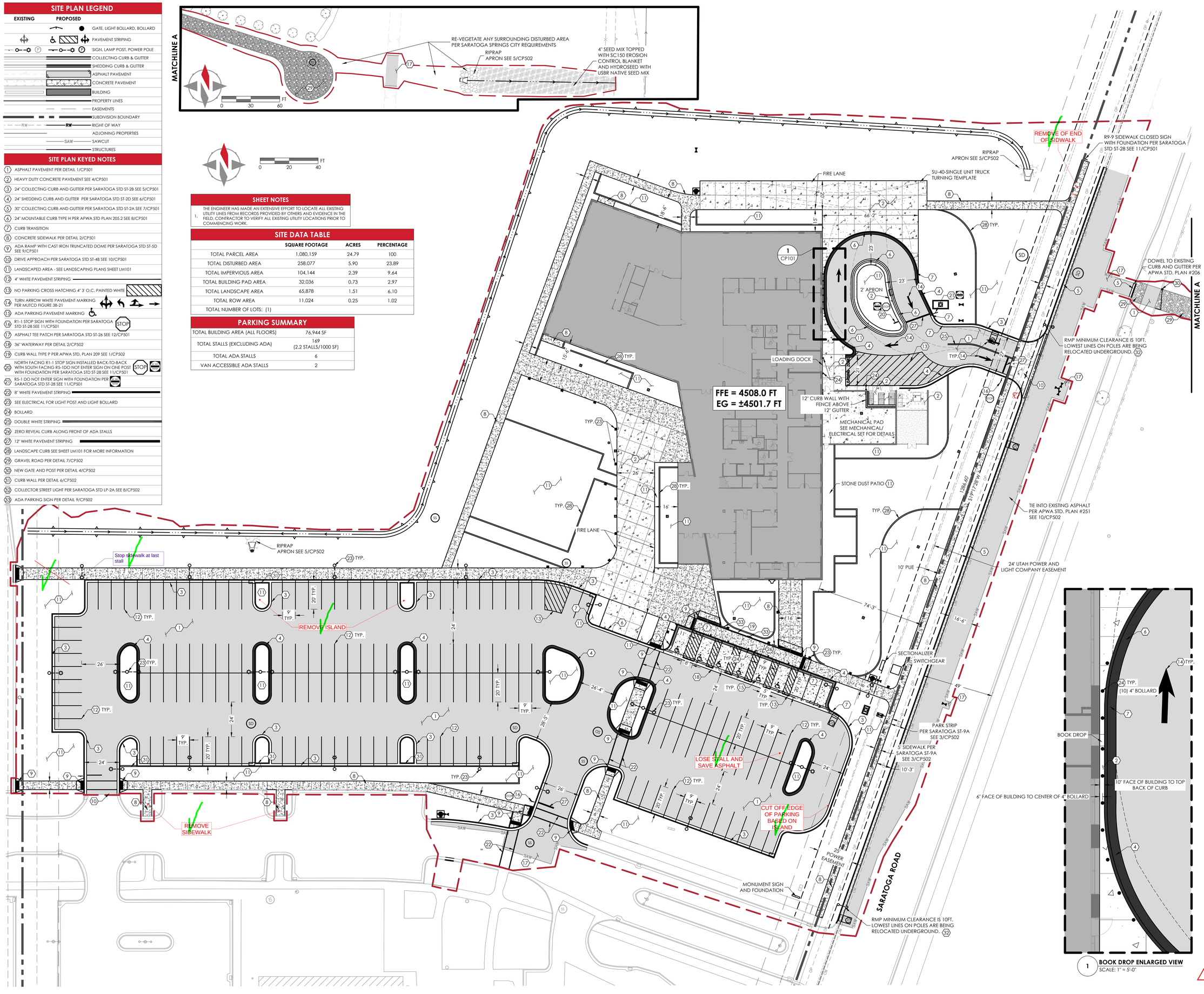
1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.

SITE DATA TABLE

	SQUARE FOOTAGE	ACRES	PERCENTAGE
TOTAL PARCEL AREA	1,080,159	24.79	100
TOTAL DISTURBED AREA	258,077	5.90	23.89
TOTAL IMPERVIOUS AREA	104,144	2.39	9.64
TOTAL BUILDING PAD AREA	32,036	0.73	2.97
TOTAL LANDSCAPE AREA	65,878	1.51	6.10
TOTAL ROW AREA	11,024	0.25	1.02
TOTAL NUMBER OF LOTS: (1)			

PARKING SUMMARY

TOTAL BUILDING AREA (ALL FLOORS)	76,944 SF
TOTAL STALLS (EXCLUDING ADA)	169 (2.2 STALLS/1000 SF)
TOTAL ADA STALLS	6
VAN ACCESSIBLE ADA STALLS	2



1 **BOOK DROP ENLARGED VIEW**
SCALE: 1" = 5'-0"

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SITE PLAN

CP101

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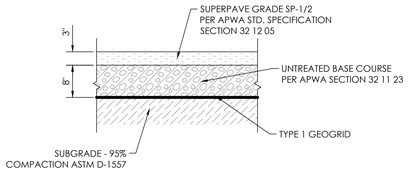
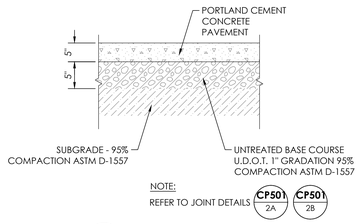
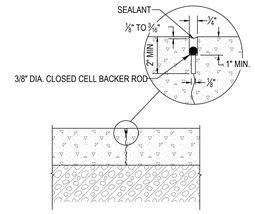


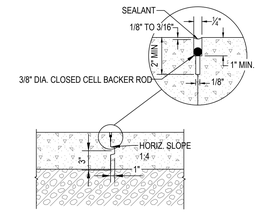
1 ASPHALT SECTION
NOT TO SCALE



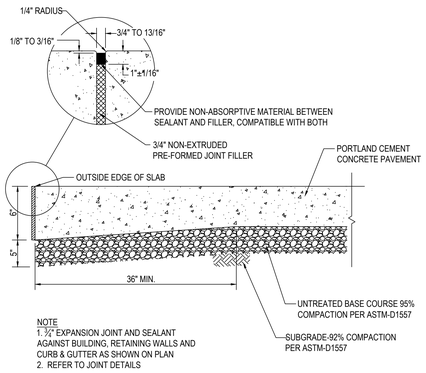
2 CONCRETE PAVEMENT
NOT TO SCALE



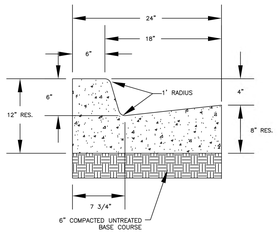
2A RIGIDPAVEMENT CONTRACTION JOINT DETAIL
NOT TO SCALE



2B RIGIDPAVEMENT CONSTRUCTION JOINT DETAIL
NOT TO SCALE



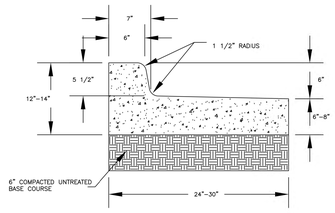
4 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE



*FOR USE IN LOCAL & MINOR COLLECTORS

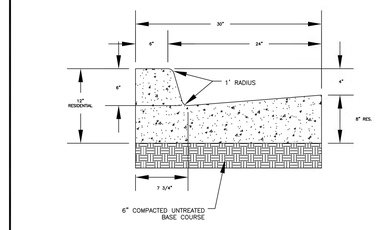
RESIDENTIAL 24" HIGH BACK CURB & GUTTER	AUGUST 2017	ST-2B	STANDARD DETAILS	STREET STANDARDS

5 24" COLLECTING CURB AND GUTTER
NOT TO SCALE



FALL-OUT CURB & GUTTER	AUGUST 2017	ST-2D	STANDARD DETAILS	STREET STANDARDS

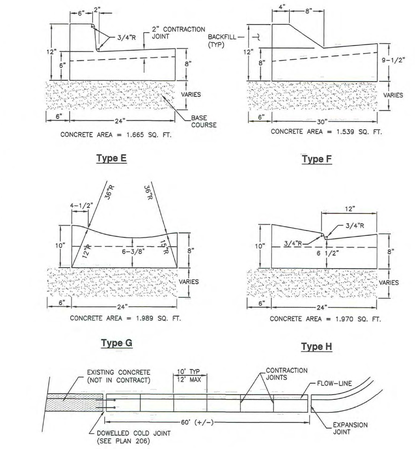
6 24" SHEDDING CURB AND GUTTER
NOT TO SCALE



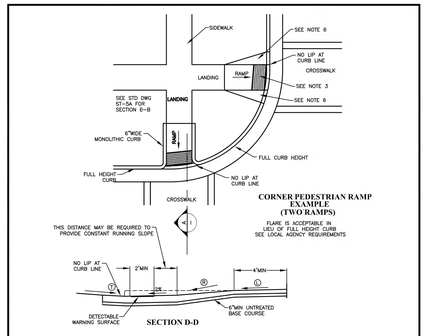
*FOR USE ON ARTERIALS & COLLECTORS

RESIDENTIAL 30" HIGH BACK CURB AND GUTTER	AUGUST 2017	ST-2A	STANDARD DETAILS	STREET STANDARDS

7 30" COLLECTING CURB AND GUTTER
NOT TO SCALE



8 24" MOUNTABLE CURB
NOT TO SCALE

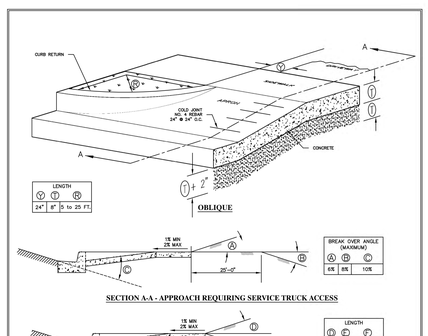


NOTES:

1. REFER TO STD DWG ST–5A FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STD DWG ST–5A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE.
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOWELS. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.
5. LOCATE CURB CUT WITHIN CROSSWALK.
6. RAMP FLAREWORK TO MATCH TOP OF CURB AND SIDEWALK.

ADA ACCESSIBLE RAMP	AUGUST 2017	ST-5D	STANDARD DETAILS	STREET STANDARDS

9 ADA RAMP
NOT TO SCALE

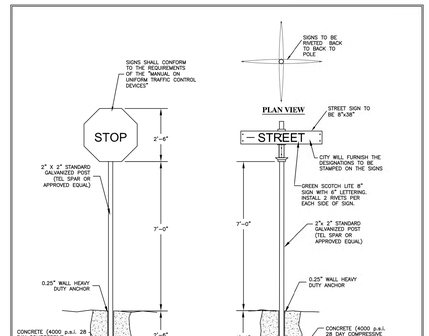


NOTES

1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. PLACE 1/2" EXPANSION JOINT BETWEEN DRIVEWAY APRON AND CURB AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. FILLER MATERIAL SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.
3. USE UNTREATED ROADBASE UNDER CURB, GUTTER AND SIDEWALK. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY.
4. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.
5. BACK EDGE OF SIDEWALK TO BE SET AT AN ELEVATION 1.5% HIGHER THAN THE TOP BACK OF CURB (2% MAX).
6. SIDEWALK TO BE A MINIMUM OF 5 FEET WIDE UNLESS OTHERWISE SPECIFIED.
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY'S STANDARD SPECIFICATIONS.

COMMERCIAL DRIVE APPROACH	DATE AUGUST 2017	ST-4B	STANDARD DETAILS	STREET STANDARDS

10 DRIVE APPROACH
NOT TO SCALE

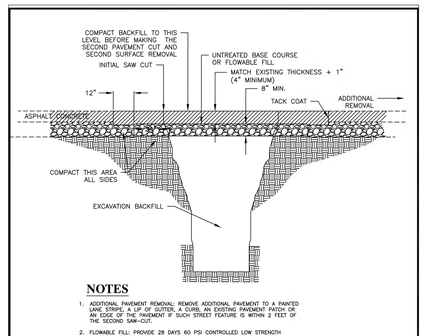


NOTES:

1. SECURE CITY'S APPROVAL OF SIGN FORMAT AND INSTALLATION.
2. INSTALL THE EDGE OF THE SIGN TWO FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB POINT OF CURVATURE. SIGNS SHOULD NOT OVERHANG SIDEWALK OR CURB & GUTTER.
3. ALL STREET SIGNS (STOP, SPEED, ETC.) SHALL BE 7' MINIMUM FROM GROUND TO BOTTOM OF SIGN.
4. ALL STREET SIGNS TO BE COATED WITH 3M–HIGH INTENSITY SHEETING, OR ACCEPTABLE EQUAL.
5. PRIVATE STREET SIGNS TO HAVE BLUE BACKGROUND.

STREET AND REGULATORY SIGNS	AUGUST 2017	ST-28	STANDARD DETAILS	STREET STANDARDS

11 STREET SIGN AND POST
NOT TO SCALE



NOTES

1. ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 2 FEET OF THE SECOND SAW–CUT.
2. FLOWABLE FILL: PROVIDE 28 DAYS 60 PSI CONTROLLED LOW STRENGTH MATERIAL AS SPECIFIED IN APWA SECTION 31 05 15. USE FILL MATERIAL WHICH FLOWS EASILY AND VIBRATION IS NOT REQUIRED. CURE TO INITIAL SET BEFORE PLACING AGGREGATE BASE OR ASPHALT PAVEMENT. USE FLOWABLE FILL IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
3. JOINT REPAIR: IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT OR AT ANY STREET FIXTURE, SEAL THE CRACK.
4. PATCH REPAIR: REPAIR THE ASPHALT PAVEMENT PATCH IF ANY OF THE FOLLOWING CONDITIONS OCCUR WITHIN THE PATCH
   A. PAVEMENT SURFACE DISTORTION EXCEEDS ¼" DEVIATION IN 10 FEET. REPAIR OPTION: PLANE OFF SURFACE DISTORTIONS, COAT PLANED SURFACES WITH CATIONIC OR ANIONIC EMULSION AND PROVIDE SAND BLOTTER.
   B. CRACK AT LEAST ¼"–POST LOW AND ¾ INCH WIDE OFTEN THAN 1 IN 10 SQUARE FEET.
   C. ASPHALT RAVELING IS GREATER THAN 1 SQUARE FOOT PER 100 SQUARE FEET. REPAIR OPTION: MILL AND INLAY

STANDARD TEE PATCH	AUGUST 2017	ST-26	STANDARD DETAILS	STREET STANDARDS

12 ASPHALT TEE PATCH
NOT TO SCALE

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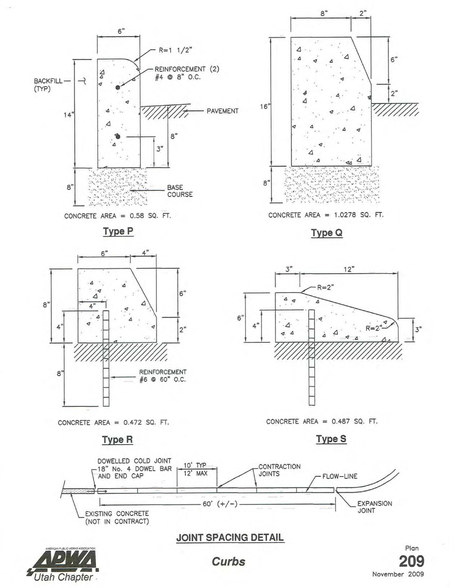
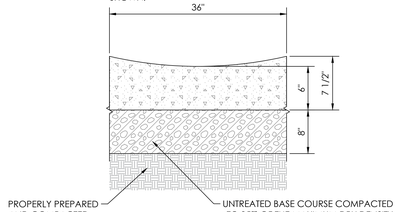
SITE DETAILS

CP501

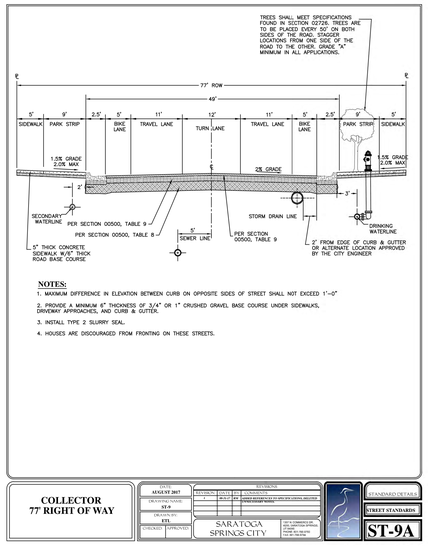


1 **CURB WALL**
NOT TO SCALE

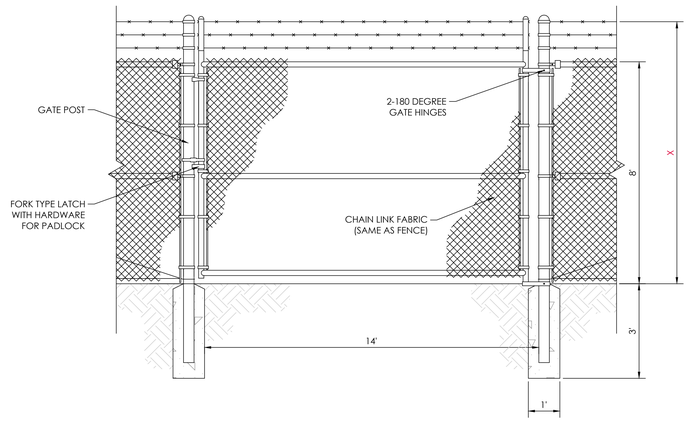
NOTE:
CONCRETE WATERWAYS, CONTRACTION JOINTS AT 10' O.C. EXPANSION JOINTS AT 50' O.C. MAX. EXPANSION JOINTS AT PC'S, PT'S AND WHERE SHOWN.



2 **36" CONCRETE WATERWAY**
NOT TO SCALE



3 **COLLECTOR CROSS SECTION**
NOT TO SCALE



4 **SINGLE SWING GATE**
NOT TO SCALE

NOTES:

1 **WRAP NON-WOVEN 8 OZ GEOTEXTILE BACK INTO RIPRAP.**

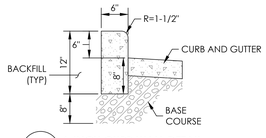
PIPE DIAMETER (D) (IN)	LOOSE RIPRAP D50 (IN)	LENGTH OF APRON (L) (FT)	WIDTH OF APRON (Y) (FT)	WIDTH OF APRON (X) (FT)	DEPTH OF APRON (N) (IN)	RIPRAP QUANTITY (CY)	SEPARATION GEOTEXTILE (SY)
18	6	7	9	4	20	3	10
24	6	11	13	6	24	8	21
30	12	15	17	7	30	17	35
36	12	19	21	8	30	26	50
42	12	22	25	10	30	36	65

N.T.S.

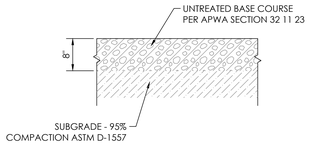
TABLE 1

DETAIL A
RIPRAP APRON

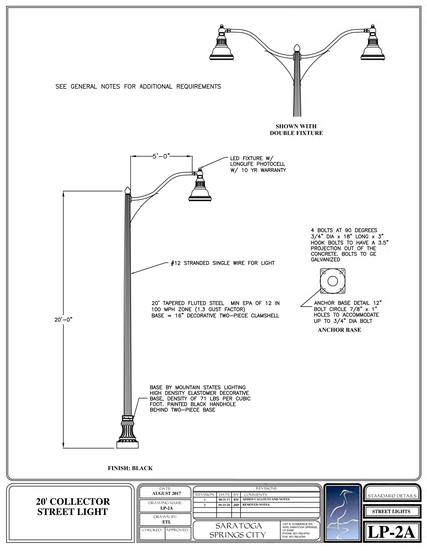
5 **RIPRAP APRON DETAIL**
NOT TO SCALE



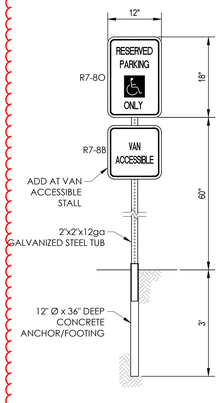
6 **6-INCH CURB WALL DETAIL**
NOT TO SCALE



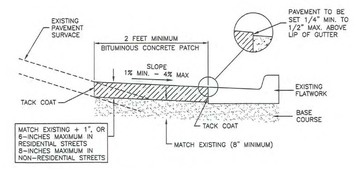
7 **GRAVEL ROAD DETAIL**
NOT TO SCALE



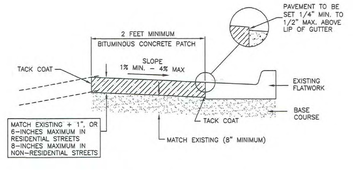
8 **COLLECTOR STREET LIGHT**
NOT TO SCALE



9 **ADA PARKING SIGN**
NOT TO SCALE



CASE 1 - POSITIVE STREET SLOPE TIE-IN



CASE 2 - NEGATIVE STREET SLOPE TIE-IN

APWA Utah Chapter
Bituminous concrete pavement tie-in
Plan 251
July 2005

10 **ASPHALT PAVEMENT TIE-IN**
NOT TO SCALE

Architecture and Interiors
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Electrical Engineer
Spectrum Engineers
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Salt Lake City, UT 84111 | 801.328.5151

SARATOGA SPRINGS CITY HALL
319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature

Date

Bid Package 1

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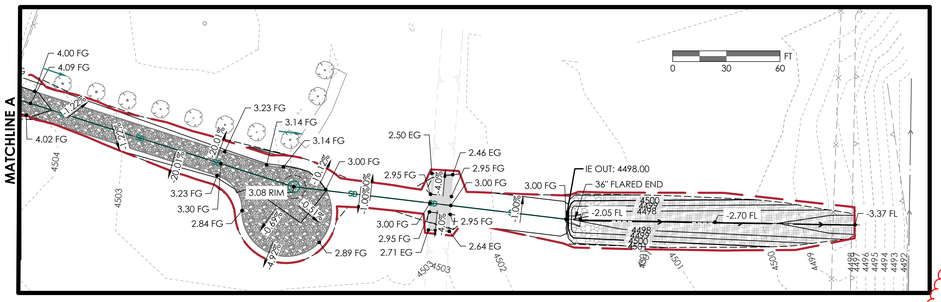
SITE DETAILS

CP502



GRADING PLAN LEGEND

XXX.XX	SPOT ELEVATION
X.XX%	SLOPE OF FINISH GRADE
	COLLECTING GUTTER
	SHEDDING GUTTER
	GRADE BREAK
4500	EX. MAJOR CONTOUR
4501	EX. MINOR CONTOUR
4500	MAJOR CONTOUR
450	MINOR CONTOUR
	PROPERTY BOUNDARY
	SUBDIVISION BOUNDARY
	EASEMENT

ABBREVIATIONS

EC	EDGE OF CONCRETE
EG	EXISTING GRADE
FFE	FINISH FLOOR ELEV
FG	FINISH GRADE
FL	FLOW LINE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOA	TOP OF ASPHALT
EOA	EDGE OF ASPHALT
RIM	RIM OF STRUCTURE

EARTHWORK QUANTITIES

FINISH GRADE SURFACE AREA	6.1 ACRES
SURFACE CUT	744 CY
SURFACE FILL	31,613 CY
NET FILL/CUT	30,869 CY

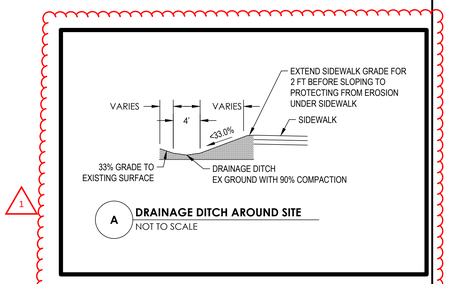
SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. ADD 4500 TO FINISH GRADE ELEVATIONS SHOWS TO OBTAIN ACTUAL FINISH GRADE ELEVATION.

FFE = 4508.0 FT
EG = ±4501.7 FT

MATCHLINE A

SARATOGA DRIVE



A DRAINAGE DITCH AROUND SITE
NOT TO SCALE

Architecture and Interiors
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SARATOGA SPRINGS CITY HALL

319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2020035

Engineer Seal

Signature

Date

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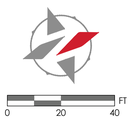
GRADING PLAN

CG101



0 20 40 FT

GRADING PLAN LEGEND

XXX.XX	SPOT ELEVATION
X.XX%	SLOPE OF FINISH GRADE
	COLLECTING GUTTER
	SHEDDING GUTTER
	GRADE BREAK
4500	EX. MAJOR CONTOUR
4501	EX. MINOR CONTOUR
4500	MAJOR CONTOUR
4501	MINOR CONTOUR
	PROPERTY BOUNDARY
	SUBDIVISION BOUNDARY
	EASEMENT

ABBREVIATIONS

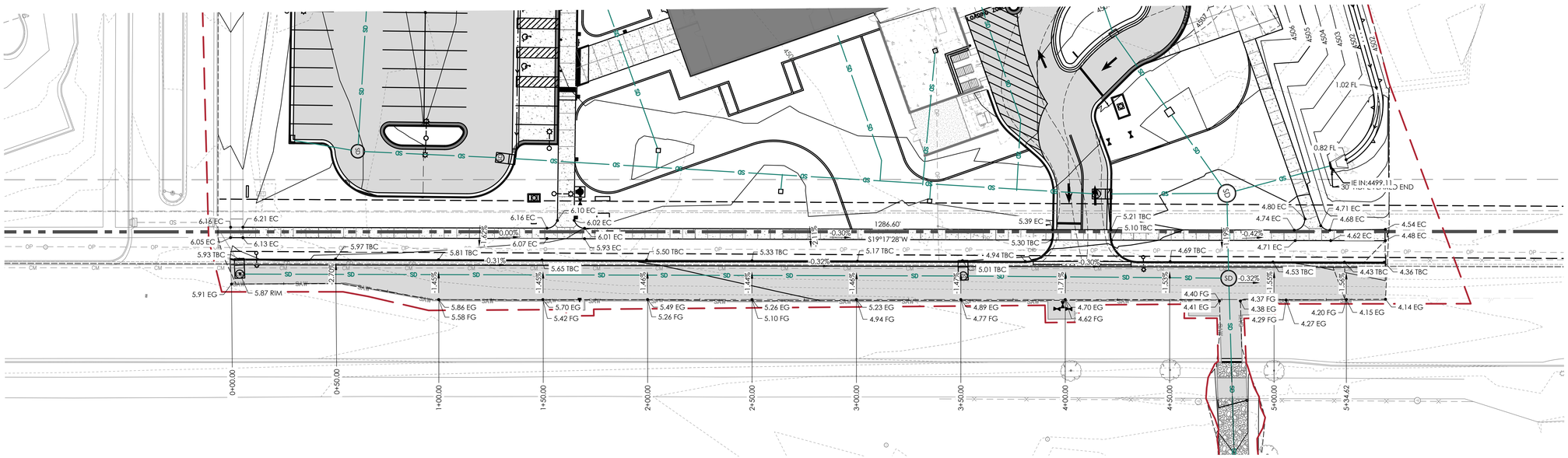
EC	EDGE OF CONCRETE
EG	EXISTING GRADE
FFE	FINISH FLOOR ELEV
FG	FINISH GRADE
FL	FLOW LINE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOA	TOP OF ASPHALT
EOA	EDGE OF ASPHALT
RIM	RIM OF STRUCTURE

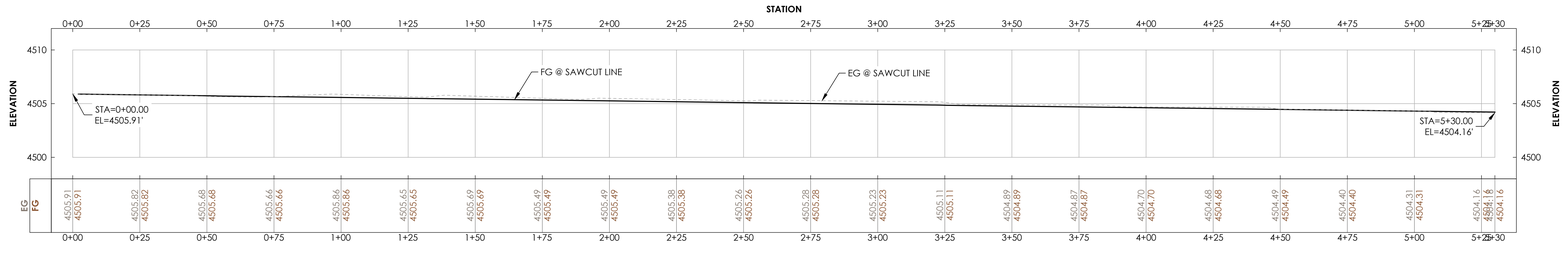
EARTHWORK QUANTITIES

FINISH GRADE SURFACE AREA	5.5 ACRES
SURFACE CUT	339 CY
SURFACE FILL	30,281 CY
NET FILL/CUT	29,942 CY

SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. ADD 4500 TO FINISH GRADE ELEVATIONS SHOWS TO OBTAIN ACTUAL FINISH GRADE ELEVATION.





1 **SARATOGA ROAD PROFILE AT SAWCUT LINE**
H: 1"=20'; V: 0.75"=5'

Architecture and Interiors

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VBFA Engineering
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Electrical Engineer

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SARATOGA SPRINGS CITY HALL
319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature _____
Date _____

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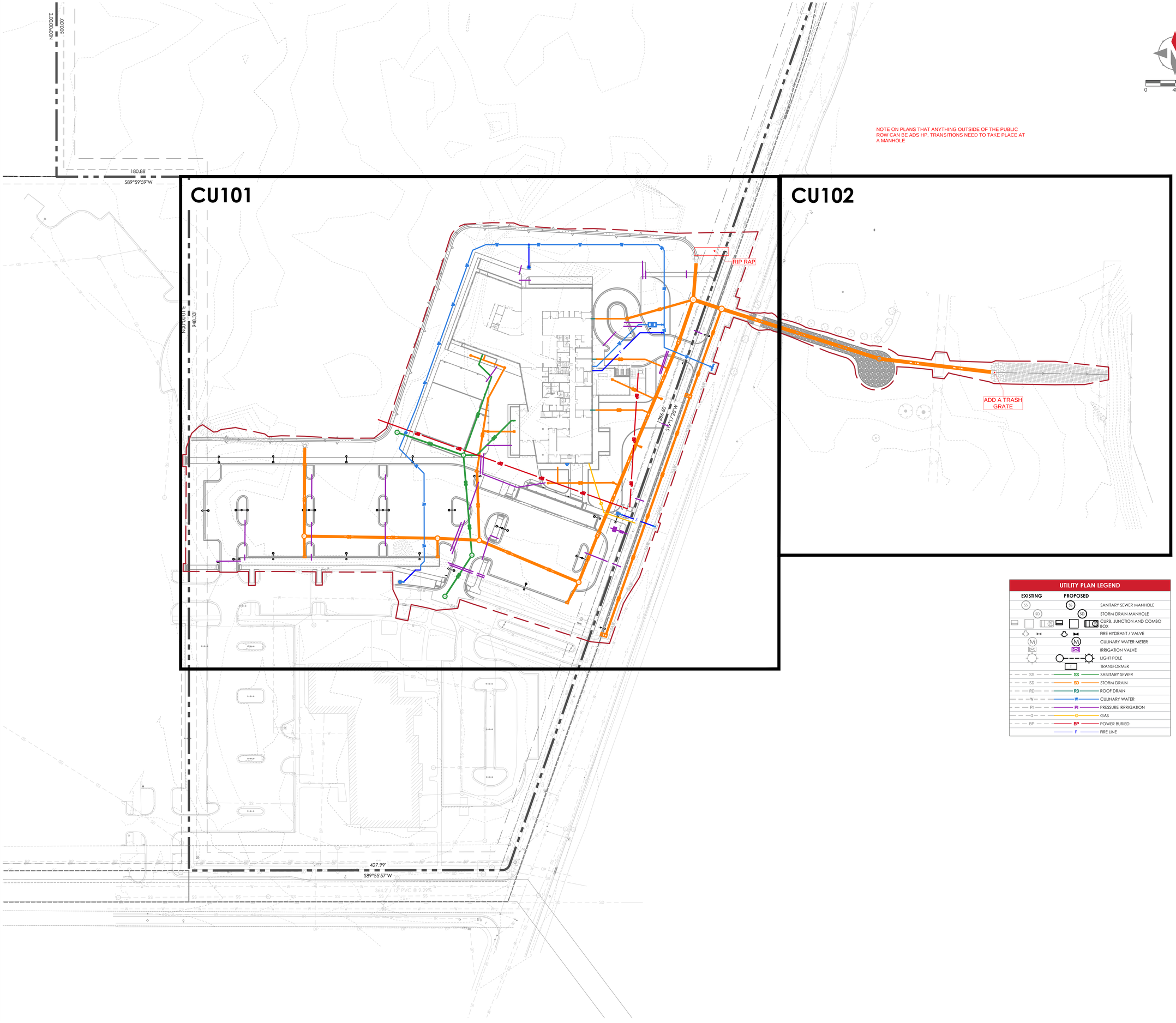
SARATOGA RD PLAN AND PROFILE

1

CG301



UTILITY PLAN LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SD	SD	STORM DRAIN MANHOLE
		CURB, JUNCTION AND COMBO BOX
		FIRE HYDRANT / VALVE
M	M	CULINARY WATER METER
		IRRIGATION VALVE
		LIGHT POLE
	T	TRANSFORMER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
RD	RD	ROOF DRAIN
W	W	CULINARY WATER
PI	PI	PRESSURE IRRRIGATION
G	G	GAS
BP	BP	POWER BURIED
	F	FIRE LINE

Architecture and Interiors

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Spectrum Engineers
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Salt Lake City, UT 84111 | 801.328.5151

SARATOGA SPRINGS CITY HALL

319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature _____

Date _____

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OVERALL UTILITY PLAN & KEY SHEET

1

CU100

UTILITY PLAN LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SD	SD	STORM DRAIN MANHOLE
		CURB, JUNCTION AND COMBO BOX
		FIRE HYDRANT / VALVE
M	M	CULINARY WATER METER
		IRRIGATION VALVE
		LIGHT POLE
T		TRANSFORMER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
RD	RD	ROOF DRAIN
W	W	CULINARY WATER
PI	PI	PRESSURE IRRIGATION
G	G	GAS
BP	BP	POWER BURIED
	F	FIRE LINE

UTILITY KEYED NOTES

1. 8" PVC DR-35 SEWER MAIN PER SARATOGA STD SS-1 SEE 1/CU501
2. 6" PVC DR-35 SEWER LATERAL PER SARATOGA STD SS-1 SEE 1/CU501
3. 5' SEWER MANHOLE PER SARATOGA STD SS-2 SEE 2/CU501
4. SEWER CLEANOUT PER DETAIL 3/CU501
5. BEND - SEE PLAN FOR ANGLE
6. AQUA SWIRL MODEL AS-13 INSTALL PER MANUFACTURER STANDARDS AND SPECIFICATIONS
7. STORM DRAIN RCP PER SARATOGA STD SD-1 SEE 4/CU501
8. GUTTER INLET BOX PER SARATOGA STD SD-2 SEE 5/CU501
9. STORM DRAIN CLEANOUT BOX PER SARATOGA STD SD-3 SEE 6/CU501
10. STORM DRAIN COMBO BOX PER SARATOGA STD SD-4 SEE 7/CU501
11. STORM DRAIN MANHOLE BOX PER SARATOGA STD SD-3 SEE 6/CU501 WITH GRATE LID D&L SUPPLY C-2670
12. PVC ROOF DRAIN - SEE MECHANICAL FOR CONTINUATION
13. STORM DRAIN TEE CONNECTION
14. CONNECT EX. STORM DRAIN PIPE TO NEW COMBO BOX PER SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS
15. 36" RCP FLARED END SECTION WITH RIPRAP - SEE CP101 FOR APRON DETAIL
16. C900 DR-18 PER SARATOGA STD DW-1 SEE 8/CU501
17. WATERLINE BEND W/ THRUST BLOCK PER SARATOGA STD DW-2 SEE 9/CU501. USE THRUST BLOCK SIZE OF 90° BEND TO 67.5°. SEE PLAN FOR SIZE & ANGLE
18. 4" METER VAULT PER SARATOGA STD DW-7 SEE 10/CU501
19. 4" PRESSURE IRRIGATION SERVICE AND METER PER SARATOGA SPRINGS STANDARDS PI-1, PI-5A AND PI-7 - SEE LANDSCAPE IRRIGATION PLANS FOR MORE INFORMATION
20. FIRE HYDRANT CONNECTION PER SARATOGA STD DW-4 SEE 11/CU501
21. SEE MECHANICAL PLANS FOR CONTINUATION
22. GAS SERVICE LATERAL - COORDINATE WITH DOMINION ENERGY FOR DESIGN AND SPECIFICATIONS
23. ELECTRICAL SERVICE AND TRANSFORMER - SEE ELECTRICAL PLANS
24. 15"X15" SQUARE INLET NYLOPLAST DRAIN SEE 13/CU501
25. PVC STORM DRAIN PIPE PER SARATOGA STD SD-1 SEE 4/CU501
26. WATERLINE LOOP PER SARATOGA SD DW-3 SEE 12/CU501
27. 4" DIA IRRIGATION SLEEVE REFER TO LI-101
28. STORM DRAIN CONNECTION WITH INSERTA-TEE
29. 24"X24" SQUARE INLET STEEL BAR GRATE NYLOPLAST DRAIN BASIN

0 20 40 FT

FFE = 4508.0 FT
EG = ±4501.7 FT

DRAINAGE SWALE
SUBDIVISION BOUNDARY
MATCHLINE SEE SHEET CU102
SARATOGA SPRINGS CITY HALL
319 S Saratoga Rd
Saratoga Springs, UT 84045
FIRE HYDRANT
REMOVE MANHOLE
FLIP COMBO BOX
ADD INLET BOX
MOVE COMBO BOX
Combo Box
Lid to be labled Fire
THREE WAY VALVE CONTROL
CLEANOUT
FDC CONNECTION
CONNECT TO EX. VALVE
Use existing MH, Plug existing and Core new connection
Connect Hydrant closer to stub
POTHOLE EXISTING UTILITIES AT CROSSING PRIOR TO CONSTRUCTION. UTILITIES WILL POSSIBLY NEED TO BE LOOPED TO ACCOMMODATE NEW STORM DRAIN CROSSING
PER CITY ENGINEER JEREMY LAPIN (12/13/2023) - DISTRIBUTION LINES WILL BE BURIED BY OTHERS PRIOR TO CITY HALL PROJECT. SEE ELECTRICAL SITE PLAN FOR MORE INFORMATION
NOTIFY AND COORDINATE ANY BURIED TELEPHONE LINE CONFLICTS WITH RELOCATIONS@LUMEN.COM
INITIATE COORDINATION ON RELOCATION(CRS) TRUE FOR ALL DRY UTILITY PROVIDERS
DOUBLE CHECK STANDARDS THAT THIS IS THE CORRECT APPROACH DETAIL (MIGHT BE RESIDENTIAL) BECAUSE THERE THE FLOWLINE CONTINUES.

SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.

Architecture and Interiors
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Electrical Engineer
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Salt Lake City, UT 84111 | 801.328.5151

Project No: 2023035

Engineer Seal

Signature

Date

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
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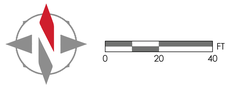
UTILITY PLAN

CU101



UTILITY PLAN LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SD	SD	STORM DRAIN MANHOLE
		CURB, JUNCTION AND COMBO BOX
		FIRE HYDRANT / VALVE
M	M	CULINARY WATER METER
IRRIGATION VALVE		
		LIGHT POLE
	T	TRANSFORMER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
RD	RD	ROOF DRAIN
W	W	CULINARY WATER
PI	PI	PRESSURE IRRIGATION
G	G	GAS
BP	BP	POWER BURIED
	F	FIRE LINE

UTILITY KEYED NOTES

1	8" PVC DR-35 SEWER MAIN PER SARATOGA STD SS-1 SEE 1/CU501
2	6" PVC DR-35 SEWER LATERAL PER SARATOGA STD SS-1 SEE 1/CU501
3	5' SEWER MANHOLE PER SARATOGA STD SS-2 SEE 2/CU501
4	SEWER CLEANOUT PER DETAIL 3/CU501
5	BEND - SEE PLAN FOR ANGLE
6	AQUA SWIRL MODEL AS-13 INSTALL PER MANUFACTURER STANDARDS AND SPECIFICATIONS
7	STORM DRAIN RCP PER SARATOGA STD SD-1 SEE 4/CU501
8	GUTTER INLET BOX PER SARATOGA STD SD-2 SEE 5/CU501
9	STORM DRAIN CLEANOUT BOX PER SARATOGA STD SD-3 SEE 6/CU501
10	STORM DRAIN COMBO BOX PER SARATOGA STD SD-4 SEE 7/CU501
11	STORM DRAIN MANHOLE BOX PER SARATOGA STD SD-3 SEE 6/CU501 WITH GRATE LID D&L SUPPLY C-2670
12	PVC ROOF DRAIN - SEE MECHANICAL FOR CONTINUATION
13	STORM DRAIN TEE CONNECTION
14	CONNECT EX. STORM DRAIN PIPE TO NEW COMBO BOX PER SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS
15	36" RCP FLARED END SECTION WITH RIPRAP - SEE CP101 FOR APRON DETAIL
16	C900 DR-18 PER SARATOGA STD DW-1 SEE 8/CU501
17	WATERLINE BEND W/ THRUST BLOCK PER SARATOGA STD DW-2 SEE 9/CU501, USE THRUST BLOCK SIZE OF 90° BEND TO 67.5°. SEE PLAN FOR SIZE & ANGLE
18	4" METER VAULT PER SARATOGA STD DW-7 SEE 10/CU501
19	4" PRESSURE IRRIGATION SERVICE AND METER PER SARATOGA SPRINGS STANDARDS PI-1, PI-5A AND PI-7 - SEE LANDSCAPE IRRIGATION PLANS FOR MORE INFORMATION
20	FIRE HYDRANT CONNECTION PER SARATOGA STD DW-4 SEE 11/CU501
21	SEE MECHANICAL PLANS FOR CONTINUATION
22	GAS SERVICE LATERAL - COORDINATE WITH DOMINION ENERGY FOR DESIGN AND SPECIFICATIONS
23	ELECTRICAL SERVICE AND TRANSFORMER - SEE ELECTRICAL PLANS
24	15"X15" SQUARE INLET NYLOPLAST DRAIN SEE 13/CU501
25	PVC STORM DRAIN PIPE PER SARATOGA STD SD-1 SEE 4/CU501
26	WATERLINE LOOP PER SARATOGA SD DW-3 SEE 12/CU501
27	4" DIA IRRIGATION SLEEVE REFER TO LI-101
28	STORM DRAIN CONNECTION WITH INSERTA-TEE
29	24"X24" SQUARE INLET STEEL BAR GRATE NYLOPLAST DRAIN BASIN

SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.

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Architecture and Interiors

MSRDesign
510 Marquette Avenue South, Suite 200
Minneapolis, MN 55402 | 612.375.0336

Civil Engineer

CRS Engineers
4246 S Riverboat Rd, Ste 200
Salt Lake City, UT 84123 | 801.359.5565

Landscape Architect

G Brown Design Inc
678 E Vine St Suite 10
Murray, UT 84107 | 801.575.6066

Structural Engineer

MJ Structural Engineers
5673 S Redwood Rd
Taylorsville, UT 84123 | 801.905.1097

Mechanical + Plumbing Engineer

VBFA Engineering
181 E 5600 S, #200
Murray, UT 84123 | 801.530.3148

Electrical Engineer

Spectrum Engineers
324 State St Suite 400
Salt Lake City, UT 84111 | 801.328.5151

Project No: 2022005

SARATOGA SPRINGS CITY HALL

319 S Saratoga Rd
Saratoga Springs, UT 84045

Engineer Seal

Signature _____

Date _____

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
1	02/02/2024	Addendum-1

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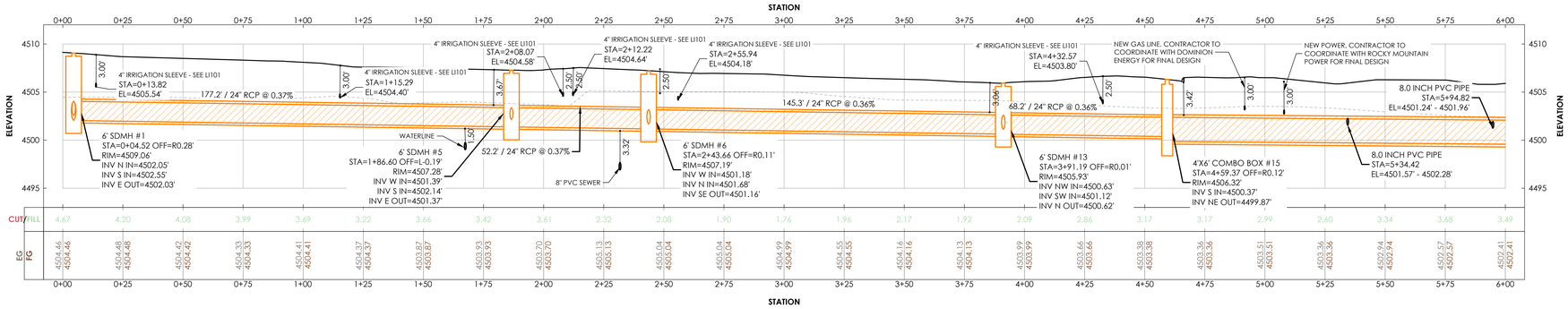
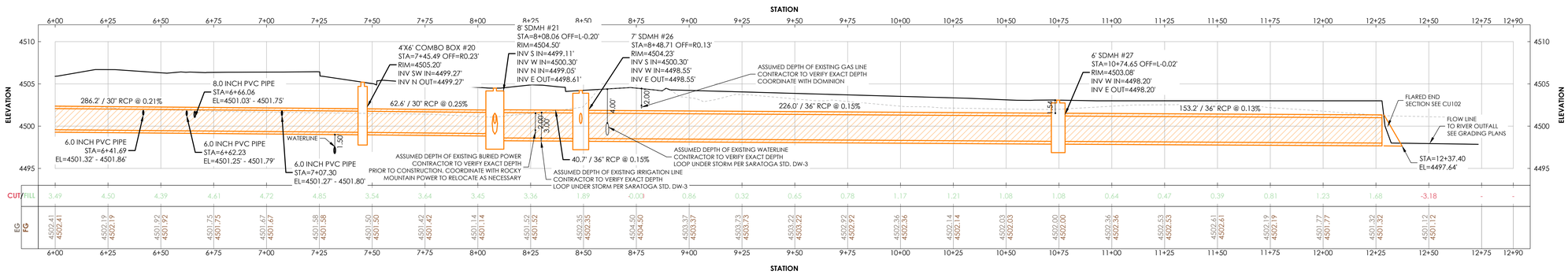
UTILITY PLAN

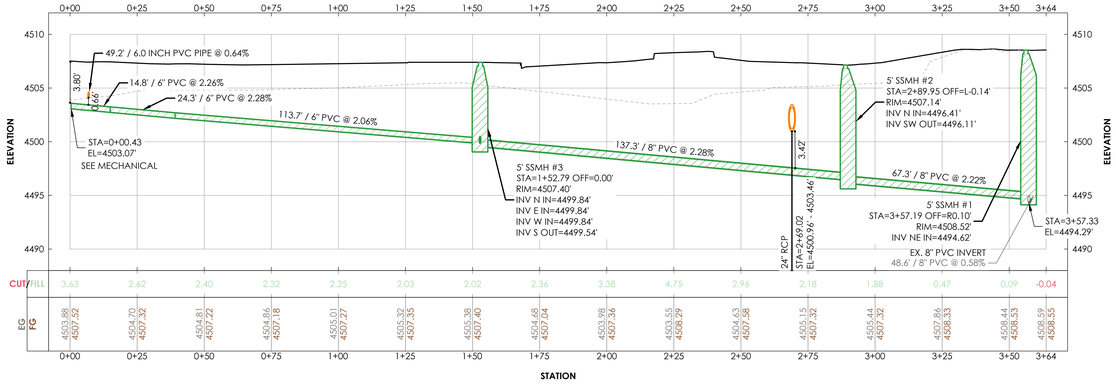
CU102



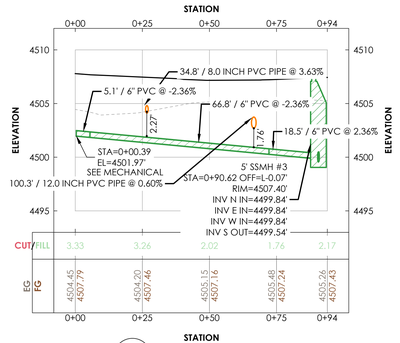
A **STORM DRAIN MAIN**
H: 1"=20' ; V: 0.75"-5'



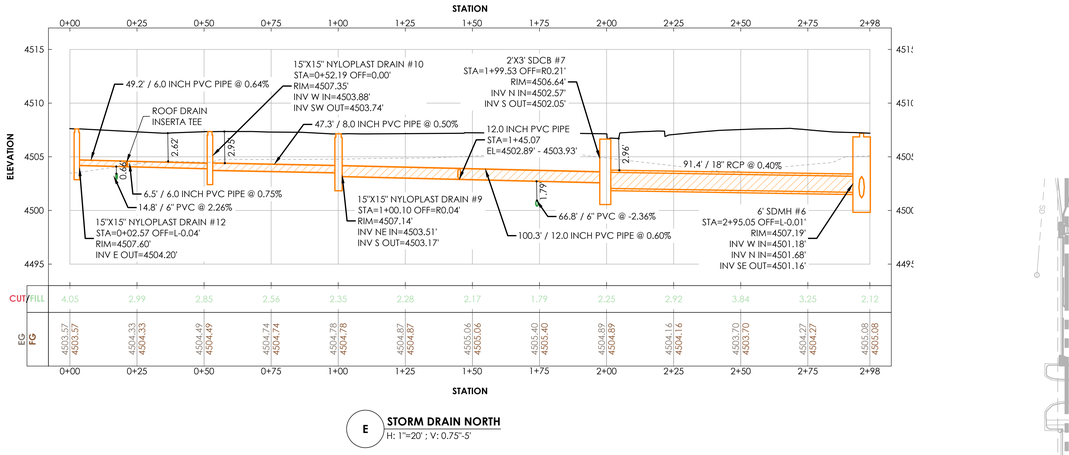
B **STORM DRAIN MAIN**
H: 1"=20' ; V: 0.75"-5'



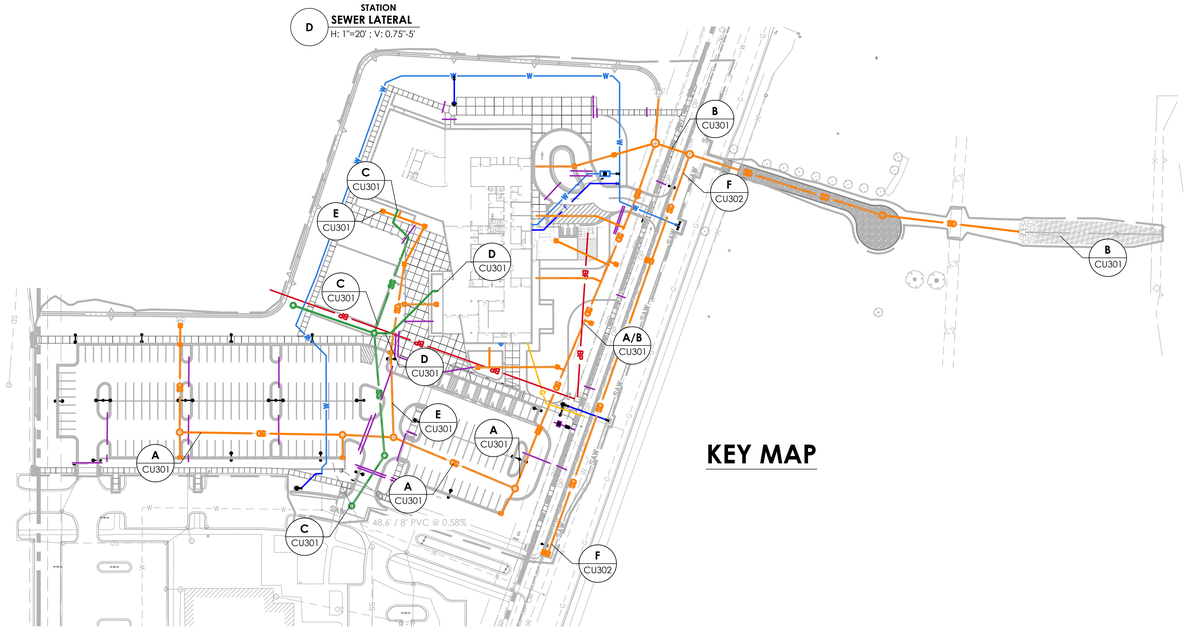
C **SEWER MAIN**
H: 1"=20' ; V: 0.75"-5'



D **SEWER LATERAL**
H: 1"=20' ; V: 0.75"-5'



E **STORM DRAIN NORTH**
H: 1"=20' ; V: 0.75"-5'



KEY MAP

Architecture and Interiors

MSRDesign
510 Marquette Avenue South, Suite 200
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Civil Engineer

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Electrical Engineer

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324 State St Suite 400
Salt Lake City, UT 84111 | 801.328.5151

SARATOGA SPRINGS CITY HALL

319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature

Date

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
1	02/02/2024	Addendum-1

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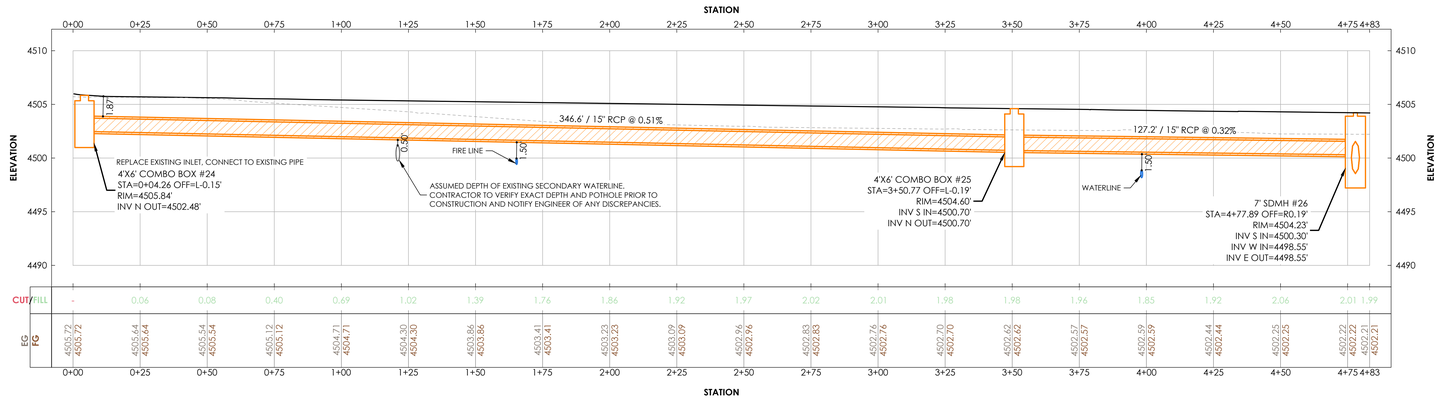
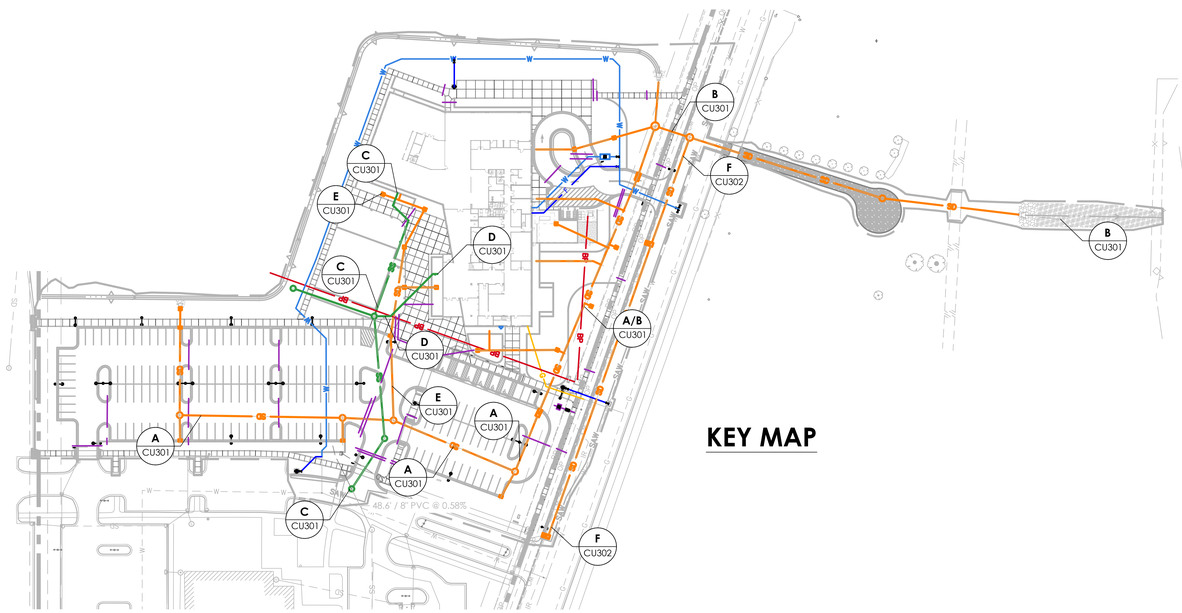
UTILITY PROFILE

CU301



F **SARATOGA RD. STORM DRAIN**
H: 1"=20' ; V: 0.75"-5'



KEY MAP

Architecture and Interiors

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324 State St Suite 400
Salt Lake City, UT 84111 | 801.328.5151

SARATOGA SPRINGS CITY HALL
319 S Saratoga Rd
Saratoga Springs, UT 84045

Project No: 2023035

Engineer Seal

Signature _____
Date _____

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
1	02/02/2024	Addendum-1

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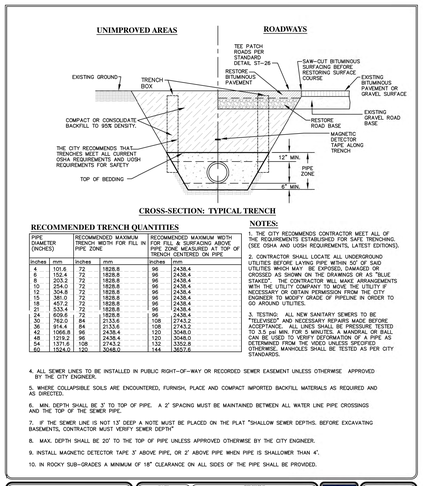
UTILITY PROFILE

1

CU302



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

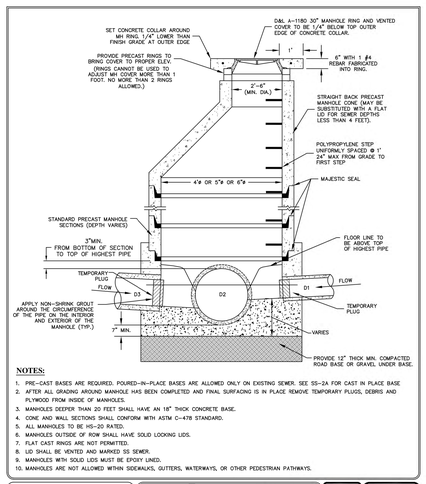
PIPE DIAMETER (INCHES)	RECOMMENDED MAXIMUM TRENCH WIDTH FOR FILL IN PIPE ZONE		RECOMMENDED MAXIMUM WIDTH FOR FILL & SURFACING ABOVE PIPE ZONE MEASURED AT TOP OF TRENCH (CENTERED ON PIPE	
inches	mm	inches	mm	mm
4	101.6	72	1828.8	96 2438.4
6	152.4	72	1828.8	96 2438.4
8	203.2	72	1828.8	96 2438.4
10	254.0	72	1828.8	96 2438.4
12	304.8	72	1828.8	96 2438.4
15	381.0	72	1828.8	96 2438.4
18	457.2	72	1828.8	96 2438.4
21	533.4	72	1828.8	96 2438.4
24	609.6	72	1828.8	96 2438.4
30	762.0	84	2133.6	108 2743.2
36	914.4	84	2133.6	108 2743.2
42	1066.8	84	2133.6	108 2743.2
48	1219.2	96	2438.4	120 3048.0
54	1371.6	108	2743.2	132 3352.8
60	1524.0	120	3048.0	144 3657.6

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
3. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVISED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED WITH 50" OF WATER FOR 15 MINUTES. A MANDREL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE. MANHOLES SHALL BE TESTED AS PER CITY STANDARDS.
4. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
6. MIN. DEPTH SHALL BE 3' TO TOP OF PIPE. A 2' SPACING MUST BE MAINTAINED BETWEEN ALL WATER LINE PIPE CROSSINGS AND THE TOP OF THE SEWER PIPE.
7. IF THE SEWER LINE IS NOT 13' DEEP A NOTE MUST BE PLACED ON THE PLAT "SHALLOW SEWER DEPTHS. BEFORE EXCAVATING BASEMENTS, CONTRACTOR MUST VERIFY SEWER DEPTH"
8. MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
9. INSTALL MAGNETIC DETECTOR TAPE 3" ABOVE PIPE, OR 2' ABOVE PIPE WHEN PIPE IS SHALLOWER THAN 4'.
10. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF THE PIPE SHALL BE PROVIDED.

SANITARY SEWER PIPE TRENCH	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: SANITARY SEWER
	DRAWING NAME: SD-1		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SS-1**

1 **SANITARY SEWER PIPE TRENCH**
NOT TO SCALE

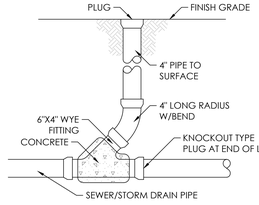


NOTES:

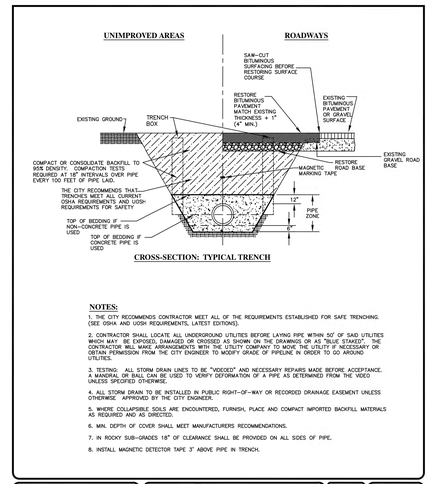
1. PRE-CAST BASES ARE REQUIRED. POURED-IN-PLACE BASES ARE ALLOWED ONLY ON EXISTING SEWER. SEE SS-2A FOR CAST IN PLACE BASE
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
3. MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
4. CONE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD.
5. ALL MANHOLES TO BE HS-20 RATED.
6. MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
7. FLAT CAST RINGS ARE NOT PERMITTED.
8. LID SHALL BE VENTED AND MARKED SS SEWER.
9. MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.
10. MANHOLES ARE NOT ALLOWED WITHIN SIDEWALKS, GUTTERS, WATERWAYS, OR OTHER PEDESTRIAN PATHWAYS.

PRE-CAST SANITARY SEWER MANHOLE	DATE: 2/21/2020	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: SANITARY SEWER
	DRAWING NAME: SS-2	1 2/21/2020 ADDED NOTE 10	
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SS-2**

2 **PRE-CAST SANITARY SEWER MANHOLE**
NOT TO SCALE



3 **TYPICAL SURFACE CLEANOUT**
NOT TO SCALE



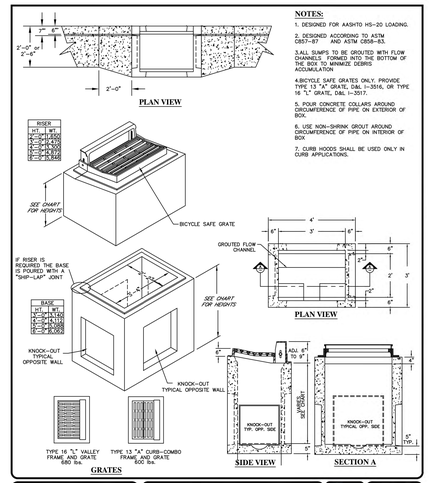
CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
3. TESTING: ALL STORM DRAIN LINES TO BE "VIDEOED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE.
4. ALL STORM DRAIN TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED DRAINAGE EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
6. MIN. DEPTH OF COVER SHALL MEET MANUFACTURERS RECOMMENDATIONS.
7. IN ROCKY SUB-GRADES 18" OF CLEARANCE SHALL BE PROVIDED ON ALL SIDES OF PIPE.
8. INSTALL MAGNETIC DETECTOR TAPE 3' ABOVE PIPE IN TRENCH.

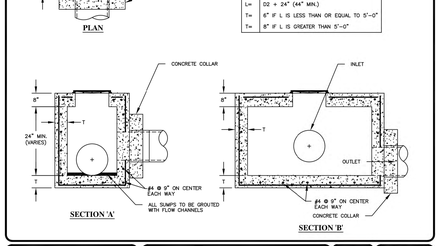
STORM DRAIN PIPE TRENCH	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: STORM DRAIN
	DRAWING NAME: SD-1		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SD-1**

4 **STORM DRAIN PIPE TRENCH**
NOT TO SCALE



GUTTER INLET BOX	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: STORM DRAIN
	DRAWING NAME: SD-2	1 8-21-2018 ADDED NOTE #7	
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SD-2**

5 **GUTTER INLET BOX**
NOT TO SCALE



NOTES:

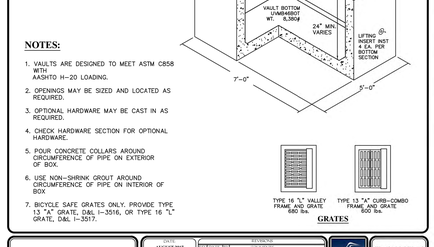
1. BOTTOM OF BOX SHALL BE GROUTED TO ENSURE FLOW LINE OF PIPE IS FLUSH WITH BOTTOM OF BOX.
2. AMCOR CB110 OR EQUAL BOXES WILL BE ACCEPTED.
3. PRE-CAST MANHOLES ARE ALSO ACCEPTABLE. SEE DETAIL SS-2
4. "FLAT" CASTING RINGS AND COVERS ARE NOT ACCEPTABLE
5. DESIGN FOR AASHTO HS-20 LOADING
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX.

DIMENSIONS

W=	D1 + 12" (24" MIN.)
L=	D2 + 24" (48" MIN.)
T=	6" IF L IS LESS THAN OR EQUAL TO 5'-0"
T=	8" IF L IS GREATER THAN 5'-0"

CLEANOUT BOX	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS 1 8-21-2018 ADD D1 MINIMUM TO NOTE 2 2 8-21-2018 CLEANOUT BOX THICKNESS	STANDARD DETAILS: STORM DRAIN
	DRAWING NAME: SD-3		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SD-3**

6 **STORM DRAIN MANHOLE**
NOT TO SCALE

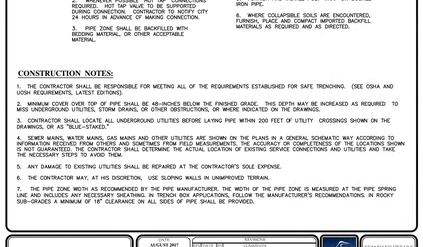


NOTES:

1. VAULTS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO H-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL HARDWARE MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL HARDWARE.
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX
7. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.

COMBINATION GUTTER INLET & CLEANOUT BOX	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: STORM DRAIN
	DRAWING NAME: SD-4		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**SD-4**

7 **STORM DRAIN COMBO BOX**
NOT TO SCALE



CROSS-SECTION: TYPICAL TRENCH

NOTES:

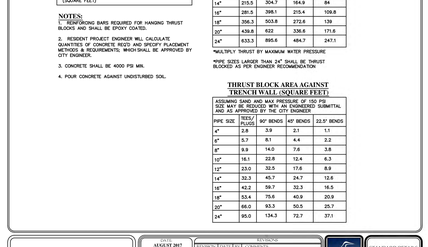
1. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
2. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP SHALL TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
3. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
4. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
5. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE.
6. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 48--INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.
7. THE PIPE ZONE WIDTH AS RECOMMENDED BY THE PIPE MANUFACTURER, THE WIDTH OF THE PIPE ZONE IS MEASURED AT THE PIPE SPRING LINE AND INCLUDES ANY NECESSARY SHEATHING. IN TRENCH BOX APPLICATIONS, FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF PIPE SHALL BE PROVIDED.

DRINKING WATER PIPE TRENCH	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS 1 8-21-2018 ADDED UNIMPROVED AREA DETAILS	STANDARD DETAILS: DRINKING WATER
	DRAWING NAME: DW-1		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**DW-1**

8 **DRINKING WATER PIPE TRENCH**
NOT TO SCALE



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1500
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	3000
SHALE	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET) = THRUST ON FITTING / LOAD OF SOIL

NOTES:

1. REINFORCING BARS REQUIRED FOR HANGING THRUST BLOCKS AND SHALL BE EPOXY COATED.
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE REQ'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS, WHICH SHALL BE APPROVED BY CITY ENGINEER.
3. CONCRETE SHALL BE 4000 PSI MIN.
4. FOUR CONCRETE AGAINST UNDISTURBED SOIL.

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE

PIPE SIZE	90° BENDS	45° BENDS	22.5° BENDS
4"	18.5	28.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	215.5	304.7	164.9	84
16"	281.5	398.1	215.4	109.8
18"	356.3	503.8	272.6	139
20"	439.8	622	336.8	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

**PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

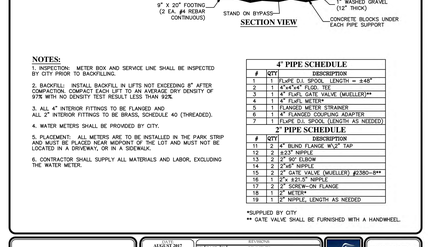
THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

ASSUMING SAND AND MAX PRESSURE OF 150 PSI. SIZE MAY BE REDUCED WITH AN ENGINEERED SUBMITTAL AND AS APPROVED BY THE CITY ENGINEER

PIPE SIZE	TEES/ PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	2.8	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.2
8"	9.9	14.0	7.6	3.8
10"	16.1	22.8	12.4	6.3
12"	23.0	32.5	17.6	8.9
14"	32.3	45.7	24.7	12.6
16"	42.2	59.7	32.3	16.5
18"	53.4	75.6	40.9	20.9
20"	66.0	93.3	50.5	25.7
24"	95.0	134.3	72.7	37.1

CONCRETE THRUST BLOCKS	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: DRINKING WATER
	DRAWING NAME: DW-2		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**DW-2**

9 **CONCRETE THRUST BLOCKS**
NOT TO SCALE



NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 95% WITH NO DENSITY TEST RESULT LESS THAN 92%.
3. ALL 4" INTERIOR FITTINGS TO BE FLANGED AND ALL 2" INTERIOR FITTINGS TO BE BRASS, SCHEDULE 40 (THREADED).
4. WATER METERS SHALL BE PROVIDED BY CITY.
5. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP AND MUST BE PLACED NEAR MIDPOINT OF THE LOT AND MUST NOT BE LOCATED IN A DRIVEWAY, OR IN A SIDEWALK.
6. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR, EXCLUDING THE METER.

4" PIPE SCHEDULE

#	QTY	DESCRIPTION
1	1	FLUFF (U) SPOOL, LENGTH = 2.48"
2	1	4"x4"x4" FLUID, TEE
3	1	4" FLUFF, GATE VALVE (MUELLER)**
4	1	4" FLUFF, METER*
5	1	FLANGED METER STRAINER
6	1	4" FLANGED COUPLING ADAPTER
7	1	FLUFF (U) SPOOL (LENGTH AS NEEDED)

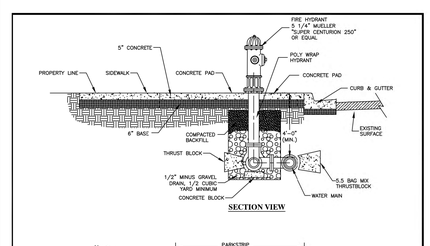
2" PIPE SCHEDULE

#	QTY	DESCRIPTION
11	2	4" BUND FLANGE W/2" TAP
12	2	2-27" NIPPLE
13	2	2" 90° ELBOW
14	2	2"x6" NIPPLE
15	2	2" GATE VALVE (MUELLER) #2380-6**
16	2	2"x 2.5" NIPPLE
17	2	2" METER-ON FLANGE
18	2	2" METER*
19	1	2" NIPPLE, LENGTH AS NEEDED

*SUPPLIED BY CITY
** GATE VALVE SHALL BE FURNISHED WITH A HANDWHEEL.

4 INCH METER AND VAULT WITH 2" BYPASS FOR 4" LATERAL	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: DRINKING WATER
	DRAWING NAME: DW-7		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**DW-7**

10 **4 IN METER VAULT**
NOT TO SCALE

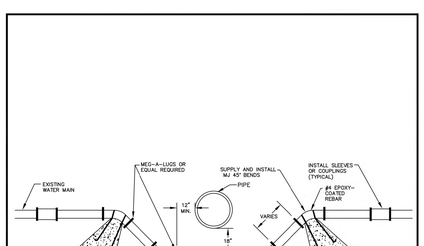


NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK--AWAY UNIT IMMEDIATELY ABOVE GROUND.

FIRE HYDRANT CONNECTION	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: DRINKING WATER
	DRAWING NAME: DW-4	1 8-21-2018 ADDED DETAILS FOR TRENCH BOX	
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**DW-4**

11 **FIRE HYDRANT CONNECTION**
NOT TO SCALE

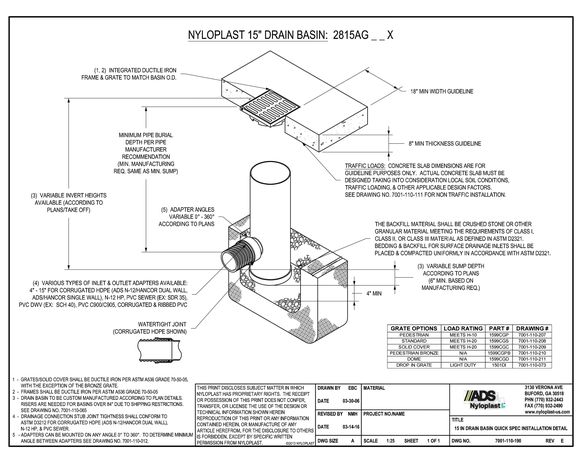


NOTES:

1. CITY TO BE GIVEN 72 HOUR NOTICE BEFORE LOOPING ANY WATERLINE WHEN SHUT OFF IS REQUIRED
2. A CASE OR SLEEVE IS REQUIRED WHEN CROSSING CULINARY WATER UNDER SANITARY AND STORM SEWER.
3. ENGINEER SHALL DETERMINE # AND LOCATION OF RESTRAINTS.

DRINKING WATERLINE LOOP	DATE: AUGUST 2017	REVISIONS: NO. DATE COMMENTS	STANDARD DETAILS: DRINKING WATER
	DRAWING NAME: DW-3		
	DRAWN BY: ETL		
	CHECKED: APPROVED:	SARATOGA SPRINGS CITY	**DW-3**

12 **DRINKING WATERLINE LOOP**
NOT TO SCALE


NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X
(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.
18" MIN WIDTH GUIDELINE
8" MIN THICKNESS GUIDELINE
MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)
TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESI

LAYOUT GENERAL NOTES

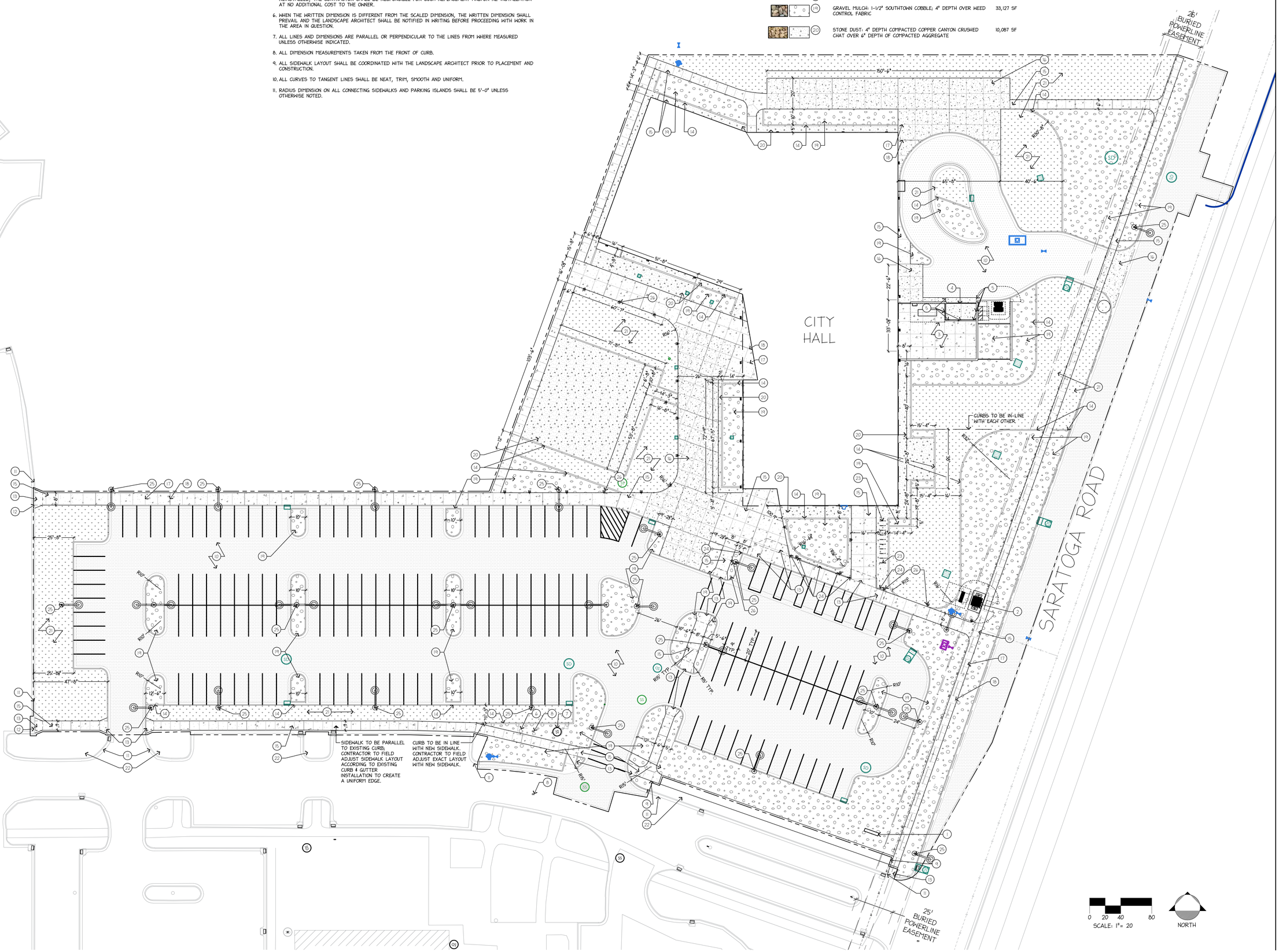
1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ALL LAYOUT HARDSCAPE ELEMENTS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.
5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
6. WHEN THE WRITTEN DIMENSION IS DIFFERENT FROM THE SCALED DIMENSION, THE WRITTEN DIMENSION SHALL PREVAIL AND THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED.
8. ALL DIMENSION MEASUREMENTS TAKEN FROM THE FRONT OF CURB.
9. ALL SIDEWALK LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND CONSTRUCTION.
10. ALL CURVES TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
11. RADIUS DIMENSION ON ALL CONNECTING SIDEWALKS AND PARKING ISLANDS SHALL BE 5'-0" UNLESS OTHERWISE NOTED.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
1	MONUMENT SIGN - DESIGN TBD
2	NEW ELECTRICAL TRANSFORMER; SEE ELECTRICAL
3	UTILITY YARD; SEE ARCHITECT
4	DUMPSTER ENCLOSURE WITH OBSCURING GATES AND CRASH BOLLARDS; SEE ARCHITECT
5	CRASH BOLLARDS
6	EXISTING FIRE HYDRANT; SEE CIVIL
7	EXISTING STORM SEWER MANHOLE; SEE CIVIL
8	EXISTING WATER VALVE; SEE CIVIL
9	EXISTING CONCRETE SIDEWALK TO REMAIN (CUT AT EACH END TO TIE INTO NEW SIDEWALKS)

SYMBOL	DESCRIPTION	QTY
10	ASPHALT PAVING WITH ADJACENT CURB AND GUTTER; SEE CIVIL	82,316 SF
11	EXISTING CURB AND GUTTER TO REMAIN	
12	EXISTING CURB TO BE CUT TO ACCOMMODATE NEW ADA CURB RAMP	
13	ADA CURB RAMP	
14	CONCRETE LANDSCAPE CURB: 8" WIDE BY 6" DEPTH WITH #4 REBAR CONTINUOUS ON 4" COMPACTED UTBC (95% MIN.)	
15	CONCRETE SIDEWALK: 6" DEPTH OVER 6" COMPACTED UTBC (95% MIN.); BROOM FINISH WITH NATURAL GRAY COLOR	19,575 SF
16	CONCRETE PAVING FOR VEHICLES; SEE CIVIL	10,495 SF
17	CONTROL JOINT	
18	EXPANSION JOINT	
19	GRAVEL MULCH: 1-1/2" SOUTHTOWN COBBLE; 4" DEPTH OVER WEED CONTROL FABRIC	33,127 SF
20	STONE DUST: 4" DEPTH COMPACTED COPPER CANYON CRUSHED CHAT OVER 6" DEPTH OF COMPACTED AGGREGATE	10,087 SF

SYMBOL	DESCRIPTION	QTY
21	SOD AREA; SEE PLANTING PLANS, NOTE 11: 3" BARK MULCH RING UNDER TREES, ETC.	30,942 SF
22	EXISTING LANDSCAPE TO REMAIN	
SYMBOL	DESCRIPTION	QTY
23	BIKE RACK: MAGLIN MBR400-5-DB MBR400-5-DB SERIES DIRECT BURIAL BIKE RACK. 37.75IN. HEIGHT AND 37.63IN. LENGTH, H.5. STEEL TUBE CONSTRUCTION. COLOR: TITANIUM GLOSS	10
24	ADA PARKING SIGN	7
25	LAMP POST; SEE ELECTRICAL	
26	LIGHT BOLLARD; SEE ELECTRICAL	



0 20 40 80
SCALE: 1" = 20'

NORTH

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Saratoga Springs, UT 84045

Project No: 2023055

Architect Seal

Signature _____
Date _____

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	02/19/2024	Addendum 1

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LANDSCAPE LAYOUT & MATERIALS PLAN

LM101

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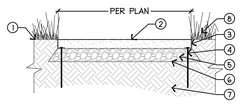
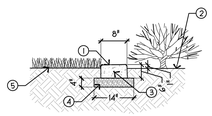


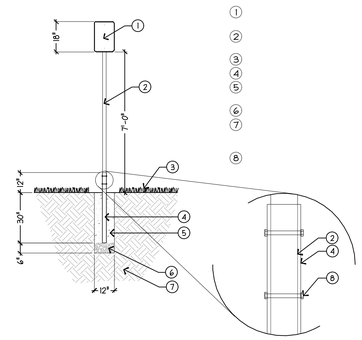
1 STONE DUST SURFACING
NTS



2 MOW CURB - 8"
NTS

1. CONCRETE MOW CURB
2. PLANTER BED
3. #4 REBAR CONTINUOUS
4. COMPACTED UTBC (95%)
5. TURF

NOTES:
1. TURF SHALL BE A MINIMUM OF 1" BELOW TOP OF CURB.



3 SIGN POST
NTS

4 ADA SIGN
NTS

1
2
3
4
5

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Project No: 2023035

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Saratoga Springs, UT 84045

Architect Seal

Signature _____

Date _____

Bid Package 1

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	01/10/2024	Bid Package 1
	02/19/2024	Addendum 1

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LANDSCAPE
LAYOUT & MATERIALS
DETAILS

LM501

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PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
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3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. GROUND COVER AREAS SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL AID/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER SPECIFICATION.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
13. 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO 2'
14. INSTALL A HIGH QUALITY WEED BARRIER FABRIC UNDER ALL MULCH AREAS.
15. AT LEAST 50% OF THE LANDSCAPED AREA SHALL BE COVERED WITH LIVE VEGETATION AT MATURITY, INCLUDING SHRUBS, GRASSES, FLOWERS, TREE AND SHRUB CANOPIES AND OTHER LIVE VEGETATION. THE PERCENTAGE MAY BE REDUCED TO 40% IN AREAS WHERE BARK MULCH, WOOD OR PLANT FIBER MULCH, OR RUBBER MULCH IS USED INSTEAD OF ROCK MULCH.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	QTY
DECIDUOUS TREES				
	ACE GRA	ACER GRANDIDENTATUM 'HIPAZAM' HIGHLAND PARK BIGTOOTH MAPLE	2" CAL	16
	MAL ROY	MALUS 'JFS KW5 ROYAL RAINDROPS' ROYAL RAINDROPS FLOWERING CRABAPPLE	2" CAL	4
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2" CAL	24
EVERGREEN TREES				
	PIN IND	PINUS LEUCODERMIS 'INDIGO EYES' INDIGO EYES BOSNIAN PINE	8' TALL	15
	PIN NIG	PINUS NIGRA AUSTRIAN PINE	8' TALL	5

SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
SHRUBS				
	BUD PUG	BUDDLEJA X 'SMNBDL' PUGSTER AMETHYST BUTTERFLY BUSH	5 GAL	119
	CHA MIL	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	30
	PRU PAW	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL	68
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	80
	SYM PIN	SYMPHORICARPOS DOORENBOSII 'KOLMPICA' PINKY PROMISE CORALBERRY	5 GAL	144
	SYR BLO	SYRINGA X 'SMSJBP7' BLOOMERANG DARK PURPLE LILAC	5 GAL	34
EVERGREEN SHRUBS				
	JUN BAR	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	5 GAL	67
	JUN CAL	JUNIPERUS SABINA 'CALGARY CARPET' CALGARY CARPET JUNIPER	5 GAL	66

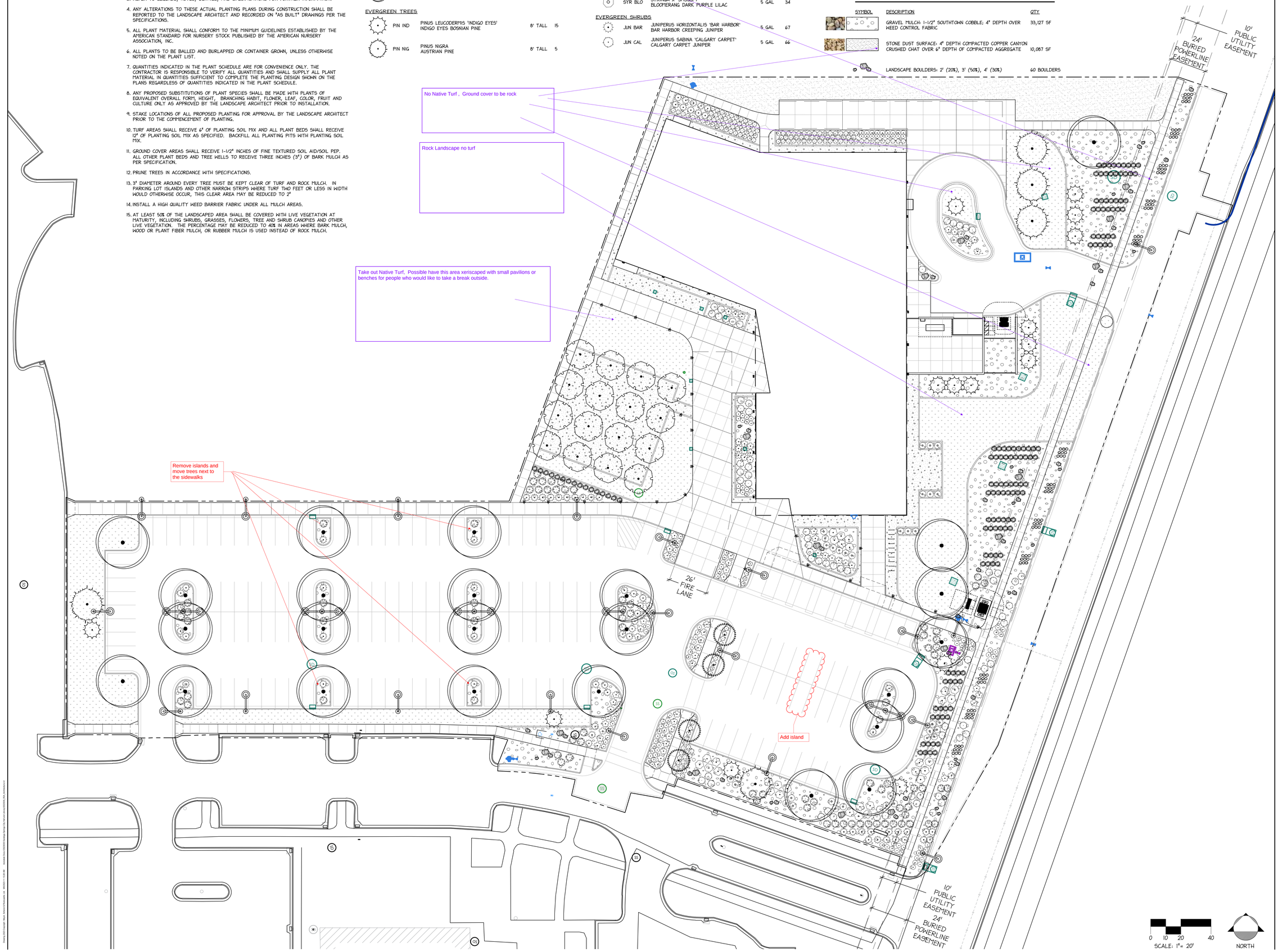
SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
GRASSES				
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL	108
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL	138
GROUND COVERS				
	BIO NAT	BIONATIVE NATIVE LAWN SOD	SOD	24,561 SF
	POA BBL	POA PRATENSIS 'BIOBLUE' BIOBLUE KENTUCKY BLUEGRASS	SOD	6,106 SF

MULCH SCHEDULE

SYMBOL	DESCRIPTION	QTY
	GRAVEL MULCH: 1-1/2" SOUTHTOWN COBBLE; 4" DEPTH OVER WEED CONTROL FABRIC	33,127 SF
	STONE DUST SURFACE: 4" DEPTH COMPACTED COPPER CANYON CRUSHED CHAT OVER 6" DEPTH OF COMPACTED AGGREGATE	10,087 SF
	LANDSCAPE BOULDERS: 2' (20%), 3' (50%), 4' (30%)	60 BOULDERS

LANDSCAPE CALCULATIONS TABLE

ITEM	REQUIRED	PROPOSED
TOTAL LOT AREA	N.A.	209,901 SF
LANDSCAPING (% OF LOT)	11% (23,090SF)	35% (73,881 SF)
AREA OF TURF GRASS (% OF LANDSCAPING)	70%	8% (6,106 SF)
AREA OF BIO-NATIVE GRASS (% OF LANDSC.)	N.A.	33% (24,561 SF)
AREA OF ROCK & MULCH WITHOUT PLANTS	50%	43% (32,512 SF)
LANDSCAPE AREA COVERED IN LIVE VEGETATION	50%	57% (44,194 SF)
PARK STRIP LANDSCAPING COVERED IN PLANTS	30%	30% (1,372SF/4,643 SF)
DROUGHT TOLERANT PLANT SPECIES	50%	100%
DECIDUOUS TREES (7+1 PER 3,000SF OF REQ'D)	10 TREES	44 TREES
EVERGREEN TREES (5+1 PER 3,000SF OF REQ'D)	8 TREES	20 TREES
SHRUBS (25+1 PER 3,000 SF)	44 SHRUBS	608 SHRUBS



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Project No: 2023055

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Date _____

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Mark	Date	Description
	01/10/2024	Bid Package 1
	02/19/2024	Addendum 1

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LANDSCAPE PLANTING PLAN

LP101

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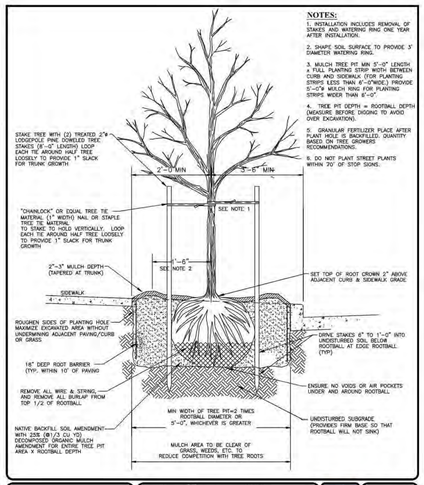


TREE STAKING AND PLANTING

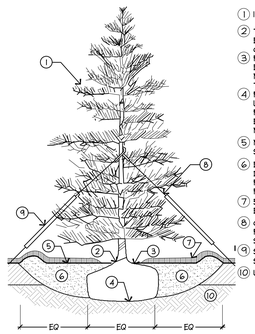
ARMARK DWT	NO.	DESCRIPTION
DRAWING START	1	01/10/2024 BID PACKAGE 1
10/1/...	2	02/19/2024 ADDENDUM 1
DRAWING END		
12/5/...		
DESIGNED / DRAWN		

SARATOGA SPRINGS CITY

STANDARD DETAILS

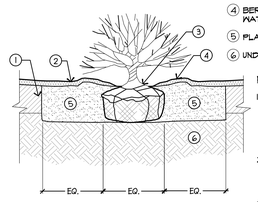
LANDSCAPING

LS-13



1. INSTALL TREE PLUMB
2. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
3. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
4. PLACE ROOTBALL ON UNDISTURBED SUBSOIL. CUT AND REMOVE WIRE BASKET AND BURLAP/OTHER WRAPPING MATERIALS.
5. MULCH TYPE & DEPTH AS SPECIFIED
6. EXCAVATE HOLE TO DIAMETER 8X WIDER THAN ROOTBALL. BACKFILL PLANTING SOIL MIX.
7. 5' DIA. DEPRESSED WATERING BASIN
8. GUYING & STAKING SYSTEM - REFER TO TECHNICAL SPECIFICATIONS
9. SAFETY FLAGGING (PVC SLEEVE)
10. UNDISTURBED SUBGRADE

2 EVERGREEN TREE WITH GUYING SYSTEM
NTS

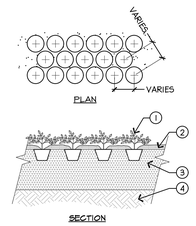


1. PLANTING SOIL MIX (SEE SPECS)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

NOTES:

1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTENANCE PERIOD.

3 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTES)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:

1. SEE PLANTING LEGEND FOR SPACING.

4 GROUNDCOVER / PERENNIAL
NTS

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Saratoga Springs City Hall

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Project No: 2023035

Architect Seal

Signature _____

Date _____

Bid Package 1

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	01/10/2024	Bid Package 1
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LANDSCAPE
PLANTING
DETAILS

LP501

IRRIGATION GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS TO PROVIDE HEAD TO HEAD AND EMITTER TO EMITTER SPACING AS SHOWN ON THE PLANS, DETAILS AND SPECIFICATIONS. THE LAYOUT MAY ONLY BE MODIFIED AS APPROVED BY THE LANDSCAPE ARCHITECT TO OBTAIN COVERAGE TO SUIT THE MANUFACTURERS STANDARD HEADS INDICATED. ANY SUCH APPROVAL BY THE LANDSCAPE ARCHITECT SHALL OCCUR PRIOR TO ACTUAL PLACEMENT OF THE HEADS IN THE FIELD AND SHALL BE RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.

6. ALL INSTALLATIONS OR MODIFICATION TO THE IRRIGATION SYSTEM WILL NOT EXCEED THE DESIGN SUPPLY CAPACITY.

7. MAXIMUM WATER VELOCITY THROUGH IRRIGATION PIPE HAS BEEN DESIGNED NOT TO EXCEED 5.0 FEET PER SECOND AND SHALL IN NO CASE BE GREATER THAN 7.5 FEET PER SECOND.

11. THE IRRIGATION SYSTEM SHOWN ON THE DRAWINGS REPRESENTS AN AUTOMATIC CONTROLLER IRRIGATION SYSTEM SUPPLIED FROM THE MUNICIPAL WATER SYSTEM. THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF **75 PSI** AT THE IRRIGATION POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE TO THE OWNER AND/OR THEIR REPRESENTATIVE.

12. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS. AG2401 SURGE SUPPRESSER ON HIGH VOLTAGE; 3 GROUND ROD GRID, 8 FOOT TRIANGLE FOR LOW VOLTAGE.

13. THE IRRIGATION DESIGN IS DIAGRAMMATIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND TO LOCATE ALL IRRIGATION EQUIPMENT OTHER THAN SPRAY HEADS, ROTORS, EMITTERS AND IN-LINE EMITTERS IN THE CLOSEST LANDSCAPE AREA TO WHERE THE SYMBOL FOR THAT EQUIPMENT HAS BEEN SHOWN ON THE PLANS IN THE SAME SEQUENCE AS SHOWN ON THE PLANS.

14. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS.

15. ALL LINES SHALL SLOPE TO MANUAL DRAIN (SEE DETAILS). IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. REFER TO DETAILS AND SPECIFICATIONS FOR DRAIN INSTALLATION, SUMP REQUIREMENTS AND DEPTH OF BOTH DRAIN AND SUMP.

16. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL THROTTLE CONTROLS ON ALL SPRINKLER HEADS AND ADJUST VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, HALLS, ETC.

17. INTERRUPTION OF IRRIGATION WATERING IS LIKELY TO OCCUR DUE TO OTHER CONSTRUCTION ACTIVITIES AND WORK ON THE IRRIGATION SYSTEM. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROPERLY PROTECTED AND CARED FOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL HAND WATER PLANTS AS REQUIRED. ANY DAMAGE TO PLANT MATERIAL THAT OCCURS DUE TO THIS CONSTRUCTION OR LACK OF WATER DURING CONSTRUCTION SHALL BE REPAIRED TO THE PRE-CONSTRUCTION CONDITION AT THE EXPENSE OF THE CONTRACTOR.

18. SEE SPECIFICATION SECTION 328400-IRRIGATION FOR ADDITIONAL INFORMATION.

IRRIGATION SCHEDULE

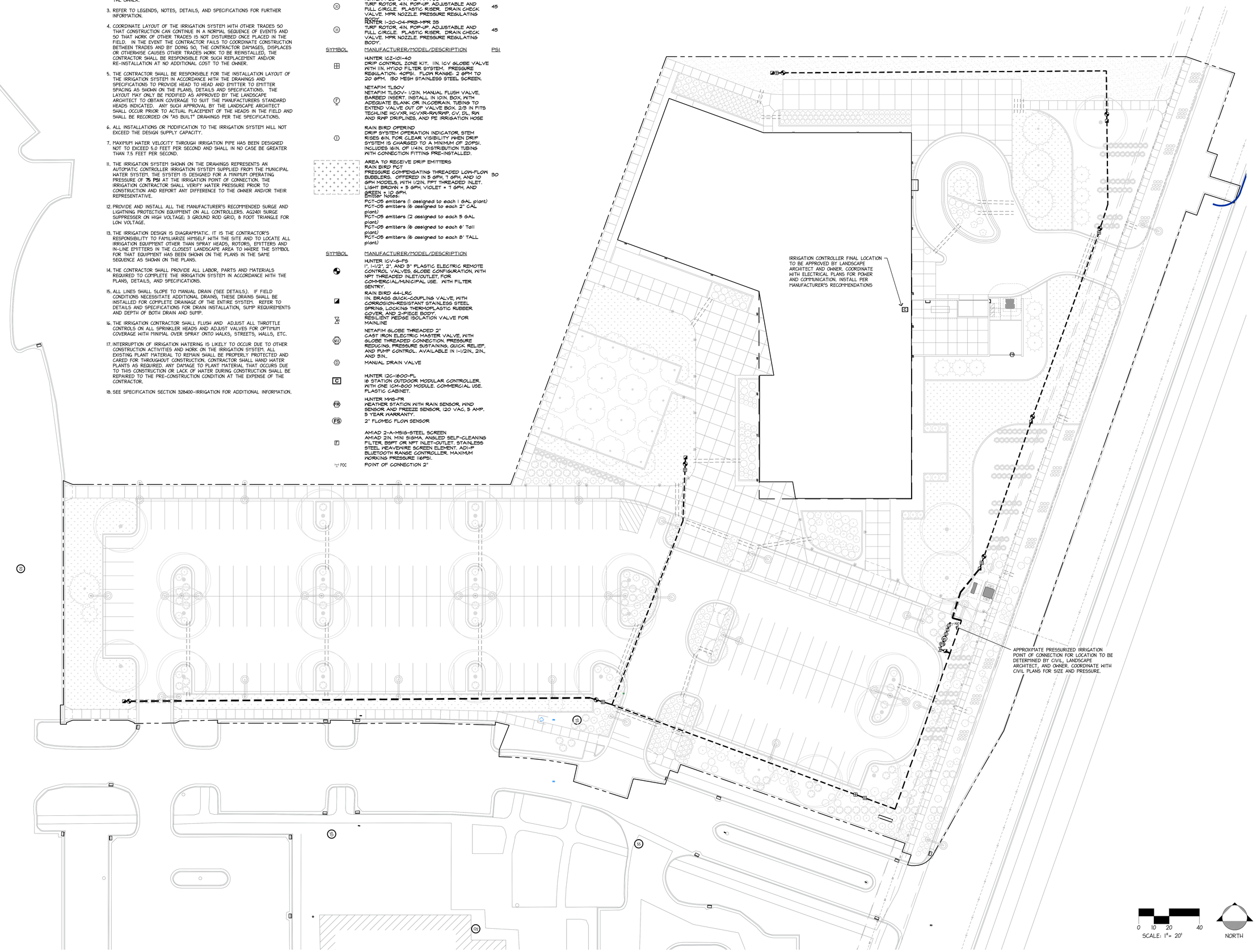
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Q T H	RAIN BIRD RD-06-S-PSO 8 SERIES MPR TURF SPRAY, 6IN. POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2IN. NPT FEMALE THREADED INLET.	30
Q T H	RAIN BIRD RD-06-S-PSO 15 SERIES MPR TURF SPRAY, 6IN. POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2IN. NPT FEMALE THREADED INLET.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
25	HUNTER I-20-04-PRB-MPR 25 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. MPR NOZZLE. PRESSURE REGULATING BODY.	45
30	HUNTER I-20-04-PRB-MPR 30 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. MPR NOZZLE. PRESSURE REGULATING BODY.	45
35	HUNTER I-20-04-PRB-MPR 35 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. MPR NOZZLE. PRESSURE REGULATING BODY.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	
F	NETAFIM TLSOV NETAFIM TLSOV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN.CO.BRAIN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RW/RNP, CV, DL, RW AND RNP DRIPLINES, AND PE IRRIGATION HOSE	
I	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH. Emitter Notes: PCT-05 emitters (1 assigned to each 1 GAL plant) PCT-05 emitters (6 assigned to each 2" CAL plant) PCT-05 emitters (2 assigned to each 5 GAL plant) PCT-05 emitters (6 assigned to each 6' Tall plant) PCT-05 emitters (6 assigned to each 8' TALL plant)	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-6-FS 1" 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	RESILIENT WEDGE ISOLATION VALVE FOR MAINLINE
MV	NETAFIM GLOBE THREADED 2" CAST IRON ELECTRIC MASTER VALVE, WITH GLOBE THREADED CONNECTION, PRESSURE REDUCING, PRESSURE SUSTAINING, QUICK RELIEF, AND PUMP CONTROL. AVAILABLE IN 1-1/2IN, 2IN, AND 3IN..
	MANUAL DRAIN VALVE
C	HUNTER I2C-1600-FL 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-600 MODULE. COMMERCIAL USE. PLASTIC CABINET.
FR	HUNTER WMS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR, 120 VAC, 5 AMP. 5 YEAR WARRANTY.
FS	2" FLOMEC FLOW SENSOR
F	AMIAD 2-A-MSIG-STEEL SCREEN AMIAD 2IN. MINI SIGMA, ANGLED SELF-CLEANING FILTER, BSPT OR NPT INLET-OUTLET, STAINLESS STEEL WEAVEWIRE SCREEN ELEMENT. ADI-P BLUETOOTH RANGE CONTROLLER. MAXIMUM WORKING PRESSURE 116PSI.
POC 1"	POINT OF CONNECTION 2"

Valve Callout
- Valve Number
- Valve Flow
- Valve Size



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Project No: 2023055

Architect Seal

Signature _____

Date _____

Bid Package 1

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	01/10/2024	Bid Package 1
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LANDSCAPE IRRIGATION PLAN

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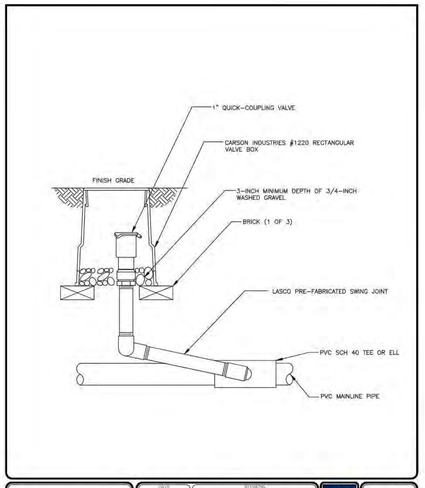
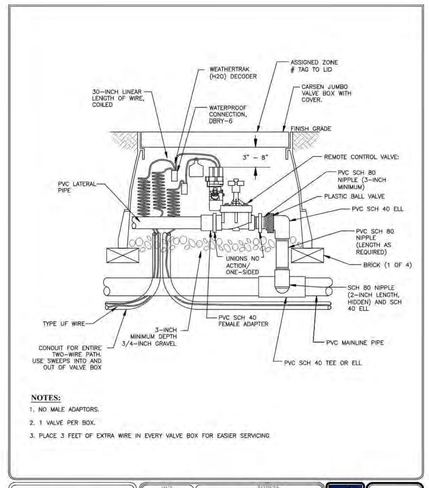


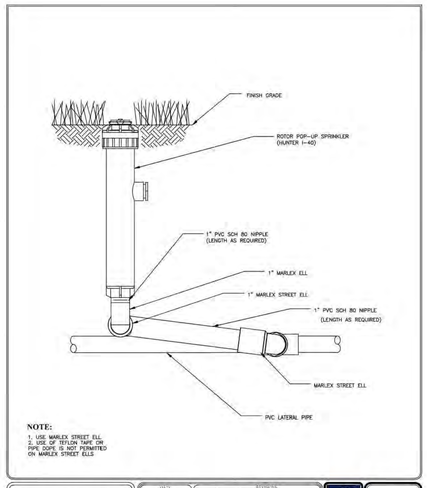
SPRINKLER SYSTEM QUICK COUPLER VALVE



NOTES:

1. NO MALE ADAPTORS.
2. 1 VALVE PER BOX.
3. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING

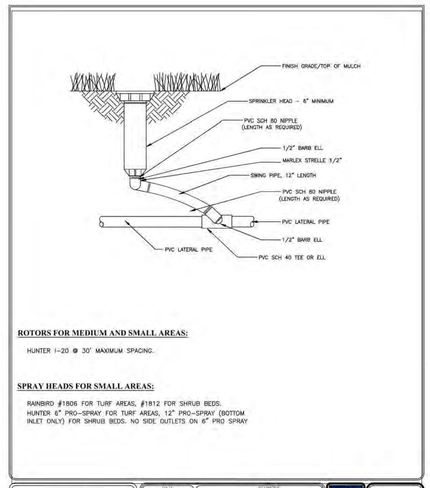
SPRINKLER SYSTEM REMOTE CONTROL VALVE



NOTE:

1. USE MARLEX STREET ELL
2. USE OF TEFLON TAPE OR PIPE DOPE IS NOT PERMITTED ON MARLEX STREET ELLS

SPRINKLER SYSTEM LARGE AREA ROTARY HEAD



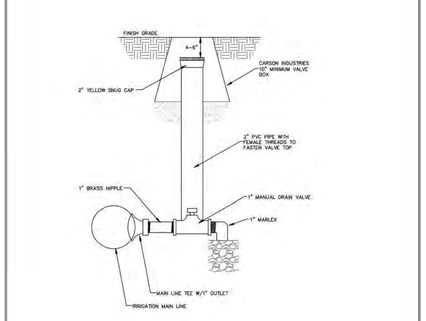
ROTORS FOR MEDIUM AND SMALL AREAS:

HUNTER I–20 @ 30' MAXIMUM SPACING.

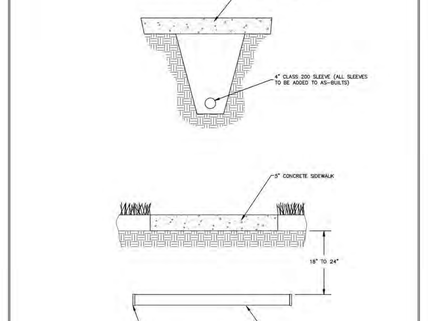
SPRAY HEADS FOR SMALL AREAS:

RAINBIRD #1806 FOR TURF AREAS, #1812 FOR SHRUB BEDS.
HUNTER 6" PRO-SPRAY FOR TURF AREAS, 12" PRO-SPRAY (BOTTOM INLET ONLY) FOR SHRUB BEDS. NO SIDE OUTLETS ON 6" PRO SPRAY

MEDIUM AND SMALL AREA SPRINKLER HEAD



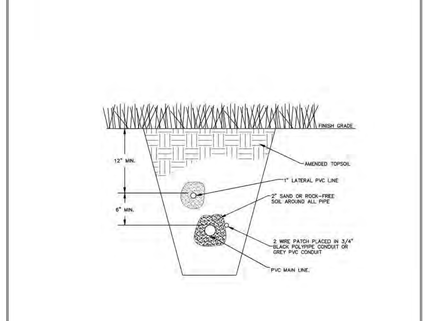
SPRINKLER SYSTEM MANUAL DRAIN



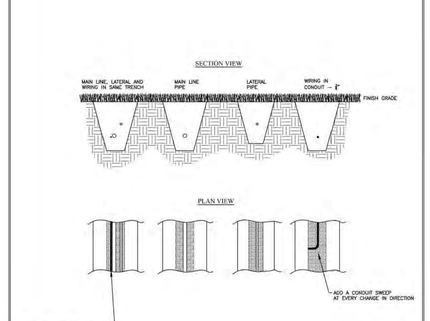
NOTES:

1. ONE WATER LINE PER SLEEVE..
2. ELECTRICITY AND WATER NOT TO SHARE SLEEVES.

SPRINKLER SYSTEM SLEEVING



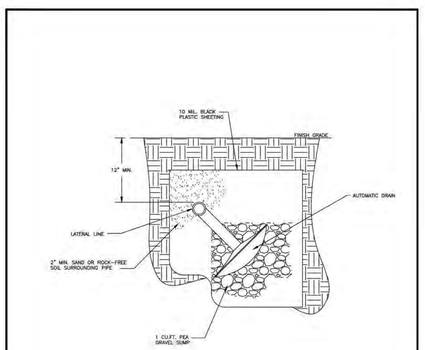
SPRINKLER SYSTEM PIPE/TRENCH



NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS DETAILS SEE SPECS.
3. ELECTRIC AND WATER NOT TO SHARE SLEEVES.

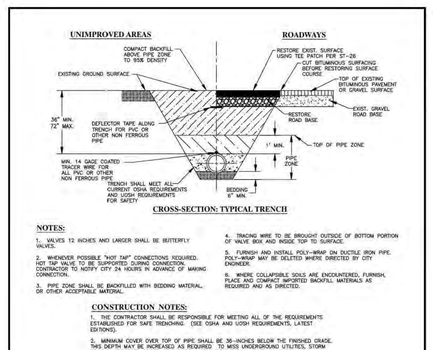
SPRINKLER SYSTEM PIPE AND WIRE TRENCH



NOTE:

1. USE ONLY AT LOW POINTS OF LATERAL LINES. DO NOT USE IN VALVE BOXES.
2. DO NOT USE IDH MAIN LINE.

SPRINKLER SYSTEM AUTOMATIC DRAIN



CROSS-SECTION: TYPICAL TRENCH

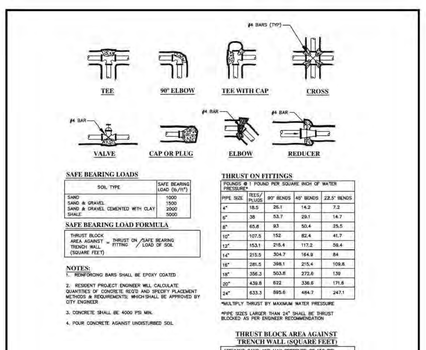
NOTES:

1. VALVES 12 INCHES AND LARGER SHALL BE RESILIENT WEDGE GATE VALVES.
2. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
3. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
4. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
5. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE. POLY-WRAP MAY BE DELETED WHERE DIRECTED BY CITY ENGINEER.
6. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 36-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATIONS OF ALL SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.
7. THE PIPE ZONE WIDTH AS RECOMMENDED BY THE PIPE MANUFACTURER. THE WIDTH OF THE PIPE ZONE IS MEASURED AT THE PIPE SPRING LINE AND INCLUDES ANY NECESSARY SHEATHING. IN TRENCH BOX APPLICATIONS, FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF PIPE SHALL BE PROVIDED.

PRESSURIZED IRRIGATION PIPE TRENCH



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb./ft²)
SAND	1500
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	3000
SHALE	3000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET) = THRUST ON FITTING / SAFE BEARING LOAD OF SOIL

NOTES:

1. REINFORCING BARS SHALL BE EPOXY COATED
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE REQ'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS. WHICH SHALL BE APPROVED BY CITY ENGINEER
3. CONCRETE SHALL BE 4000 PSI MIN.
4. POUR CONCRETE AGAINST UNDISTURBED SOIL

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE

PIPE SIZE	PLUG / BLIND	90° BENDS	45° BENDS	22.5° BENDS
4"	18.0	26.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	213.5	304.7	164.9	84
16"	281.5	398.1	215.4	109.6
18"	356.2	503.8	272.8	139
20"	439.8	622	336.6	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

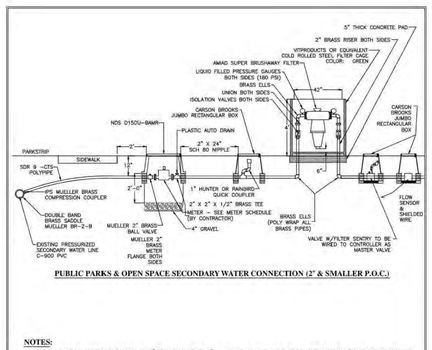
WIRE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

ASSUMING SAND AND MAX PRESSURE OF 150 PSI AND MAY BE REDUCED WITH AN ENGINEERED SUBMITTAL AND AS APPROVED BY THE CITY ENGINEER

PIPE SIZE	PLUG / BLIND	90° BENDS	45° BENDS	22.5° BENDS
4"	2.6	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.2
8"	9.9	14.0	7.6	3.8
10"	16.1	22.8	12.4	6.3
12"	23.0	32.5	17.6	8.9
14"	32.3	45.7	24.7	12.6
16"	42.2	59.7	32.3	16.5
18"	53.4	75.6	40.8	20.9
20"	66.0	93.3	50.5	25.7
24"	95.0	134.3	72.7	37.1

CONCRETE THRUST BLOCKS



PUBLIC PARKS & OPEN SPACE SECONDARY WATER CONNECTION (2" & SMALLER P.O.C.)

NOTES:

1. MINIMUM SURFACE RESTORATION SHALL BE 3" BITUMINOUS OVER 8" ROADBASE COMPACTED TO 95%. AT MAJOR STREETS, CITY ENGINEER WILL PROVIDE PAVEMENT DESIGN.
2. SERVICES MAY BE TUNNELED OR JETTED UNDER CURB AND GUTTER, DRIVEWAYS, OR SIDEWALKS. OTHER STRUCTURES SHALL BE OPEN CUT WITH SURFACE RESTORATION AT THE ENGINEERS DIRECTION.
3. 3" TAPPING SADDLES ARE USED. METHOD OF DRAINING/DRILLING TAP HOLES, TYPE OF SADDLE, PROCEDURES MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
4. ALL PIPE AND FITTINGS UPSTREAM OF FILTER TO BE SCH 80 UNLESS SPECIFIED AS BRASS.
5. SCH 40 PIC AND FITTINGS ALLOWED DOWNSTREAM OF FILTER.
6. NO MALE ADAPTERS.
7. 18" BURY TO TOP OF PIPE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA REQUIREMENTS)
9. ALL CONSTRUCTION SHALL MEET CURRENT SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, & ORDINANCES.
10. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
11. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
12. SEE STANDARD FOR PRESSURIZED IRRIGATION SERVICE BOX, 2" PRESSURIZED IRRIGATION SERVICE, AND 4" PRESSURIZED IRRIGATION SERVICE.
13. SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
14. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
15. SEE SERVICE DETAILS FOR BOX DESCRIPTIONS & TYPES
16. ALL PIPES TO BE BURIED WITH 14 GAUGE STRANDED THHN TRACE WIRE AND MARKING TAPE.

CONNECTION FOR PUBLIC PARKS & OPEN SPACE

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Saratoga Springs, UT 84045

Project No: 2023055

Architect Seal

Signature _____

Date _____

Bid Package 1

ISSUE / REVISION

Mark	Date	Description
	01/10/2024	Bid Package 1
	02/19/2024	Addendum 1

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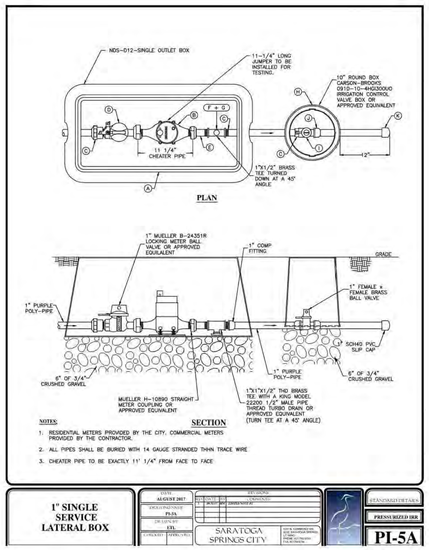
LANDSCAPE IRRIGATION DETAILS

LI501



1" SINGLE SERVICE LATERAL BOX

DATE: AUGUST 2017 | DESIGNED: PS-DS | DRAWN: PS-DS | CHECKED: ETL | APPROVED: ETL | DATE/NO. | REVISIONS | BY | APPD. | SARATOGA SPRINGS CITY | CITY COMMISSION APPROVAL BEFORE CONSTRUCTION | CITY ENGINEER

STANDARD DETAILS | PRESS SIZED 11X8 | **PI-5A**

SCHEDULE OF PLUMBING MATERIAL FOR WATER METER BOXES

1" SINGLE SERVICE CONNECTION

ITEM	QUANTITY	DESCRIPTION
A	1ea	14"x19"x12" METER BOX W/ SINGLE OUTLET
B	1ea	1" METER (SUPPLIED AND INSTALLED BY CITY)
C	3ea	1" COUPLER CCT/MPT H15428
D	1ea	1" STR BALL METER VALVE B24351R
E	1ea	1" STR METER COUPLER H10890
F	1ea	1"X1/2" BRASS TEE
G	1ea	1/2" MALE PIPE THREAD AUTO DRAIN
H	1ea	10" IRRIGATION VALVE BOX
I	1ea	1" BRASS BALL VALVE 600 WOG
J	1ea	1" MALE ADAPT SXM1PT SCH 40
K	1ea	1" SLIP CAP SHC 40

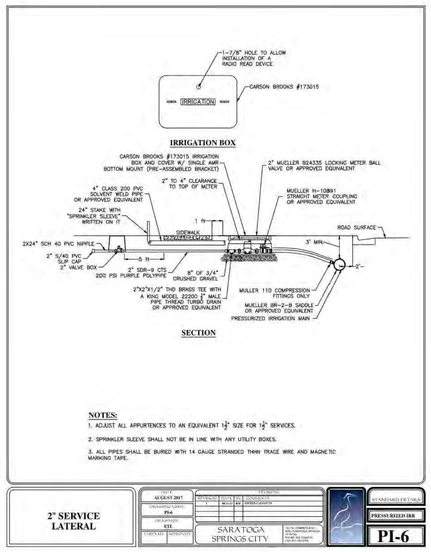
1 1/2" TO DUAL 1" SERVICE CONNECTION

ITEM	QUANTITY	DESCRIPTION
L	1ea	13"x20"x12" JUMBO METER BOX W/ DOUBLE OUTLET
B	2ea	1" METER (SUPPLIED AND INSTALLED BY CITY)
M	1ea	1.5"X7.5" CTSxMIP U-BRANCH H15363
D	2ea	1" STR BALL METER VALVE B24351R
E	2ea	1" STR METER COUPLER H10890
F	2ea	1"X1/2" BRASS TEE
G	2ea	1/2" MALE PIPE THREAD AUTO DRAIN
C	4ea	1" COUPLER CCT/MPT H15428
I	2ea	1" BRASS BALL VALVE 600 WOG
H	2ea	10" IRRIGATION VALVE BOX
J	2ea	1" MALE ADAPT SXM1PT SCH 40
K	2ea	1" SLIP CAP SHC 40

PARTS LIST FOR SINGLE AND DUAL SERVICE LATERAL BOXES

DATE: AUGUST 2017 | DESIGNED: PS-DS | DRAWN: PS-DS | CHECKED: ETL | APPROVED: ETL | DATE/NO. | REVISIONS | BY | APPD. | SARATOGA SPRINGS CITY | CITY COMMISSION APPROVAL BEFORE CONSTRUCTION | CITY ENGINEER

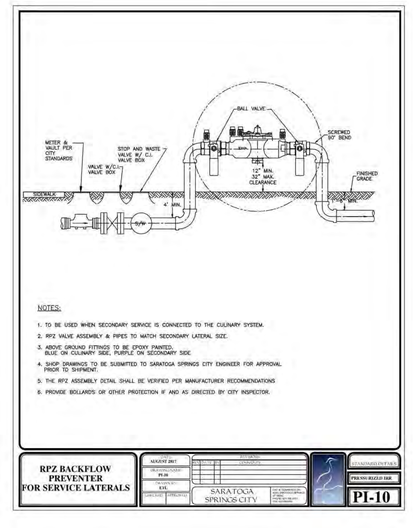
STANDARD DETAILS | PRESS SIZED 11X8 | **PI-5C**



2" SERVICE LATERAL

DATE: AUGUST 2017 | DESIGNED: PS-DS | DRAWN: PS-DS | CHECKED: ETL | APPROVED: ETL | DATE/NO. | REVISIONS | BY | APPD. | SARATOGA SPRINGS CITY | CITY COMMISSION APPROVAL BEFORE CONSTRUCTION | CITY ENGINEER

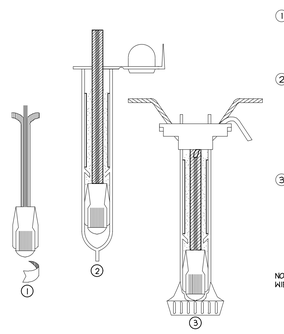
STANDARD DETAILS | PRESS SIZED 11X8 | **PI-6**



RPZ BACKFLOW PREVENTER FOR SERVICE LATERALS

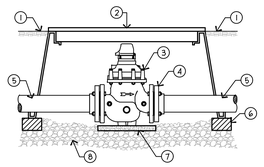
DATE: AUGUST 2017 | DESIGNED: PS-DS | DRAWN: PS-DS | CHECKED: ETL | APPROVED: ETL | DATE/NO. | REVISIONS | BY | APPD. | SARATOGA SPRINGS CITY | CITY COMMISSION APPROVAL BEFORE CONSTRUCTION | CITY ENGINEER

STANDARD DETAILS | PRESS SIZED 11X8 | **PI-10**

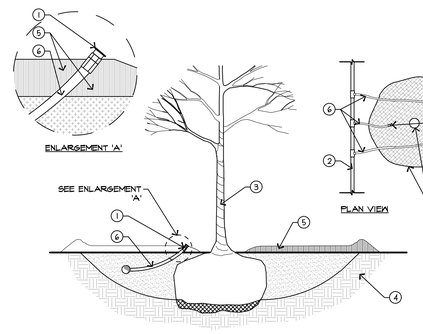


1. STRIP WIRES AND APPLY PERFORMANCE PLUS WIRE CONNECTOR R/Y- ELECTRICAL CONNECTOR IN A CLOCKWISE DIRECTION.
2. INJECT SPLICE TO BOTTOM OF GEL FILLED TUBE. VISUALLY CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST THE LOCKING FINGERS AND IS SEATED ON THE BOTTOM OF THE TUBE.
3. POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

NOTE: SOLDER ALL WIRE CONNECTIONS



1. FINISH GRADE
2. RAIN BIRD VB-MAX-H VALVE BOX
3. MASTER VALVE - SEE PLAN FOR LOCATIONS AND SIZES
4. 3-8" MODELS: FLANGE, 1-2" MODELS: THREAD (INSTALL UNIONS ON BOTH SIDES OF THREADED MODELS)
5. PVC MAINLINE PIPE
6. BRICK SUPPORT
7. CONCRETE PAVER
8. 1/2" GRAVEL TYP.



1. TREES: (2) 1401 BUBBLERS & (1) 1402 BUBBLER. SEE ENLARGEMENT 'A'

   SHRUBS: (1) 1401 BUBBLER
2. IRRIGATION LATERAL LINE
3. SEE PLANTING DETAIL
4. UNDISTURBED SUBGRADE
5. MULCH
6. 1/2" POLETHYLENE SWING PIPE LENGTH AS NEEDED

NOTES:
1. TREES PLANTED ON SLOPE SHALL HAVE 2 EMITTERS PLACED ON UPHILL SIDE OF ROOTBALL. SHRUB EMITTERS SHALL BE PLACED ON UPHILL SIDE OF ROOTBALL.

1 3M DBR/Y DIRECT BURY SPLICE KIT
NTS

2 MASTER VALVE
NTS

3 TREE & SHRUB BUBBLER WATERING
NTS

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Project No: 2023035

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319 S Saratoga Rd
Saratoga Springs, UT 84045

Architect Seal

Signature _____

Date _____

Bid Package 1

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	01/10/2024	Bid Package 1
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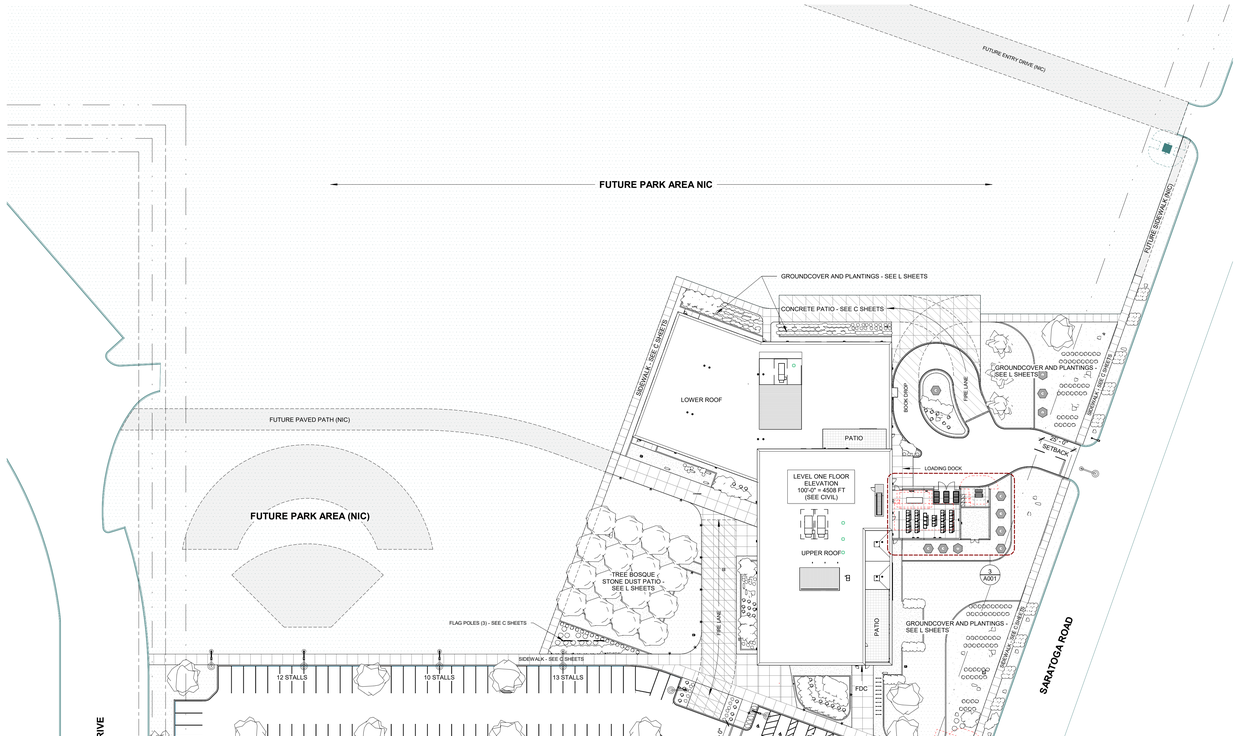
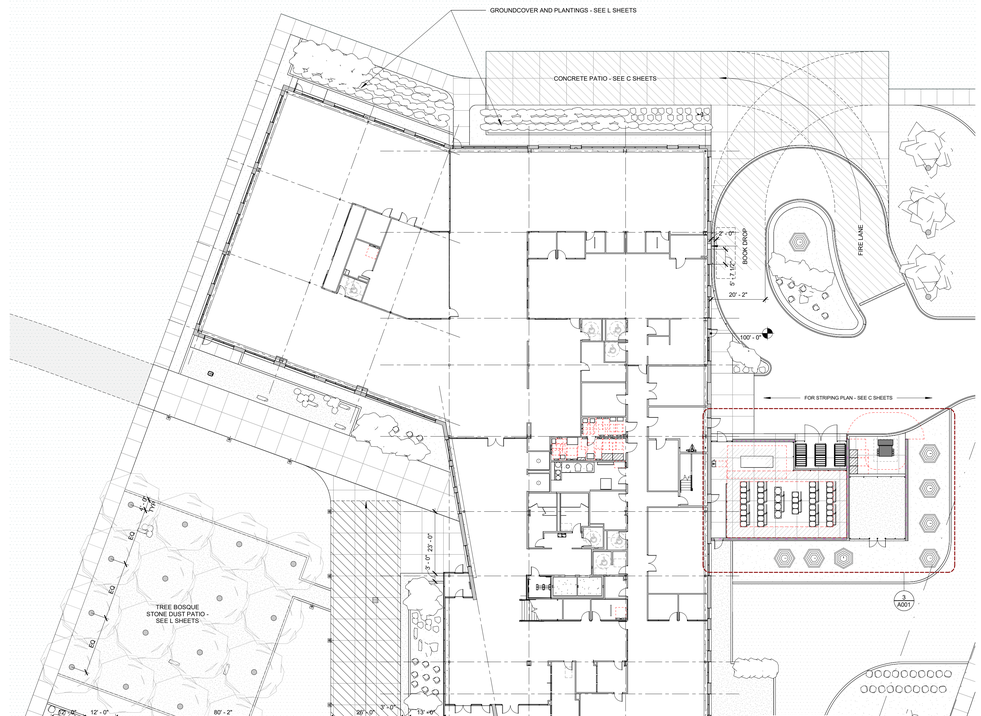
LANDSCAPE IRRIGATION DETAILS

LI502



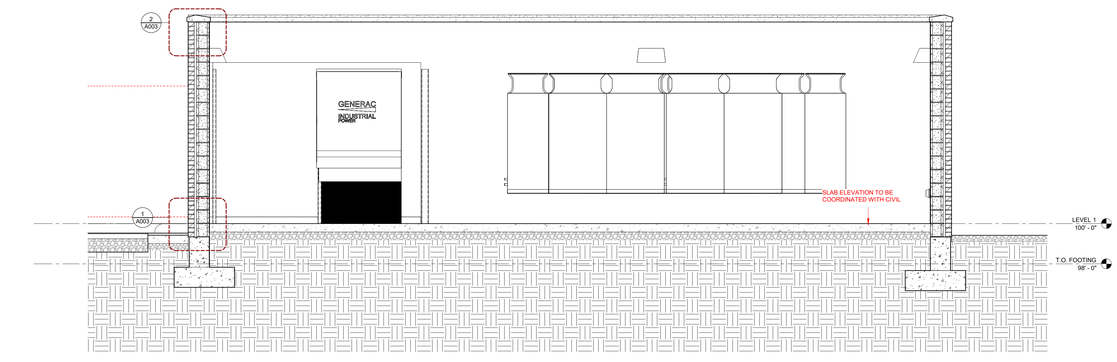
1 SITE PLAN
A001 1" = 40'-0"

0 20 40 80

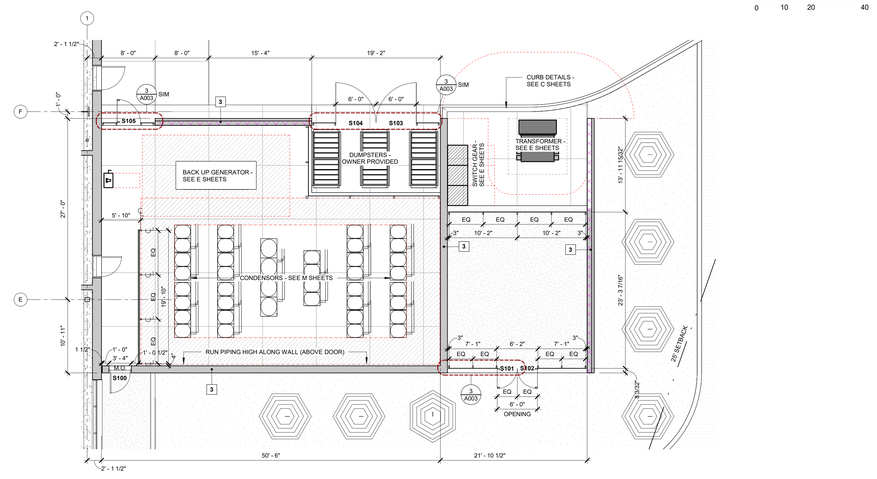


2 SITE PLAN - LEVEL 1 REFERENCE
A001 1" = 20'-0"

0 10 20 40



5 MECHANICAL YARD BRICK SCREEN WALL
A001 3/8" = 1'-0"



3 MECHANICAL YARD PLAN
A001 1/8" = 1'-0"

GENERAL NOTES

1. SITE PLAN FOR REFERENCE ONLY, REFER TO LANDSCAPE AND CIVIL FOR MORE DETAILED INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR COORDINATION. IF THERE ARE ANY DISCREPENSIES BETWEEN ARCH, CIVIL, LANDSCAPE, AND STRUCTURAL - PLEASE NOTIFY ARCHITECT PRIOR TO CONSTRUCTION.
3. PROJECT SCOPE CONTAINS COORDINATION WITH POWER PROVIDER. COORDINATE WITH MECHANICAL, CIVIL AND ELECTRICAL SHEETS.
4. HATCH PATTERNS REPRESENTING GROUND COVER, PLANTINGS, AND PAVING ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL FOR MORE DETAILED INFORMATION.

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Project No: 2023035

Architect Seal

Signature
Date

SITE PLAN REVIEW SET

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Mark	Date	Description
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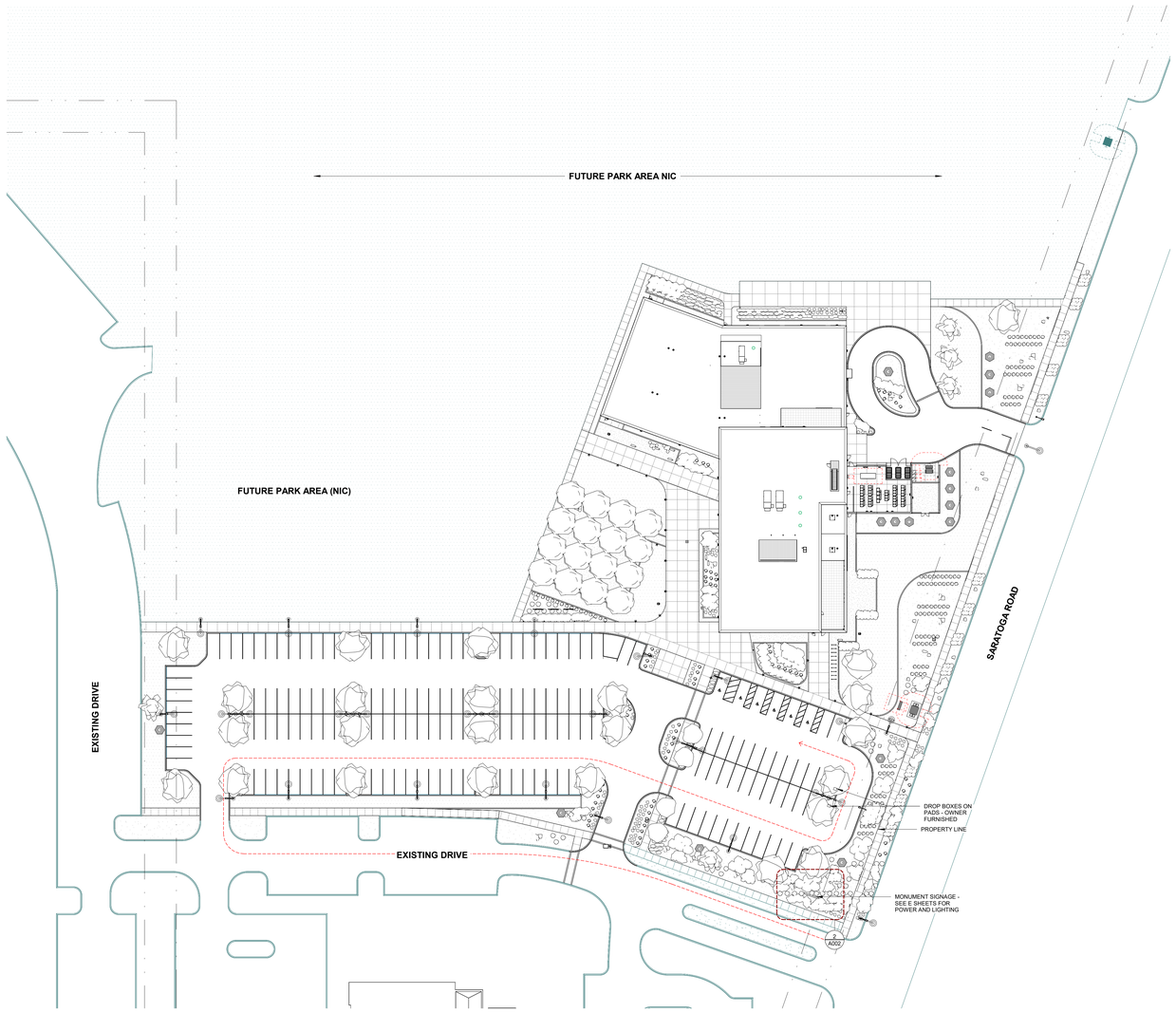
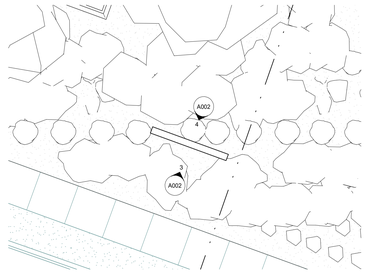
SITE PLAN

A001

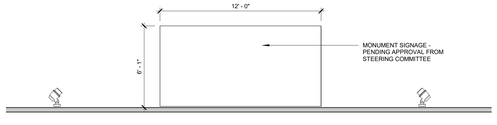


1 SITE PLAN - SIGNAGE
A002 1" = 40'-0"



2 MONUMENT SIGNAGE
A002 1/8" = 1'-0"

3 SIGNAGE ELEVATION - MONUMENT SIGN - SOUTH ELEVATION
A002 1/4" = 1'-0"



4 SIGNAGE ELEVATION - MONUMENT SIGN - NORTH ELEVATION
A002 1/4" = 1'-0"

5 SIGNAGE ELEVATION - BUILDING ADDRESS
A002 1/8" = 1'-0"

GENERAL NOTES

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3. PROJECT SCOPE CONTAINS COORDINATION WITH POWER PROVIDER. COORDINATE WITH MECHANICAL, CIVIL AND ELECTRICAL SHEETS.
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Architect Seal

Signature

Date

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Mark	Date	Description

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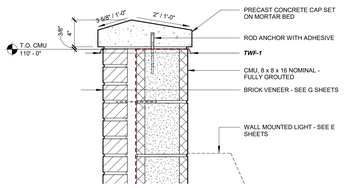
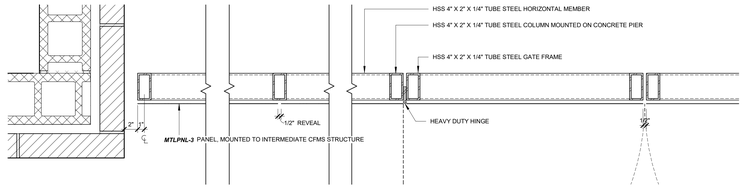
SITE PLAN - SIGNAGE AND EQUIPMENT

A002



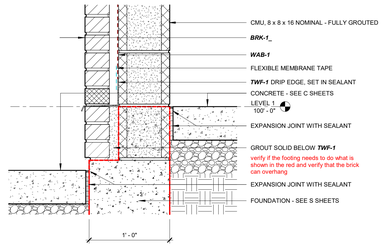
2 BRICK SCREEN WALL - TYPICAL CAP DETAIL

A003 1 1/2" = 1'-0"



3 MECHANICAL YARD FENCE AND DOOR HINGE

A003 1 1/2" = 1'-0"



1 BRICK SCREEN WALL - TYPICAL BASE DETAIL

A003 1 1/2" = 1'-0"

MATERIAL/PRODUCT ID KEY - MECHANICAL YARD

BRK-1_ ***BRICK MASONRY***
MFR: INTERSTATE BRICK;
BRICK SIZE: EMPEROR FBX;
SIZE (ACTUAL): 3 5/8" X 2 1/4 "X 15 5/8";
COLOR: PEWTER;
TEXTURE: SEE LETTER TAG;
MORTAR COLOR: TBD;

BRK-2_ ***BRICK MASONRY***
MFR: INTERSTATE BRICK;
BRICK SIZE: EMPEROR FBX;
SIZE (ACTUAL): 3 5/8" X 2 1/4 "X 15 5/8";
COLOR: BLACK OPAL;
TEXTURE: SEE LETTER TAG;
MORTAR COLOR: TBD;

BRK-_A ***BRICK MATTE TEXTURE***
MFR: INTERSTATE BRICK;
COLOR: SEE NUMBER TAG;
TEXTURE: MATTE;

BRK-_B ***BRICK RUFF TEXTURE***
MFR: INTERSTATE BRICK;
COLOR: SEE NUMBER TAG;
TEXTURE: RUFF;

MTLPNL-3 ***SHEET METAL, EXPANDED***
MFR: MCNICHOLS;
PRODUCT: EXPANDED METAL;
PROFILE: DESIGNER EXPANDED, FLATTENED, LANCET;
METAL: STEEL;
THICKNESS: 1/16";
FINISH: MILL FINISH;

GENERAL NOTES

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3. PROJECT SCOPE CONTAINS COORDINATION WITH POWER PROVIDER. COORDINATE WITH MECHANICAL, CIVIL AND ELECTRICAL SHEETS.
4. HATCH PATTERNS REPRESENTING GROUND COVER, PLANTINGS, AND PAVING ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE AND CIVIL FOR MORE DETAILED INFORMATION.

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Project No: 2023035

Saratoga Springs City Hall

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Architect Seal

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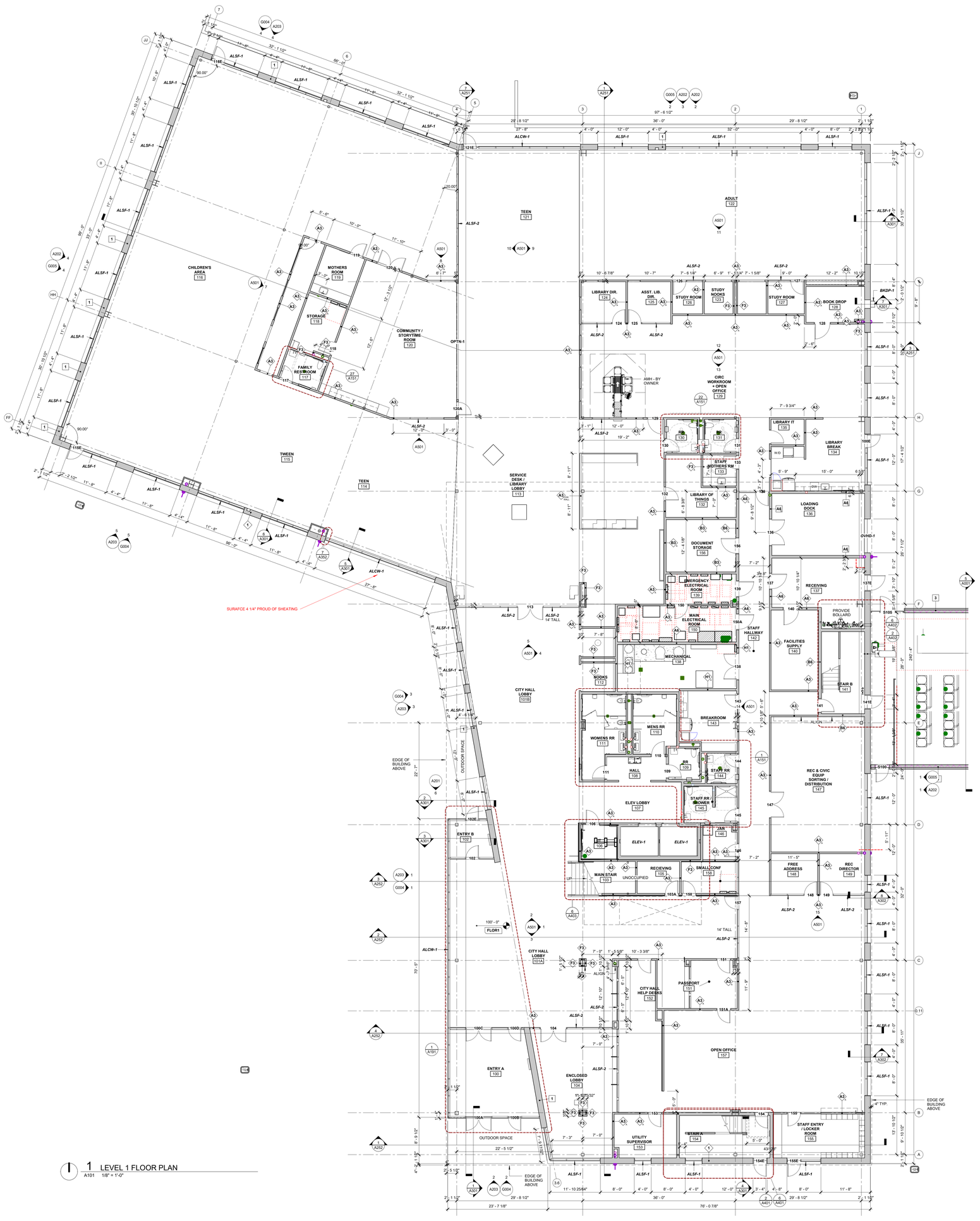
SITE PLAN - DETAILS

A003



1 LEVEL 1 FLOOR PLAN
A101 1/8" = 1'-0"

WALL / PARTITION LEGEND

APPLIED FINISH

MILLWORK - SEE A800 NEW CONSTRUCTION

GENERAL NOTES

1. SEE G002 FOR TYPES AND MATERIAL ID INFORMATION.
2. SEE G051 FOR FIRE RATED WALLS AND EGRESS PATHS.
3. SITE INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE SCOPE
4. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR GLAZING TYPES. FOR INTERIOR GLAZING TYPES - SEE FLOOR PLANS AND INTERIOR ELEVATIONS. FOR INTERIOR GLAZING TYPES **GL-1**? UNLESS OTHERWISE NOTED. FOR EXTERIOR GLAZING TYPES US **IGU-1** UNLESS OTHERWISE NOTED. USE TEMPERED GLASS AT DOORS, NEXT TO DOORS, AND ALL GLASS WITH 18" OF FLOOR.
5. PROVIDE BLOCKING AT ALL WALL MOUNTED SHELVING AND FURNITURE.
6. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY LOCATIONS AND TYPES.
7. SEE G700s FOR FINISH TYPES AND LOCATIONS - COORDINATE STUD SPACING WITH SUPPORTS NEEDED TO HANG FINISHES.
8. SEE G800s FOR MILLWORK LOCATIONS - PROVIDE BLOCKING AS REQ'D FOR MOUNTING.
9. PROVIDE **A3** WALL ABOVE ALL INTERIOR ALSF TO STRUCTURE.

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LEVEL ONE

A101

GENERAL NOTES

1. SEE G002 FOR TYPES AND MATERIAL ID INFORMATION.
2. SEE G051 FOR FIRE RATED WALLS AND EGRESS PATHS.
3. SITE INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE SCOPE
4. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR GLAZING TYPES. FOR INTERIOR GLAZING TYPES - SEE FLOOR PLANS AND INTERIOR ELEVATIONS. FOR INTERIOR GLAZING TYPES **GL-1T** UNLESS OTHERWISE NOTED. FOR EXTERIOR GLAZING TYPES US **#GU-1** UNLESS OTHERWISE NOTED. USE TEMPERED GLASS AT DOORS, NEXT TO DOORS, AND ALL GLASS WITH 18" OF FLOOR.
5. PROVIDE BLOCKING AT ALL WALL MOUNTED SHELVING AND FURNITURE.
6. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY LOCATIONS AND TYPES.
7. SEE G700s FOR FINISH TYPES AND LOCATIONS - COORDINATE STUD SPACING WITH SUPPORTS NEEDED TO HANG FINISHES.
8. SEE G800s FOR MILLWORK LOCATIONS - PROVIDE BLOCKING AS REQ'D FOR MOUNTING.
9. PROVIDE **A3** WALL ABOVE ALL INTERIOR ALSF TO STRUCTURE.

2 LEVEL 2 - CLERSTORY ROOF PLAN
A102 1/8" = 1'-0"

1 LEVEL 2 FLOOR PLAN
A102 1/8" = 1'-0"

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LEVEL TWO

A102

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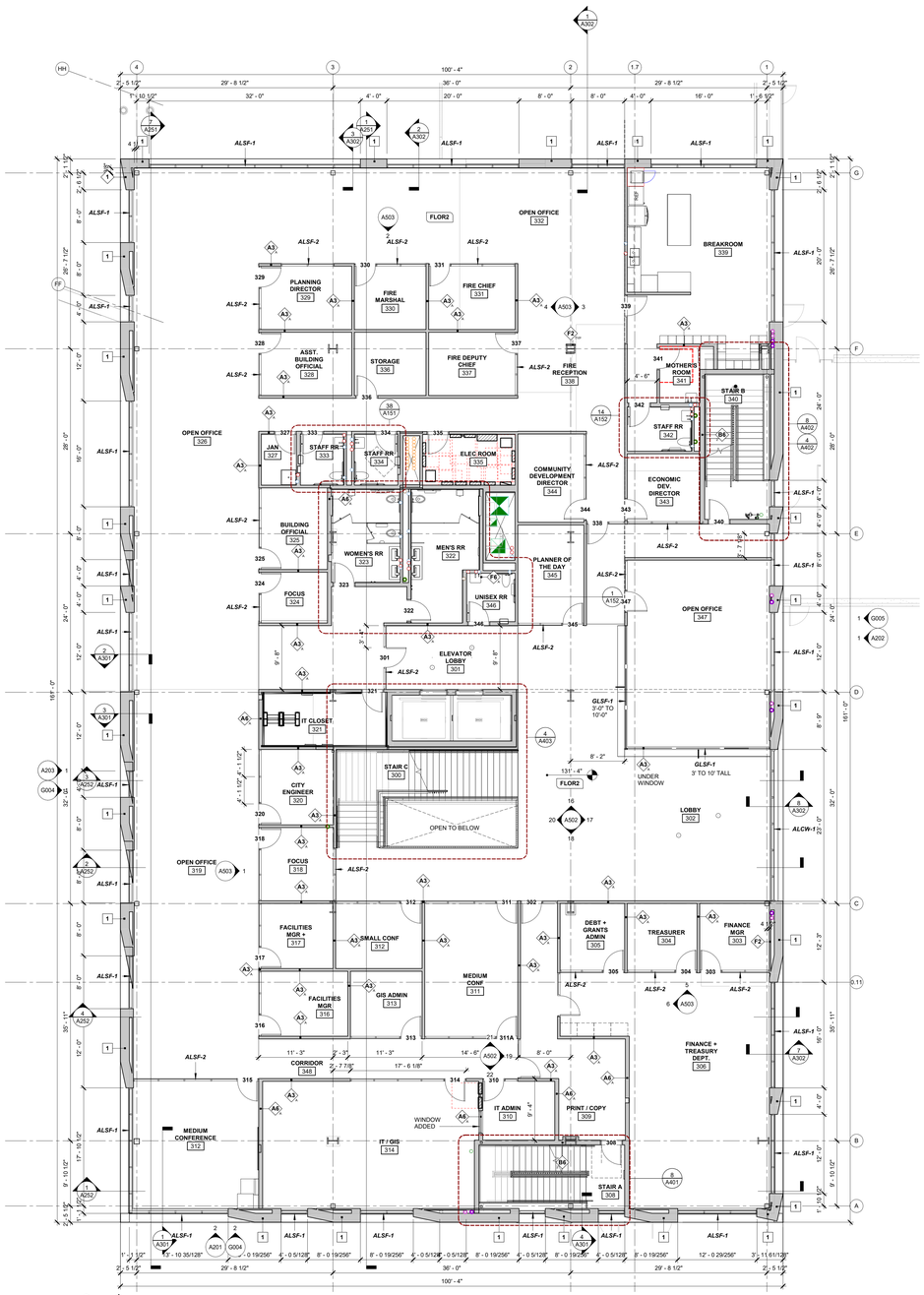
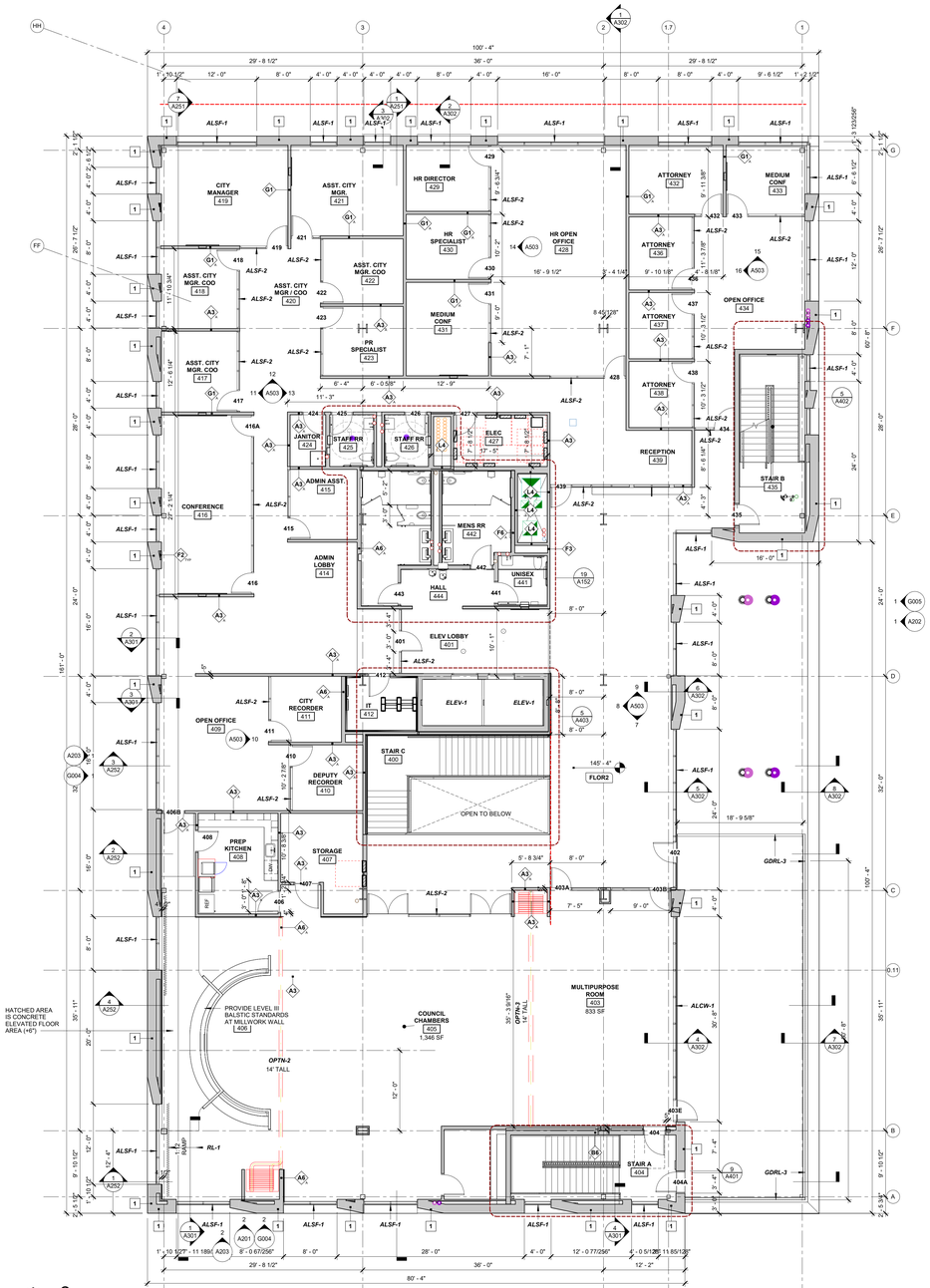
GENERAL NOTES

1. SEE G002 FOR TYPES AND MATERIAL ID INFORMATION.
2. SEE G051 FOR FIRE RATED WALLS AND EGRESS PATHS.
3. SITE INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE SCOPE
4. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR GLAZING TYPES. FOR INTERIOR GLAZING TYPES - SEE FLOOR PLANS AND INTERIOR ELEVATIONS. FOR INTERIOR GLAZING TYPES **GL-1T** UNLESS OTHERWISE NOTED. FOR EXTERIOR GLAZING TYPES US **IGU-1** UNLESS OTHERWISE NOTED. USE TEMPERED GLASS AT DOORS, NEXT TO DOORS, AND ALL GLASS WITH 18" OF FLOOR.
5. PROVIDE BLOCKING AT ALL WALL MOUNTED SHELVING AND FURNITURE.
6. SEE ENLARGED BATHROOM PLANS FOR TOILET ACCESSORY LOCATIONS AND TYPES.
7. SEE G700s FOR FINISH TYPES AND LOCATIONS - COORDINATE STUD SPACING WITH SUPPORTS NEEDED TO HANG FINISHES.
8. SEE G800s FOR MILLWORK LOCATIONS - PROVIDE BLOCKING AS REQ'D FOR MOUNTING.
9. PROVIDE **A3** WALL ABOVE ALL INTERIOR ALSF TO STRUCTURE.



1 LEVEL 3 FLOOR PLAN
A103 1/8" = 1'-0"



2 LEVEL 4
A103 1/8" = 1'-0"

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LEVEL THREE AND FOUR

A103

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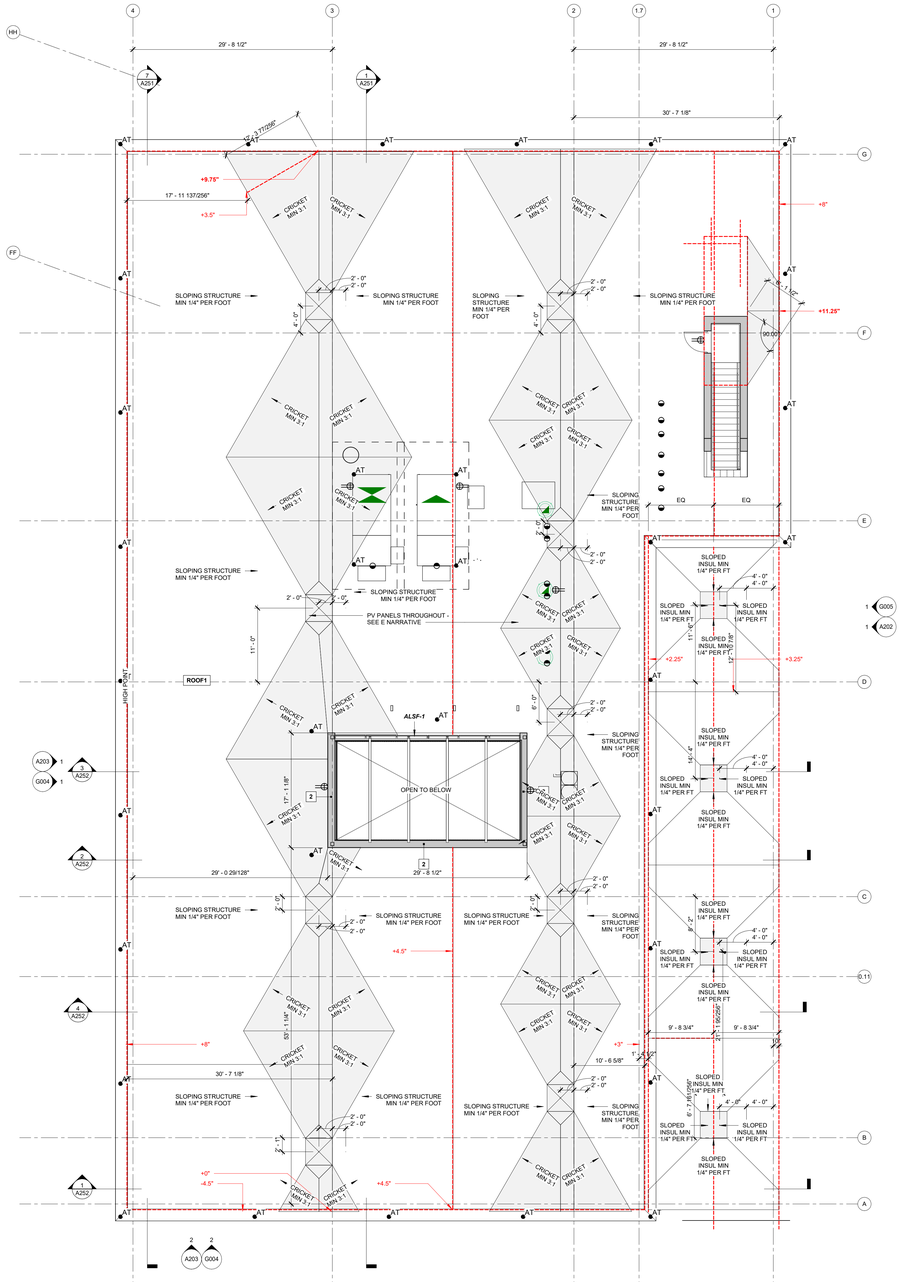
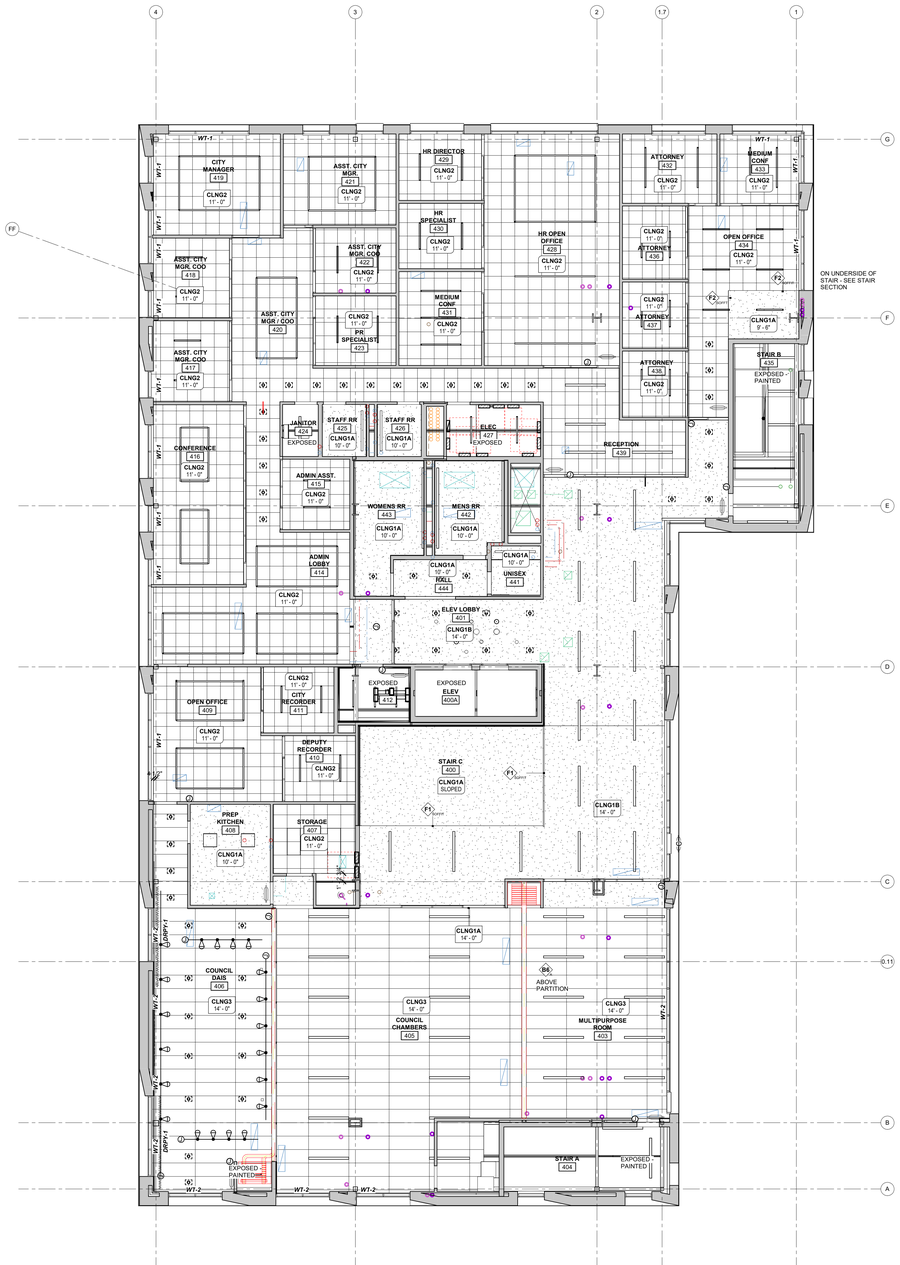
GENERAL REFLECTED CEILING PLAN NOTES

1. FOR STRUCTRAL OPTION - REMOVE 50% OF THE CEILINGS IN THE STACK AND READING AREAS OF THE LOW STRUCTURE. TIMBER ROOF STRUCTURE WILL BE EXPOSED.
2. PROVIDE SOFFITS AT ALL CEILING TRANSITIONS
3. PROVIDE ALLOWANCE FOR MUD IN ACCESS PANELS AT ALL HARD CEILING LIDS
4. REFER TO G002 FOR CEILING TYPE ASSEMBLIES
5. ALL WINDOW TREATMENTS TO BE FULL WIDTH AND HEIGHT OF WINDOW OPENING, TYP. INSTALLER RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES, DIMENSIONS AND CONDITIONS FOR WINDOW TREATMENTS. ALL SHADES SHALL BE FULL WIDTH WITH NO SEAMS OR BATTENS. INSTALLER RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS FOR APPROVAL.



1 ROOF PLAN
A104 1/8" = 1'-0"



2 LEVEL 4 REFLECTED CEILING PLAN
A104 1/8" = 1'-0"

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LEVEL FOUR ROOF PLAN AND REFLECTED CEILING PLAN

A104

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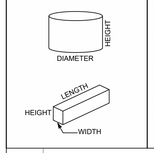
EXTERIOR LIGHTING FIXTURE SCHEDULE

GENERAL NOTES



1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

			LUMINAIRE						DRIVER			
			BUG RATING									
ID	DESCRIPTION	SIZE (NOMINAL)	BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	MANUFACTURER
(BB-1)	DESCRIPTION: BOLLARD MOUNTING: SURFACE FINISH: SCBA OPTICS: TYPE III DISTRIBUTION OPTIONS: - WIND RATING: - EM: NONE	LENGTH: 36" WIDTH: 7" DEPTH: 7"	1	0	0	1,500	4000K	80	LED (0-10V DIMMING)	120/277V	12	BEGA (84220)
(BSP-1)	DESCRIPTION: SARATOGA SPRINGS STANDARD ARM FIXTURE, DECORATIVE POLE MOUNTING: POLE FINISH: SCBA OPTICS: TYPE/V DISTRIBUTION OPTIONS: SINGLE WIND RATING: 120 EM: NONE	LENGTH: 21" WIDTH: 16" DEPTH: 16" POLE HEIGHT: 20'	1	0	0	13750	4000K	80	LED (0-10V DIMMING)	120/277V	111	CYCLONE (SY21P1) HARDCO (CXF14)
(BSP-2)	DESCRIPTION: SARATOGA SPRINGS STANDARD ARM FIXTURE, DECORATIVE POLE MOUNTING: POLE FINISH: SCBA OPTICS: TYPE/V DISTRIBUTION OPTIONS: DOUBLE WIND RATING: 120 EM: NONE	LENGTH: 21" WIDTH: 16" DEPTH: 16" POLE HEIGHT: 20'	1	0	0	27,500	4000K	80	LED (0-10V DIMMING)	120/277V	222	CYCLONE (SY21P1) HARDCO (CXF14)

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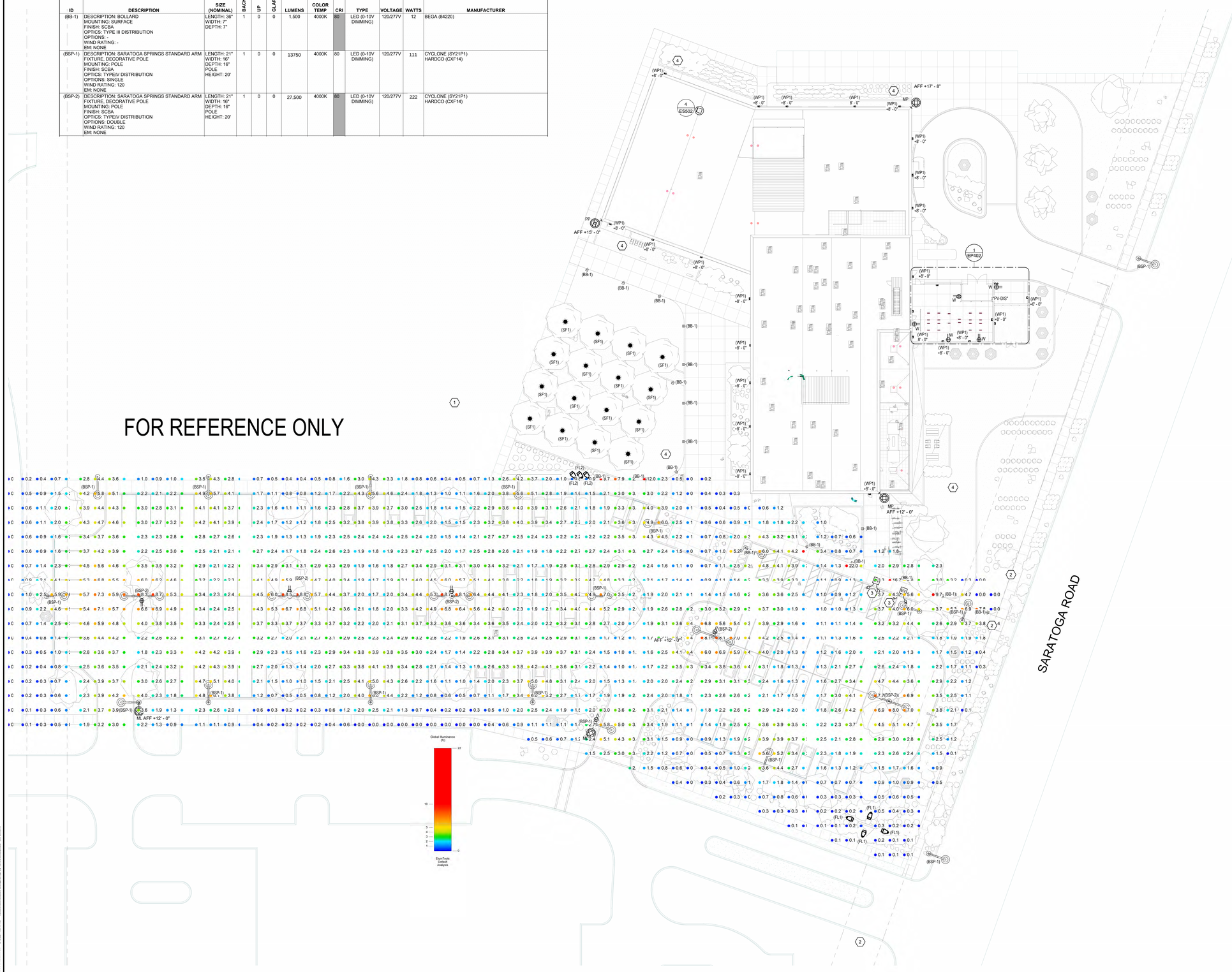

1 ELECTRICAL PHOTOMETRIC SITE PLAN - FOR REFERENCE ONLY
SCALE: 3/64" = 1'-0"

NORTH

SHEET KEYNOTES

1 PROVIDE AND BURY NEW CONDUIT FOR FUTURE UTILITY CONNECTION.

2 SCOPE IS NOT IN CONTRACT. BURIAL OF UTILITY DISTRIBUTION LINES TO COINCIDE WITH PROJECT CONSTRUCTION. COORDINATE AS REQUIRED FOR PROPER LOCATION UTILITY INFRASTRUCTURE.

3 PROVIDE ROUGH-IN ONLY.

4 PROVIDE IN-GRADE PULLBOX WITH CONDUITS ROUTED BACK TO 1ST LEVEL ELECTRICAL ROOM WITH PULLSTRINGS FOR FUTURE LIGHTING. REFER TO DETAIL AND SCHEDULE FOR ADDITIONAL INFORMATION. FIELD COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

7 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

8 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

9 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

10 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

11 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

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Project No: 230252

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Engineer Seal

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Date _____

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ELECTRICAL SITE PLAN

ES101

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