



AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, January 15, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

OATH OF OFFICE

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

CALL TO ORDER

2. Pledge of Allegiance.
3. Roll Call
4. Public Input: *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

BUSINESS ITEMS

The Commission will discuss (without public comment) and may either make a recommendation to the City Council, or approve the following items as needed:

1. Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meaghan Farrell as applicant. Planner II Kendal Black.
2. 2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant. Planner II Kendal Black.
3. Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant. Senior Planner David Jellen.
4. Approval of Minutes: December 11, 2025.

REPORTS

1. Commissioner's Comments.
2. Director's Report.

CLOSED SESSION

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

ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov Questions and comments to Staff and/or Commissioners may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at <https://www.youtube.com/c/CityofSaratogaSprings>

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.



Site Plan Amendment (major)

WAL-MART EV CHARGING STATION

January 15, 2026

PUBLIC MEETING

Applicant:	Kimley-Horn / Attn: Meaghan Farrell
Owner:	Wal-Mart Real Estate Business Trust
Location:	136 West Crossroads Boulevard
Project Acreage:	0.07 acres
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

The applicant is requesting approval of a site plan amendment within the Wal-Mart parking lot, located in the Saratoga Wal-Mart Subdivision. They would like to modify some parking stalls and add the equipment for an Electric Vehicle (EV) charging station. This modification would result in only removing 6 parking stalls. They are required to have 736 parking stalls and will still have 842 stalls (excluding pickup stalls). The only other changes would be adding an enclosure to secure the electrical equipment needed to run the chargers (which is not accessible to the public), and modifying the landscaping to fit within the new parking islands and around the enclosure. The entire lot is 20.72 acres but the portion being amended is only 0.07 acres. The lot is accessible from Crossroads Boulevard, Exchange Drive, and Redwood Road.

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The subject property is part of the Saratoga Wal-Mart Subdivision, which was originally approved on December 18, 2008.

C. Process:

Section 19.13 summarizes the process of site plan amendment approval. A public meeting is required with the Planning Commission, who make a recommendation to the City Council. The City Council is the Land Use Authority and makes the decision to approve with or without conditions, continue, or deny the request.

Chapter 19.14.05 of the City Code states:

- Amended site plans shall follow the process below:
 - Major amendment (Non-Residential): an amendment that alters the architectural elevations or number of buildings, or reduces parking, may be approved by the City Council (19.14.05.8(d)(iii)).
Complies. The proposed amendment reduces parking which requires a major site plan amendment.

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The site is designated as Regional Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

Regional Commercial:

Areas that incorporate retail, employment, entertainment, and civic uses.

Staff conclusion: Consistent. The addition of EV charging stations increases the quality and livability for residents who own electric vehicles by providing them an additional way to charge vehicles.

F. Code Criteria:

For full analysis please see the attached Application 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.**
- 19.13, Process: **Complies.**

- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies**.
- 19.18, Sign Regulations: **N/A**. Only signage proposed is informational signage, not needing a permit.

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“I move that the Planning Commission recommend approval of the requested Wal-Mart EV Charging Station Site Plan Amendment, located at 136 West Crossroads Boulevard, with the findings and conditions in the staff report:”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in sections 19.04, 19.06, 19.09, 19.13, 19.14, and 19.16 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the Site Plan Amendment (major) for the Wal-Mart EV Charging Station 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 – Negative Recommendation

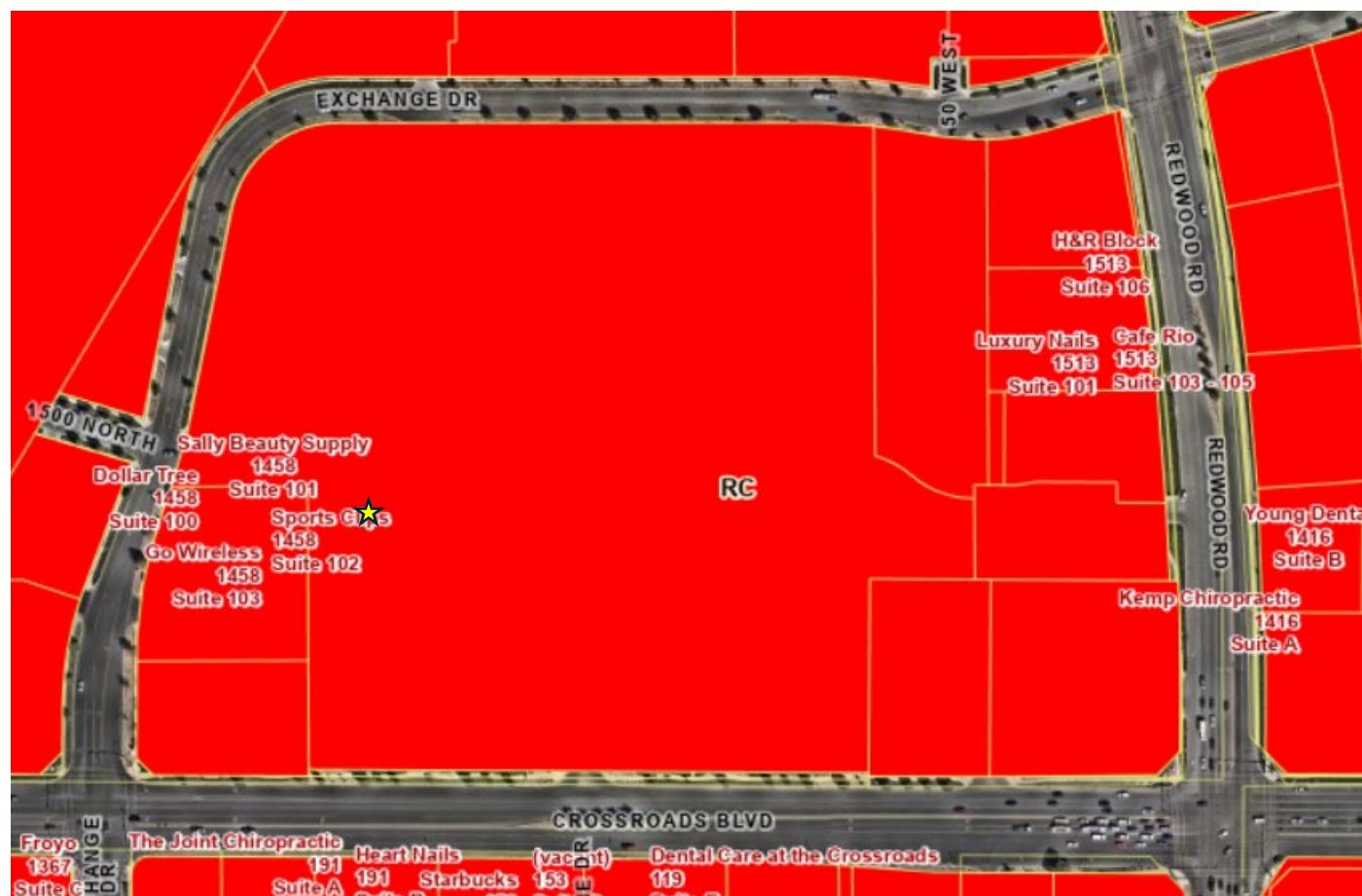
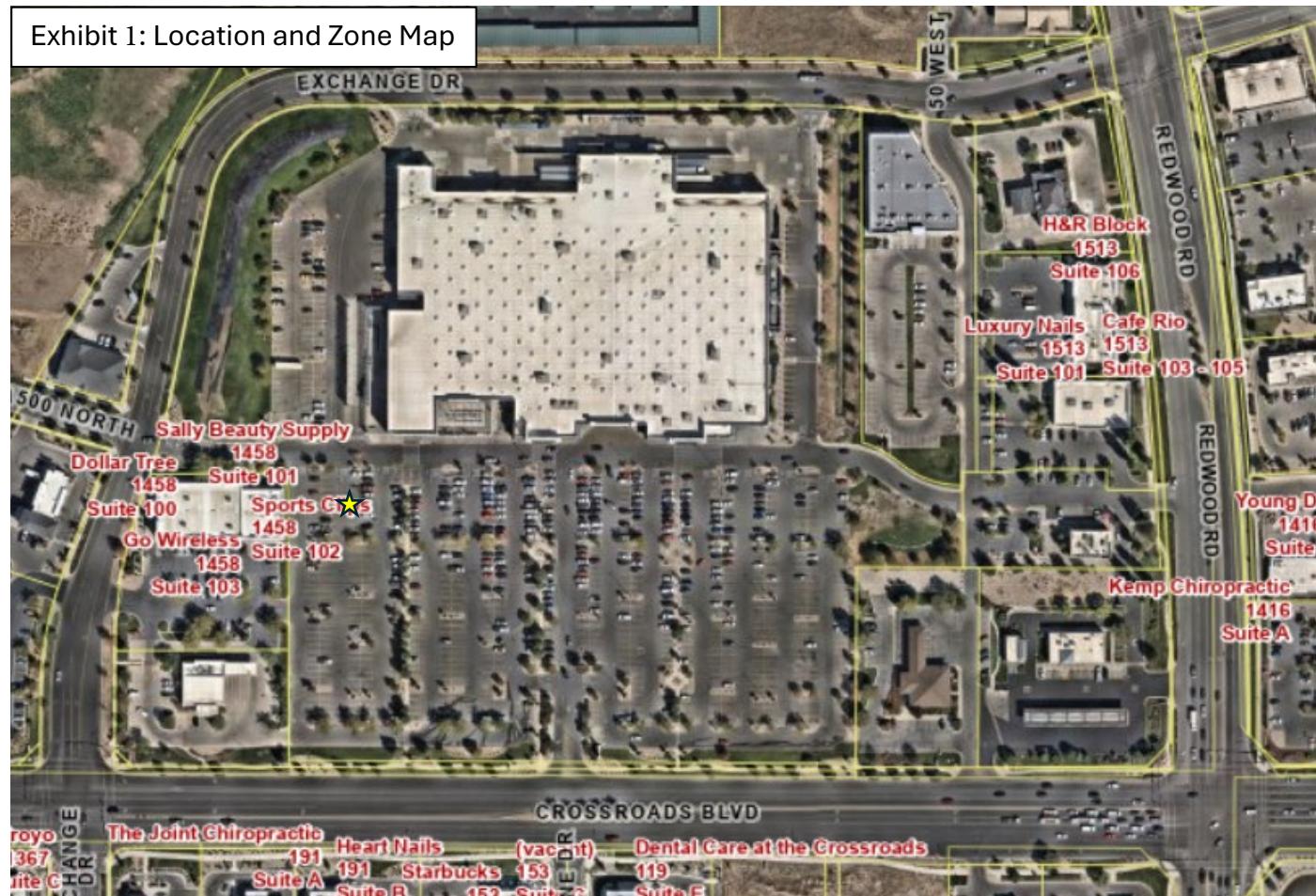
“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan Amendment (major) for the Wal-Mart EV Charging Station Site Plan Amendment located at 136 West Crossroads Boulevard with the Findings below:

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. _____.

H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations and Site Plan
4. Landscape Plan

Exhibit 1: Location and Zone Map





APPLICATION REVIEW CHECKLIST

Updated 8.22.25

Application Information

Site Plan Amendment (major)

Wal-Mart Electric Vehicle Charging Infrastructure

Applicant: Meaghan Farrell
Owner: Wal-Mart Real Estate Business Trust
Location: 136 West Crossroads Boulevard
Project Acreage: 20.72 acres
Lots: 1
Current Use: Commercial
Land Use Designation: Regional Commercial
Parcel Zoning: Regional Commercial
Adjacent Zoning: Regional Commercial
Adjacent Uses: Commercial
Type of Action: Legislative
Land Use Authority: City Council
Planner: Kendal Black, Planner II

Date Received: 1st submittal: September 3, 2025

2nd submittal: October 2, 2025

3rd submittal: October 30, 2025

4th submittal: November 18, 2025

Date of Review: 1st submittal: September 3, 2025

2nd submittal: October 6, 2025

3rd submittal: November 7, 2025

4th submittal: November 20, 2025

Parcel Number(s) and size: 66:270:0001 / 20.72 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 3, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: Yes - City Council

- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial

19.06 Landscaping and Fencing		
General Provisions		
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Christopher M. Rose</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See sheet C0.0</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See sheets L1.0 and L1.1</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See sheet L1.0</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	N/A.	<i>Topography is not changing</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See sheet L2.0 and L2.1</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See Landscape Data Table on sheet L1.0</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>2" caliper trees</i>
Evergreen Trees: Minimum 6' in height.	N/A.	<i>No additional trees proposed</i>
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'.	Complies.	<i>See notes in landscaping details</i>
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.	<i>48% of shrubs are 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>No turf proposed</i>

<p>Artificial Turf: Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor:</p> <ul style="list-style-type: none"> 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 rock, 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.	<i>None proposed</i>
<p>Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.</p>	Complies.	<i>See sheet L1.0</i>
<p>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.</p>	Complies.	<i>Proposed to match existing</i>
Design Requirements		
<p>Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.</p>	N/A.	<i>No additional trees proposed</i>
<p>Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.</p>	N/A.	<i>No additional trees proposed</i>
<p>Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.</p>	Complies.	<i>Will have planter beds</i>
<p>Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.</p>	Complies.	<i>No sprinkler heads and reference of a rain sensor. Drip lines shown though on plans.</i>
<p>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.</p>	N/A.	<i>No additional trees proposed</i>
<p>Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.</p>	N/A.	<i>Not near buildings</i>
<p>Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless:</p> <ol style="list-style-type: none"> 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. 	N/A.	<i>No additional trees proposed</i>
Preservation of Existing Vegetation		
<p>Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.</p>	N/A.	

Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	Complies.	<i>See sheet L1.0</i>
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.	Complies.	<i>See sheet L1.0</i>
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	Complies.	<i>See sheet L1.0</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	Complies.	<i>See sheet L1.0</i>
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	Complies.	<i>See note 18 in Landscape Notes on sheet L1.0</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>See note 16 in Landscape Notes on sheet L1.0</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	N/A.	<i>No turf</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See sheet L2.0</i>
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.	<i>See sheet L1.0</i>
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.	<i>51% provided.</i>
Fencing and Screening		
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: <ol style="list-style-type: none"> compatibility with fences of surrounding uses; quality of proposed materials; aesthetics of proposed materials; requirements of applicable development agreements; intensity of existing surrounding uses; and applicable conditions of approval. 	Complies.	<i>6' fence proposed</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
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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.	<i>See site plan</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>None of the lighting changing</i>
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.	N/A.	<i>No ADA accessible stalls being removed or replaced</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	N/A.	<i>No ADA accessible stalls being removed or replaced</i>
Parking Requirements and Shared Parking		
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.	<i>Walkway shown as 10' wide on sheets.</i>
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 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.	N/A.	
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.	<i>All landscaped areas are curbed</i>
Clear Sight Triangles must be followed.	N/A.	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	<i>See landscape and irrigation plans</i>
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 20 parking stalls.	Complies.	<i>Provided</i>

Each island on doubled parking rows shall include a minimum of two trees per planter.		
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 10 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.	<i>Trees provided where required</i>
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.	<i>See site plan</i>
Required Minimum Parking		
<i>See table in 19.09</i>		Item.

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	11'+	20'	24'+	24'+

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	N/A.	<i>No changes to any lighting</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 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 Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>

Payment of Lieu of Open Space.	Amount of \$: 0
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
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>No nuisances proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See Applicant and Owner Acknowledgement sheet</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover page of drawings</i>
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.	<i>See cover page</i>
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.	<i>See sheet C0.0</i>
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.	<i>See sheet C0.0</i>
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 : 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;	Complies.	<i>Necessary information to this project has been provided</i>

<ul style="list-style-type: none"> 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. 		
<p>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;</p>	N/A.	<i>No change to these</i>
<p>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:</p> <ul style="list-style-type: none"> 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.	<i>No change to this</i>
<p>Data table including:</p> <ul style="list-style-type: none"> 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). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	Complies.	<i>Needed information is provided in plans</i>
<p>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.</p>	Complies.	<i>See landscape plan</i>
<p>Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location,</p>	N/A.	<i>No changes to lighting</i>

candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.		
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.	<i>See sheet G2.0</i>
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.	<i>See sheets C3.0 and C7.1</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid</i>
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.	<i>See plans on file with Planning</i>

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.	<i>See sheet C3.0</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>See sheet C3.0</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet C3.0</i>
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.	N/A.	<i>Already established</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>See sheets C3.0 and C7.1</i>

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	<i>N/A</i>
When will City maintenance begin?	<i>N/A</i>

Exhibit 3: Proposed Elevations and Site Plan

A400
All-in-One EV Charger

ABB E-mobility Inc.

REV. 0

CONFIDENTIAL

Prepared by: Justin Stephenson

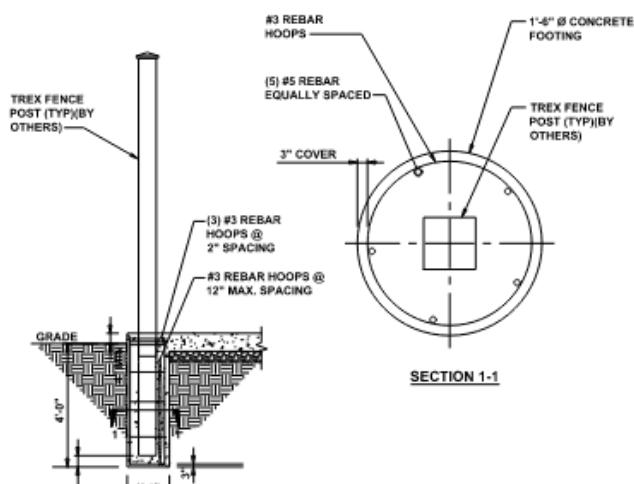
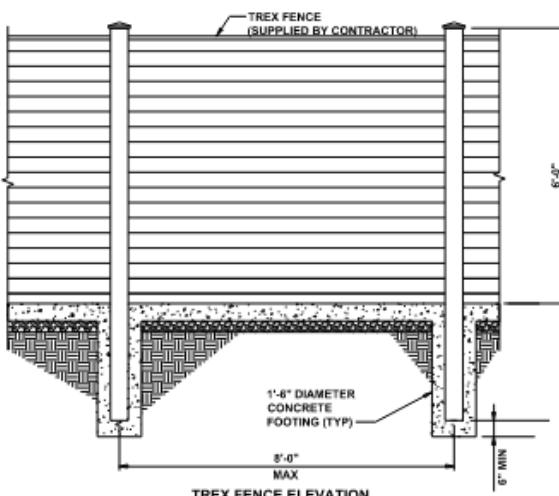
ABB ref. No. OPP-24-6808808

Date: May 23rd 2024



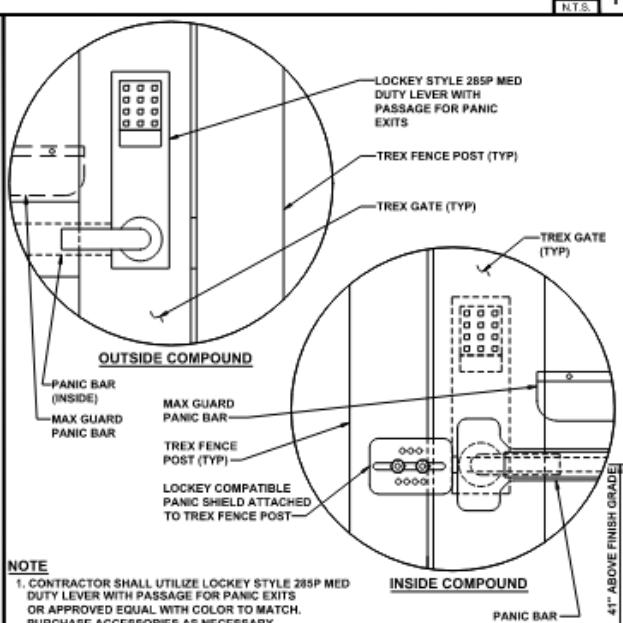
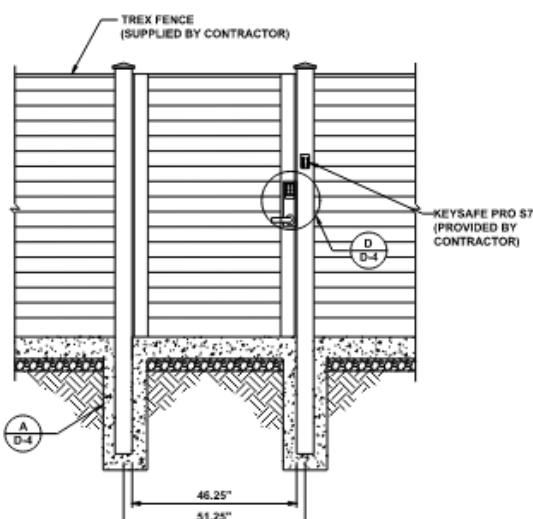
NOTES:

1. COLOR: WINCHESTER GREY
2. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
3. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
4. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.



TYPICAL TREX FENCE ELEVATION

TYPICAL TREX FENCING DETAIL



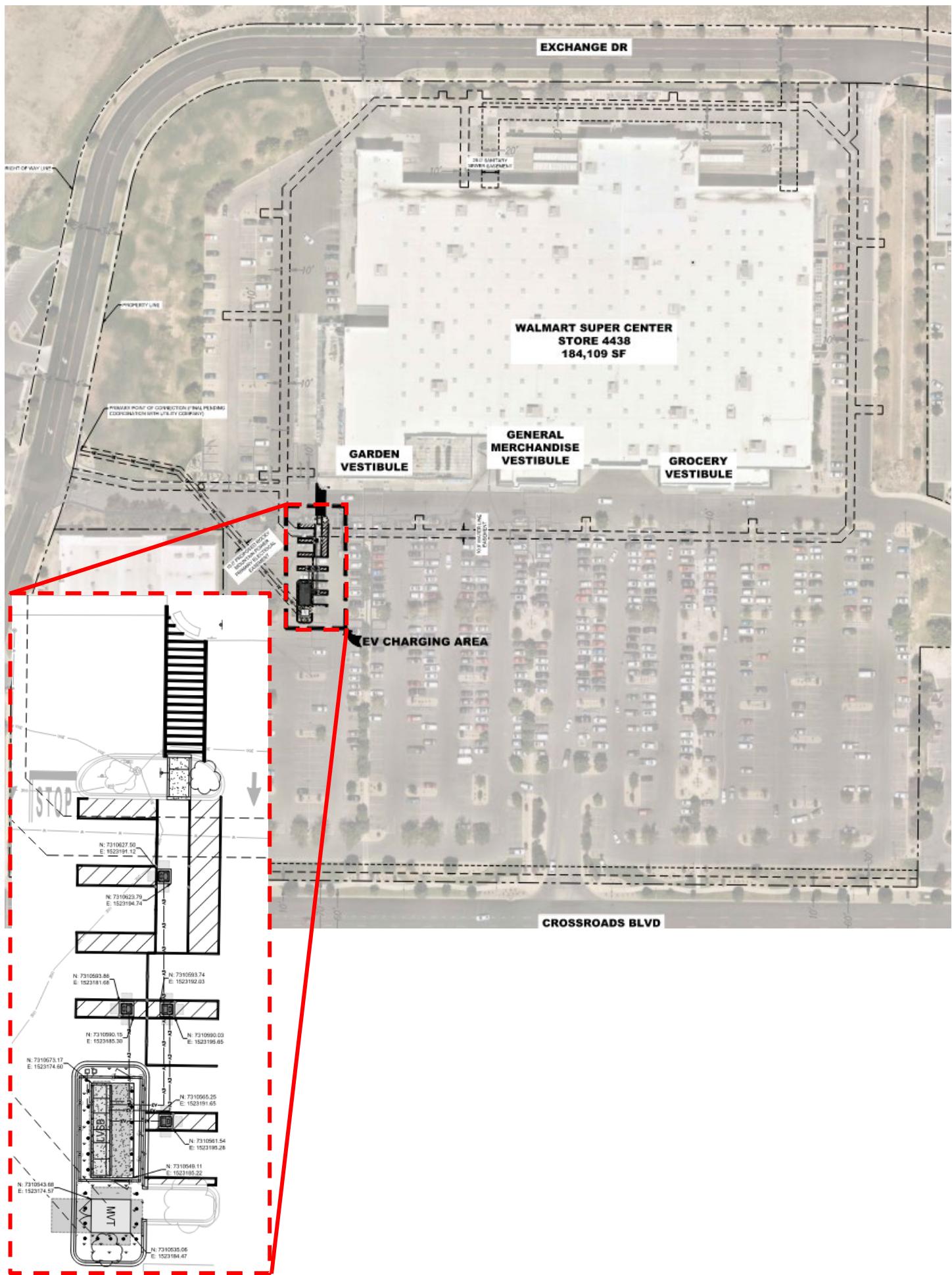
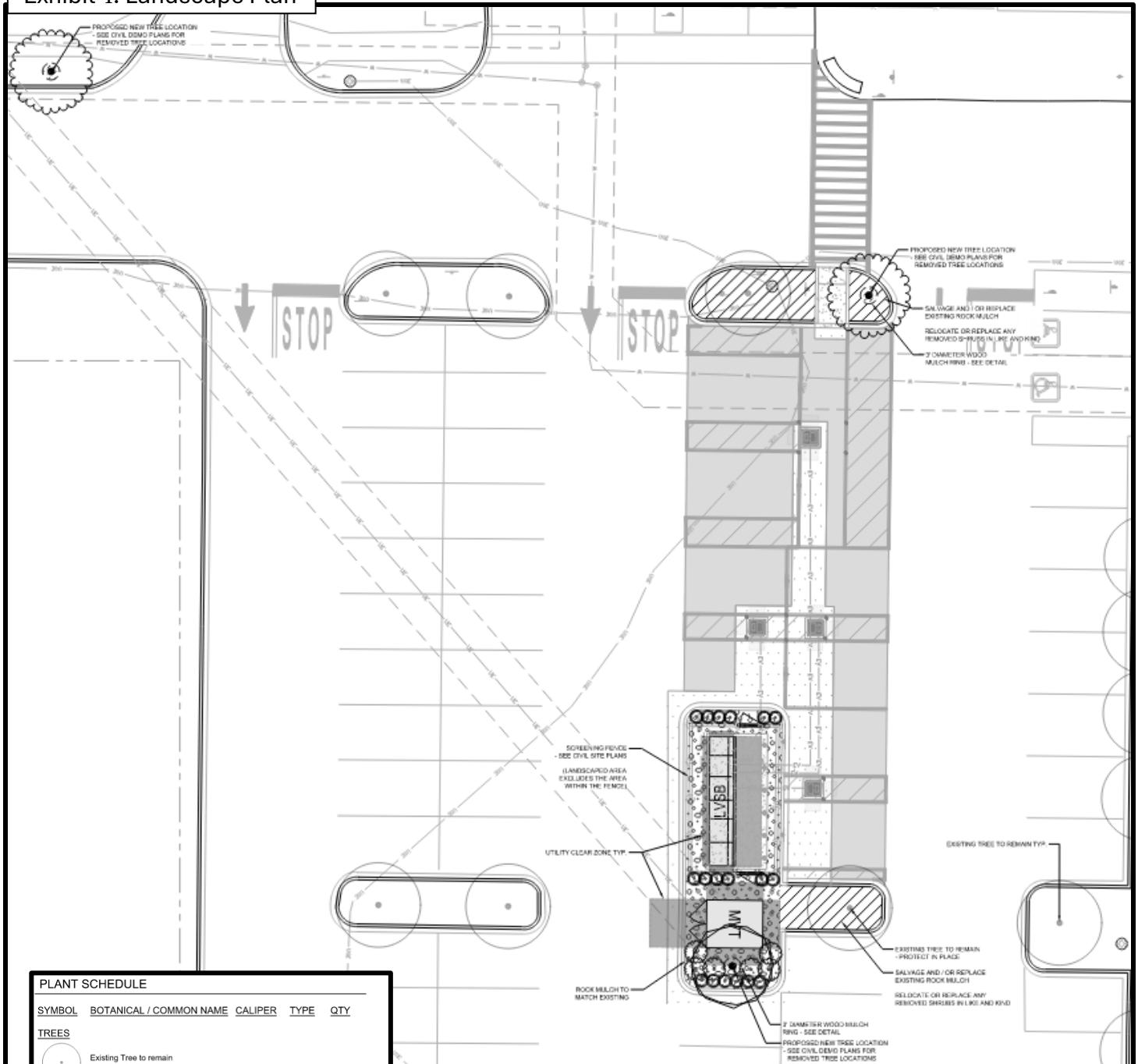


Exhibit 4: Landscape Plan



LANDSCAPE REQUIREMENTS

19-06-06 PLANTING STANDARDS	REQUIRED	PROVIDED
2b. 25% of shrubs to be min 5 gal.	3 shrubs	6 shrubs
2d. 50% of all plants to be drought tolerant	6 plants	24 plants
19-06-07 AMOUNT OF REQUIRED LANDSCAPING	REQUIRED	PROVIDED
3a. 50% of landscaped area shall be covered with live vegetation	Required	Provided*
*See Landscape Data Table		
19-09-08 PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
1 Tree per parking island (2 per double stall)	Required	Provided
TREE MITIGATION:	REQUIRED	PROVIDED
2 new trees per 1 tree over 4" cal. removed	2	2**
1 new tree per 1 Tree under 4" cal. removed	1	1**

**Two trees removed due to improvements, one tree over 4" cal. replaced with two trees. One tree under 4" cal replaced to fulfill 1 to 1 requirement.



Site Plan

2429 Stagecoach Drive

January 15, 2026

PUBLIC MEETING

Applicant:	Travis Olsen
Owner:	Brett Belliston
Location:	2429 North Stagecoach Drive
Project Acreage:	1.32 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial and Office Warehouse
Adjacent Uses:	Regional Commercial and Office Warehouse
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2429 North Stagecoach Drive for The Hub at Saratoga Phase 1 development. Uses include one commercial building with five tenant spaces. There are multiple parking standards used to calculate the parking. One tenant space was calculated at 5 stalls per 1,000 square feet for a drive-thru restaurant and the rest of the tenant spaces were calculated at 4 stalls per 1,000 square feet for retail. There are 50 total required parking stalls for the 11,853-square feet of tenant spaces. There are 44 stalls provided prior to the shared parking agreement that is being proposed for 7 additional stalls. The property is 57,355 square feet (1.32 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, and lighting requirements. The proposed site plan can comply with all site and parking requirements if the interconnection requirement exception due to steep grade at the property line and the shared parking agreement are approved by the City Council (see section F of this staff report for more information).

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and

Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The Hub at Saratoga Phase 1 plat was recorded on March 21, 2022. The property is bordered by Stagecoach Drive to the east and 2400 North to the south. The Land Development Code requires interconnection with the adjacent property to the north; however, the Code allows the City Council to approve an exception to this requirement when the adjoining property contains slopes exceeding 30 percent. The slope along the northern property line is approximately 48 percent.

The site provides interconnection to the west through the Empresa Floors parking lot, and the required cross-access easement has been obtained from the Empresa Floors property owner. An additional driveway access is provided on the east side of the site onto Stagecoach Drive. Interconnection to the south is not feasible due to driveway spacing requirements from the nearby intersection and site grade constraints.

A shared parking agreement is being submitted for City Council approval to utilize nine of Empresa Floors' furthest northeast parking stalls. These stalls are proposed to satisfy current parking requirements and to provide additional parking capacity should a more intensive use than retail occupy the development in the future. The code allows up to 25% (15 parking stalls) of required parking to be shared subject to Land Use Authority approval. The applicant is requesting that nine stalls be approved for shared parking (15% of the Empresa stalls).

C. Process: City Code Chapter 19.14.05.8 outlines the process for a site plan review.

Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
Complete.
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings reviewed.**
- c. New site plans shall follow the process below:
 - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.**
 - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Scheduled.**
 - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.**
 - iv. The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.**

v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD**.

D. Community Review:

Public Meeting: This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

Public Comment: As of the date of this report, no public input has been received.

E. General Plan:

The General Plan outlines the importance for having a mix of uses within the City, which include:

- Reducing travel distances for goods and services.
- Balancing inbound and outbound travel at peak morning and evening times.
- Diversifying the local tax base to fund public safety and other public services.

Staff conclusion: Consistent. 2429 Stagecoach Drive seeks to provide retail and drive-thru restaurant uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

The applicant is requesting approval of a shared parking agreement with Empresa Floors for 9 parking stalls. Section 19.09.05(10) of the Land Development Code states that “Up to twenty-five percent of the 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. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.”

The applicant is requesting an exception to the connectivity requirements. Section 19.12.06.4 of the Land Development Code states that “all new subdivisions shall provide connectivity with adjacent developed and undeveloped properties... All new subdivisions are required to:

- a. Extend streets sidewalks, and trails at least once in each direction to adjacent properties; and
- b. Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and
- c. Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and

- d. Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and
- e. Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.
- f. Exceptions: **Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:**
 - i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or
 - ii. **The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or**
 - iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.
 - iv. **Exceptions shall be construed narrowly by the Land Use Authority.**
 - v. These exceptions shall not apply to trail connections."

The applicant requests that the City review two potential site layouts to determine the best solution to parking and interconnection to the north.

Option A includes a stub to the north, but will require a shared parking agreement to be approved by the City Council. This option will require retaining walls and grading modifications on both sides of the property line. The subject property will have to slope down and the adjacent property will have to raise the grade at the connection point when it is developed. The applicant prefers Option B, as outlined below.

Option B does not have a stub to the north and can meet the parking requirement on site, but still requests approval of the shared parking agreement. This option may only be approved if the City Council grants an exception to the requirement for interconnection to the north. The applicant requests this exception, due to the grade change between properties. The applicant requests approval of a shared parking agreement to increase available parking to allow a broader range of tenant uses beyond retail and office and include uses with higher parking demand.

Code Section	Option A	Option B
19.04, Land Use Zones:	Complies	Complies
• Regional Commercial Zone Standards:	Complies	Complies
19.06, Landscaping and Fencing:	Complies	Complies
19.09, Off-Street Parking:	Can Comply*	Complies
• 19.09.10, Required Minimum Parking:	Can Comply*	Complies
19.11, Lighting:	Complies	Complies
19.12, Subdivisions:	Complies	Can Comply**
• 19.12.06(4), Connectivity Standards:	Complies	Can Comply**

19.13, Process:	Complies	Complies
19.14, Site Plans:	Complies	Complies**
• 19.14.05(7)(g):	Complies	Complies**
19.16, Site and Architectural Design Standards:	Complies	Complies
19.18, Sign Regulations:	Complies	Complies
• (separate permit and approval required)		

* Shared Parking Agreement approval needed to comply

** Interconnection exception approval needed to comply

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation “I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein, subject to City Council approval of shared parking and an exception to the northern stub.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The requested shared parking agreement to utilize nine parking stalls located on the Empresa Floors property is [approved/denied] by the City Council.
5. Pursuant to Section 19.12.06(4)(f), interconnection to the property to the north [is required/is not required], as determined by the City Council.
6. All other Code requirements shall be met.
7. The site plan is approved subject to [Option A or Option B] as outlined in Section F of this staff report.
8. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the Site Plan for 2429 Stagecoach Drive 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 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Sections 19.09, 19.12, 19.14, and 19.16 of the Code:
 - a. _____, and/or

H. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan with interconnection to the north (Option A)
5. Site Plan without interconnection to the north (Option B)
6. Landscape and Irrigation Plans with interconnection to the north
7. Landscape and Irrigation Plans without interconnection to the north
8. Photometric Plan
9. Elevations
10. Cross-Access Easement
11. Shared Parking Agreement

Staff Report

Author: Ken Knight, Staff Engineer
Subject: 2429 Stagecoach Drive— Site Plan
Date: January 15, 2026
Type of Item: Site Plan Approval



SARATOGA
SPRINGS

Description:

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

B. Background:

Applicant: *Travis Olsen—Couloir Capital*
Request: *Site Plan Approval*
Location: *2429 North Stagecoach Drive*
Acreage: *1.32 Acres - 1 Lots*

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. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

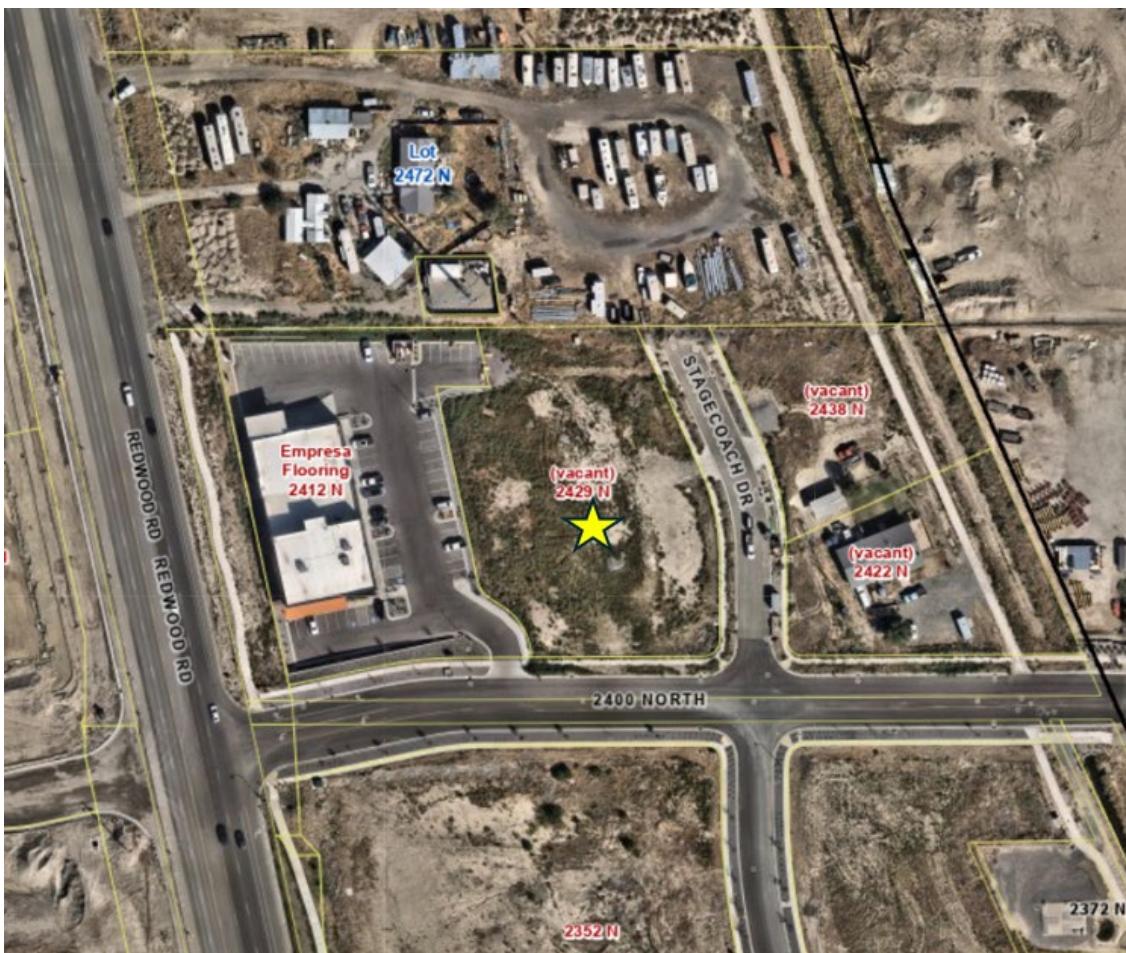
the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Developer shall design and construct the parking lot connection to the adjacent property to the north so that it provides a safe and functional drive aisle, meeting all applicable slope best practices and ADA standards. Coordination with the adjacent property owner is required. Any request to eliminate this connection must be reviewed and approved by City Council.
- 12.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
2025	Background	Plus Project
Assumptions	<ul style="list-style-type: none">• The development will consist of 12,400 sq. ft. of retail space.• The project is anticipated to generate approximately 507 (+169 pass-by) weekday daily trips, including 26 (+4 pass-by) trips in the morning peak hour, and 60 (+32 pass-by) trips in the evening peak hour• While the drive-thru tenant is unknown at this time, it is anticipated that the on-site queue storage will be sufficient	<ul style="list-style-type: none">• None
Findings	<ul style="list-style-type: none">• Poor LOS at all study intersections	<ul style="list-style-type: none">• Acceptable LOS
Mitigations	<ul style="list-style-type: none">• Install a traffic signal at 2400 North / Redwood Road	<ul style="list-style-type: none">• None
2030	Background	Plus Project
Assumptions	<ul style="list-style-type: none">• Addition of the 2100 North Freeway to the Roadway network alters the travel patterns in the project area• Traffic added from a nearby middle school	<ul style="list-style-type: none">• None
Findings	<ul style="list-style-type: none">• Acceptable LOS	<ul style="list-style-type: none">• Acceptable LOS

Exhibit 2: Location and Zone Map





APPLICATION REVIEW CHECKLIST

Updated 8.22.25

Application Information

SITE PLAN

2429 STAGECOACH DRIVE (THE HUB)

Applicant: Travis Olsen
Owner: Brett Belliston
Location: 2429 North Stagecoach Drive
Project Acreage: 1.32 acres
Lots: 1
Current Use: Undeveloped
Land Use Designation: Regional Commercial
Parcel Zoning: Regional Commercial
Adjacent Zoning: Regional Commercial and Office Warehouse
Adjacent Uses: Commercial and Undeveloped
Past Action and Date: Not Applicable
Type of Action: Legislative
Land Use Authority: City Council
Planner: Kendal Black, Planner II

Date Received:
1st submittal: September 5, 2025
2nd submittal: October 21, 2025
3rd submittal: December 12, 2025
4th submittal: Click or tap to enter a date.

Date of Review:
1st submittal: September 10, 2025
2nd submittal: October 29, 2025
3rd submittal: December 16, 2025
4th submittal: Click or tap to enter a date.

Parcel Number(s) and size: 68:054:0004 / 1.32 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 5, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: Yes - City Council

- Neighborhood Meeting Required: No
 - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

DRC Review

DRC Review Comments:

- Screening needs to be parapets
- Percentages of materials needed
- Additional buffering and screening needed in landscaping. Evergreen shrubs needed.
- Parking requirements are not met
- Significant grade differences on the north end (2:1)
- Engineering mentioned that 10' of clay under detention basin will need to be dug out and then filled with clean gravel

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: (1 unit / 1.32 acres = .76 units per acre)

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	57,355 sf
Front/Corner Side Setback (Minimum)	15'	Complies	34'+
Interior Side Setback (Minimum)	10'	Complies	61'+
Rear Setback (Minimum)	30'	Complies	33'+
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	>100'
Lot Frontage (Minimum)	N/A	N/A	>100'
Building Height (Maximum)	50'	Complies	24'
Lot coverage (Maximum)	50%	Complies	21.94%
Building Size (Minimum)	1,000 sq. ft.	Complies	12,586 sf
Building Size (Maximum)	N/A	N/A	

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	N/A	
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Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies.	28.96% provided
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Retail proposed	Complies.	<i>Retail use proposed for entire building</i>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	<i>Flood Zone X and commercial</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Proposing connections to these utilities</i>
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.	<i>Not in any of these areas</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Abuts 2400 North and Stagecoach Drive</i>

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	N/A.	Checked by Engineering
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Jeremy Ainsworth</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>See sheet C0.1</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>See sheet LP-100 and LP-101</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See sheet LP-101</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See sheets C0.1 and C2.0</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See sheets IR-100 to IR-101 and IR-501 to IR-503</i>

Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>All are drought tolerant</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>All 2" caliper</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>All 6' tall</i>
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'.	Complies.	<i>See notes on sheet LP-501</i>
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.	<i>All 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>No turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>All are drought tolerant</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>See legend explanation under Site Materials Legend I Landscape on sheet LP-101</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>Evergreen hedges used for screening</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>See sheet LP-100</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See sheet LP-100</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>See sheet IR-100</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See sheet LP-100</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See sheet LP-100</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ol style="list-style-type: none"> The Land Use Authority gives its approval. The Power Company or owner of the power line gives written consent. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. 	N/A.	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	Complies.	<i>DeWitt weed barrier</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials	Complies.	<i>Rock mulch to be used</i>

shall be used, and materials must be heavy enough to not blow away in the wind.		
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>See sheet LP-501</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See sheet IR-503</i>
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.	<i>No fencing proposed</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies.	<i>See sheet C1.0</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	<i>No fencing proposed</i>
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	N/A.	<i>Checked by Engineering</i>
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: <ol style="list-style-type: none"> compatibility with fences of surrounding uses; quality of proposed materials; aesthetics of proposed materials; requirements of applicable development agreements; intensity of existing surrounding uses; and applicable conditions of approval. 	N/A.	<i>No fencing proposed</i>
Prohibited fencing: <ol style="list-style-type: none"> No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. 	N/A.	<i>No fencing proposed</i>

Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	N/A.	<i>No fencing proposed</i>
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	<i>No fencing proposed</i>

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.	<i>See sheet LP-100</i>
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.	<i>60% coverage</i>

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	57,499		
Required Landscaping	11,500	Complies	<i>19,993 sf landscaping</i>
Required Deciduous Trees	6	Complies	<i>9 proposed</i>
Required Evergreen Trees	4	Complies	<i>22 proposed</i>
Required Shrubs	22	Complies	<i>268 proposed</i>
Drought Tolerant Plants	16	Complies	<i>All are drought tolerant</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>Asphalt</i>
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.	<i>See sheet C1.0</i>
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.	<i>No spaces that require backing up over sidewalks</i>

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.	<i>See cross-access easement</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See sheet ES001</i>																				
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.	Complies.	<i>All parking spaces well under 300' from main entrances</i>																				
<table border="1"> <thead> <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> </thead> <tbody> <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> </tbody> </table>	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150'	1,501 to 5,000 square feet	200'	5,001 to 10,000 square feet	250'	10,001 to 25,000 square feet	300'	25,001 to 50,000 square feet	350'	50,001 to 75,000 square feet	400'	75,001 to 100,000 square feet	450'	100,001 to 125,000 square feet	500'	Over 125,000 square feet	600'		
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Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.																						
i. The walking path travel distance from a business' main entrance shall not apply to these areas.																						
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.	Complies.	<i>See sheet C1.0</i>																				
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.	Complies.	<i>All provided. See sheet C1.0 and ES001</i>																				
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>2 ADA stalls provided (instead of van parking space, 8-foot load/unload space provided which meets the requirement)</i>																				
Certain types of medical facilities need more accessible stalls, see link.	N/A.																					
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>As close to businesses to the north and the slightest grade</i>																				
Parking Requirements and Shared Parking																						
Available on-street parking shall not be counted towards meeting the required parking stalls.	N/A.	<i>None proposed in parking stall count</i>																				
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.	Complies.	<i>Southern unit is take-out restaurant (5/1000 sf) and the rest of the units are retail (4/1000 sf)</i>																				

When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	Complies.	<i>Marked all as retail although the southernmost unit has the drive-thru and was being previously proposed as a takeout restaurant.</i>
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.	Complies.	<i>Rounded up from 50.42 to 51 stalls required</i>
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)		
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.	Shall Comply.	<i>Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.</i>
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.	Shall Comply.	<i>Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.</i>
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. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	Shall Comply.	<i>Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.</i>
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 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	Complies.	<i>Evergreen hedges used along all areas where headlights would spill onto neighboring roads.</i>

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.	See sheets LP-100 and LP-501
Clear Sight Triangles must be followed.	Complies.	See sheet LP-100 and C1.0
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.	See sheet LP-100
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 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. <ul style="list-style-type: none"> 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.	<i>Additional tree added on the east side.</i>
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.	See sheet LP-100

Required Minimum Parking

<u>See table in 19.09</u>		<i>Size of south unit is sufficient to make it a take-out restaurant. The rest of the building is retail.</i>
<i>Retail: 4/1000 - 10,137.69 sf of retail (41 stalls required)</i> <i>Take-out restaurant (below 2000 sf): 5/1000 - 1900.15 sf of take-out restaurant (10 stalls required)</i>	Shall Comply.	<i>51 total needed, 47 provided (44 stalls plus 3 parking stalls for drive-thru)</i> <i>If interconnection exemption is approved by City Council, all required parking stalls will be provided.</i> <i>If interconnection exemption not approved and shared parking agreement were approved for at least 4 stalls, this would meet code.</i>

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.	
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.	<i>About 13 stacking spaces provided</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane.	Complies.	<i>None proposed as of right now but if one is added, there are about 13 stacking spaces provided</i>
Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>See notes on drawing on sheet C1.0 by entrance and exit</i>

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.	<i>See Traffic Impact Study</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>See sheet C1.0</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 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.	<i>Evergreen hedges used along all areas where headlights would spill onto neighboring roads.</i>

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'	18'	24+'	24+'

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See note G on sheet ES001</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See specifications CB0101 on sheet ES002</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See note C on sheet ES001</i>
Angle: Shall be directed downward.	Complies.	<i>See lighting on sheet ES002 (all directed downward)</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See note C on sheet ES001</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See sheets ES001 and ES002</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	<i>None proposed</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See sheets ES001 and ES002</i>
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.	Complies.	<i>See note D on sheet ES001</i>

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.	N/A.	<i>None proposed</i>
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.	Complies.	<i>See sheet ES001</i>
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.	Complies.	<i>See note F on sheet ES001</i>
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.	Complies.	<i>See detail 2 on sheet ES001</i>
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'.	Complies.	<i>See note E on sheet ES001</i>
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.	Complies.	<i>See notes in LTG CTRL SEQUENCE OF OPERATION section on sheet ES001</i>

Walkway Lighting

Lighting of all pedestrian pathways is recommended.	Complies.	<i>See sheet ES001</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	Complies.	<i>See note in General Notes on sheet ES001</i>
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'.	Complies.	<i>See note in General Notes on sheet ES001</i>

Bollard lighting shall be limited to a height of 4'.	N/A.	<i>None proposed</i>
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Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See sheets ES001 and ES002</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See sheets ES001 and ES002</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See sheets ES001 and ES002</i>

19.12 Subdivision

Street Connectivity

Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to:	Complies.	<i>Trail is existing along Stagecoach Drive</i>
Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and		
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>Vehicle connections to the north, east, and west</i>

Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	N/A.	No public open space
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: <ul style="list-style-type: none"> a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or 	N/A.	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30% , drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	Shall Comply.	<i>Grade at northern property line prior to any access will be around 48% where northern connection can go. Proposed northern access in site plan submittal is 20.5% to 23.1% grade while maximum allowed for road is 12% (10% preferred maximum) and cannot exceed 8% for emergency vehicles. This seems to meet the exception criteria as long as approved by City Council.</i>
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	N/A.	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	Shall Comply.	<i>The City Council will need to make a determination on this.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>Yes/City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 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 Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: 0
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.	<i>Commercial use</i>
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.	<i>Entire site will be used</i>
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.	N/A.	<i>No irrigation ditches on lot</i>
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>None proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>See Owner's Acknowledgement page</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover page of civil plans</i>
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.	<i>See sheet C0.1</i>
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.	<i>See sheet C0.1</i>
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.	<i>See provided survey</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning</i>
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	Complies.	<i>See plans on file with Planning</i>

<p>may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following:</p> <ul style="list-style-type: none"> 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. 		
<p>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;</p>	N/A.	<i>Reviewed by Engineering</i>
<p>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:</p> <ul style="list-style-type: none"> 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. 	Complies.	<i>See Traffic Impact Study</i>
<p>Data table including:</p> <ul style="list-style-type: none"> 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) 	Complies.	<i>See data table on cover page to civil drawings</i>

x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). 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.	<i>Jeremy Ainsworth</i>
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.	Complies.	<i>See sheet ES001</i>
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.	<i>See Elevation sheets</i>
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.	<i>See elevations</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Fee paid at application</i>
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 vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See plans on file with Planning</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Signage addressed in elevations</i>
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.	<i>Evergreen hedges used along all areas where headlights would spill onto neighboring roads.</i>
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;	Complies.	<i>See site plan and elevations</i>

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.		
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.	Shall Comply.	<i>Some corrections needed if exception to interconnection not approved. If exception approved, this application meets all code criteria.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Trail is the sidewalk on the east</i>

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	Complies.	<i>See elevations</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Pedestrian connection to property to the north is provided by the pathway going by the trash enclosure at northeast end of property and down to sidewalk along Stagecoach Drive</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>See site plan</i>
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>See site plan</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See site plan</i>
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: <ol style="list-style-type: none"> The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or At least 50% of the parking is located to the side or rear of the building, or A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or That portion of development that lies within the Waterfront Buffer Overlay, or The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. 	Complies.	<i>See site plan</i>

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.	<i>See sheet C1.0</i>
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.	<i>Evergreen hedges used along all areas where headlights would spill onto neighboring roads.</i>
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.		
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.	Complies.	<i>See Sheet LP-100</i>
All trash dumpsters shall be provided with solid enclosures. b. 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.	Complies.	<i>See trash enclosure elevations on sheet A103</i>
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.	Complies.	<i>See sheet LP-100</i>
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.	<i>Located in the northeast corner but back away from the road a bit</i>
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.	<i>See Landscape Plan</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	<i>Connection to the north provided by adding pathway by trash enclosure down to sidewalk</i>

Site Design Standards: Non-Residential Development

<p>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.</p>	<p>Complies.</p>	<p><i>Retail and take-out restaurant uses proposed that will be inside the buildings</i></p>
<p>Access Requirements:</p> <ul style="list-style-type: none"> 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. 	<p>Complies.</p>	<p>26'</p>
<p>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.</p>	<p>Complies.</p>	<p><i>See north end by driveway entrance on sheet C1.0</i></p>
<p>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. This does not apply to Municipal Buildings</p>	<p>N/A.</p>	
<p>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).</p>	<p>Complies.</p>	<p><i>See elevations for details</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>Not even close to the street</i></p>
<h3>General Architectural Design Standards</h3>	<p>General standards do not apply one-family and two-family dwellings unless governed under a DA.</p>	
<p>Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width:</p> <ul style="list-style-type: none"> i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cochères, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices. 	<p>Complies.</p>	<p><i>See elevations</i></p>

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.	<i>See elevations</i>
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 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	<i>Three colors and three materials proposed. Black aluminum accent also proposed but doesn't count towards material percentages.</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	Complies.	<i>Three colors and three materials proposed. Black aluminum accent also proposed but doesn't count towards material percentages.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>None proposed</i>
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. <ul style="list-style-type: none"> i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. 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.	<i>See percentages on elevations</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding $\frac{1}{2}$ " 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.	<i>Full brick proposed</i>
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.	N/A.	
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.	<i>All roof drains are interior</i>
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: <ul style="list-style-type: none"> i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility. 	N/A.	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>External panels shown and will be painted white to match the color of the wall it is placed on</i>
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.	<i>Facing streets</i>
At least 35% 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	Complies.	<i>Both elevations facing public streets have more than 35% glass</i>

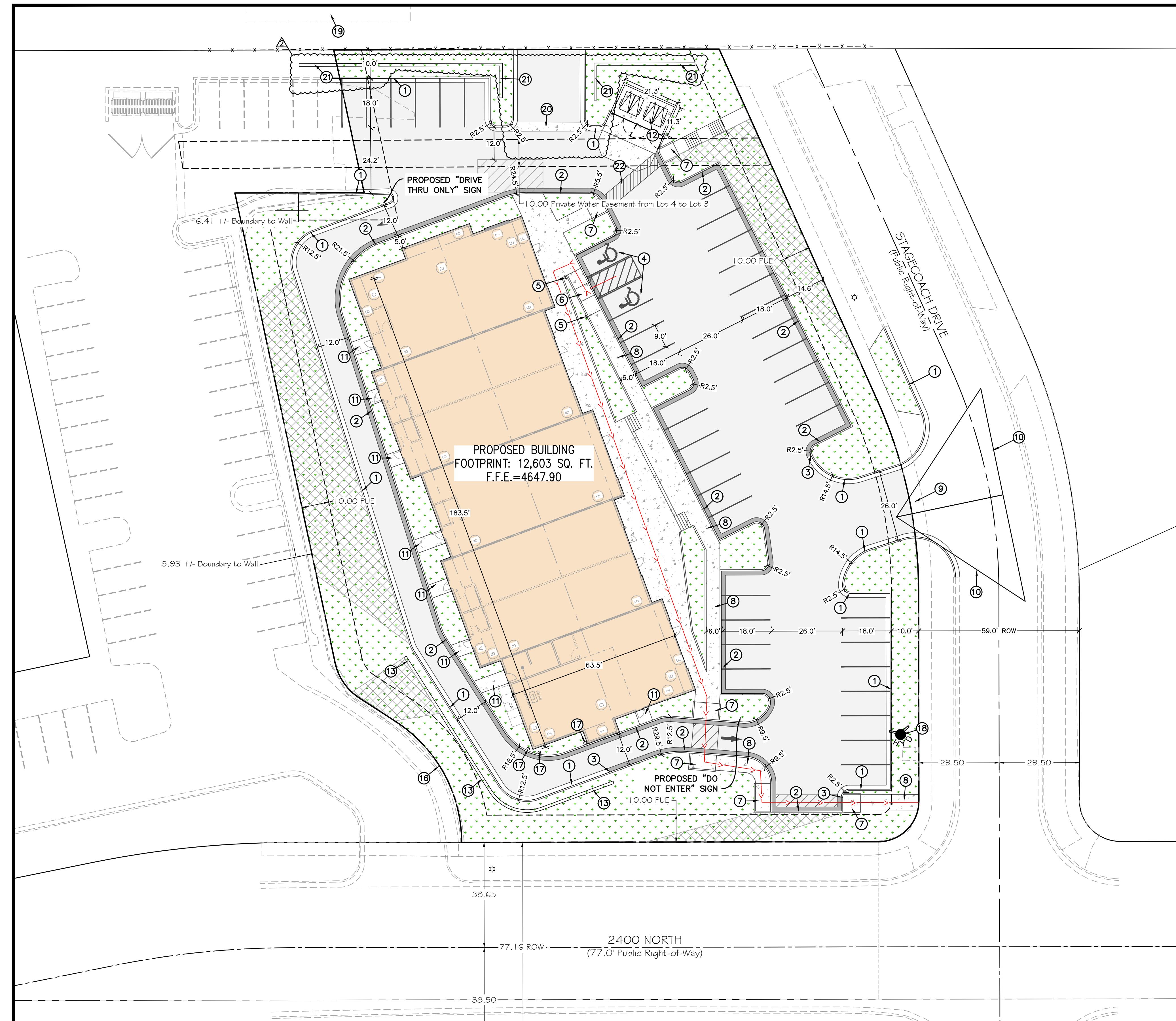
friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
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.	<i>Flat roof</i>
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.	<i>Parapets larger than 12' and screen mechanical equipment on the roof</i>
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.	<i>Screening showed on elevations and screening does meet code</i>
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.	<i>Matches the trim material and color</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Painted</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>Attached to wall</i>
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.	<i>Over drive-thru window</i>
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.	<i>10'</i>
Backlighting is not permitted.	Complies.	<i>Recessed cans</i>
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.	<i>See elevations</i>
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.	Complies.	<i>Proposed screening is visually integrated into building and mounted to roof</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Screening does meet code</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same color as the cornice</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Provided on elevations</i>
Monument sign location meets code and sign details provided	N/A.	<i>None proposed</i>
Wall signs and potential locations and details	Complies.	<i>Provided on elevations</i>

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	<i>\$0</i>
When will City maintenance begin?	<i>N/A</i>



LOT AREAS:

LOT	SQ. FT.	/	ACRES.	(PERCENT)
BUILDING FOOTPRINT	57,355	/	1.317	
ASPHALT	12,586	/	0.289	(21.94%)
LANDSCAPING	19,372	/	0.445	(33.78%)
CONCRETE	16,784	/	0.385	(29.26%)
	8,612	/	0.198	(15.02%)

LOT LANDSCAPING AREAS:

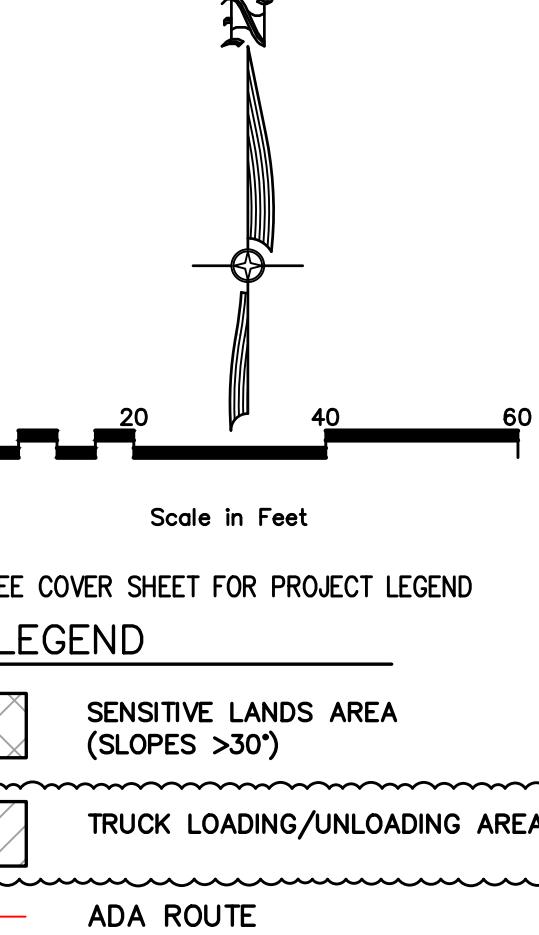
TOTAL LANDSCAPING PROVIDED	SQ. FT.	CITY REQ'T
	16,784	20%

29.3 % PROVIDED

As-Surveyed Legal Description

An entire tract of land described as Lot 4, The Hub at Saratoga Phase 1 recorded March 21, 2022 as Entry No. 34860-2022, Map No. 18236 in the Office of the Utah County Recorder and located in the Southwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and described as follows:

The above described entire tract of land contains 57,355 sq. ft. in area or 1.317 acres, more or less.



ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSUTAH.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://CITYWORKS.SARATOGASPRINGSUTAH.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX)

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

SITE PLAN NOTES:

- ① PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.2.
- ② PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.2.
- ③ PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
- ④ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 5/C4.0.
- ⑤ PROPOSED ADA SIGN. SEE DETAIL 6/C4.0.
- ⑥ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
- ⑧ INSTALL 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
- ⑨ EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH A NEW COMMERCIAL DRIVE APPROACH PER CITY STANDARD ST-4B. SEE DETAIL SHEET C4.2.
- ⑩ CLEAR SIGHT TRIANGLE.
- ⑪ PROPOSED CONCRETE LANDING PAD. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
- ⑫ INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑬ PROPOSED BOULDER RETAINING WALL, DESIGN BY OTHERS. SEE SHEET C2.0 FOR ELEVATIONS.
- ⑭ EXISTING CURB & GUTTER.
- ⑮ EXISTING STREET LIGHT, TO REMAIN.
- ⑯ EXISTING RETAINING WALL, TO BE PROTECTED IN PLACE.
- ⑰ PROPOSED BOLLARD.
- ⑱ PROPOSED FIRE HYDRANT.
- ⑲ EXISTING CELL TOWER ENCLOSURE.
- ⑳ PROPOSED 3' CONCRETE WATERWAY, SEE DETAIL 7/C4.0.
- ㉑ PROPOSED RETAINING WALL. SEE SHEET C2.0 FOR GRADING AND STRUCTURAL PLANS FOR DETAILS.
- ㉒ PROPOSED PAINTED PEDESTRIAN CROSSING.

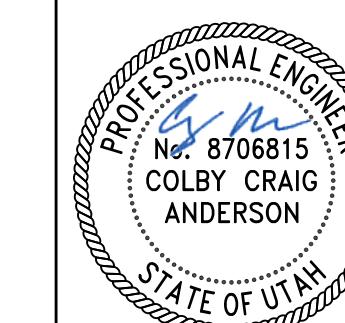
CIR | CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102

South Jordan, Utah - 801-949-6286

2429 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH 84045

SITE PLAN

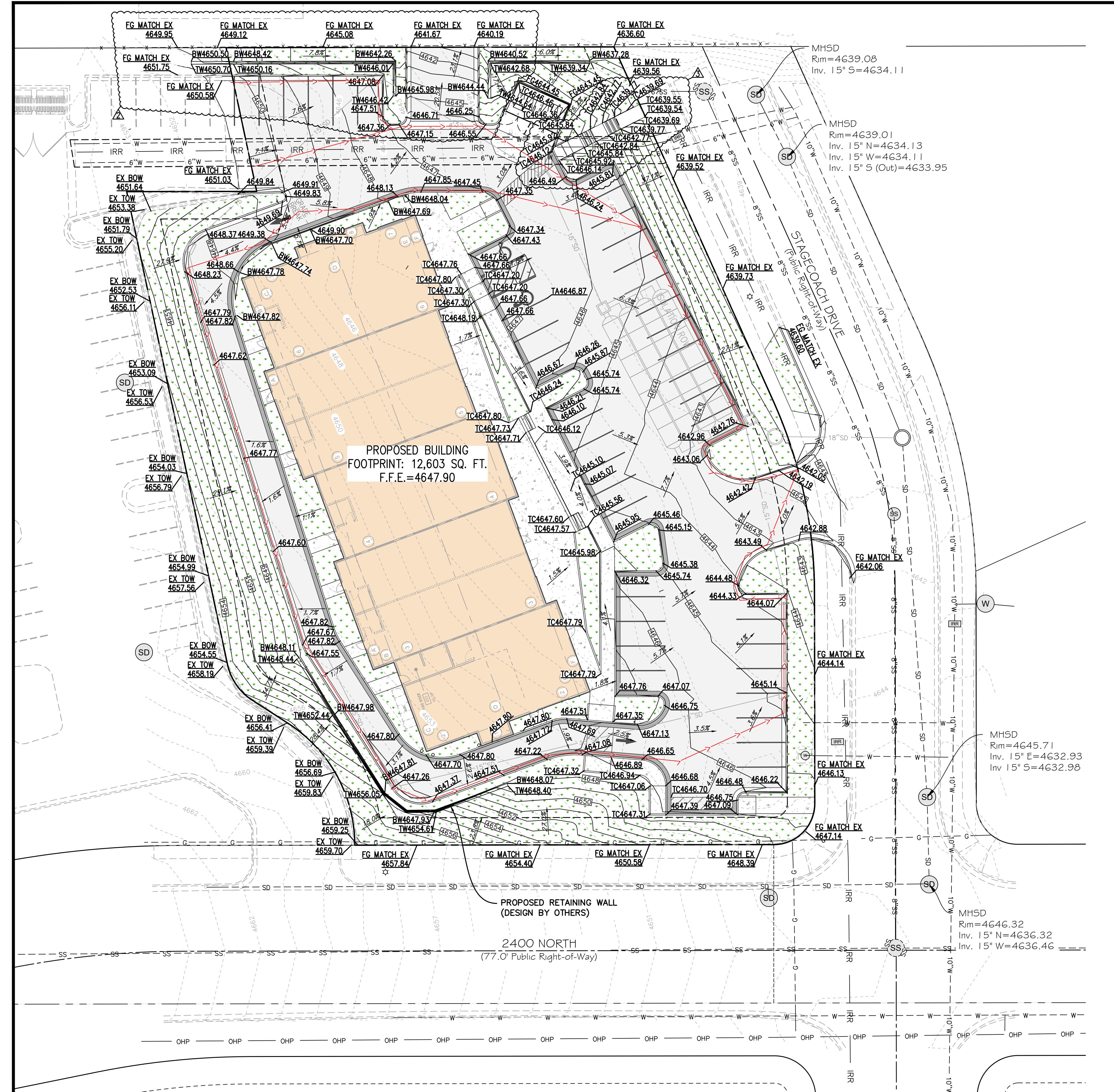


SHEET NO.

C1.0

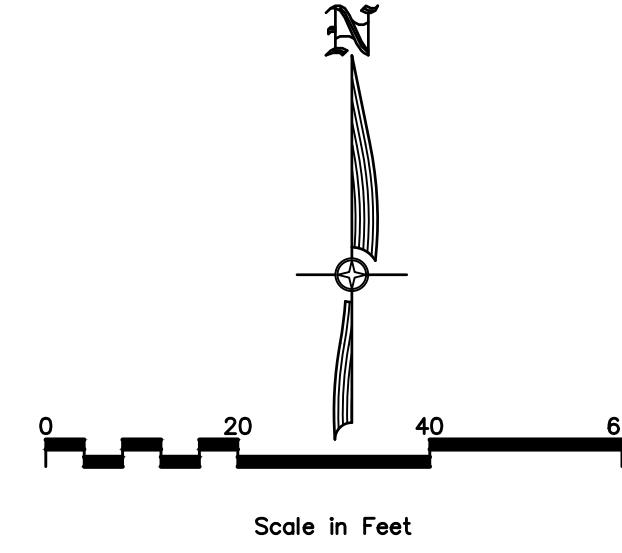
PROJECT ID: E25-056
DATE: 11/13/25
FILE NAME: PRJ-SCC
SCALE: 1"=20'





NOTE:

1. ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT. AT 801-768-5793.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT <https://CITYWORKS.SARATOGASPRINGSUTAH.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX>
3. I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.



Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

→ STORMWATER FLOW PATH

CUT 2,298 CU.YD.
FILL 3,440 CU.YD.
NET < CUT > 1,142 CU.YD.

Benchmark Info

The Benchmark for the project is the South Quarter Corner of Section 2, T.5S. R.1W., SLB&M Elevation = 4584.32' Datum is NAVD 88 derived from UTAH TURN GPS System

STORM DRAIN QUANTITIES	
18" RCP	57 LF
15" ADS	601 LF
3x3' SD BOX	2 EACH
2x3' SD BOX	8 EACH
OUTLET STRUCTURE	1 EACH
TREATMENT STRUCTURE	1 EACH



CONCRETE PAVEMENT SECTION (DUMPSTER PAD)



ASPHALT PAVEMENT SECTION (PARKING AREA)

PAVEMENT SECTIONS ARE PER THE JULY 31, 2025 GEOTECHNICAL STUDY BY AGEC APPLIED GEOTECH (PROJECT NO 1250359). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

GRADING PLAN

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102

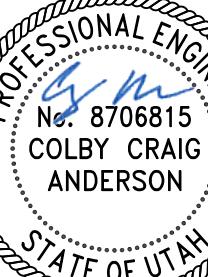
South Jordan Utah - 801-949-6286

Blue Stakes of UTAH 811

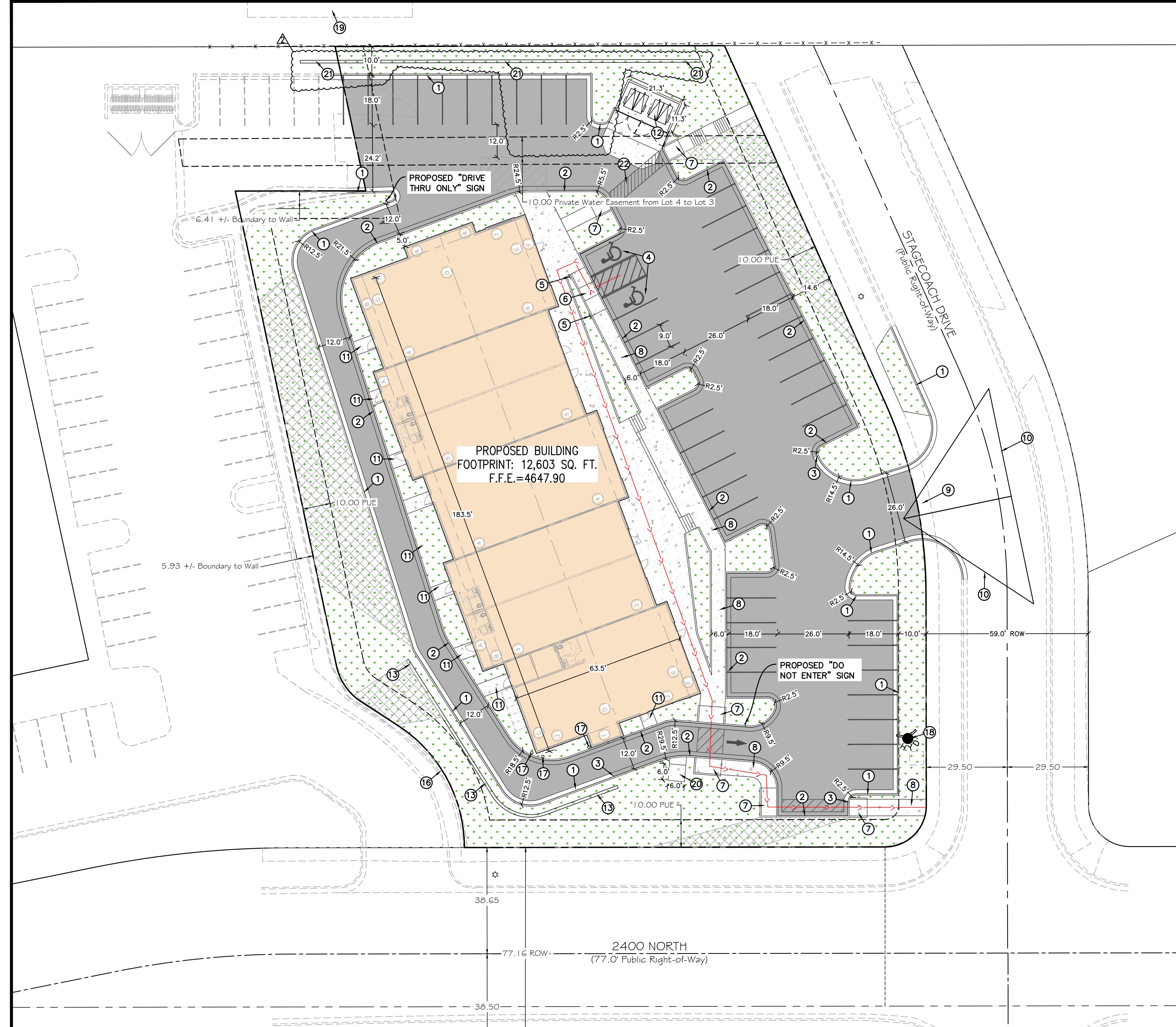
BlueStakes.org

C2.0

PROJECT ID: E25-056 DATE: 11/13/25
FILE NAME: PRJ-SCC SCALE: 1"=20'



SHEET NO.



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ASPHALT	12,586	/	0.289	(21.94%)
LANDSCAPING	19,398	/	0.445	(33.82%)
CONCRETE	16,850	/	0.387	(29.38%)
	8,521	/	0.196	(14.86%)

LOT PARKING REQUIREMENTS:

RETAIL	SQ. FT.	CITY REQ'T
TOTAL REQUIRED	12,586	50.3 (4/1000)
TOTAL PROVIDED		51
DRIVE THRU SPACES		3
ACCESSIBLE SPACES	2	(3 REQ'D 51 TO 100)

LOT LANDSCAPING AREAS:

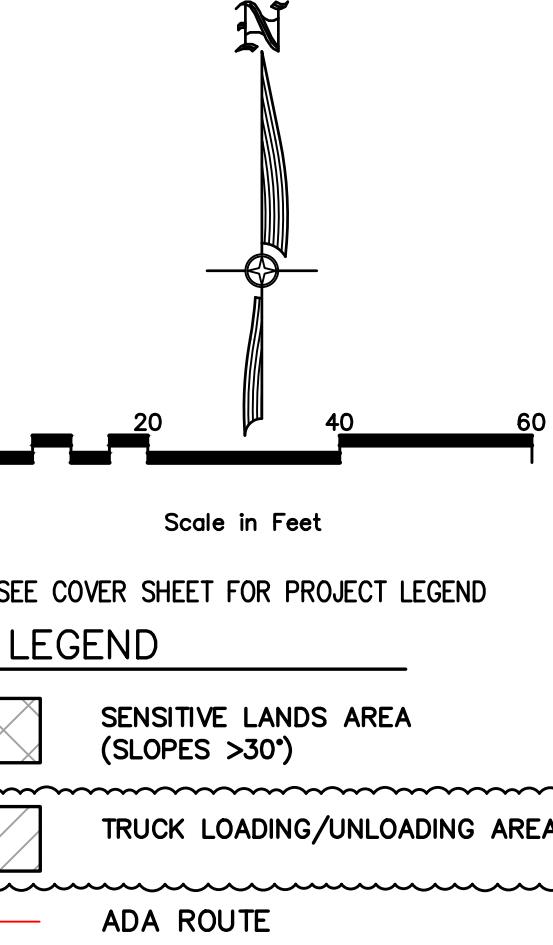
TOTAL LANDSCAPING PROVIDED	SQ. FT.	CITY REQ'T
	16,850	20%

29.4 % PROVIDED

As-Surveyed Legal Description

An entire tract of land described as Lot 4, The Hub at Saratoga Phase 1 recorded March 21, 2022 as Entry No. 34860-2022, Map No. 18236 in the Office of the Utah County Recorder and located in the Southwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and described as follows:

The above described entire tract of land contains 57,355 sq. ft. in area or 1.317 acres, more or less.

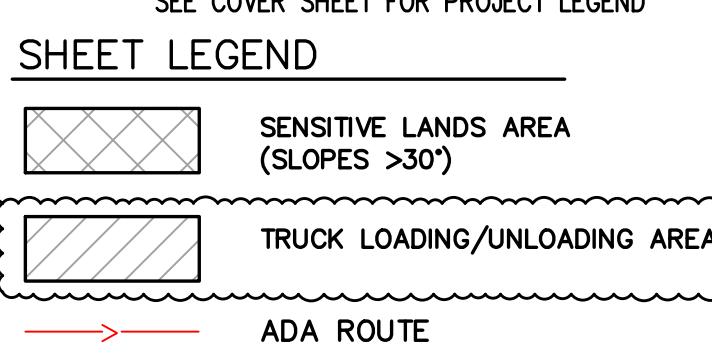


ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://CITYWORKS.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX)

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN



CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102

South Jordan, Utah - 801-949-6286

2429 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH 84045

SITE PLAN

SITE PLAN NOTES:

- ① PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2 ON SHEET C4.2.
- ② PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.2.
- ③ PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
- ④ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 5/C4.0.
- ⑤ PROPOSED ADA SIGN. SEE DETAIL 6/C4.0.
- ⑥ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
- ⑧ INSTALL 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
- ⑨ EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH A NEW COMMERCIAL DRIVE APPROACH PER CITY STANDARD ST-4B. SEE DETAIL SHEET C4.2.
- ⑩ CLEAR SIGHT TRIANGLE.
- ⑪ PROPOSED CONCRETE LANDING PAD. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
- ⑫ INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑬ PROPOSED BOULDER RETAINING WALL, DESIGN BY OTHERS. SEE SHEET C2.0 FOR ELEVATIONS.
- ⑭ EXISTING CURB & GUTTER.
- ⑮ EXISTING STREET LIGHT, TO REMAIN.
- ⑯ EXISTING RETAINING WALL, TO BE PROTECTED IN PLACE.
- ⑰ PROPOSED BOLLARD.
- ⑱ PROPOSED FIRE HYDRANT.
- ⑲ EXISTING CELL TOWER ENCLOSURE.
- ⑳ PROPOSED TRANSFORMER PAD, SEE ELECTRICAL PLANS FOR DETAILS.
- ㉑ PROPOSED RETAINING WALL. SEE SHEET C2.0 FOR GRADING AND STRUCTURAL PLANS FOR DETAILS.
- ㉒ PROPOSED PAINTED PEDESTRIAN CROSSING.

SHEET NO.

C1.0

PROJECT ID: E25-056
DATE: 12/22/25
FILE NAME: PRJ-SCC
SCALE: 1"=20'



VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
12/19/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON 11/17/2025	
NO.	REVISION	DATE	
1	CITY COMMENTS	11-18-2025	
2	CITY COMMENTS	12-19-2025	
3			
4			

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

NORTH

Graphic Scale: 1" = 20'

STAGECOACH RETAIL

2429 N. STAGECOACH DR.

SARATOGA SPRINGS, UTAH

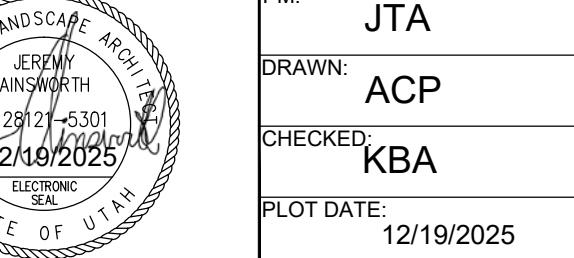
CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

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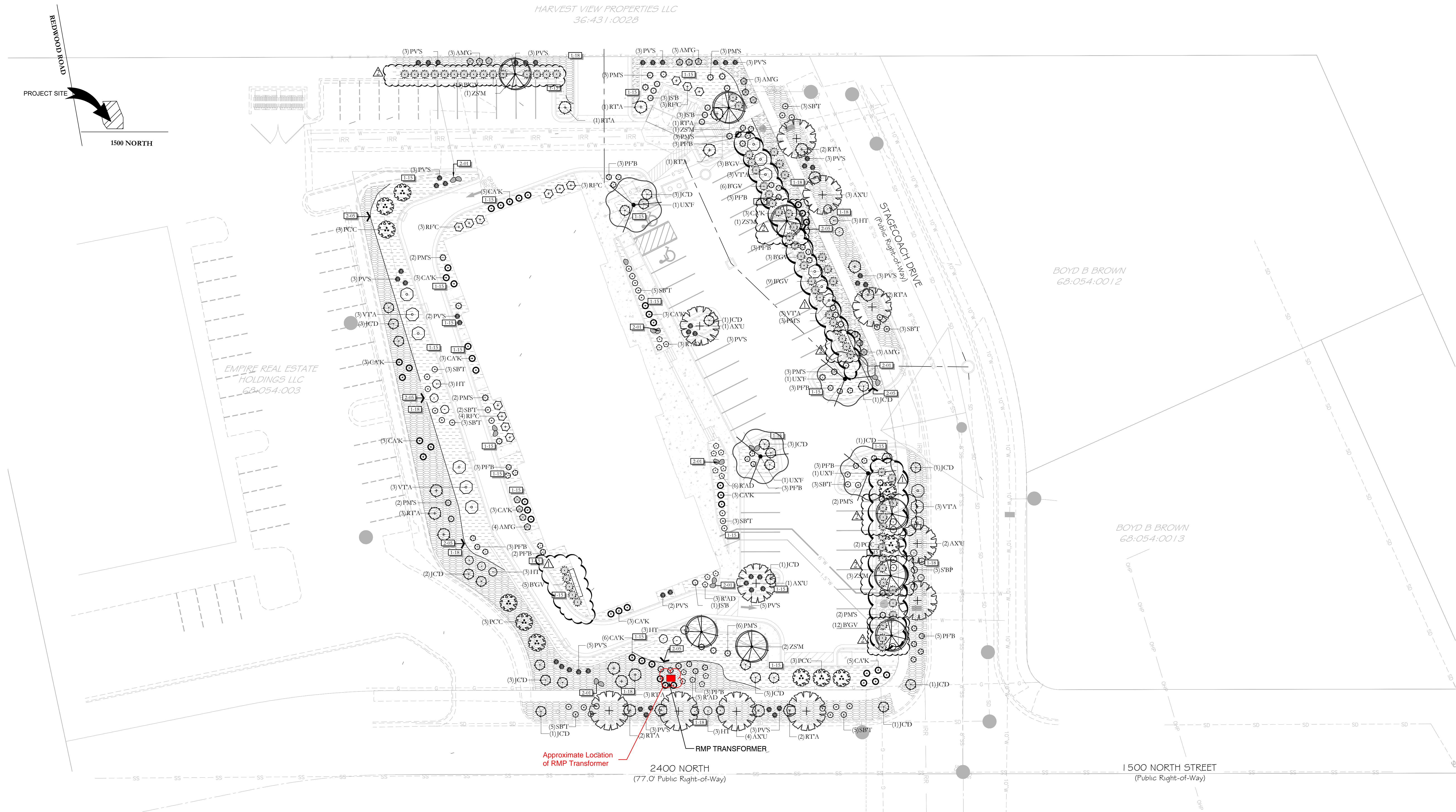
PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR



PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 12/19/2025

VICINITY MAP



ISSUE DATE

12/19/2025
UT25136

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON
CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON
11/17/2025



GRAPHIC SCALE: 1" = 20'

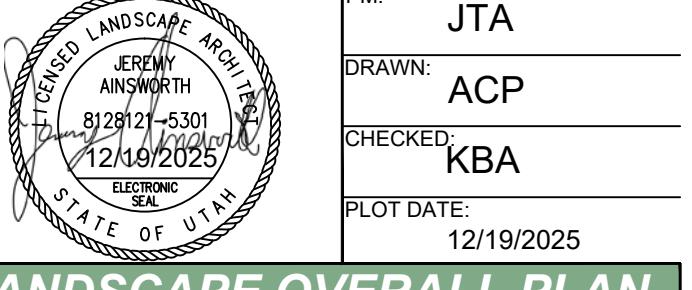
STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PROJECT INFORMATION

PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/19/2025	
		PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LANDSCAPE OVERALL PLAN CITY PERMIT SET LP-100	

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LANDSCAPE PLAN SPECIFICATIONS

Part I - GENERAL

1.1. SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISHING AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2. SITE CONDITIONS

A. EXAMINATIONS: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS. AREAS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3. PERMITS

A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4. PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5. FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6. LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7. MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE: MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GRADING AND STAKING, AND ALL OTHER MAINTENANCE AS NECESSARY AND AS DETERMINED BY THE PROJECT REPRESENTATIVE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8. GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND PLANTS SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".

• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.

• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.

• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BURNS, AND SWALES.

• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL EXISTING AND NEWLY PLANTED PLANTS.

• DEVICE FOR CHANNELING ROOT RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER.

GENERAL LANDSCAPE NOTES

• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLAST STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAID BY CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITY.

• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.

• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOD TEST, WHEN MATCHING EXISTING SOIL, IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING) WITH 1% ORGANIC MATTER CAN BE SPREAD AND INCORPORATED INTO THE EXISTING SOIL, USING THE FOLLOWING DIRECTIONS: SPREAD A 1" DEPTH OF NEW TOPSOIL, THEN INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWNS AND PLANTER AREAS. ANY TREES LOCATED IN LAWNS MUST HAVE A 4" TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

• SOD

• ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS TESTED TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED AND COVERED BY A 100% HYDROSEEDING. ALL DRAINS AND CONCRETE PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR (4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

• SEED

• SOIL TESTS FOR AQUATIC FERTILITY. TESTS FOR AQUATIC FERTILITY WILL BE PROVIDED BY EITHER MECHANICAL MEANS SUCH AS TILLING OR SPREADING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18"

2.1. LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.

D. WEED BARRIER: DEWITT'S 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT COMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL: MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

- a. PH: 5.5-7.5
- b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MHMOS PER CENTIMETER
- c. SAR (SODIUM ABSORPTION RATION): < 1.0
- d. % OM (PERCENT ORGANIC MATTER): > 10%
- e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70% CLAY < 30% SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN PLANTED THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

- a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL
- b. PORTLAND CEMENT SEE CONCRETE SPEC. BELOW FOR TYPE
- c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

Part III - EXECUTION

3.1. GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACE AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACES. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL, AND TOPSOIL, FROM THE SITE.

C. COMPACTION: COMPACT UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2. TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3. PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. DIG THE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET THE TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY Voids THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED PLANTS.

M. TURF - SOIL LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL, AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS, INCLUDING OTHER AMENDMENTS AS REQUIRED.

G. SOIL AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL, AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUNDS. SOD HOLE(S) DISCOVERED, THE SOIL PIECE(S) IS (ARE) TO BE RAISED, AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5. WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC. MIN. 6"

D. STABILE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

MULCH

• ORGANIC

• PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.

O. IF REQUIRED BY CITY, INSTALL DEWITT'S 5 OZ. WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT PROVIDED, CALL DEWITT'S AT (800) 227-1000, AND, AT OWNER'S APPROVAL, USE TRELFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.

O. IF USING TRELFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN ANNUAL MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.

O. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.

O. IF REQUIRED BY CITY, INSTALL DEWITT'S 5 OZ. WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT PROVIDED, CALL DEWITT'S AT (800) 227-1000, AND, AT OWNER'S APPROVAL, USE TRELFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.

O. IF USING TRELFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN ANNUAL MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

O. IF REQUIRED BY CITY, INSTALL DEWITT'S 5 OZ. WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT PROVIDED, CALL DEWITT'S AT (800) 227-1000, AND, AT OWNER'S APPROVAL, USE TRELFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.

O. IF USING TRELFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN ANNUAL MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

A. A NEW UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPE AREAS. ALL AREAS TO RECEIVE AT LEAST 100% HEAD TO COVERAGE, AND PLANTER AREAS TO RECEIVE A FULL DRAINAGE. EACH TUBE AND LINE TO POINT SOURCE DRAIN IN-LINE Drip TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

B. THESE PLANS ARE FOR BASIC DESIGN, LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPE AND COMPONENTS, OR TIME EXECUTION.

C. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

2.1. LANDSCAPE

1-15 1-18

2.2. HARDSCAPE

2-01 2-05

2.3. SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

1. LANDSCAPE

2" COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, SHEET LP-101.

11,186 sf

2" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, SHEET LP-101.

9,068 sf

2. HARDSCAPE

BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.

17

5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.

434 lf

3. PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL SIZE

CONIFERS

Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Te2; 15x3; sun; 4; Utah Lake water tolerant B & B 6" DROUGHT TOLERANT

DECIDUOUS TREES

Acer truncatum x platanoides 'JFS-KW187' Urban Sunset® Maple Moderate; 40' tall x 20' wide; sun; z5 B & B 2"Cal DROUGHT TOLERANT

Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant B & B 2"Cal DROUGHT TOLERANT

Zelkova serrata 'Musashino' Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant B & B 2"Cal DROUGHT TOLERANT

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

DECIDUOUS SHRUBS

Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry Sd3; 14x36"; AV 8; sun to part shade; z3; 5 gal DROUGHT TOLERANT

Hesperaloe parviflora 'Straight Up Red' Straight Up Red Yucca Hesperaloe parviflora 'Straight Up Red' Yucca 5 gal DROUGHT TOLERANT

Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12x8'; sun; z2 5 gal DROUGHT TOLERANT

Potentilla fruticosa 'Balmiringue' Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant 5 gal DROUGHT TOLERANT

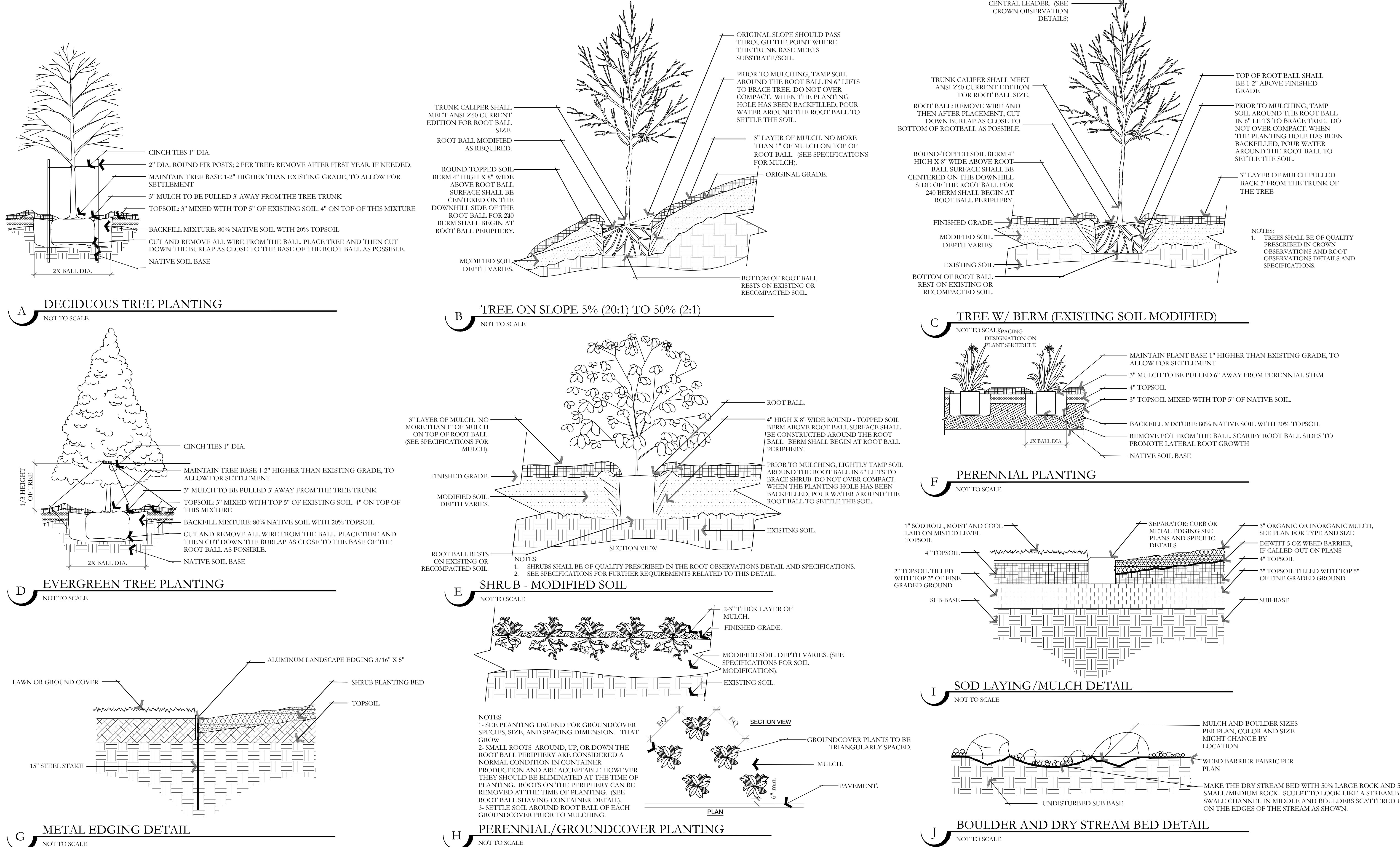
Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn Moderate; 15x4; sun; 2; Utah Lake water tolerant 5 gal DROUGHT TOLERANT

Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GVI; 1 x 6; AV 12.5; full to part sun; z4 5 gal DROUGHT TOLERANT

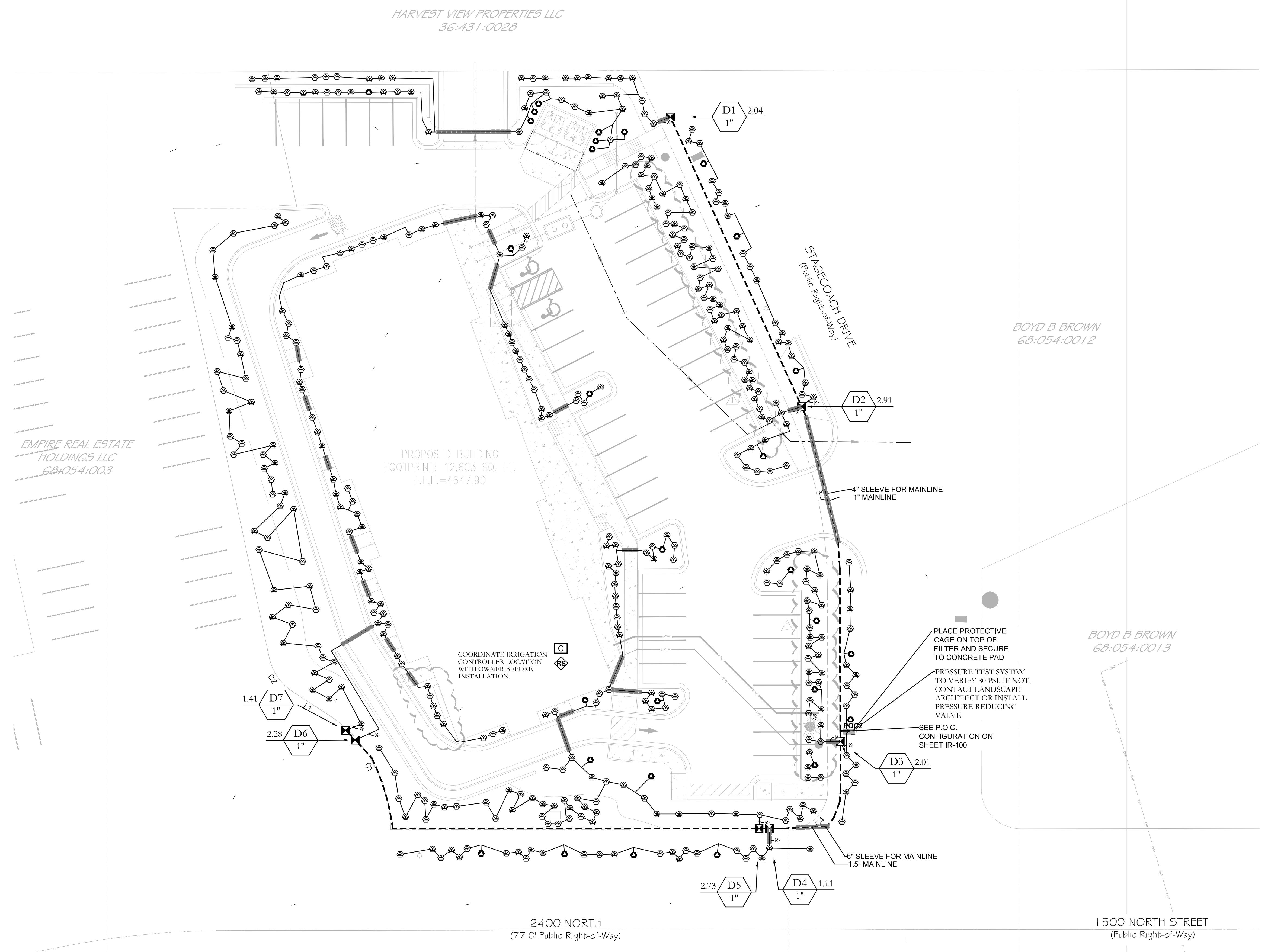
Syringa x 'SMNJPURU' TM Blooming Dwarf Purple Lilac Moderate; 4.5 x 4.5; sun; z3; Utah Lake water tolerant 5 gal DROUGHT TOLERANT

Spiraea betulifolia 'Tor' Birchleaf Spirea Moderate; 2.5 x 2.5; sun to part sun; z4 5 gal DROUGHT TOLERANT

Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburn



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/9/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	CR CIVIL ENGINEERING 1078 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177
		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	801-949-6296	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801)995-2177
NO.	REVISION	DATE		LANDSCAPE DETAILS		CITY PERMIT SET	
1	CITY COMMENTS	11-18-2025					
2							
3							
4							



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird XCZ-100-IVMQ(2) 1"	7
◎	Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	
◎	Rain Bird XFS-09-18 Drip Ring(SHRUB)	396
◎	Rain Bird XFS-09-18 Drip Ring(TREE)	29

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1"	1
■	1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	
■	Shut Off Valve	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird EFB-CP-PRS-D 1-1/2"	1
■	2in. Brass Master Valve, that is Contamination Proof w/ Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVM5D Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) MEF3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Point of Connection 2"	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,927 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Irrigation Mainline: PVC Schedule 40	501.5 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	240.8 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Valve Callout Valve Number Valve Flow Valve Size	

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC	SOURCE DATA
■	SHUTOFF VALVE
■	AMIAD SCREEN FILTER
■	MASTER VALVE
■	1" FLOW SENSOR
■	QUICK COUPLER

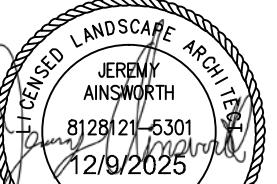
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
12/9/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON 11/17/2025	
		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	
		0' 10' 20' 40'	
		GRAPHIC SCALE: 1" = 20'	

STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

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IRRIGATION OVERALL PLAN
CITY PERMIT SET
IR-100

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 12/9/2025

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sloping and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sloping under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and not with manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

D. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

E. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop & Waste valve for landscape irrigation needs and use.

F. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

G. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubbler.

1.4 REFERENCES

The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system.

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract documents.

3. Field dimension locations of sleevings, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map: Upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project Site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below:

1.7 DELIVERY, STORAGE, HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SCHEDULING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleaving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or replacing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick couple keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

1.21 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-useful for fill shall be removed from project and disposed of properly by Contractor.

1.27 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

1.29 2- PRODUCTS

1.30 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

1.32 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

1.33 CONNECTION ASSEMBLY

A. Power supply to the irrigation controller shall be provided for by this Contractor.

B. Controller shall be specified in the drawings. Controller shall be surge protected.

a. Installation of wall mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

1.34 SLAVING

A. Piping connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Heerco Co., I.P. specification number P9704.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white, in color, 12 gauge. Control wire shall be red, 14 gauge. Spare/extra wire (3 ft.) shall be wrapped within each valve box of the splicing it is to service.

D. RCV wire splicing connectors shall be 3M brand DBV or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be marked "WIRE SPLIC." or "VS" on box lid.

1.35 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleaving minimum size shall be 2". Sleaving 2" through 4" in size shall be S/40 PVC solvent weld. Sleaving 6" and larger shall be CL200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC sleeve cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line or lateral pipe.

1.36 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM

1" 12 GPM

1-1/2" 30 GPM

2" 53 GPM

2-1/2" 75 GPM

3" 110 GPM

4" 180 GPM

b. Main line pipe shall be buried with 24" cover

1.37 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

1.38 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square opening nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOF Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

1.39 MANIFOLD FITTINGS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

1.40 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

1.41 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Laco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/4" gravel.

Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation.

1.42 ADJUSTMENT

A. Quick coupler valves shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

1.43 SPRINKLER HEADS

A. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

1.44 ADJUST RUN TIMES

A. Adjust run times of station to meet needs of plant material the station services.

1.45 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

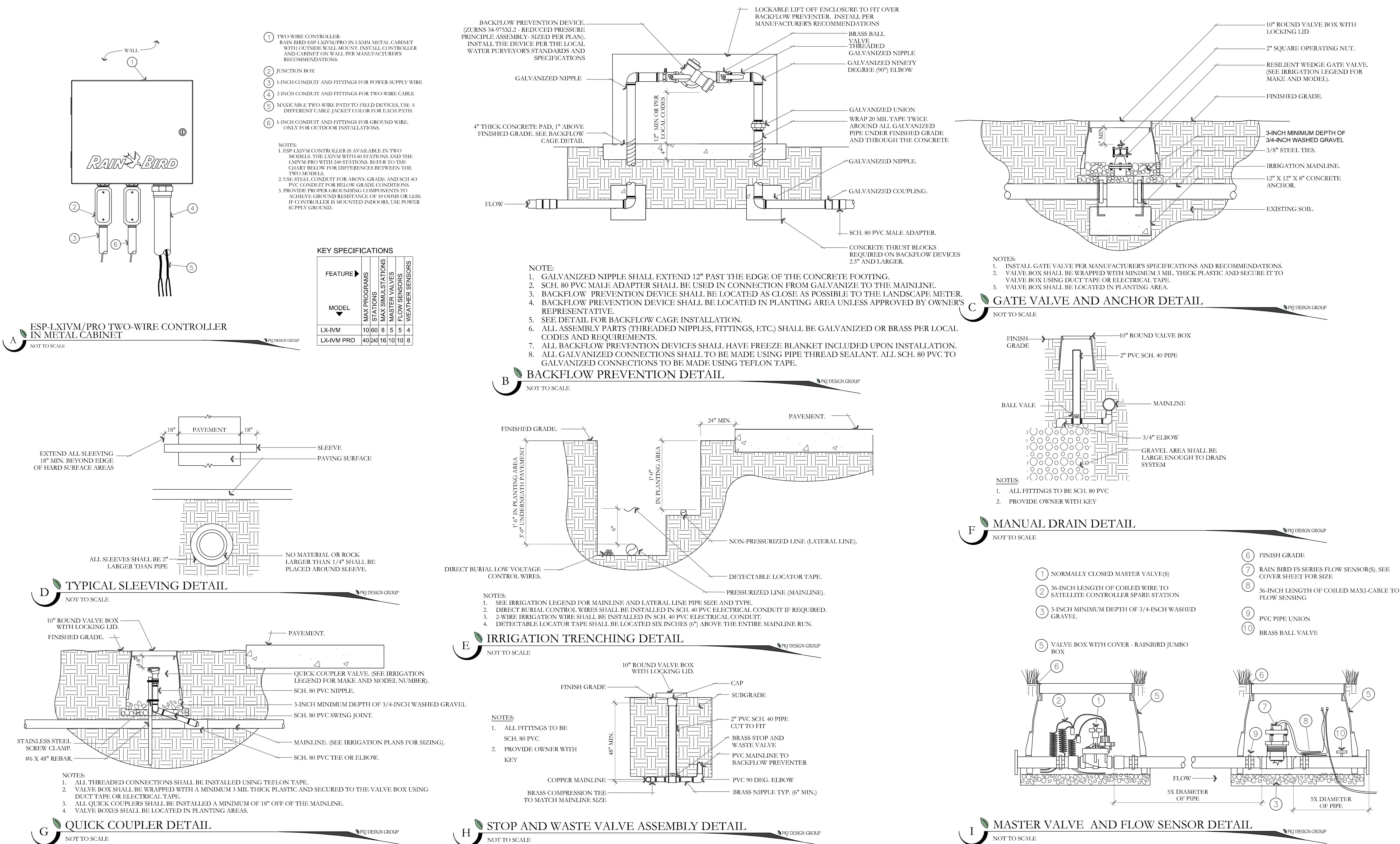
1.46 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

1.47 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to finish grade of topsoil or barced areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

1.48 SPRINKLER NOZZLES



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1	CITY COMMENTS	11-18-2025					
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NOTES:

1. CITY COMMENTS

2. DATE

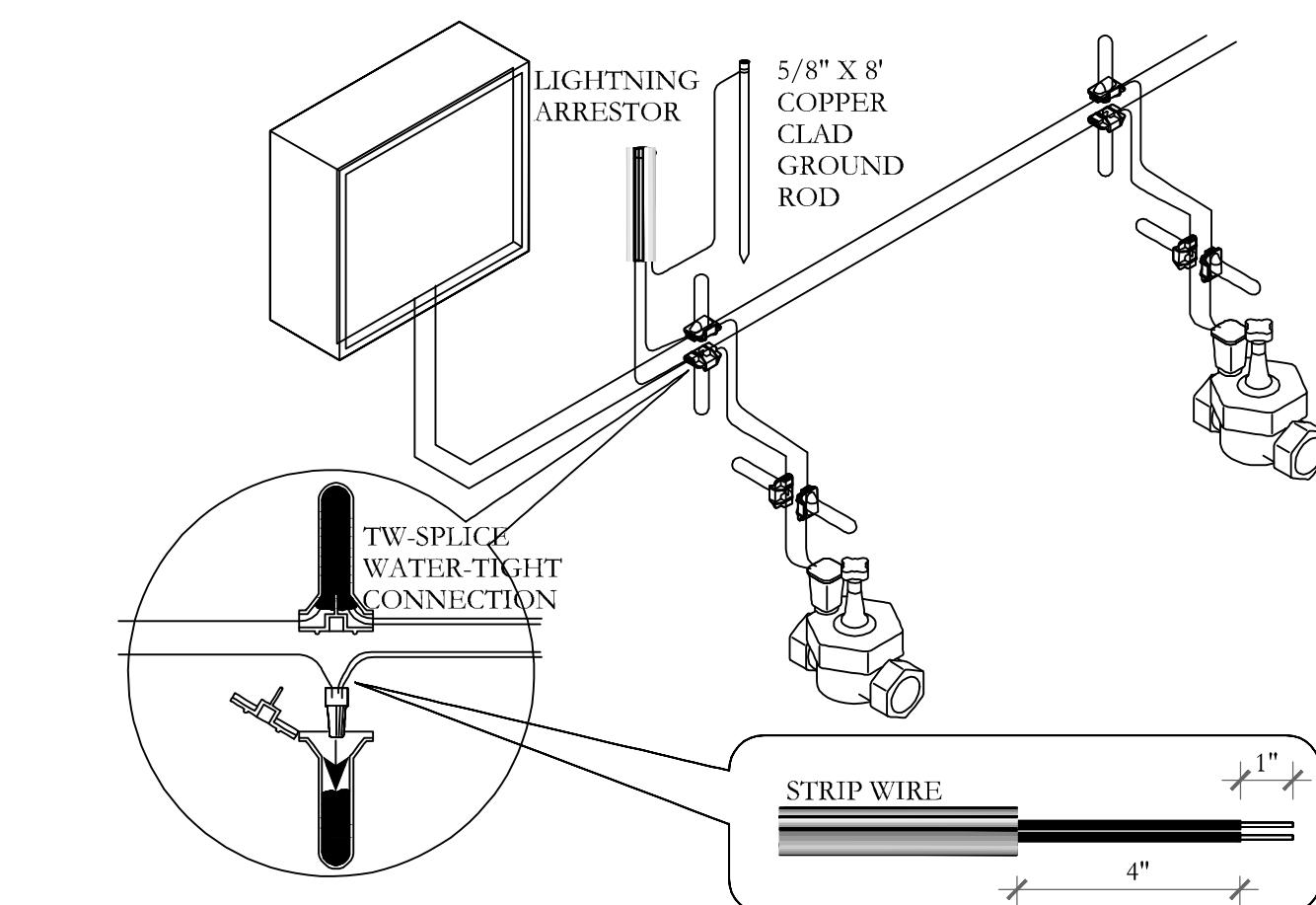
3. 811 BLUE STAKES OF UTAH
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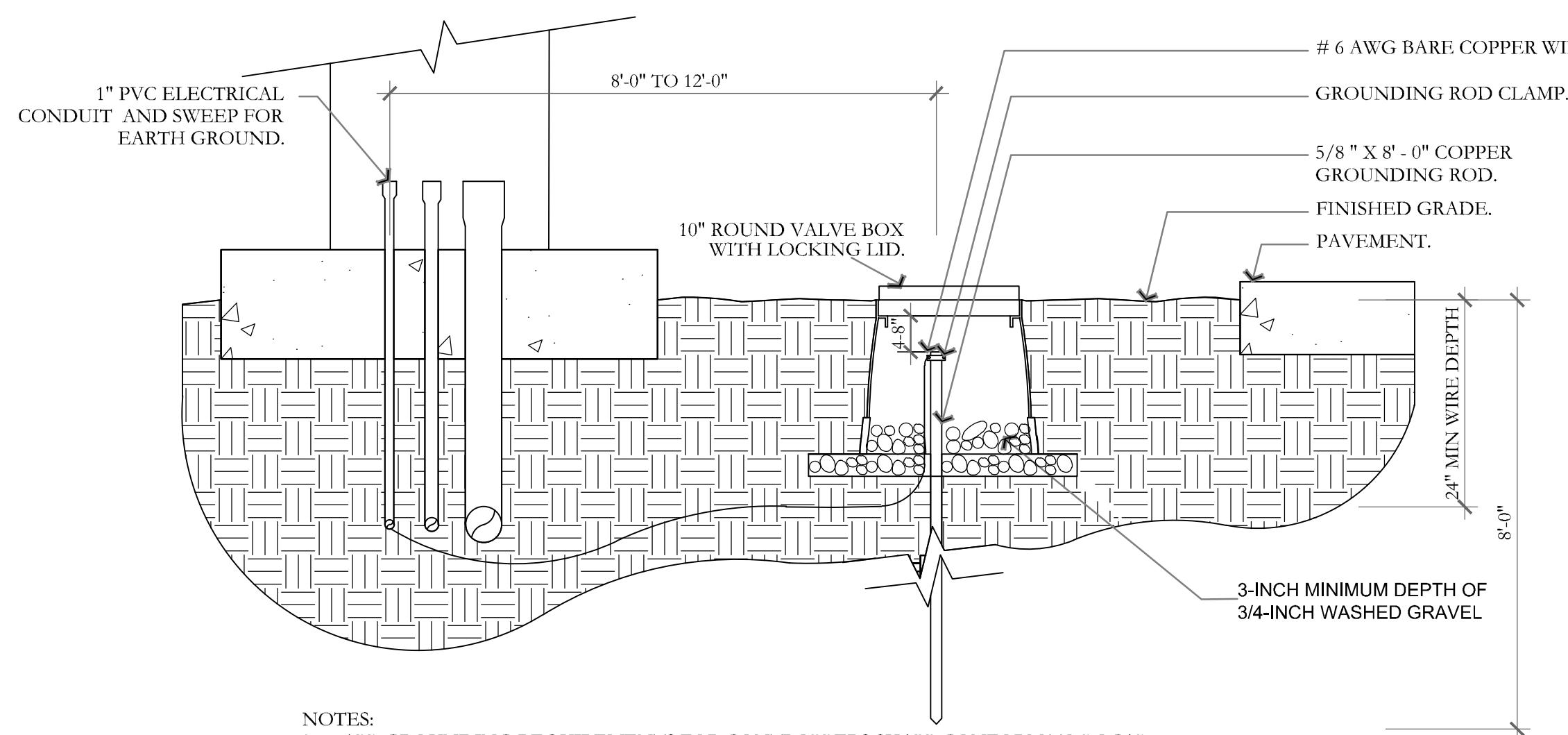
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IRRIGATION DETAILS
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IR-501



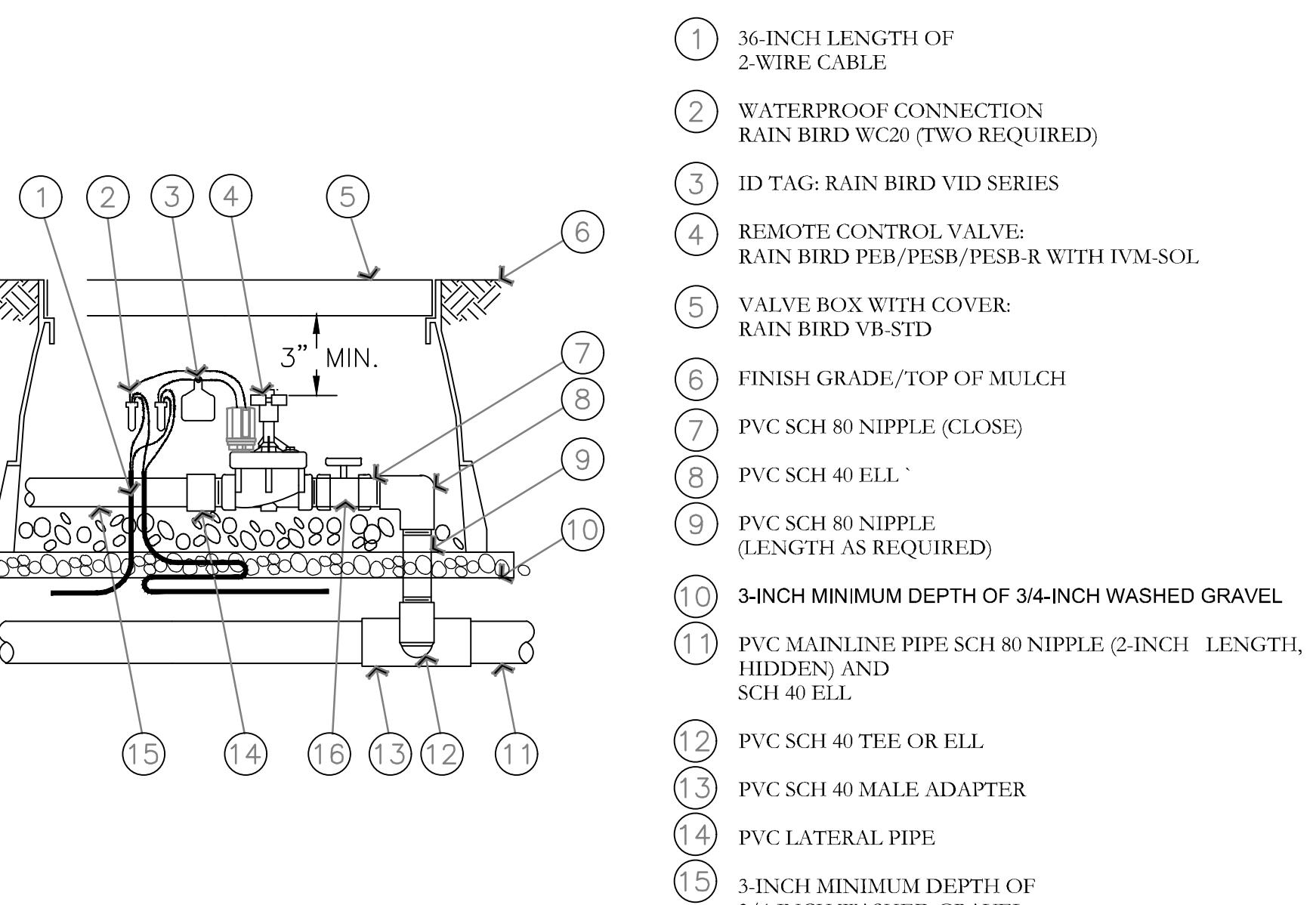
J 2-WIRE CONNECTION DETAIL

NOT TO SCALE



K GROUNDING ROD DETAIL

NOT TO SCALE

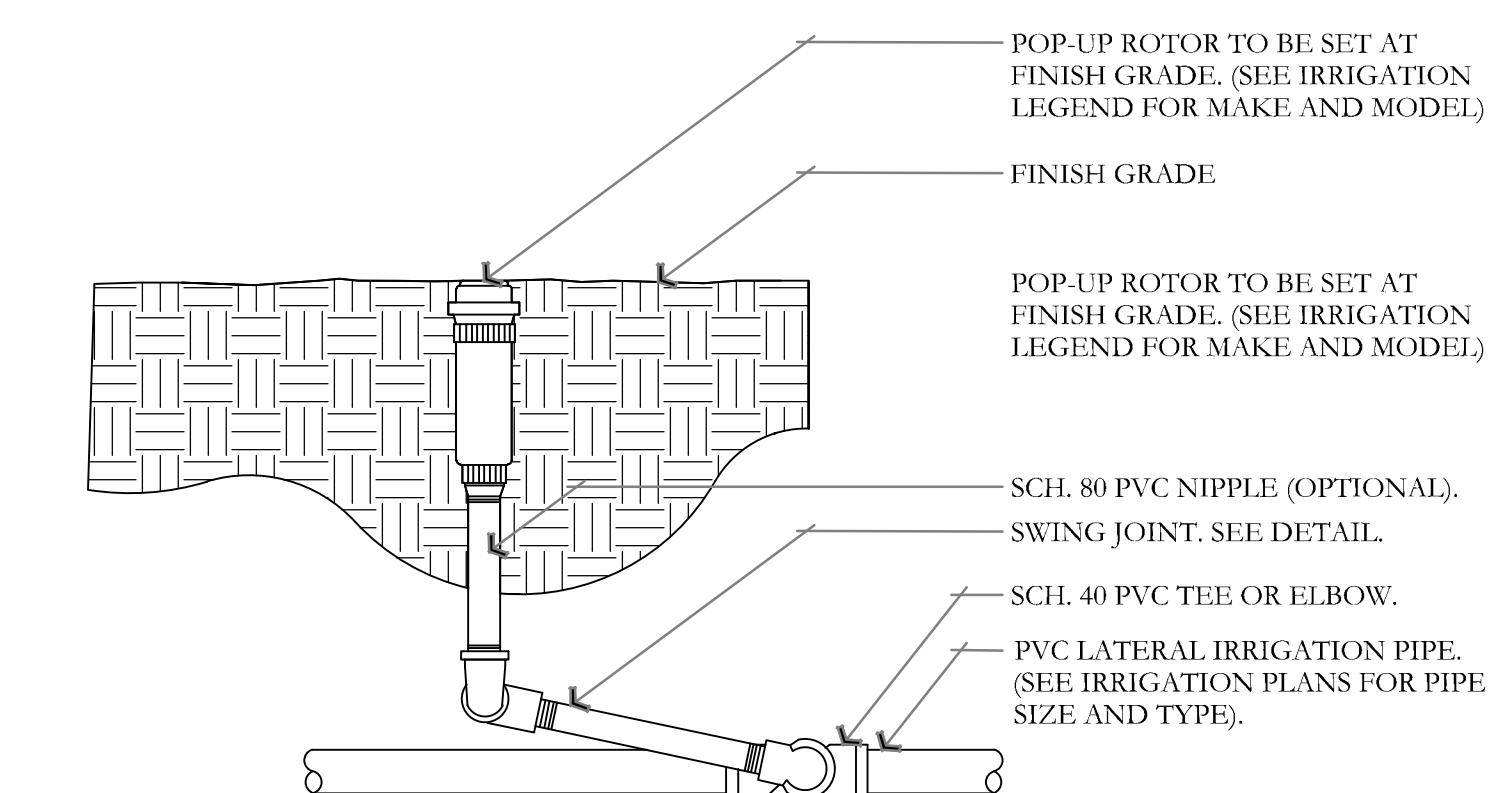


M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL

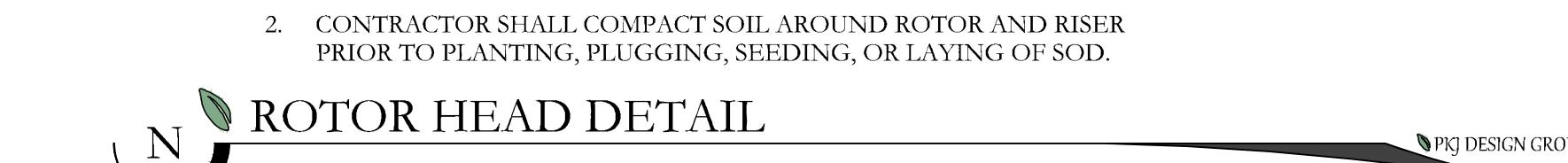
NOT TO SCALE

N ROTOR HEAD DETAIL

NOT TO SCALE



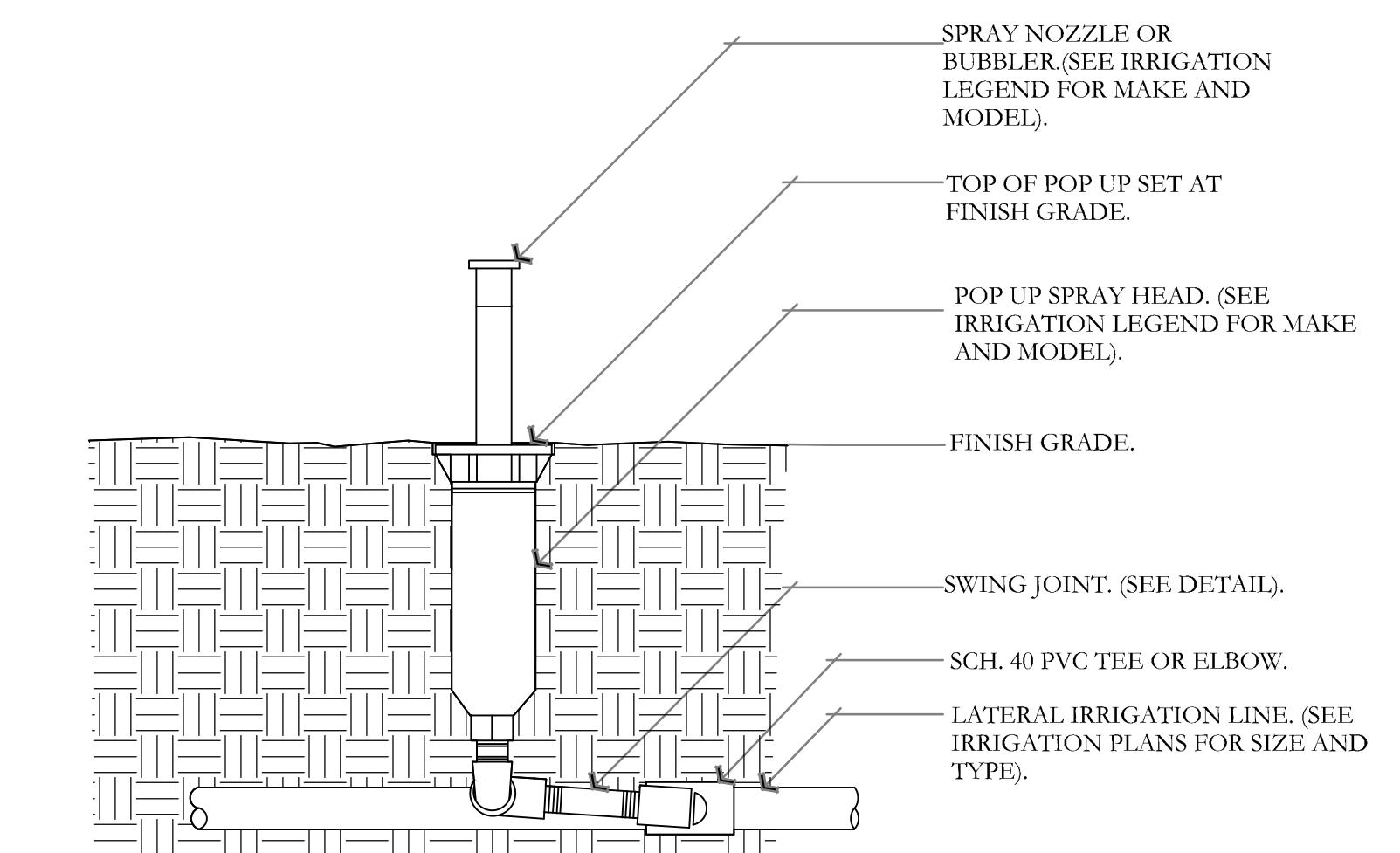
NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLOON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.



L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- ③ PVC SCH 40 TEE
- ④ PVC LATERAL PIPE
- ⑤ FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
- ⑥ 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL



NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLOON TAPE.

O POP UP-SPRAY HEAD DETAIL

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1	CITY COMMENTS	11-18-2025					

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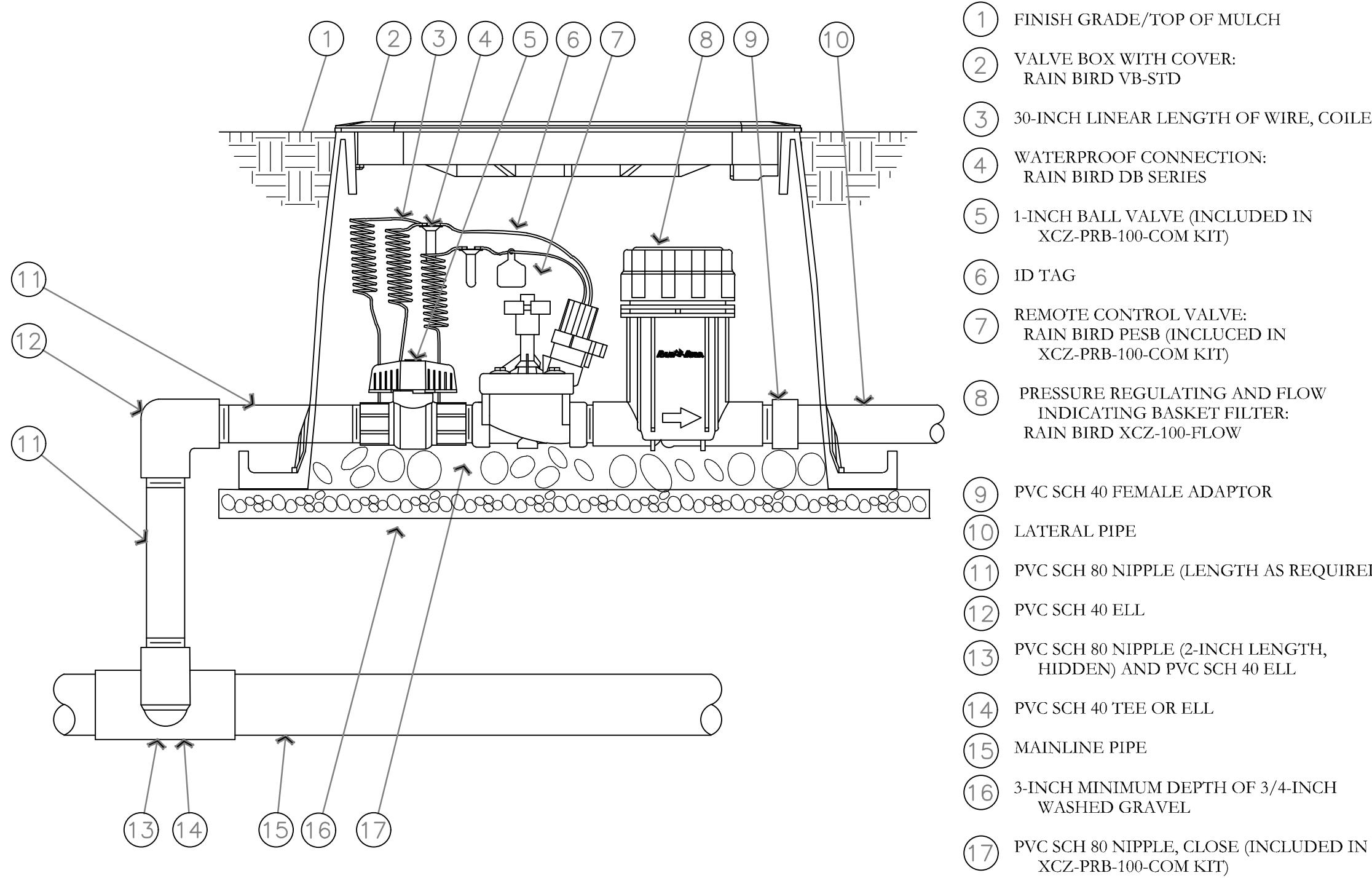
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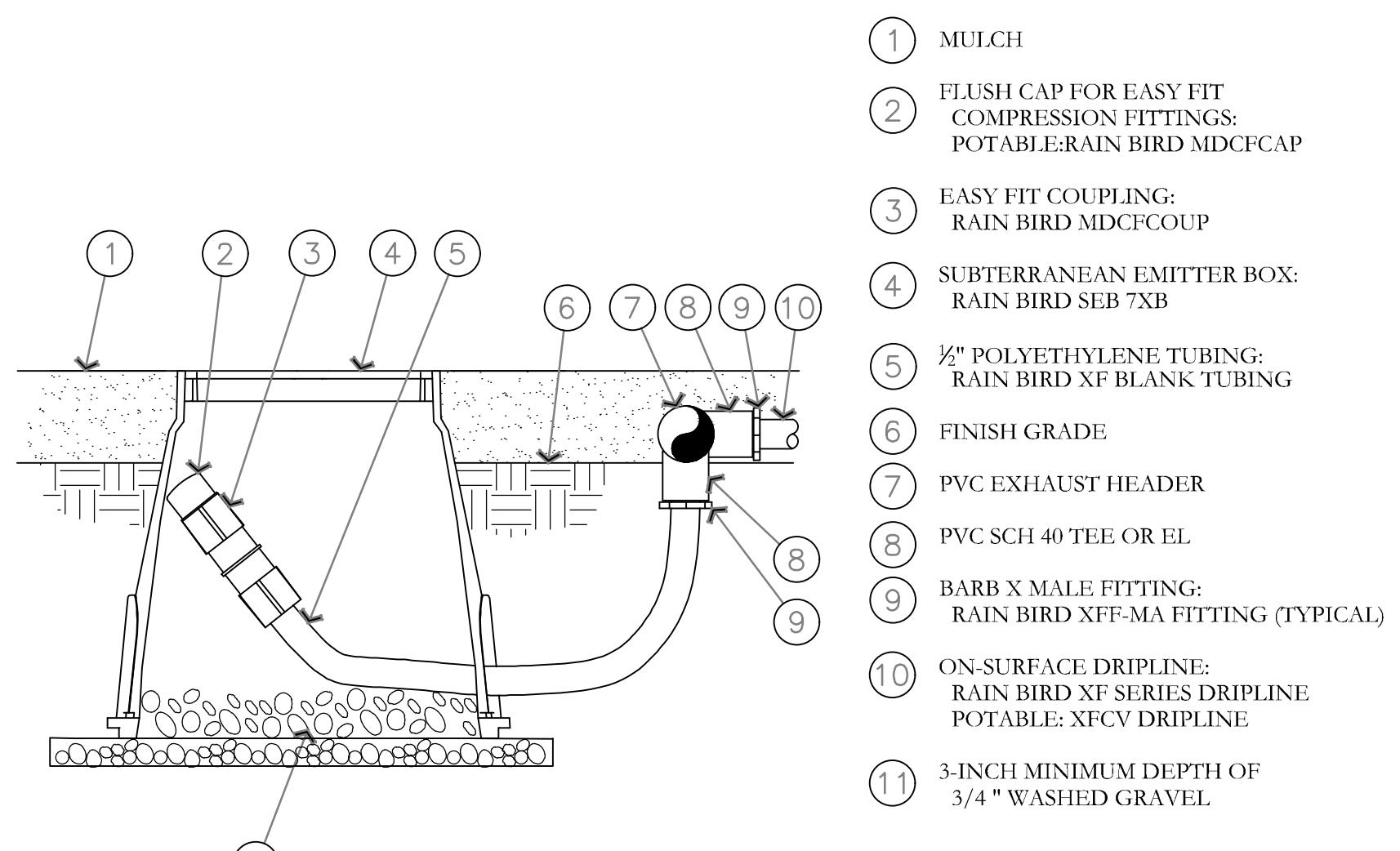


IRRIGATION DETAILS

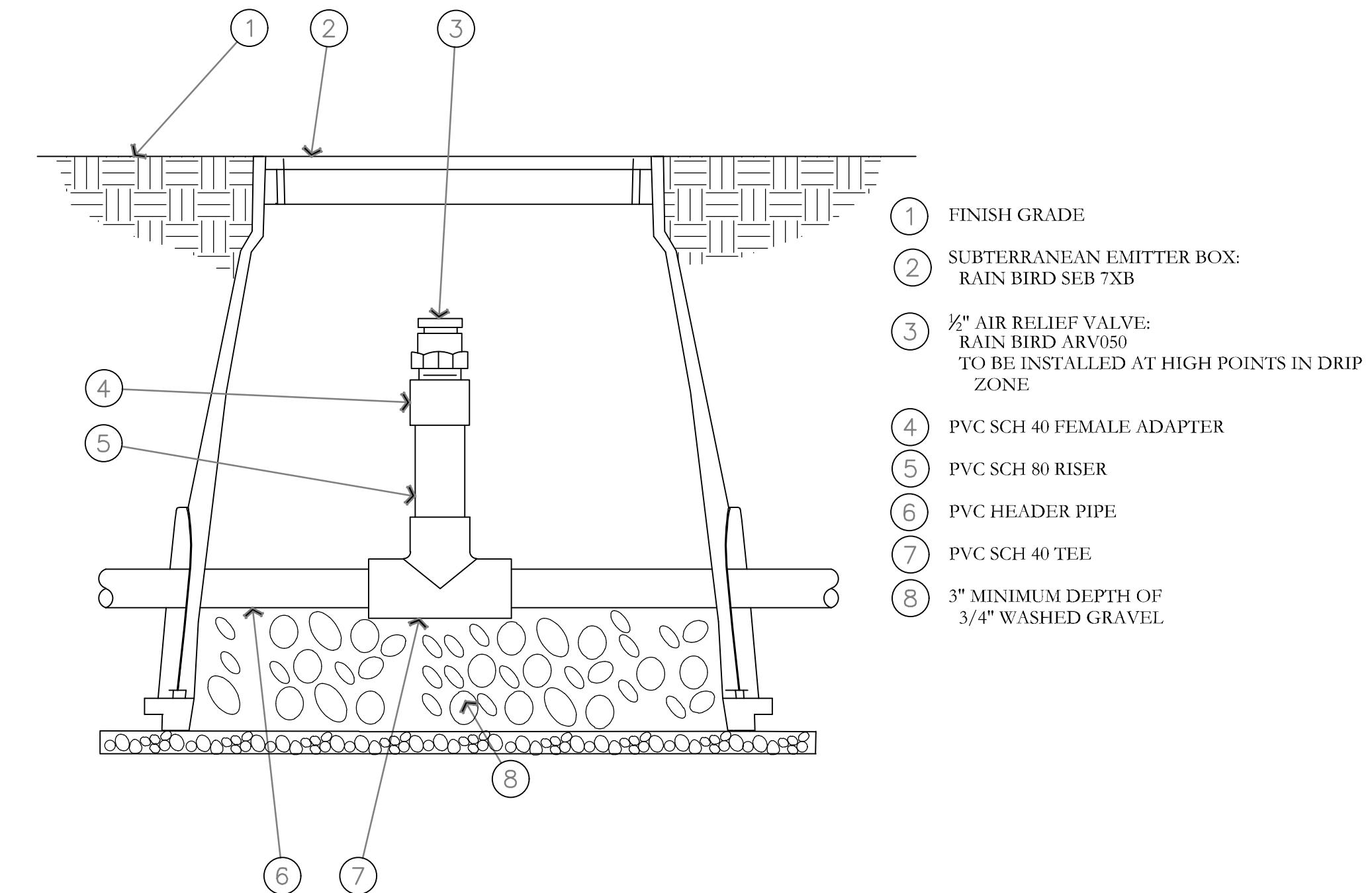
CITY PERMIT SET
IR-502



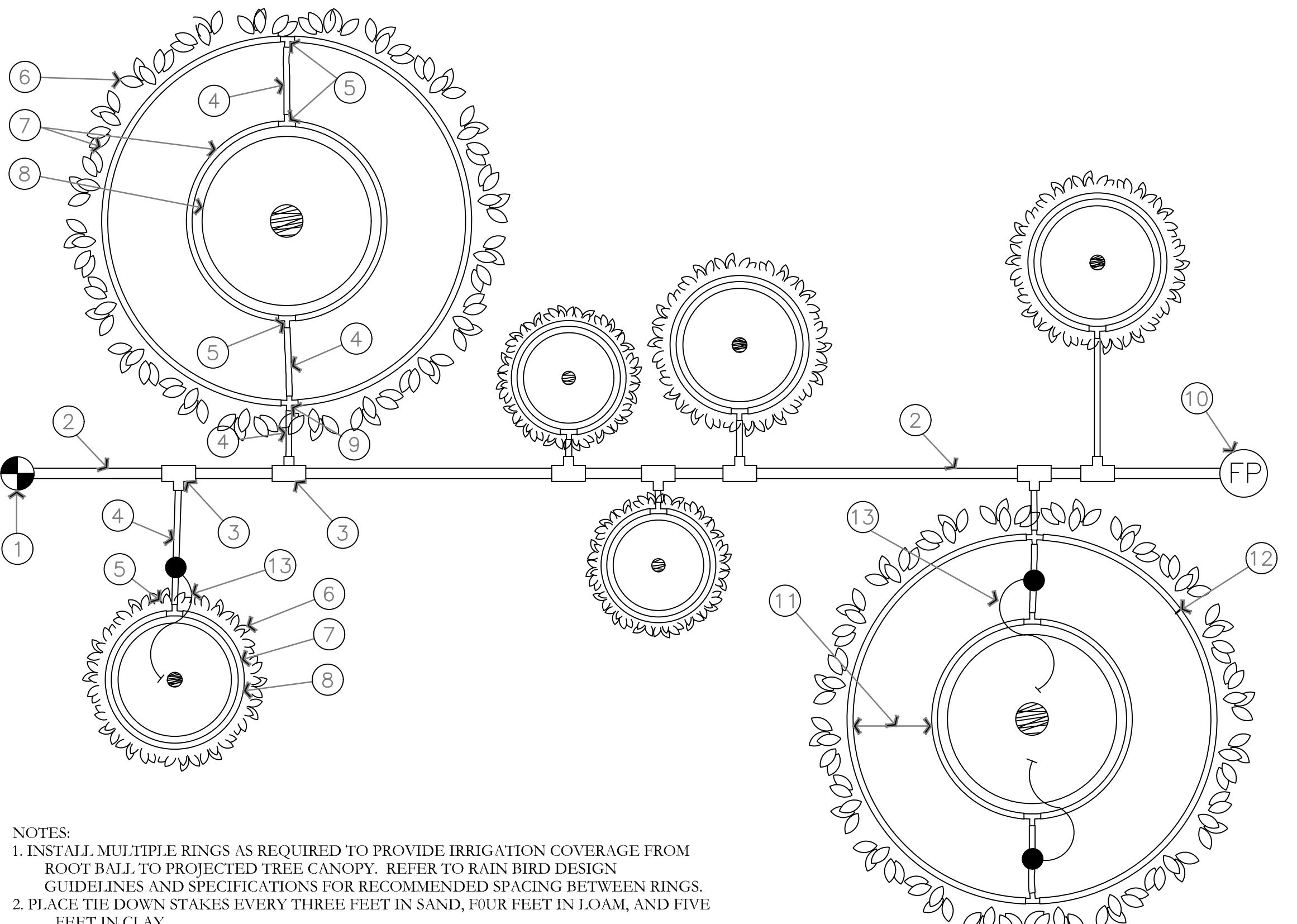
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

NOTES:

1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

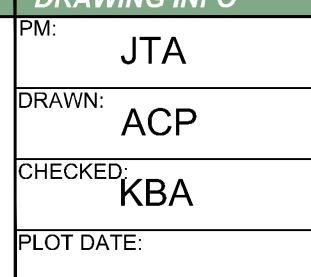
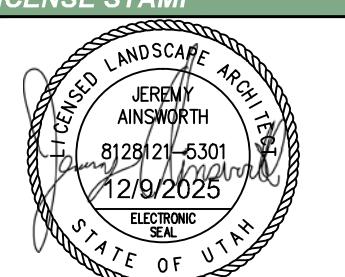
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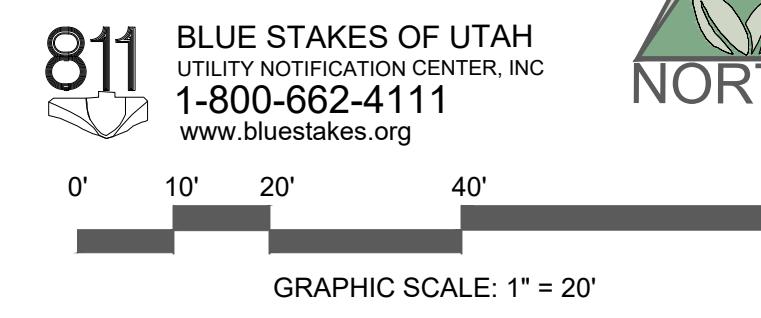


VICINITY MAP



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2	CITY COMMENTS	DATE 12-19-2025					
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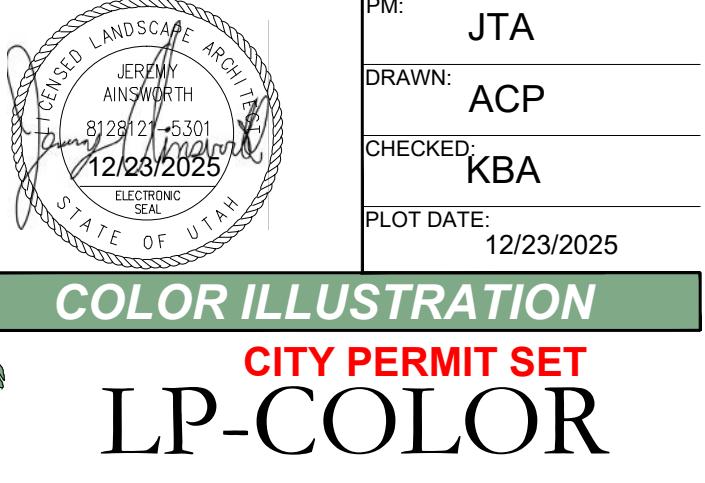


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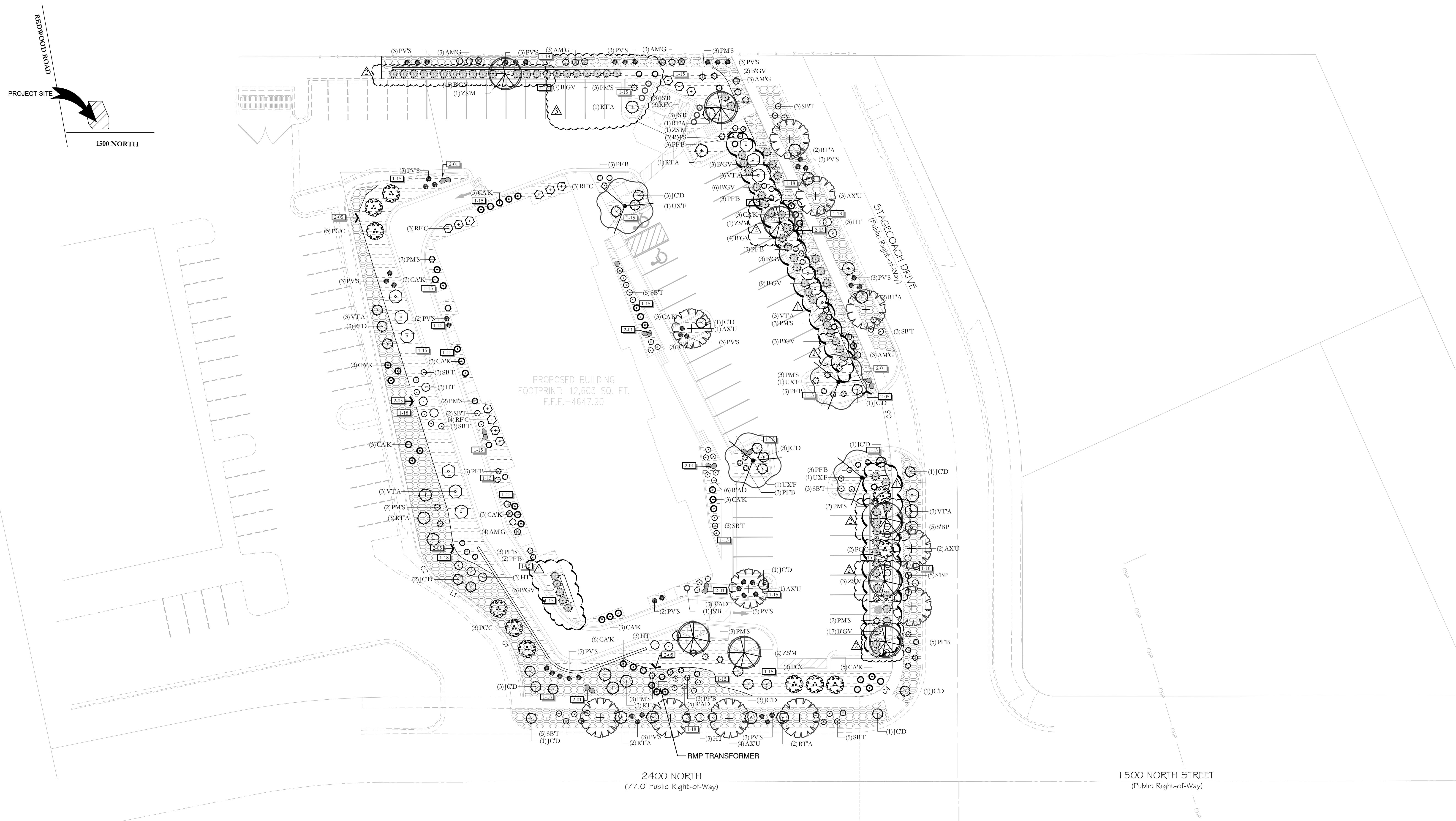
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VICINITY MAP

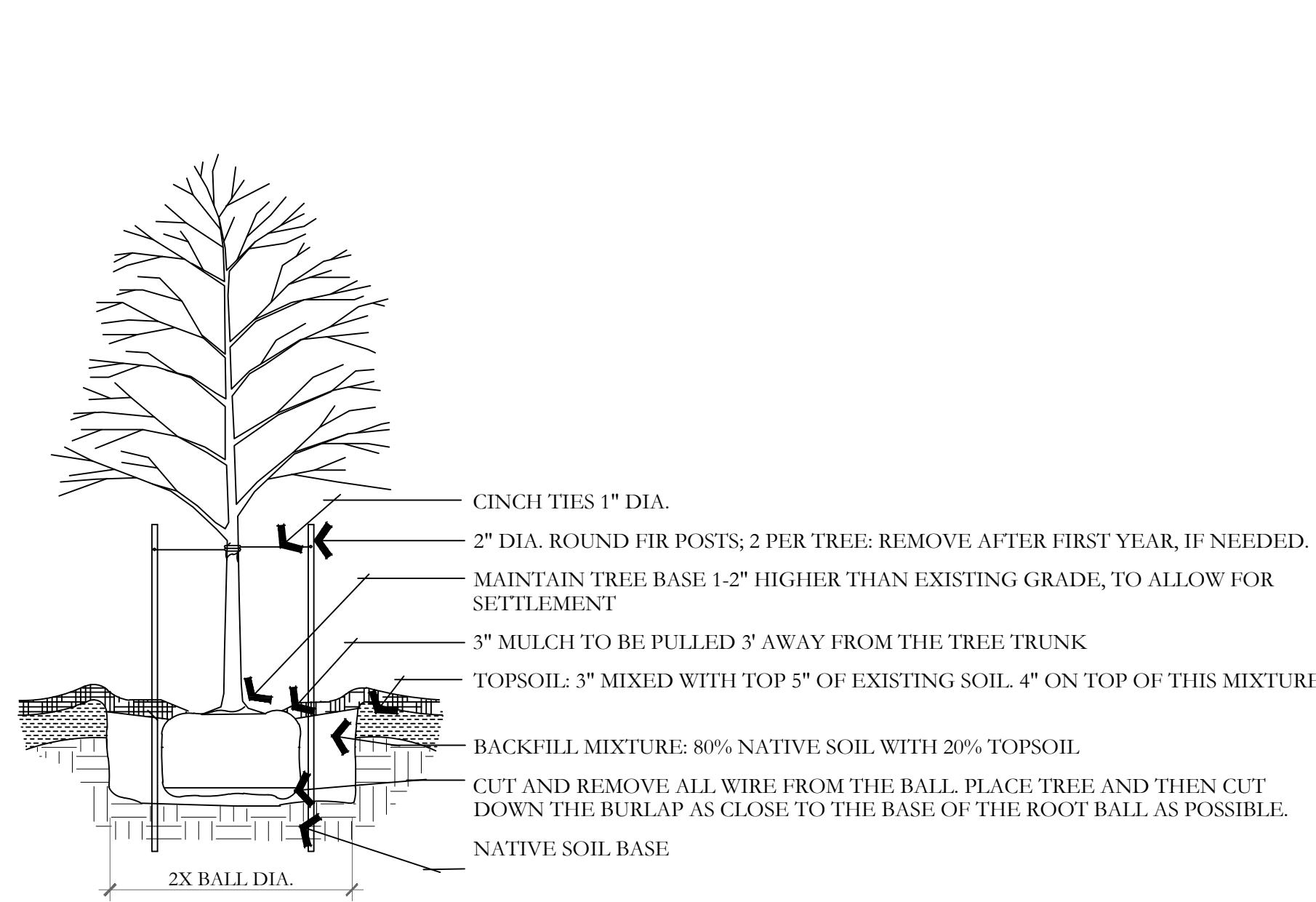


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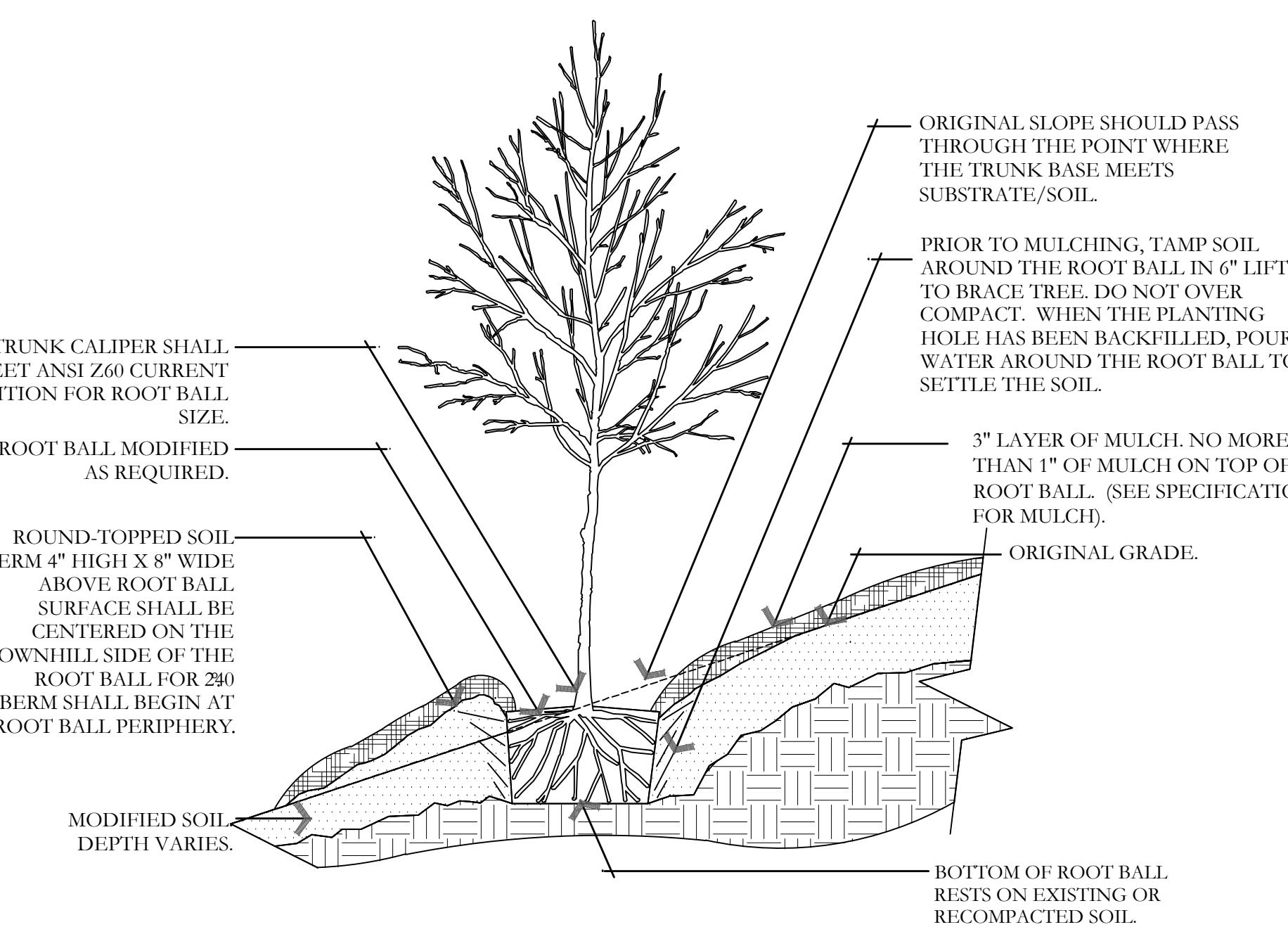
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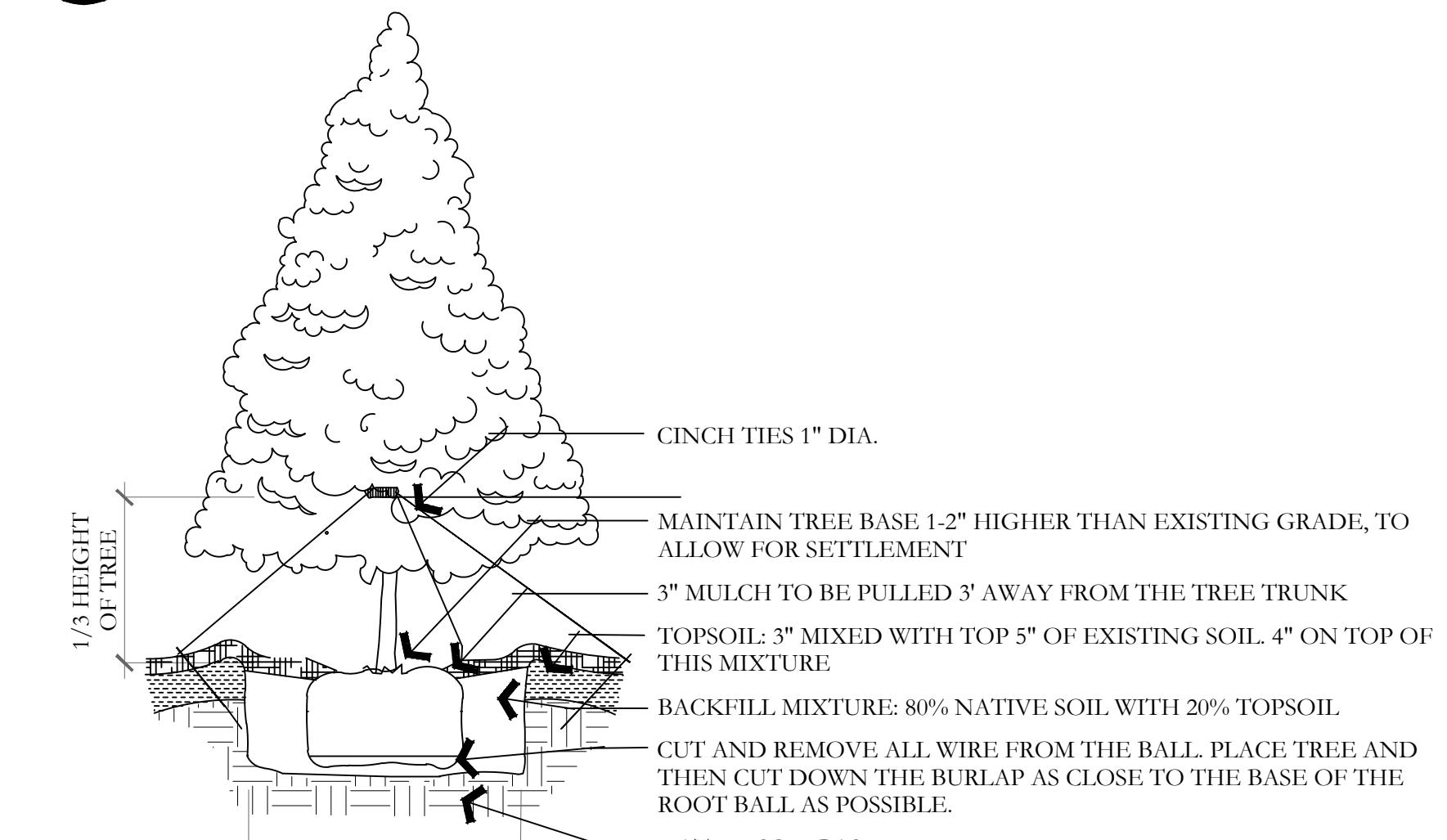
A DECIDUOUS TREE PLANTING

NOT TO SCALE



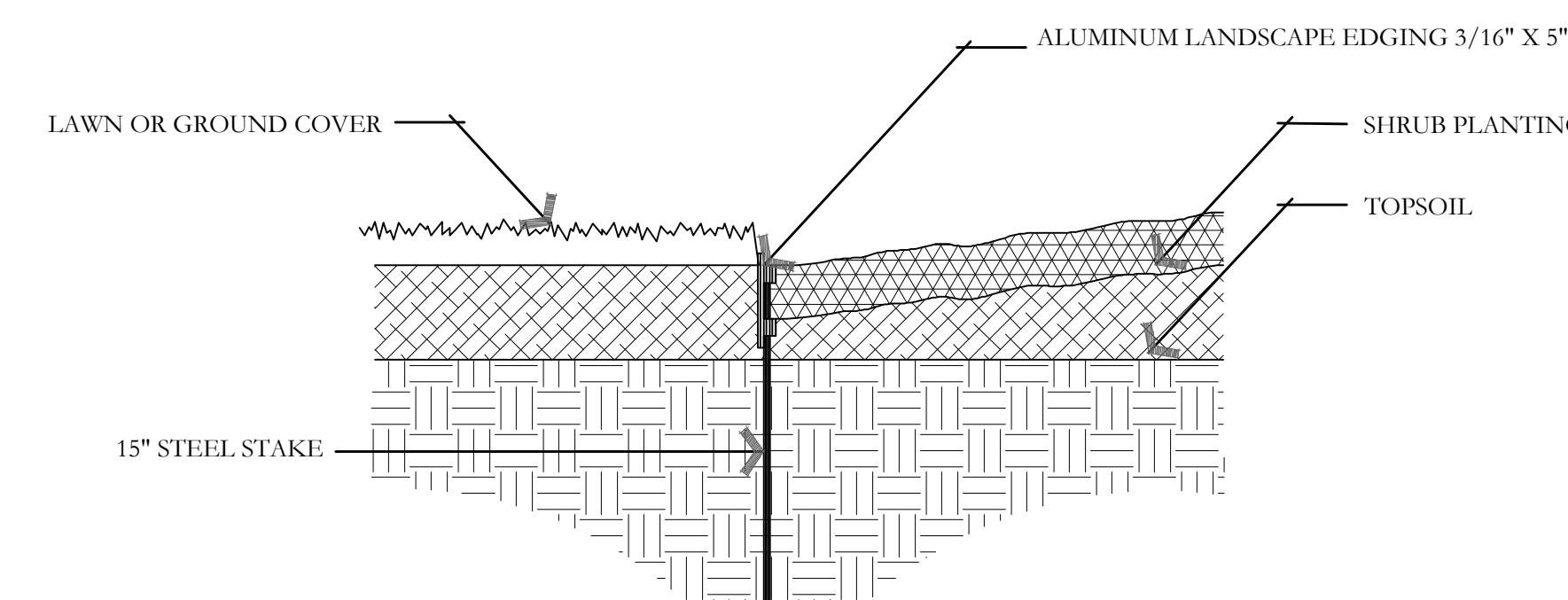
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



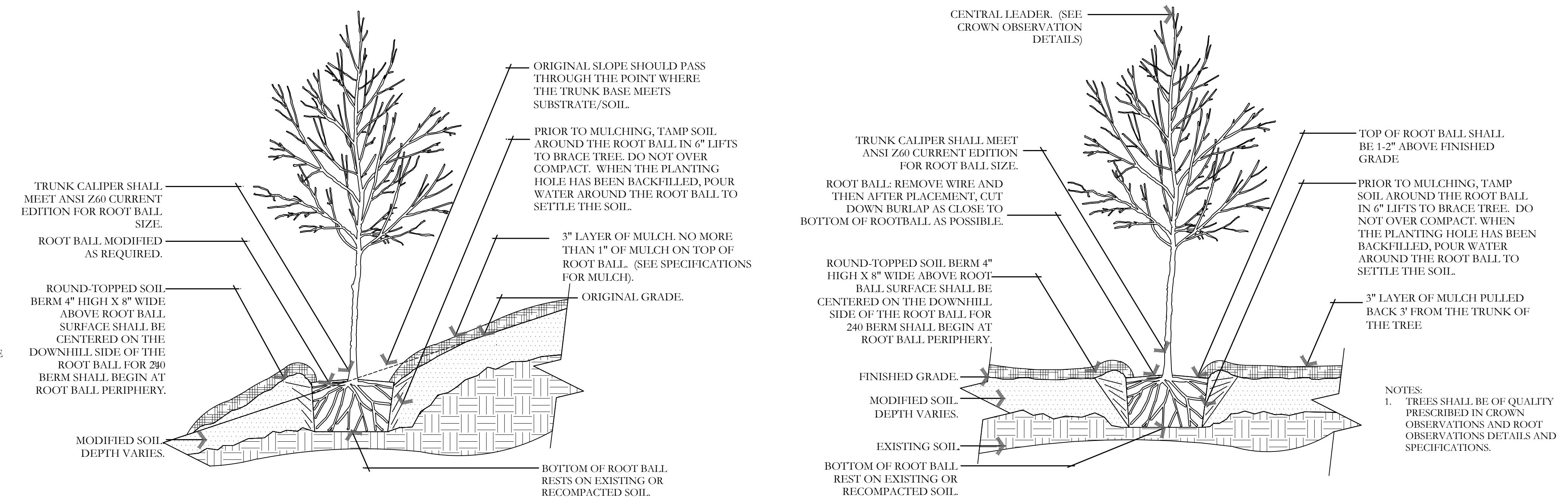
D EVERGREEN TREE PLANTING

NOT TO SCALE



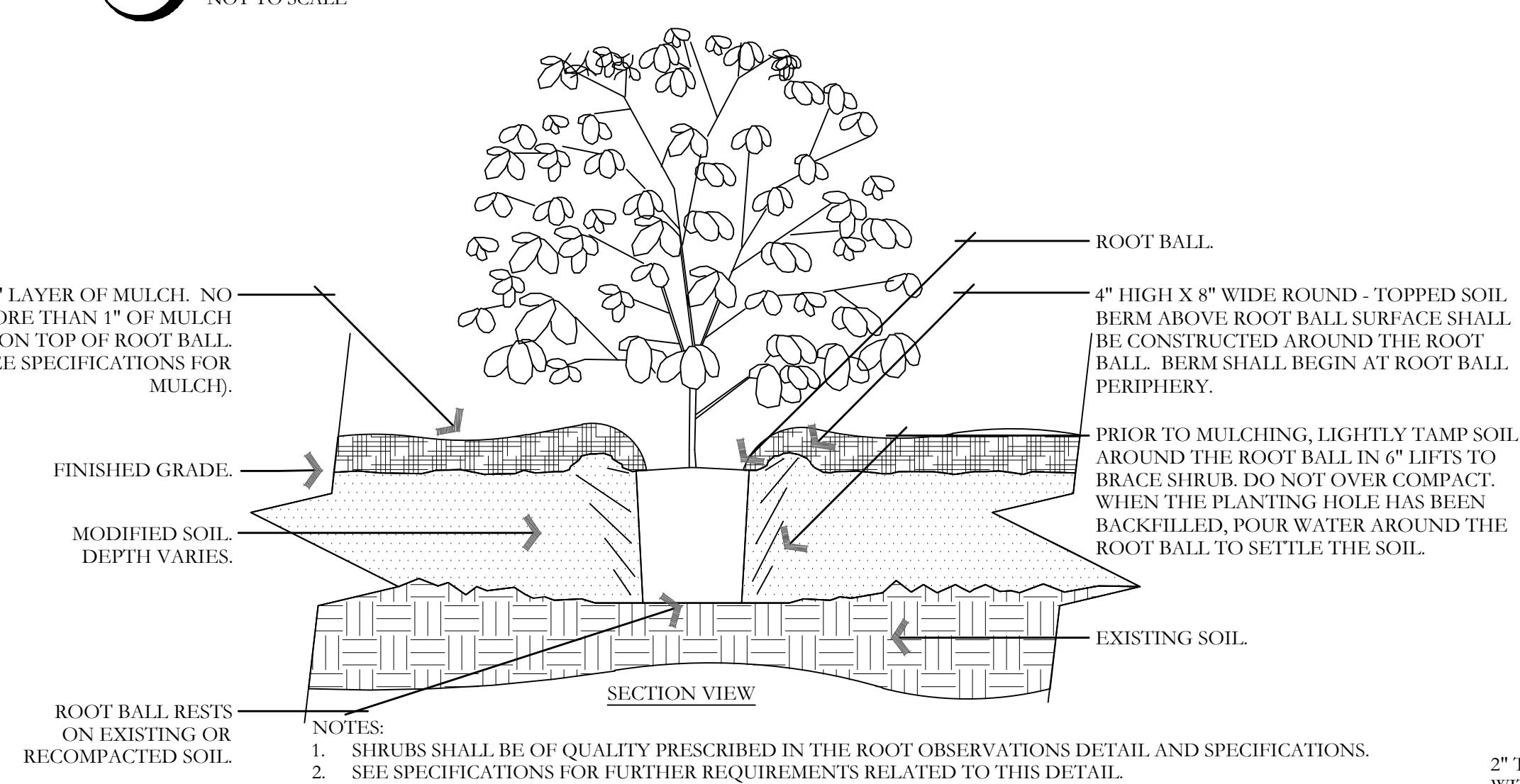
G METAL EDGING DETAIL

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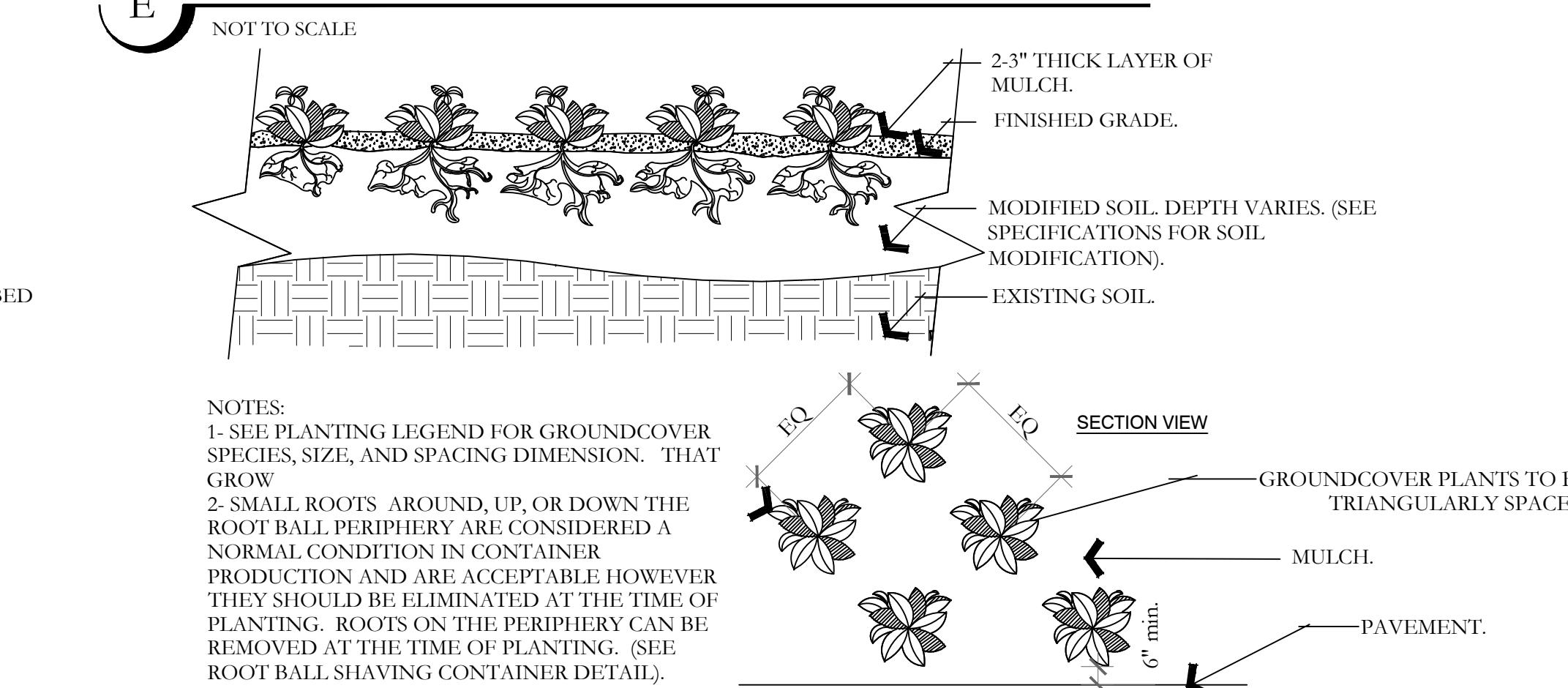
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



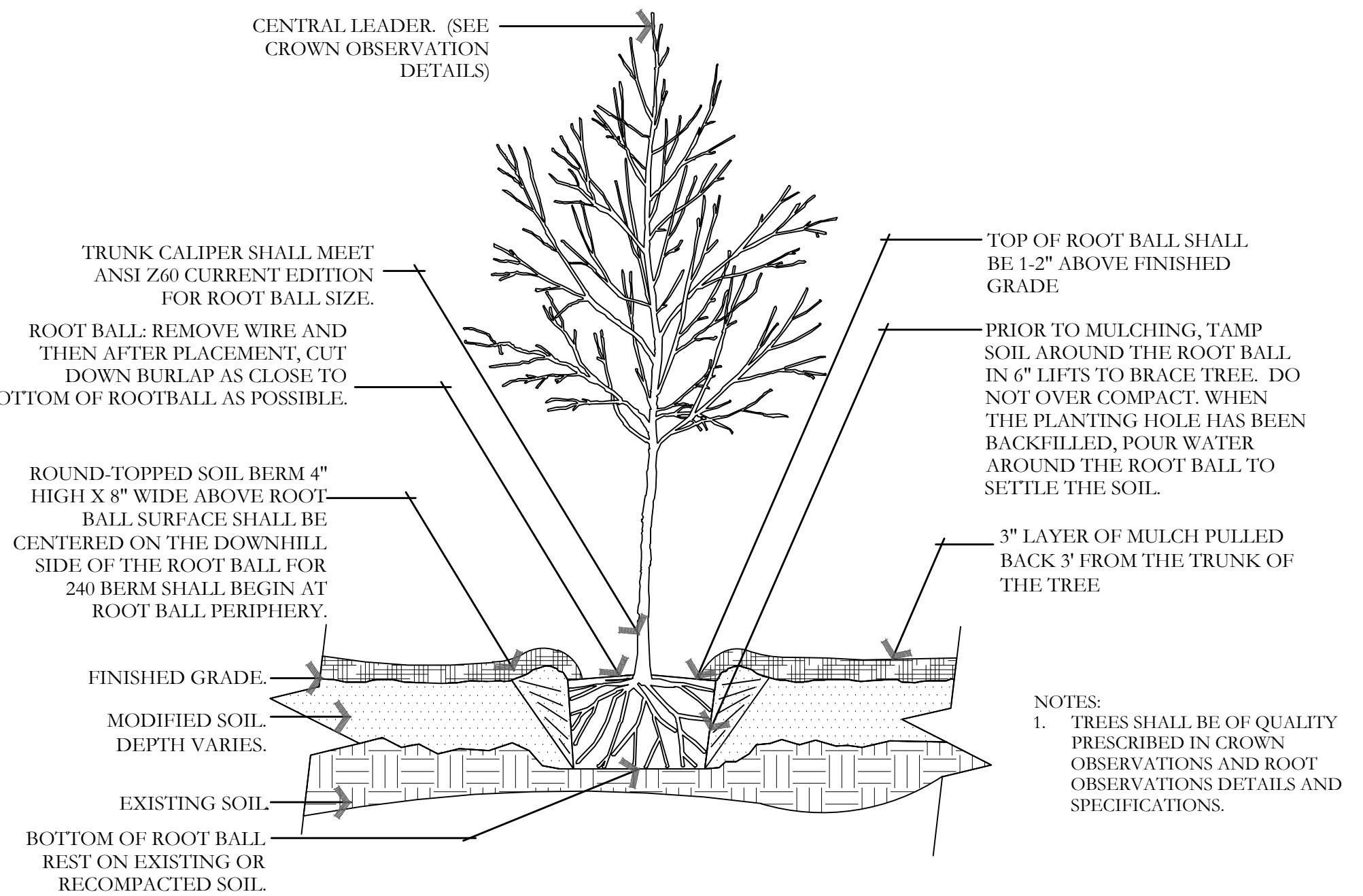
E SHRUB - MODIFIED SOIL

NOT TO SCALE



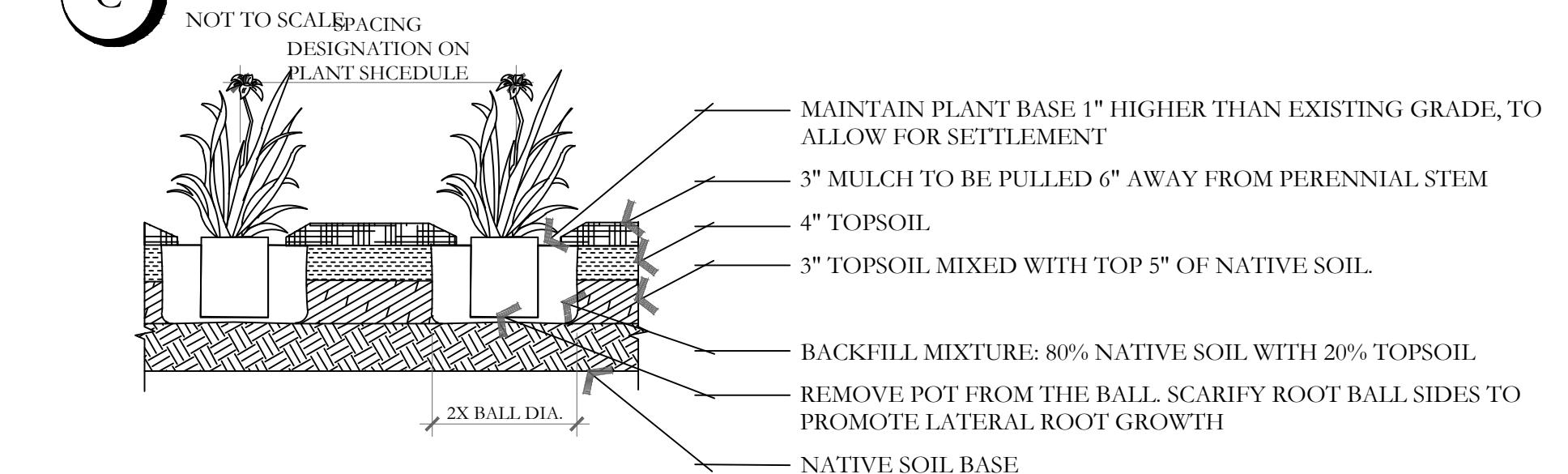
H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



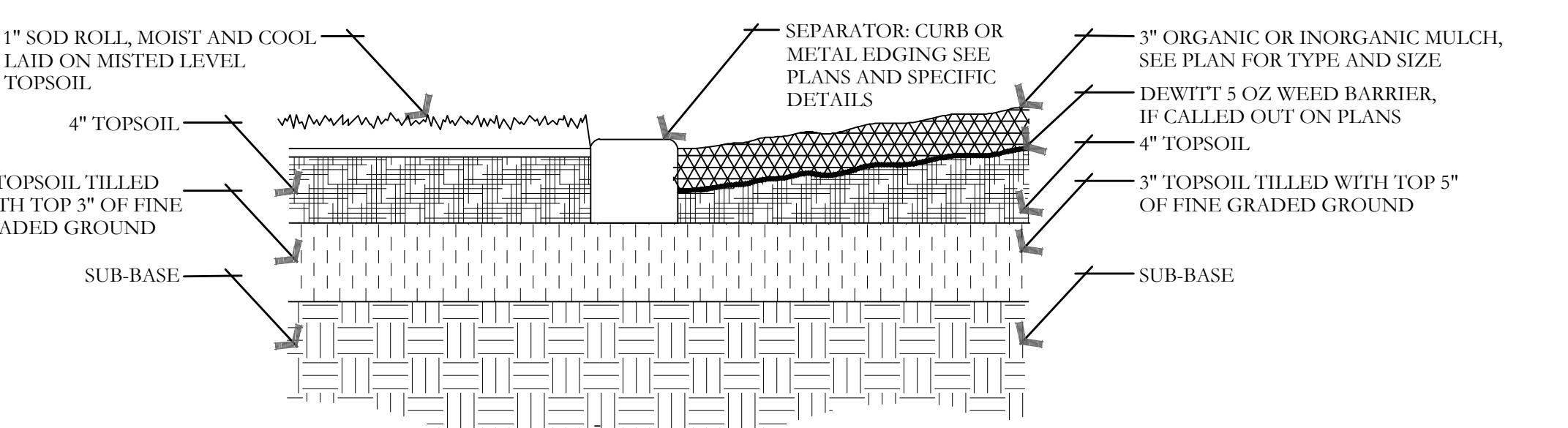
F PERENNIAL PLANTING

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

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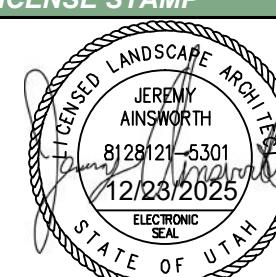
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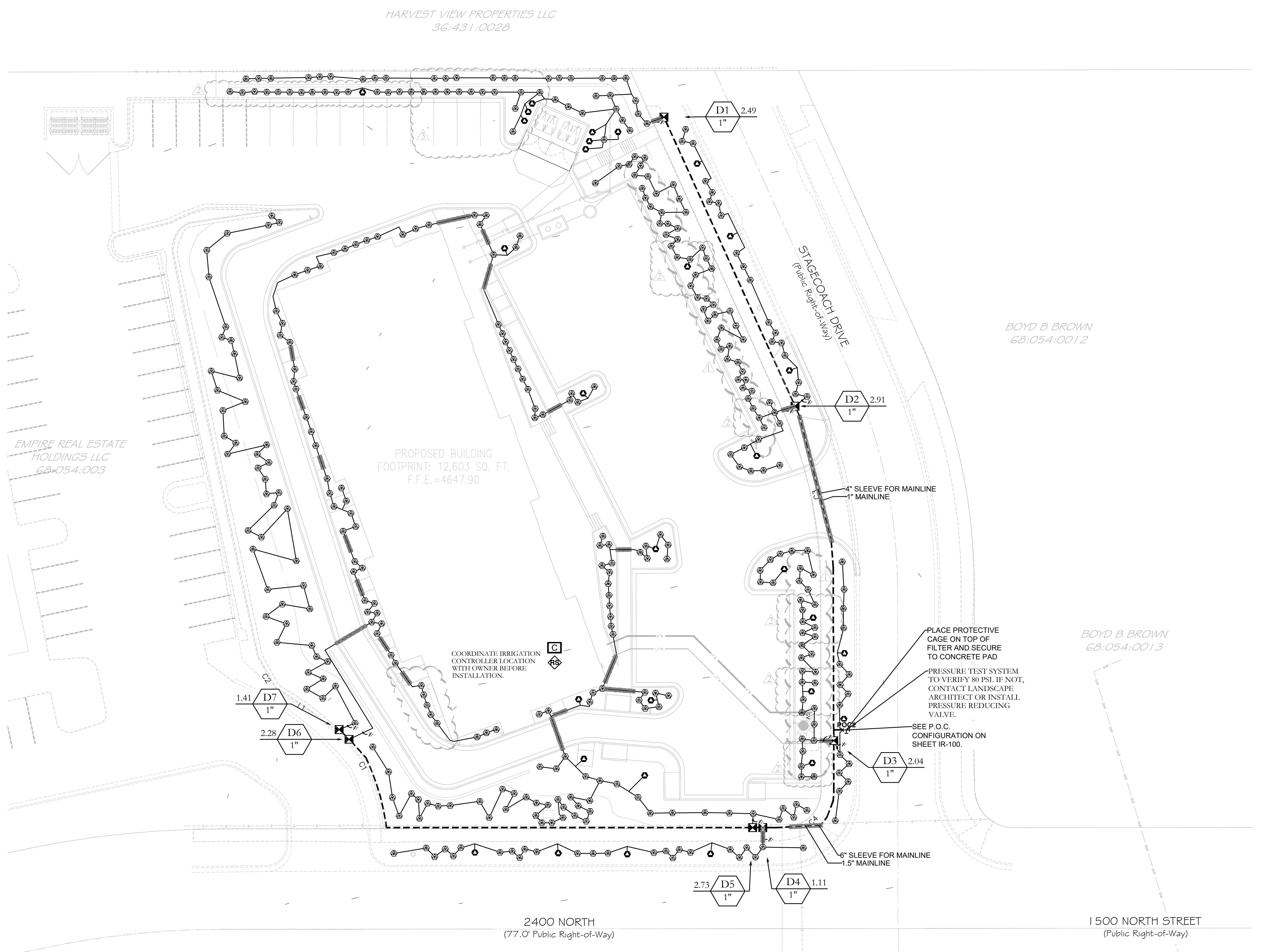
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LP-501





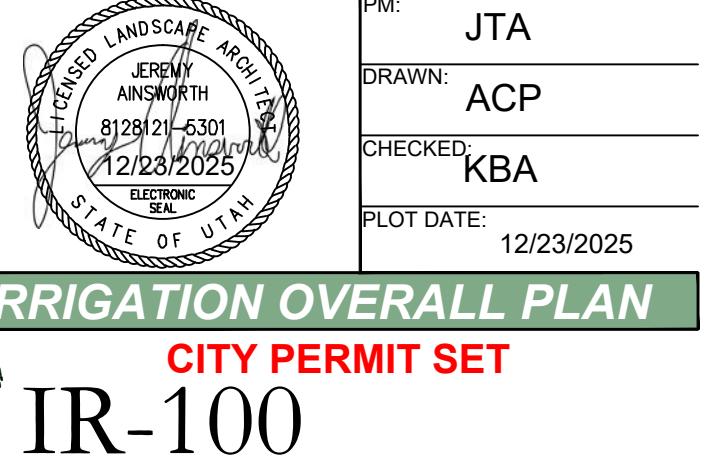
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve w/ 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	7
◎	Rain Bird XFS-09-18 Drip Ring(SHRUB)	409
●	Rain Bird XFS-09-18 Drip Ring(TREE)	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
■	Shut Off Valve	1
■	Rain Bird EFB-CP-PRS-D 1-1/2" 2in. Brass Master Valve, that is Contamination Proof w/ Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Page Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
FS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
POC2	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) MF3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box. Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4" OHP	2,949 lf
	Irrigation Mainline: PVC Schedule 40	501.5 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	213.0 lf
	Valve Callout Valve Number Valve Flow Valve Size	
P.O.C. CONFIGURATION		
POC	SOURCE DATA	
■	SHUTOFF VALVE	
F	AMIAD SCREEN FILTER	
M	MASTER VALVE	
FS	1" FLOW SENSOR	
■	QUICK COUPLER	

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/23/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON 11/17/2025		CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/23/2025	
NO.	REVISION	DATE	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	GRAPHIC SCALE: 1" = 20'			
1	CITY COMMENTS	11-18-2025					
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IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESIGN

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleaving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleaving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddle, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop & Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubbler.

1.4 REFERENCES

The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system.

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract documents.

3. Field dimension locations of sleaving, points of connection, main line piping, wiring runs not contained in main line pipe tranches, valves and valve boxes, quick coupler valves.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project Site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleaving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

- a. Two quick couple keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

1.12 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-useable for fill shall be removed from project and disposed of properly by Contractor.

1.13 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contractor.

B. Controller shall be specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed and direct buried in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P70/04.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white, color 12, gauge. Control wire shall be red, 14 gauge. Spare/extra wire (3 ft.) shall be located within each valve box of the splicing it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped WIRE SPLICE or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleaving minimum size shall be 2". Sleaving 2" through 4" in size shall be S/40 PVC solvent weld. Sleaving 6" and larger shall be CL 200 PVC gasketed.

Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeves size 4" and larger shall be capped with integral corresponding sized PVC clip, cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

b. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM

1" 12 GPM

1-1/2" 30 GPM

2" 53 GPM

2-1/2" 75 GPM

3" 110 GPM

4" 180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC solvent weld bell end.

b. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM

1" 12 GPM

1-1/2" 30 GPM

2" 53 GPM

2-1/2" 75 GPM

3" 110 GPM

4" 180 GPM

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLD FITTINGS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Man Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Laseo G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel.

Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation.

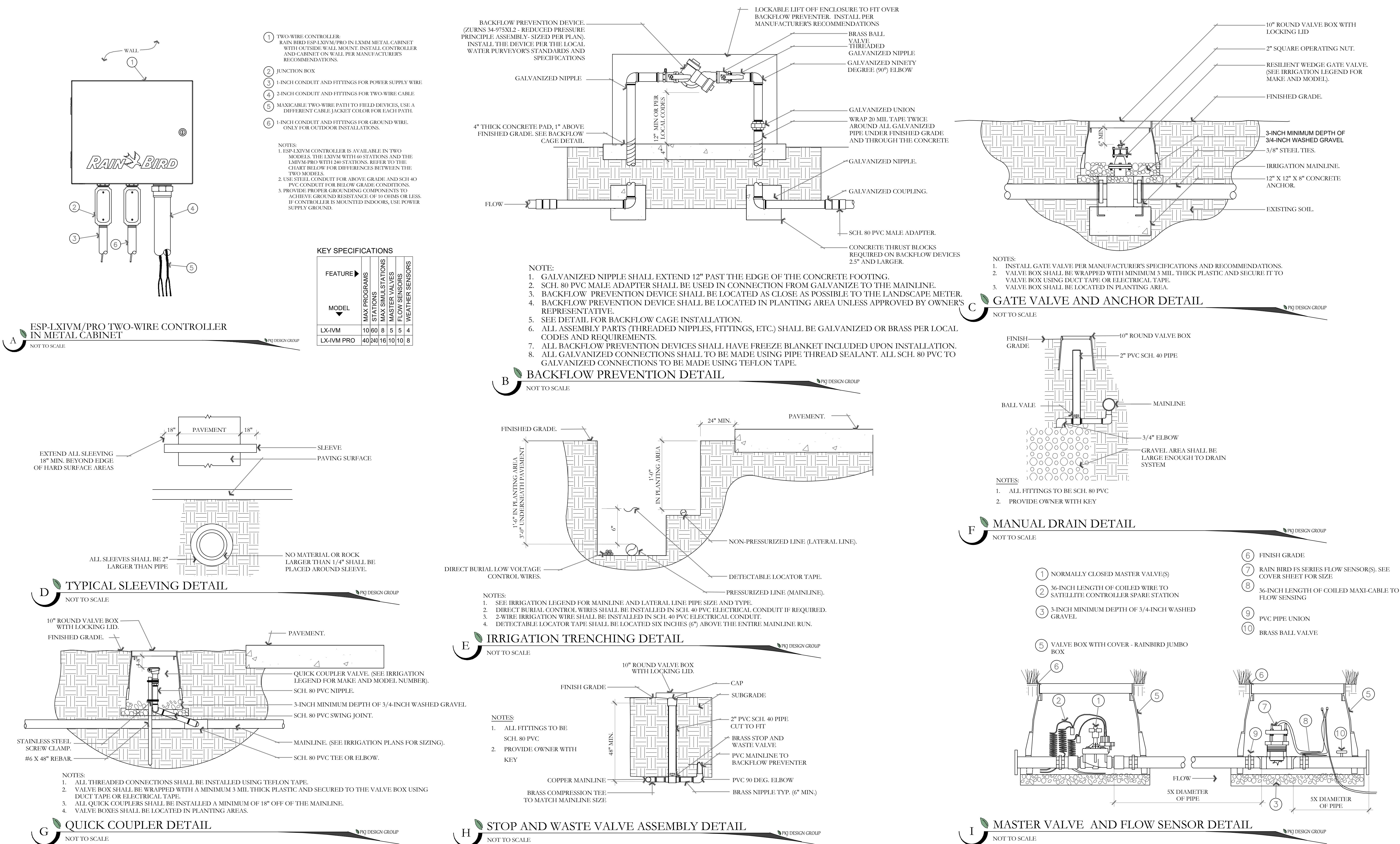
2.12 ADJUSTMENT

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

Irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.13 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.



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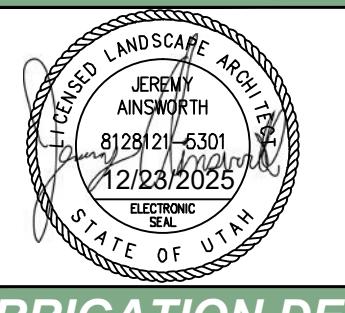
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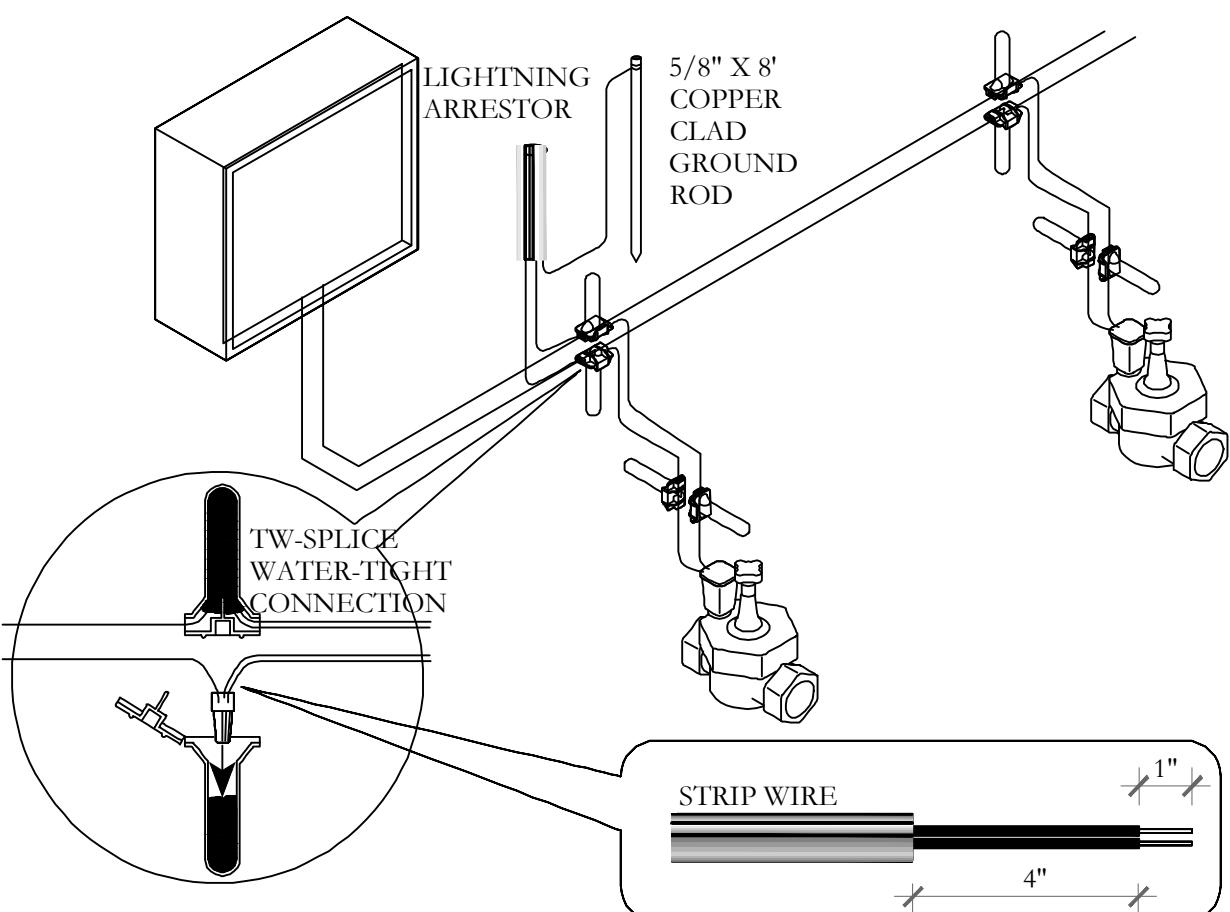
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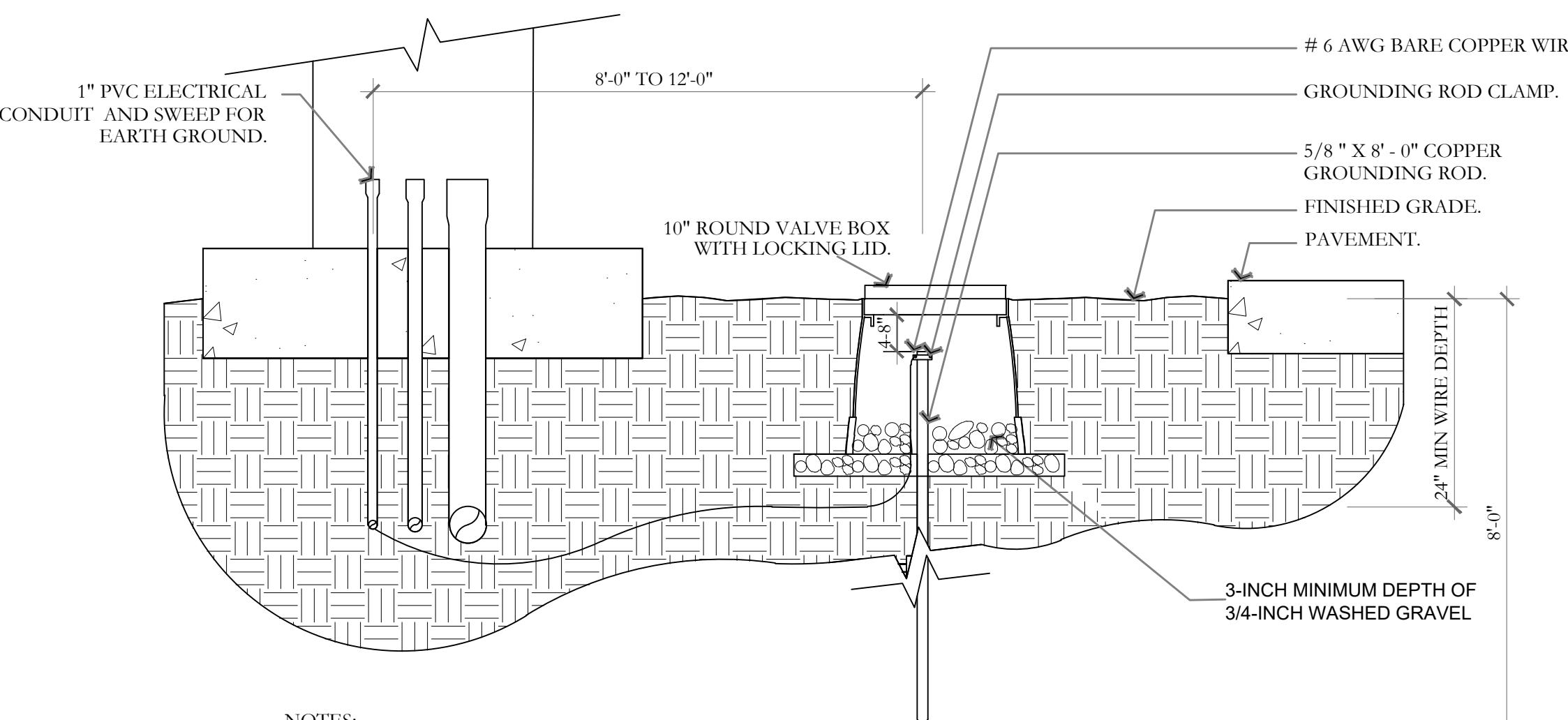
IRRIGATION DETAILS
CITY PERMIT SET
IR-501

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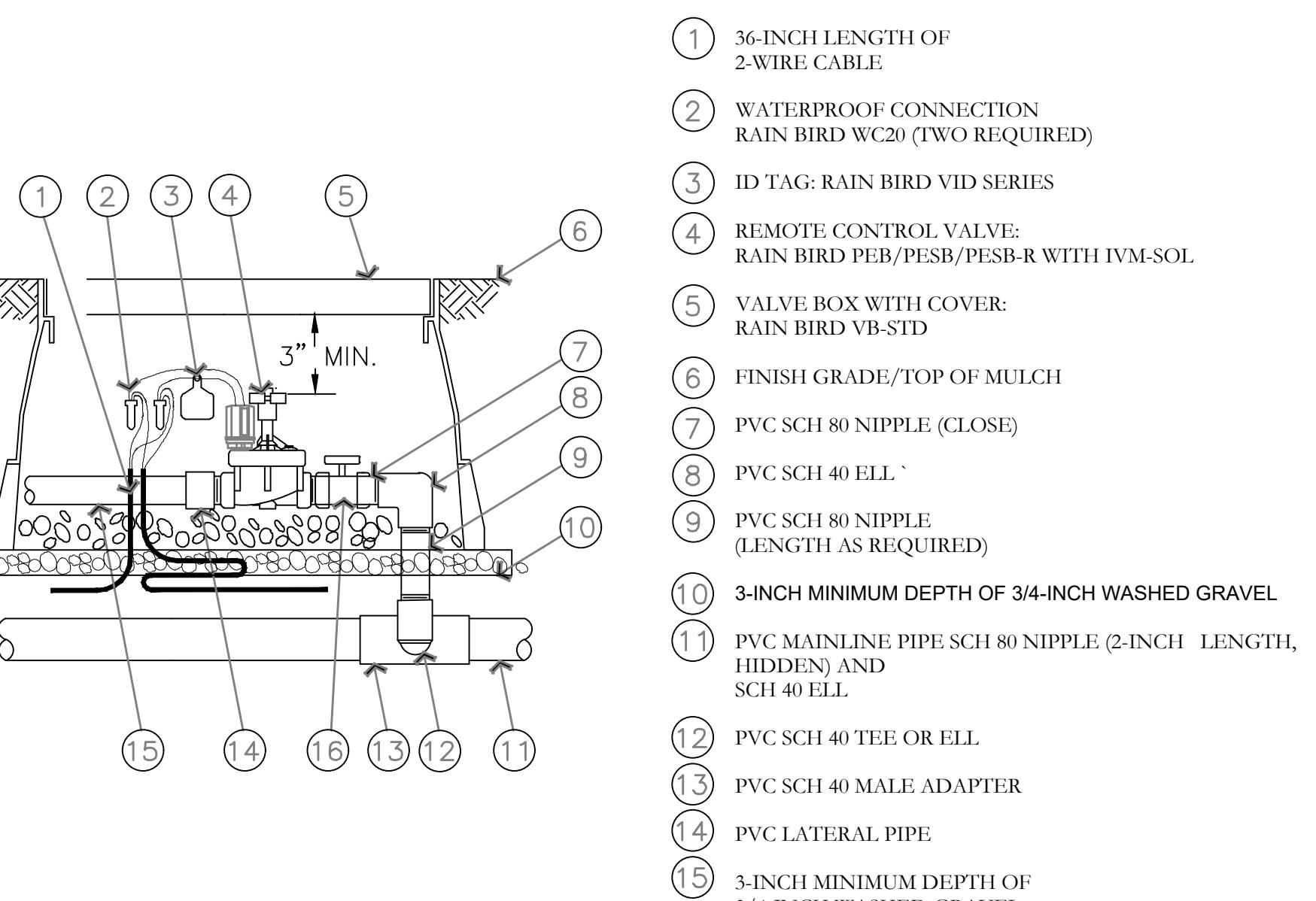
J 2-WIRE CONNECTION DETAIL

NOT TO SCALE



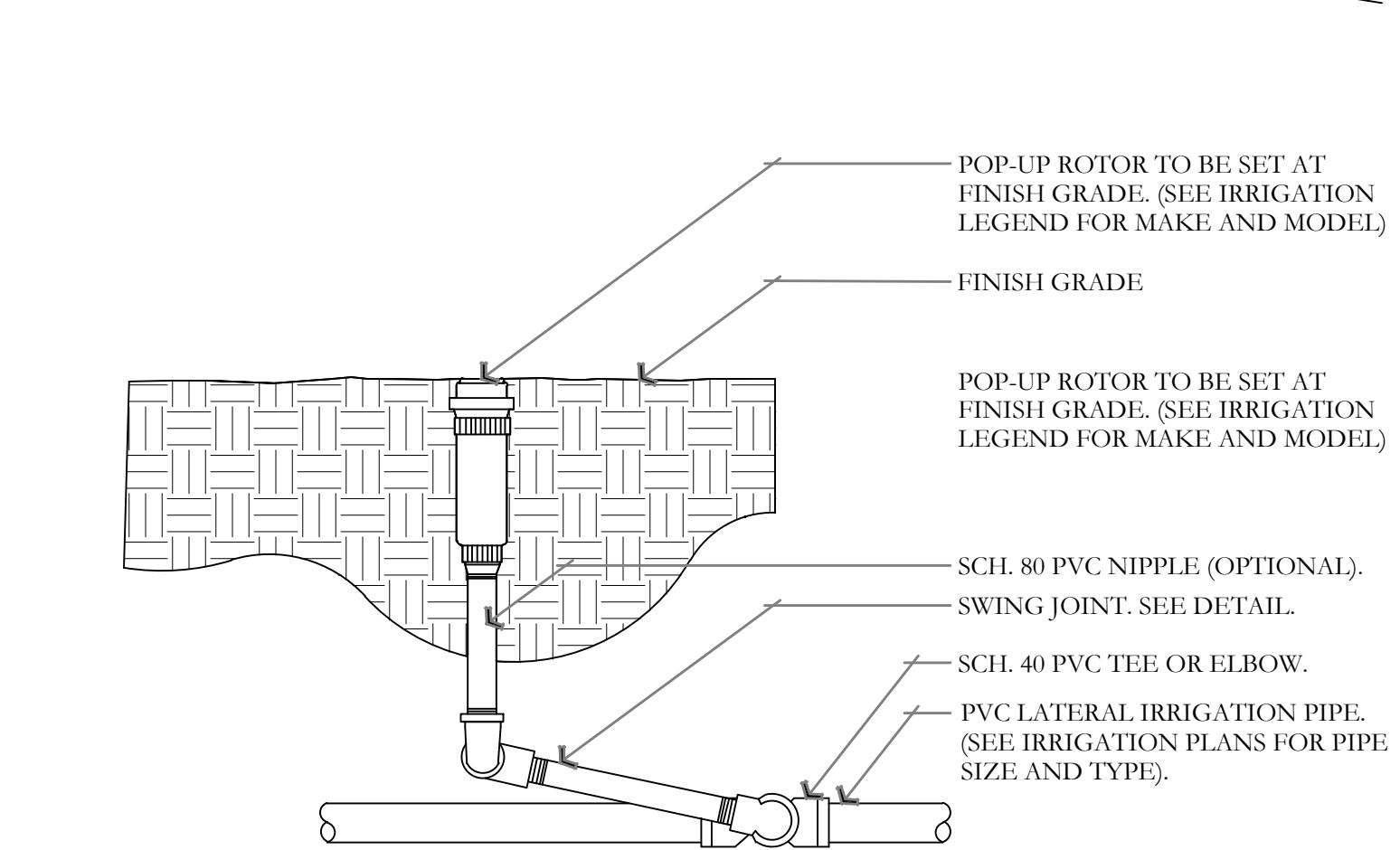
K GROUNDING ROD DETAIL

NOT TO SCALE



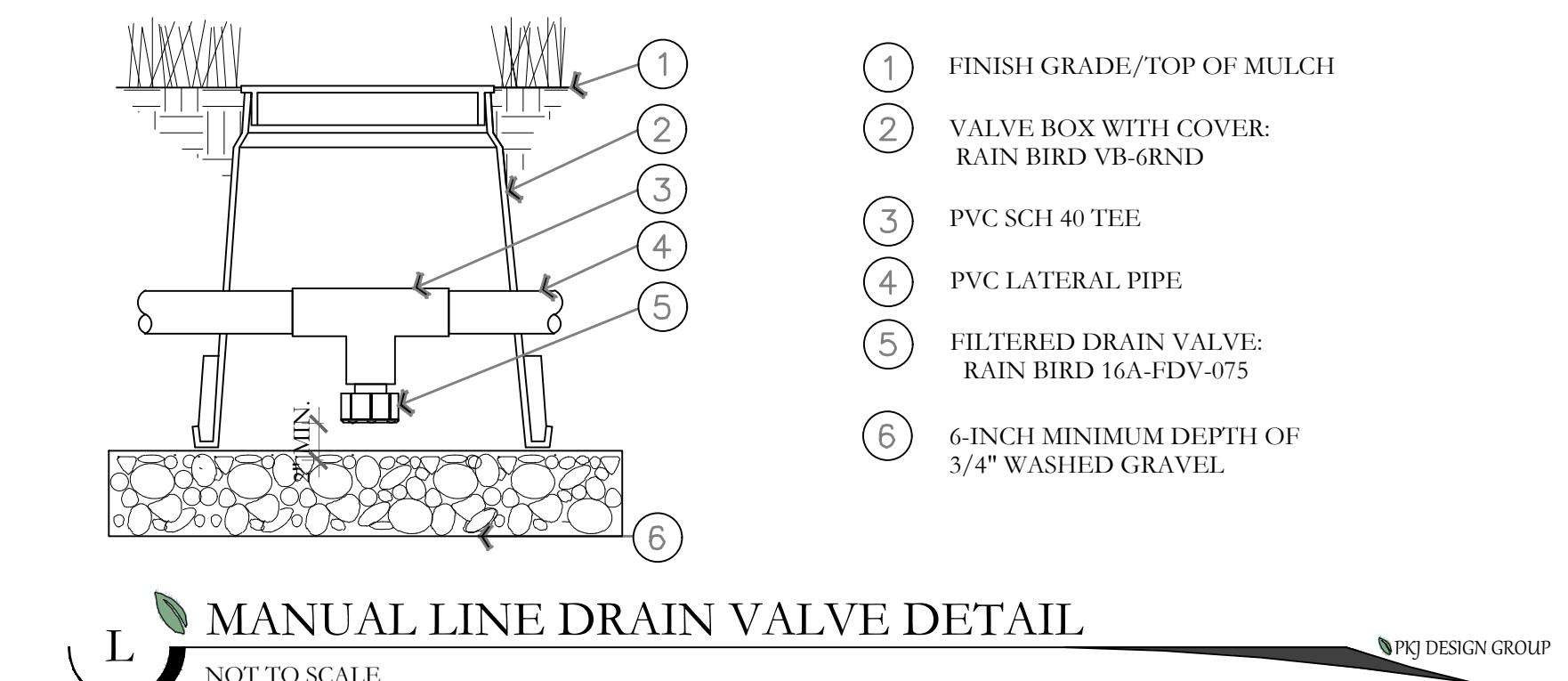
M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE



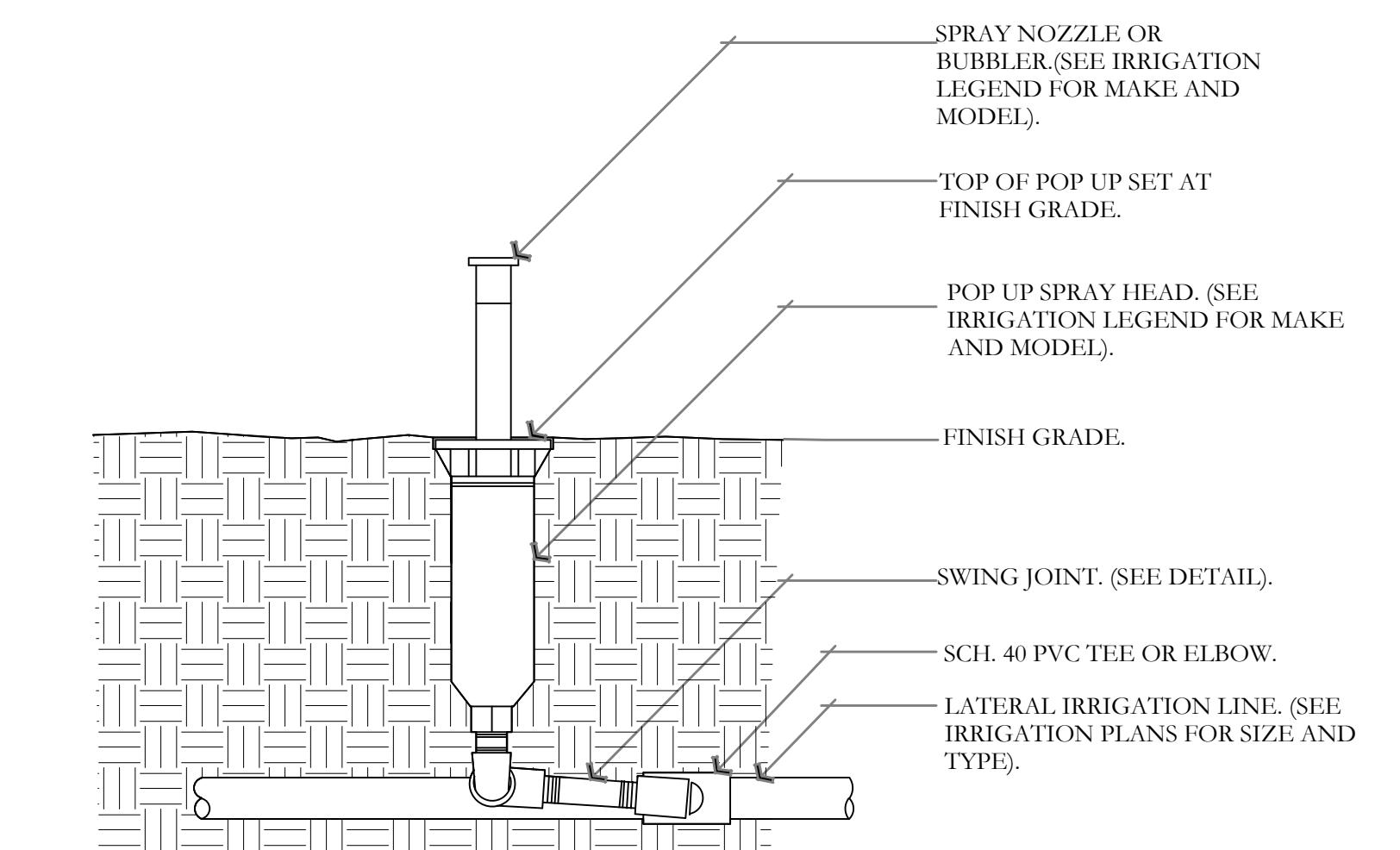
N ROTOR HEAD DETAIL

NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

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O POP UP-SPRAY HEAD DETAIL

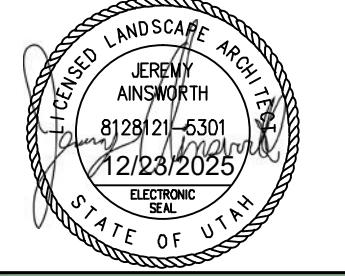
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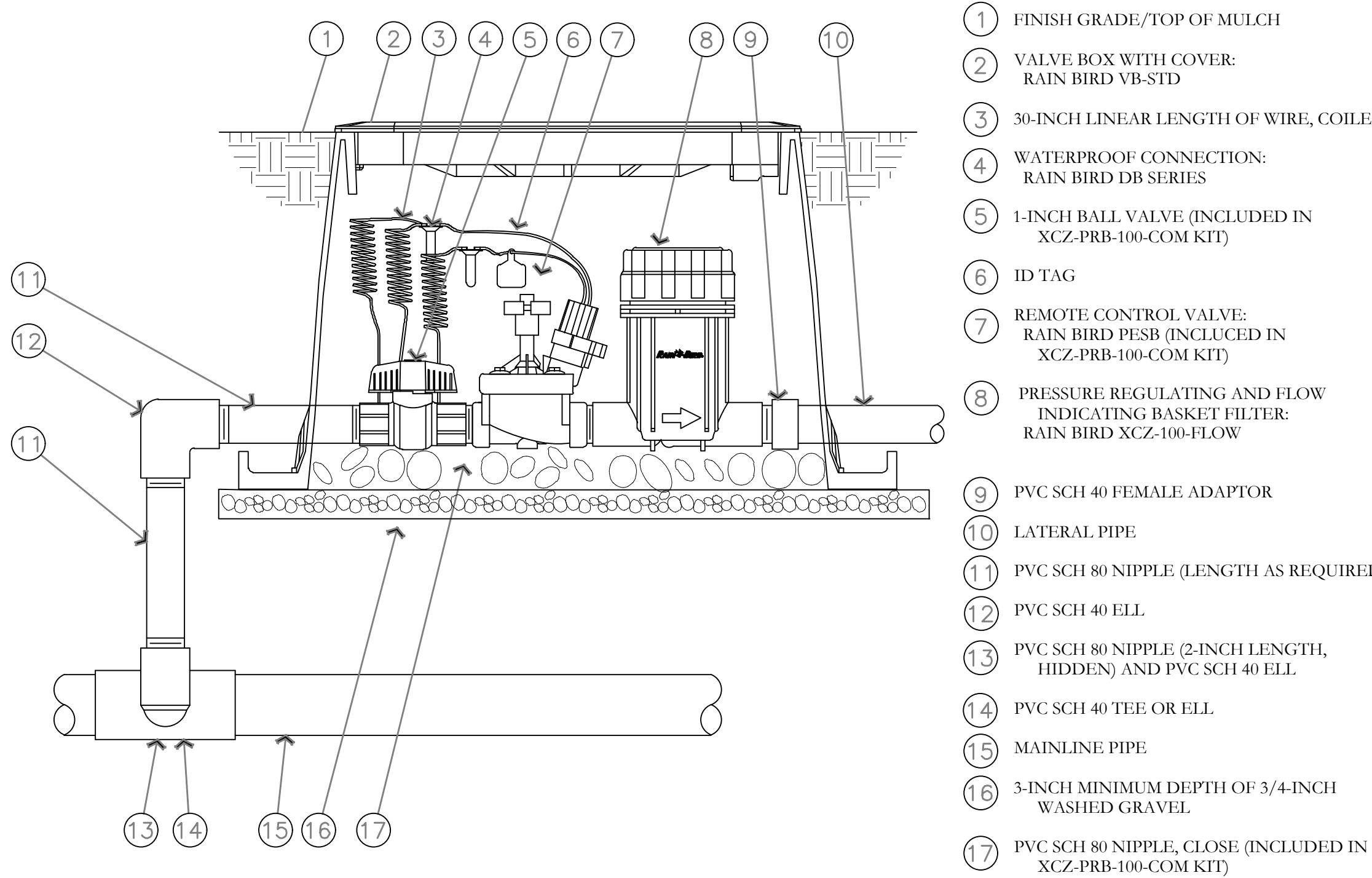
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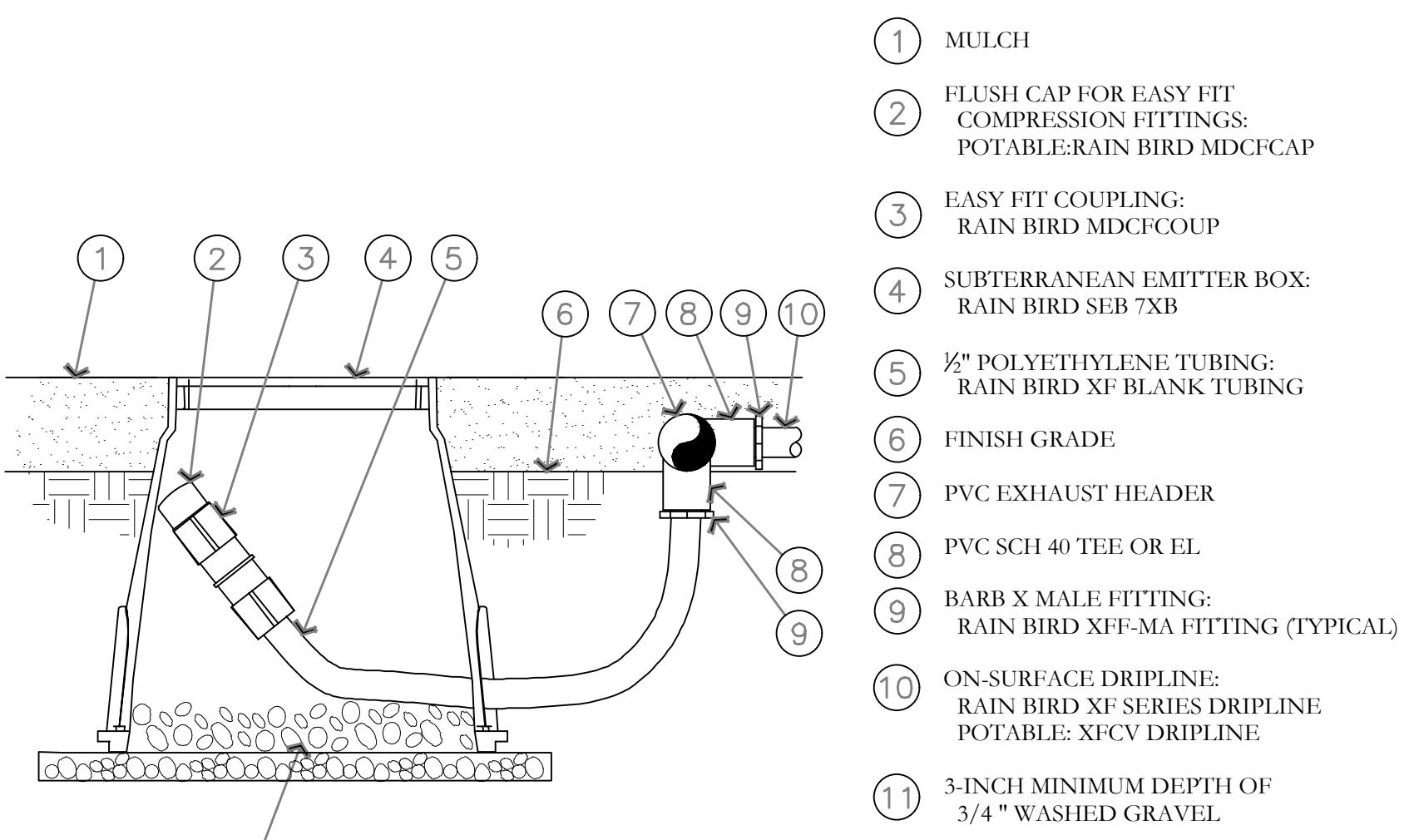
IRRIGATION DETAILS

CITY PERMIT SET

IR-502

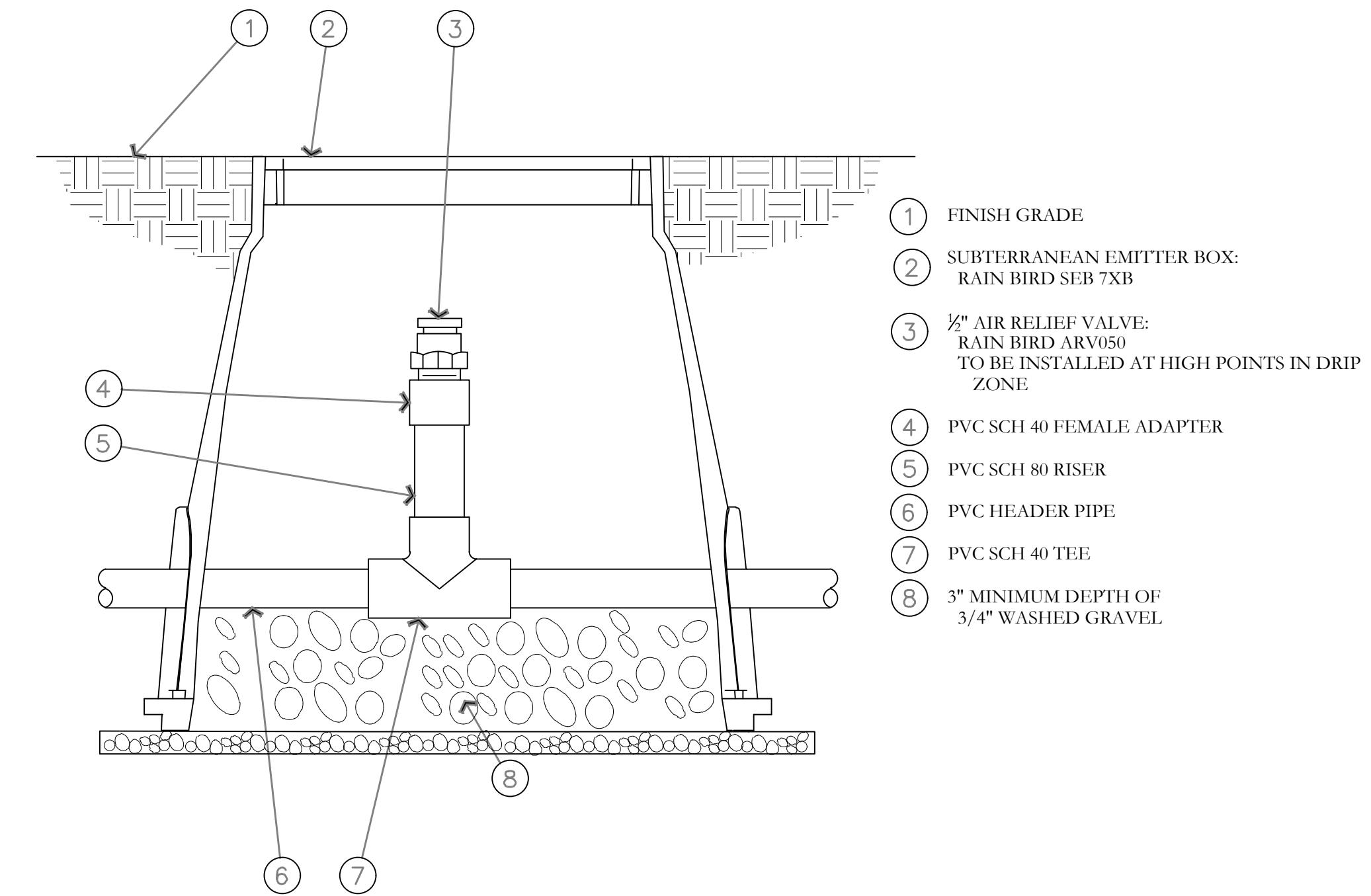


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

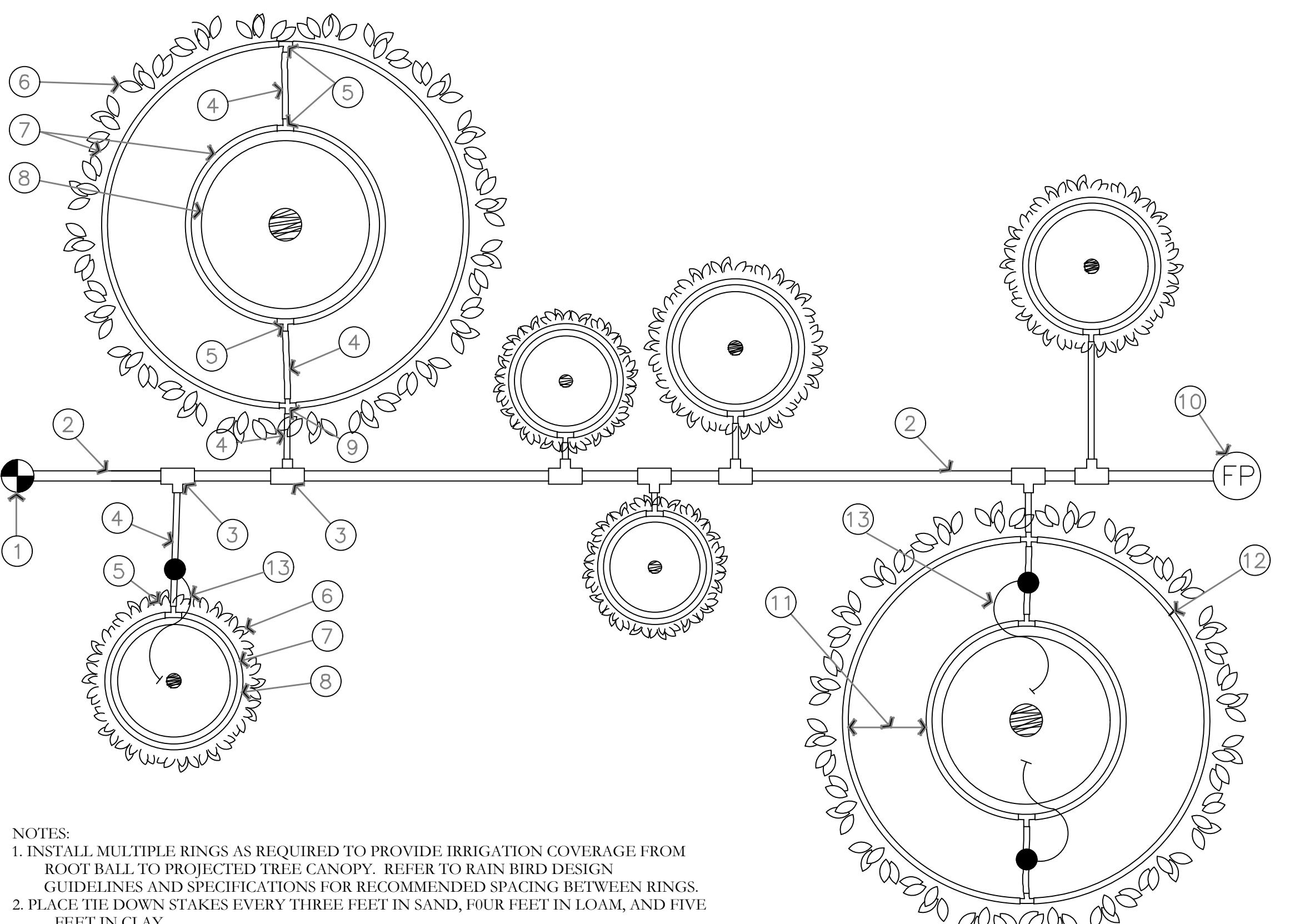


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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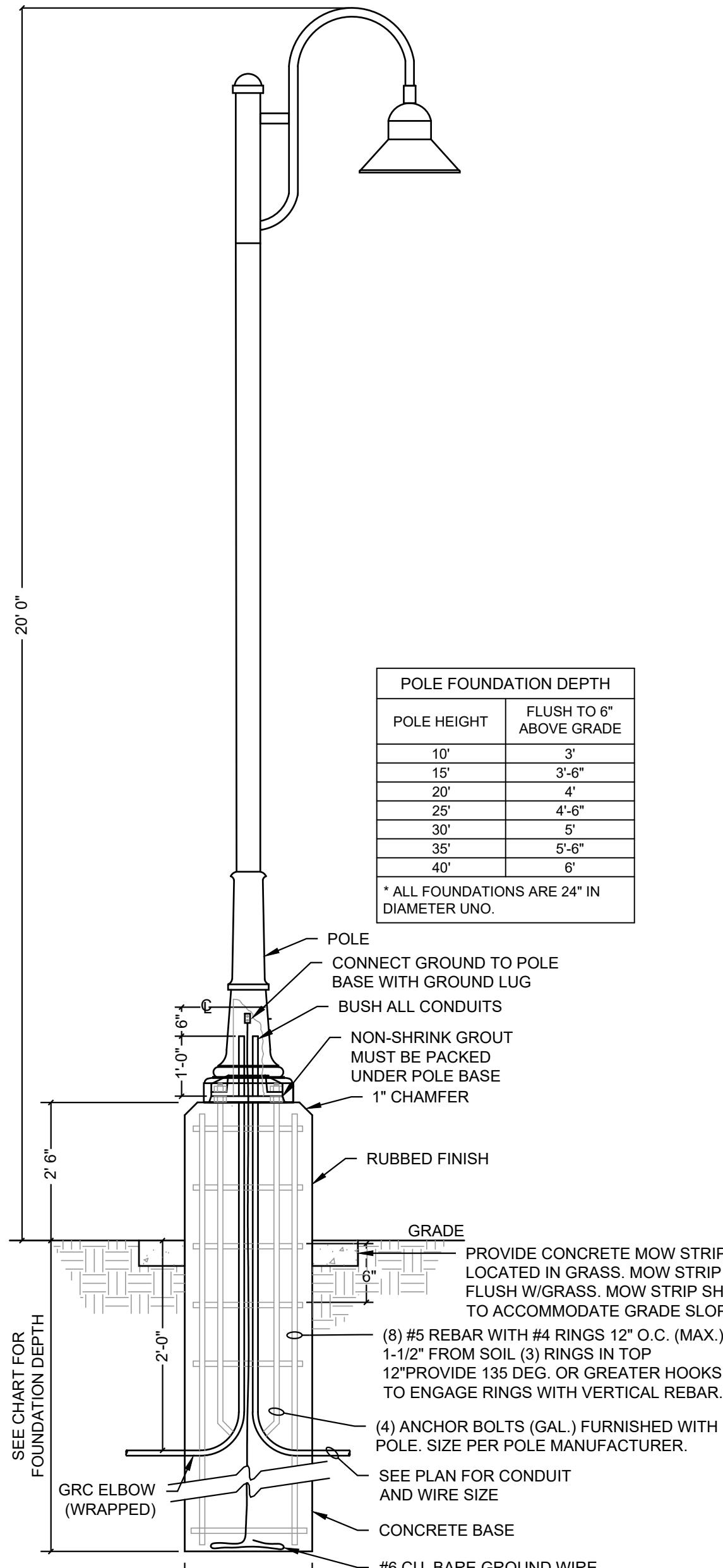


1
ES001
SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

FIXTURES ARE FOR LIGHTING UP THE PARKING LOT AND DRIVE PER PHONE CONVERSATION WITH KENDAL ON 10/25/2021. THE FIXTURE WAS APPROVED TO BE AT 20' AND 15.5' RESPECTIVELY. SEE LIGHT FIXTURE HEIGHTS SHOWN BELOW ON THE PHOTOMETRIC PLAN.

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
○	OW1	14	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HCC6S15D010MW-HM6032630-61MDH	HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, HAZE TRIM	1	1509	14
○	OP1	5	ANP Lighting	BVA2401CPM78W30T43	BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7' 180° HOUSE SIDE SHIELD	1	8167	78
□	OW2	5	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GKO-PB2E-730-U-T4W	GEKKO WALL PACK 12000LM PACKAGE 70CRI 3000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC	20	583	104.7
□	OW3	7	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GKO-PB2A-730-U-T2U	GEKKO WALL PACK 4000LM PACKAGE 70CRI 3000K FIXTURE w/ TYPE II URBAN DISTRIBUTION OPTIC	20	197	26.5
□	OD1	17	LEDRA BRANDS	NU4-QD-SW-10LM-30K-80-HE60-120-DIM10-NC-WH-WH		1	857	8.14

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Drive Thru	+	2.05	4.01	0.62	6.31
Parking	+	0.15	0.25	0.01	1.51
Property Line	+	0.24	0.84	0.04	N/A
Walkway & Landscaping	+	6.34	21.54	0.84	26.91



SEE CHART FOR
POLE FOUNDATION DEPTH
POLE HEIGHT FLUSH TO 6" ABOVE GRADE
10' 3'-6"
15' 4'
20' 4'-6"
25' 5'
30' 5'-6"
35' 6'
40' 6'
* ALL FOUNDATIONS ARE 24" IN DIAMETER UNLESS OTHERWISE SPECIFIED

SARATOGA SPRINGS COMMERCIAL AREA LIGHT POLE BASE DETAIL

2
ES001
NO SCALE

COULIER CAPITAL - 24TH RETAIL

2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

MARK	DESCRIPTION	Revision Date

AE2025.007
SITE PHOTOMETRIC PLAN

DATE: SEPT. 23 2025

SHEET #:

AMP
Electrical Engineering, LLC
187 E 2200 N
Lehi, Utah
(801) 420-2153

ES001

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ARCHITECTS & ENGINEERS
801-745-0456
www.urbia.com
909 W SOUTH JORDAN PKWY SOUTH JORDAN, UT 84095
9/2/2025
No. 13961352-2025
ANDREW POWELL
RIG. PROFESSIONAL ENGINEER
STATE OF UTAH

Project		Catalog #		Type	OW1
Prepared by		Notes		Date	

HALO Commercial

HCC6 | HM6C | 61

6-inch lens cylinder and lens wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional

Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 3](#)
- Photometric Data [page 4](#)
- Energy & Performance Data [page 7](#)
- Product Warranty

Product Certification

Product Features

Control Compatibility

Top Product Features

- 500 to 5000 lumens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Narrow, Medium, Wide beam distribution in precision formed reflectors
- Wall wash with exclusive rotatable linear spread lens
- Specular, Semi Specular, White, Black & White Baffle reflector finishes
- Matte white, matte black, silver and bronze silver cylinder finishes
- Wall mount, and Surface mount with aircraft cable and pendant accessory options

Dimensional and Mounting Details

WALL MOUNT

SURFACE MOUNT

PENDANT

AIRCRAFT CABLE

 **COOPER**
Lighting Solutions
a  business

PS517006EN page 1
November 1, 2024 2:26 PM

ANPLighting

Specifications BVA2001

<p>Project Name: _____</p> <p>Fixture Type: OP1 Quantity: _____</p> <p>Customer: _____</p>		
<p>TIR PERFORMANCE PLATFORM SPECIFICATION</p> <ul style="list-style-type: none"> • Performance, Ceramic-cooling technology • Distributions: Type II, III, IV, V • CCT: 2700K, 3000K, 3500K, 4000K • Life: L70 >50,000 hours • Ingress Protection: IP66 • Certification: ETL • CRI: >80, 3 SDCM 	<p>EDGE-LIT LED SPECIFICATION</p> <ul style="list-style-type: none"> • Edge-Lit comfort solution • Distributions: Type II, III, IV, V • CCT: 2700K, 3000K, 3500K, 4000K • Life: L70 >80,000 hours • Ingress Protection: IP66 • Certification: UL, RoHS • CRI: >80, 3 SDCM 	<p>DRIVER SPECIFICATION</p> <ul style="list-style-type: none"> • Universal Input 120-277V • 0-10V Dimming to 10% • Power Factor @ Full Load >95% • THD @ Full Load <10% • Constant Current Output 50/60Hz • Operating Temperature: -40°C Minimum • Ingress Protection: IP66 • Certifications: UL Recognized, CSA, RoHS

FINISHES

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion. 5-year warranty for aluminum products. 2-year warranty for steel products.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray and is available in either a textured or gloss surface. 5-year warranty for aluminum products. 2-year warranty for steel products.

WARRANTY

See www.ANPLighting.com for complete fixture warranty.

LED warranty information

- 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4,380 hours of operation.

ACCESSORIES

HSS90 & HSS120

EMG-LED10, 20, 30

HLMSPC-06 & HLMSPC-10

PC

TLPc

TL5 & TL7

FAID

HLMSPC-FM

POPULAR POST MOUNTS

See Post Arm Section on Website for Specification Sheets and additional post arms. Dimensions are Projection x Height.
[Click here for all Post Mount styles](#)

PA0413 / 28" x 38 3/8"

PA1613 / 26 1/2" x 55 1/8"

PA1753 / 26 1/8" x 36 3/4"

PA2023 / 21 1/4" x 16"

PA2313 / 24" x 28 1/2"

PA2613 / 39 1/2" x 46"

PA3113 / 25" x 15 1/4"

PA3213 / 21 7/8" x 26 1/8"

PA3533 / 29" x 38 1/2"

PA5153 / 14 1/4" x 19 3/4"

PA6213 / 22 3/4" x 26 1/2"

PA8453 / 70" x 37 1/2"

2023 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

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07302023

INP Lighting

Specifications BVA2001

A2001 LED

EPA: 0.92
Weight: 16 lbs.

Specifications

Material:

Durable A356 cast aluminum and aluminum sheet metal. Hardware is stainless steel or zinc-plated steel.

Fixture Mounting:

Pendant Mount: Hangs from tenon with Dual Clevis Pins.

Drivers:

Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

Dark Sky Friendly:

To maintain dark sky friendly compatibility: $\leq 3000K$

Electrical:

A lightning surge protective device is standard (20KA² Max/10KA² Nominal). Approximately 12" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

Project Name: _____
Fixture Type: OP1
Quantity: _____
Customer: _____

Finish:

A polyester powder coat high quality finish. Marine grade finish is available.

Certifications:

UL Listed for outdoor, wet location. LED is IP66.

Modifications:

Consult factory for custom or modified designs.

Buy American:

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. [Click here for additional information.](#)

Catalog Logic

Catalog Number

1 BVA2001 2 3 4 5 6 7 8

LIGHT SOURCE & WATTAGES	
TIR Performance Platform	
PS30W18 (30W TIR Performance Platform)	
PS39W18 (39W TIR Performance Platform, CA Title 24)	
PS46W18 (46W TIR Performance Platform)	
PM78W30 (78W TIR Performance Platform)	
PM90W36 (90W TIR Performance Platform)	
PL120W48 (120W TIR Performance Platform)	
Edge-Lit LED Comfort Solution*	
30LDS (30W Small Edge-Lit LED Comfort Solution)	
39LDS (39W Small Edge-Lit LED Comfort Solution, CA Title 24)	
50LDS (50W Small Edge-Lit LED Comfort Solution)	
65LDS (65W Small Edge-Lit LED Comfort Solution)	
80LDS (80W Small Edge-Lit LED Comfort Solution)	
See LED Performance Charts for distribution type compatibility.	

OPTICS	
2 (Type II)	
3 (Type III)	
4 (Type IV)	
5 (Type V)	

CCT (COLOR TEMPERATURE)	
K (2700K)	
K (3000K)	
K (3500K)	
K (4000K)	
Consult Factory for 5000K	

4 ACCESSORIES	
HSS90 (90° House Side Shield)	
HSS120 (120° House Side Shield)	
*EMG-LED10 (10W LED Emergency Driver, See Below For Compatibility)	
*EMG-LED20 (20W LED Emergency Driver, See Below For Compatibility)	
*EMG-LED30 (30W LED Emergency Driver, See Below For Compatibility)	
HLMSPC-06 (On/Off Motion Sensor/Photocell, High/Low field-configurable; 15' - 30' Sensor Mounting Height)	
HLMSPC-10 (On/Off Motion Sensor/Photocell, High/Low field-configurable; 8' - 15' Sensor Mounting Height)	
HLMSPC-FM (High/Low Motion Sensor/Photocell, Flush Mount, integral to luminaire. 40' Max Sensor Mounting Height.)	
PC (Button Photo Cell)	
TLPC (ANSI C136.41 Twist Lock Photocell, includes receptacle and 120-277V photo cell)	
TL5 (ANSI C136.41 5-Pin Twist Lock Receptacle only)	
TL7 (ANSI C136.41 7-Pin Twist Lock Receptacle only)	

AD (AstroDIM™ - Night-time dimming, consult factory)
FAID (Field Adjustable Internal Dimmer)
*Most Emergency Drivers are remote mount only (consult factory). 10W & 30W Emergency Drivers are not compatible with all LED Light Source and Wattages. For percent lumens in emergency mode, see Technical Section

5 MOUNTING SOURCE									
Post Mount Arms		Wall Mount Arms							
PA1613		WM1763							
PA1753		WM1773							
PA2613		WM3003							
PA3113		WM3203							
PA3213		WM3553							
PA5153		WM5143							
PA6213		WM5163							
All Post Mounts		All Wall Mounts							
Rigid Stem Mount									
4ST36 (36" Rigid Stem, 4" OD Canopy) Other lengths available, consult factory.									
Pendant Chain Mount									
PEND-CH3 (36" Chain/4 5/8" OD Canopy) Other lengths available, consult factory.									
See last page for popular mounting sizes/styles.									

6 FINISHES					
*Premium and Marine Grade Finish have additional charges					
Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Copper Clay	53	53M
Cantaloupe	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	NA	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architectural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M	PREMIUM FINISH	Premium Grade*	Marine Grade*
Aqua Green	47	47M	Textured Desert	80	80M
Galvanized	49	NA	Graystone	82	82M
Navy	50	50M	Oil Rubbed Bronze	83	83M
Architectural Bronze	51	51M	Carbon Graphite	96	96M
Patina Verde	52	52M			
Consult Factory for additional paint charges and availability.					

8 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product movements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

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07302023

COULOIR CAPITAL - 24TH RETA

Project		Catalog #		Type	OW2-OW3
Prepared by		Notes		Date	

McGraw-Edison

GKO Gekko

Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

Dimensional Details

PB1

Net Weight: 6.0 lbs (2.7 kg)

PB2

Net Weight: 10.6 lbs (4.8 kg)

NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER
Lighting Solutions

PS50008525 page 1
June 19, 2025 7:15 AM

ANP Lighting

Specifications CB0101

CB0101

Weight: 26 lbs
Anchor Bolts: 3

Catalog Number

CB0101

1

2

3

Additional heights and pole diameters may be available. Contact factory for your specific needs.

1	Smooth Shaft Catalog No.	1	Fluted Shaft Catalog No.	Shaft Diameter	Finished Height	Wall Thickness
	3S6.125		3F6.125	3"	6'	.125
	3S7.125		3F7.125	3"	7'	.125
	3S8.125		3F8.125	3"	8'	.125
	3S9.125		3F9.125	3"	9'	.125
	3S10.125		3F10.125	3"	10'	.125
	3S11.125		-	3"	11'	.125
	3S12.125		-	3"	12'	.125
	3S13.125		-	3"	13'	.125
	3S14.125		-	3"	14'	.125
	3S10.188		3F10.188	3"	10'	.188
	3S11.188		3F11.188	3"	11'	.188
	3S12.188		3F12.188	3"	12'	.188
	3S13.188		3F13.188	3"	13'	.188
	3S14.188		3F14.188	3"	14'	.188
	-		3F15.188	3"	15'	.188
	-		3F16.188	3"	16'	.188
	-		-	-	-	-
	4S8.125		-	4"	8'	.125
	4S9.125		-	4"	9'	.125
	4S10.125		-	4"	10'	.125
	4S11.125		-	4"	11'	.125
	4S12.125		-	4"	12'	.125
	4S13.125		-	4"	13'	.125
	4S14.125		-	4"	14'	.125
	-		4F8.188	4"	8'	.188
	-		4F9.188	4"	9'	.188
	-		4F10.188	4"	10'	.188
	-		4F11.188	4"	11'	.188
	4S12.188		4F12.188	4"	12'	.188
	4S13.188		4F13.188	4"	13'	.188
	4S14.188		4F14.188	4"	14'	.188
	4S15.188		4F15.188	4"	15'	.188
	4S16.188		4F16.188	4"	16'	.188

Project: _____		Fixture Type: _____	Quantity: _____
Customer: _____			
Specifications			
Material: All parts are durable 356 cast aluminum and high strength extruded aluminum.			
Shafts are available in 3" and 4" diameter and wall thickness of .125 or .188.			
Access All hardware provided shall be stainless steel or zinc plated steel.			
Mounting: Standard anchor bolts provided are 3/4" x 18" x 3". Bolts, nuts and washers shall be hot dipped galvanized steel.			
Pole Height Maximum pole height is 16 feet.			
Finish: A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.			
Grounding All cast bases are provided with an aluminum grounding lug integrated to inner wall of shaft, 180 degrees to hand hole. Grounding lug is drilled and tapped to accommodate 1/4-20 stainless steel machine screw.			
Modifications: Consult factory for custom or modified designs.			
Catalog Logic CB0101 - 4S16.188 - GFI20 - 72 Cast Base Shaft Accessory Finish			
ACCESSORIES			
GFI15 (15 amp GFCI receptacle outlet)			
GFI20 (20 amp GFCI receptacle outlet)			
GFI-WPU (20 amp GFCI receptacle with weather proof in-use cover)			
BAA (Cast Banner Arm A for 24" wide banner)			
BAB (Cast Banner Arm B for 30" wide banner)			
BAC (Cast Banner Arm C for 30" wide banner)			
LR1 (Cast Ladder Rest 1)			
LR3 (Cast Ladder Rest 3)			
LR4 (Cast Ladder Rest 4)			
LR5 (Cast Ladder Rest 5)			
SIGN A (Cast Sign A; 30" x 9", 8 letters/numbers on one line; requires Banner Arm to hang)			
SIGN B (Cast Sign B; 31" x 7", 12 letters/numbers on one line; requires Banner Arm to hang)			
SIGN C (Cast Sign C; 27" x 11", two rows of 8 letters/numbers on each line, requires Banner Arm to hang)			
SIGN D (Cast Sign D; 11" x 6 1/2", 4 letters/numbers on one line)			
SIGN E (Cast Sign E; comes with pole clamp, 24 1/2" x 6", 9 letters/numbers on one line)			
FPH1 (Flag Pole Holder)			
TP (Tamper Proof Screws)			

1012018

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227

ANPlighting.com

alphabet

NU4 LOPRO

4" Square Downlight Standard White

AT
airtight

DF
dead-front

PR
plenum rated

wet rated

Trim

Trimless

Trimless Millwork

optimized for longevity
egress with 1/16" micro flange
ated driver box allows 4" shallow plenum installation
team control

ounting, glare control options, trims, and
ailable

CM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70}

CM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70}

DIMMING AND CONTROLS

- 0-10V dimming to 1%
- leading & trailing edge (Triac / ELV) dimming to 1%

LISTING

- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- **Declare.** - LBC Red List Approved
- 5 Year Limited warranty

CONSTRUCTION

- Shatter proof acrylic bezel lens
- Lexan™ (PC) Optimal connectivity for wireless control signal
- Impact and chemical resistant at the highest level
- Withstands temperatures up to 240°F
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 3/8" to 1-3/4"

ELECTRICAL

- 120V-277V, 120 only Triac / ELV
- Power factor ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

Fixture Height

TRIMMED

ceiling cutout 4-1/4" square
ceiling thickness 3/8" to 1-5/8"

TRIMLESS

ceiling cutout 4-1/4" square
ceiling thickness 3/8" to 1-3/4"

MILLWORK

ceiling cutout 4-1/4" square
ceiling thickness 5/8" to 1-3/4"

Alphabet by Ledra Brands, Inc. | 88 Maxwell Irvine, CA 92618 | PH: 714.259.9959 FAX: 714.259.9969 | AlphabetLighting.com

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PROJECT INFORMATION

JOB NAME		TYPE	OD1
ORDERING CODE			

60° - 80° BEAM

(Note: Specifications are subject to change without notice)

14mm COB PERFORMANCE DATA

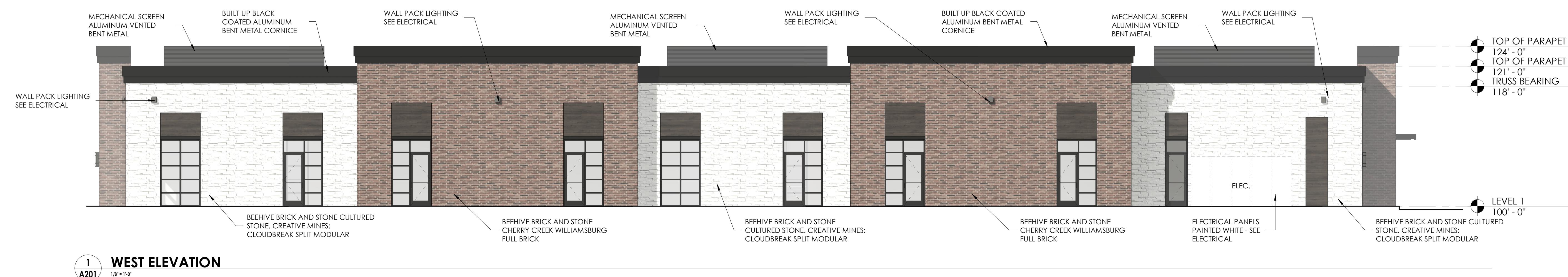
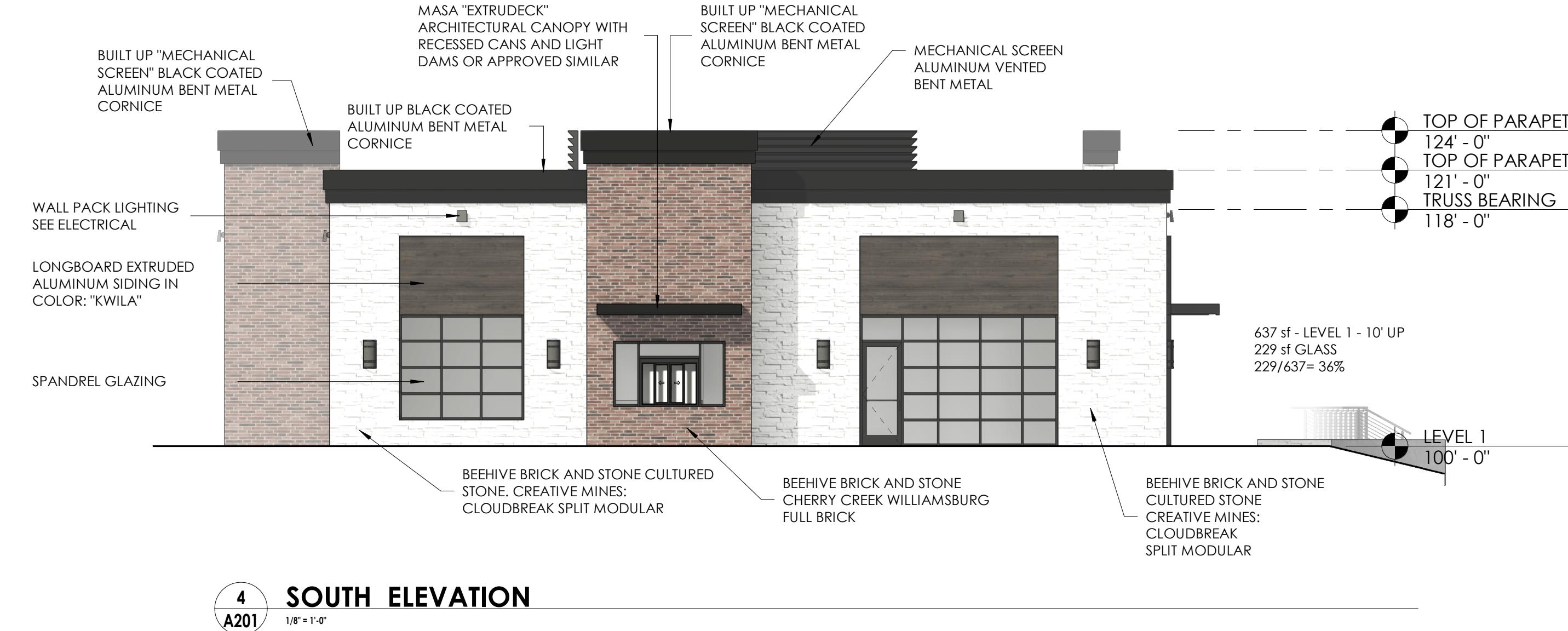
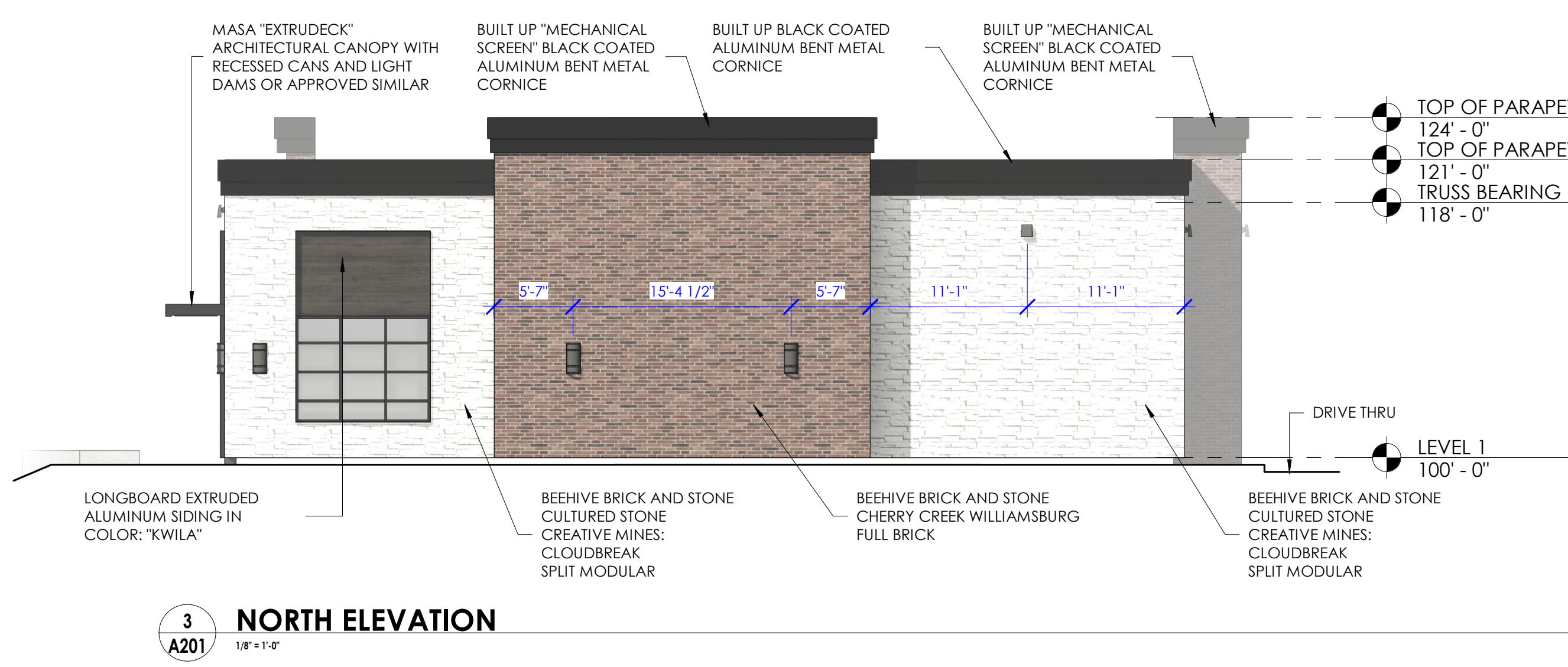
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	880LM @30K/80CRI	9W
15LM	1290LM @30K/80CRI	14W
20LM	1700LM @30K/80CRI	16W
25LM	2120LM @30K/80CRI	20W
30LM	2540LM @30K/80CRI	24W
10LM	750LM @30K/90/CRI	9W
15LM	1090LM @30K/90/CRI	14W
20LM	1440LM @30K/90/CRI	16W
25LM	1800LM @30K/90/CRI	20W
30LM	2160LM @30K/90/CRI	24W
Notes	Delivered lumens based on WH80 optic with no lens, (see page 2)	

AE2025.007

DATE: **SEPT. 23 2025**

NET #:

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GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

<u>NORTH ELEVATION MATERIAL PERCENTAGE</u>		
TONE	689SF	52%
RICK	570sf	44%
NOTWOOD	57sf	4%



OUTH ELEVATION MATERIAL PERCENTAGE		
TONE	572sf	60%
TRICK	226sf	24%
NOTWOOD	148sf	6%

<u>LAST ELEVATION MATERIAL PERCENTAGE</u>		
TONE	1027sf	39%
RICK	1625sf	38%
NOTWOOD	610sf	23%

<u>WEST ELEVATION MATERIAL PERCENTAGE</u>		
TONE	1673sf	48%
RICK	1625sf	47%
NOTWOOD	174sf	5%

ELIMINATION FRONTING THE STREET

1ST FLOOR 10'-0" HIGH X LENGTH OF ELEVATION AREA =

1ST FLOOR WINDOW AREA = 1164 sq ft / 1935 = 60%
GLASS AREA (CODE MINIMUM = 35%)

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

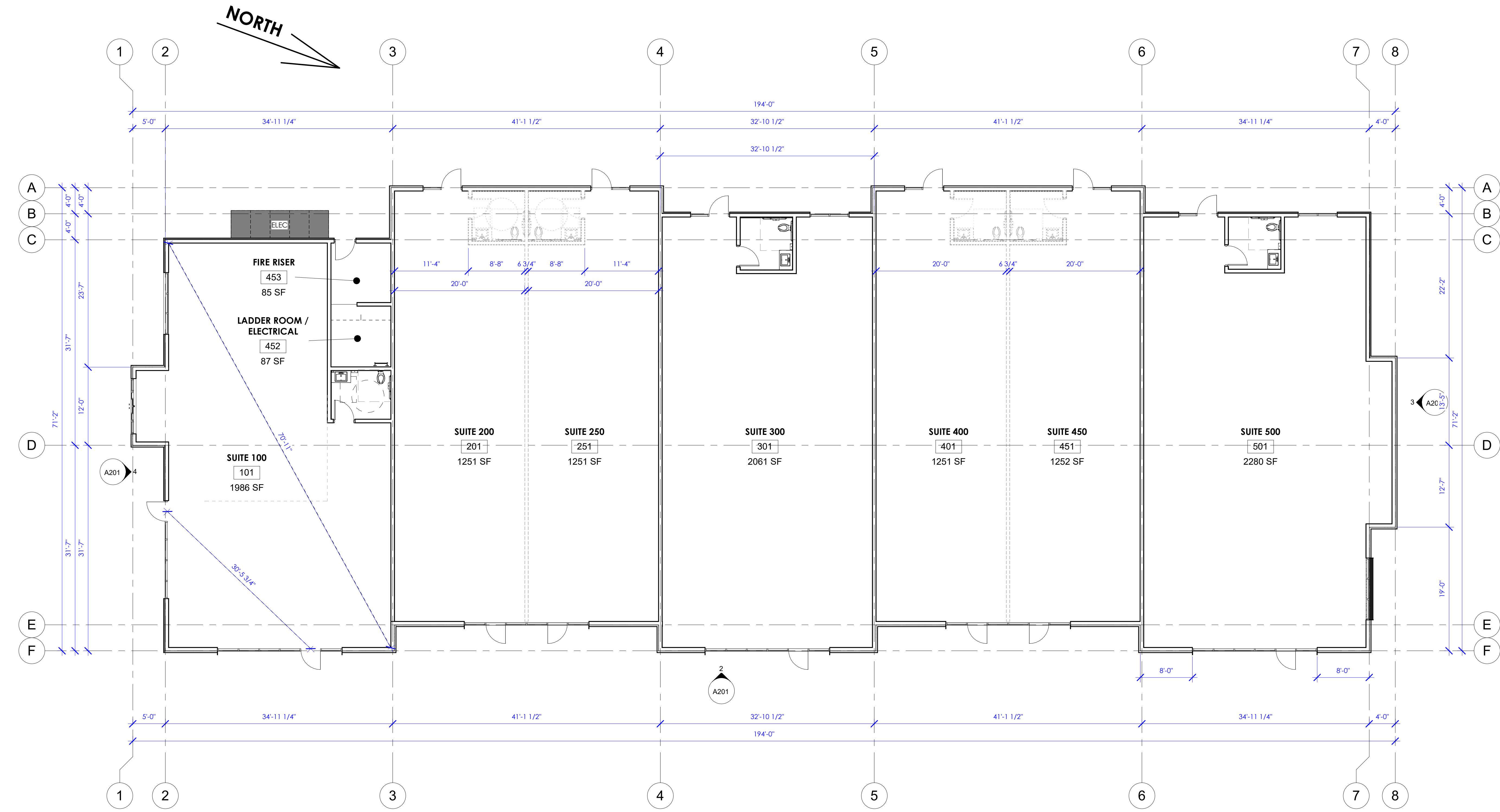
ELEVATION FRONTING THE STREET

1935 sq ft

COULOIR CAPITAL - 24TH RETAIL

ELEVATIONS

ae **urbia**
ARCHITECTS & ENGINEERS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

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COULIER CAPITAL - 24TH RETAIL

2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

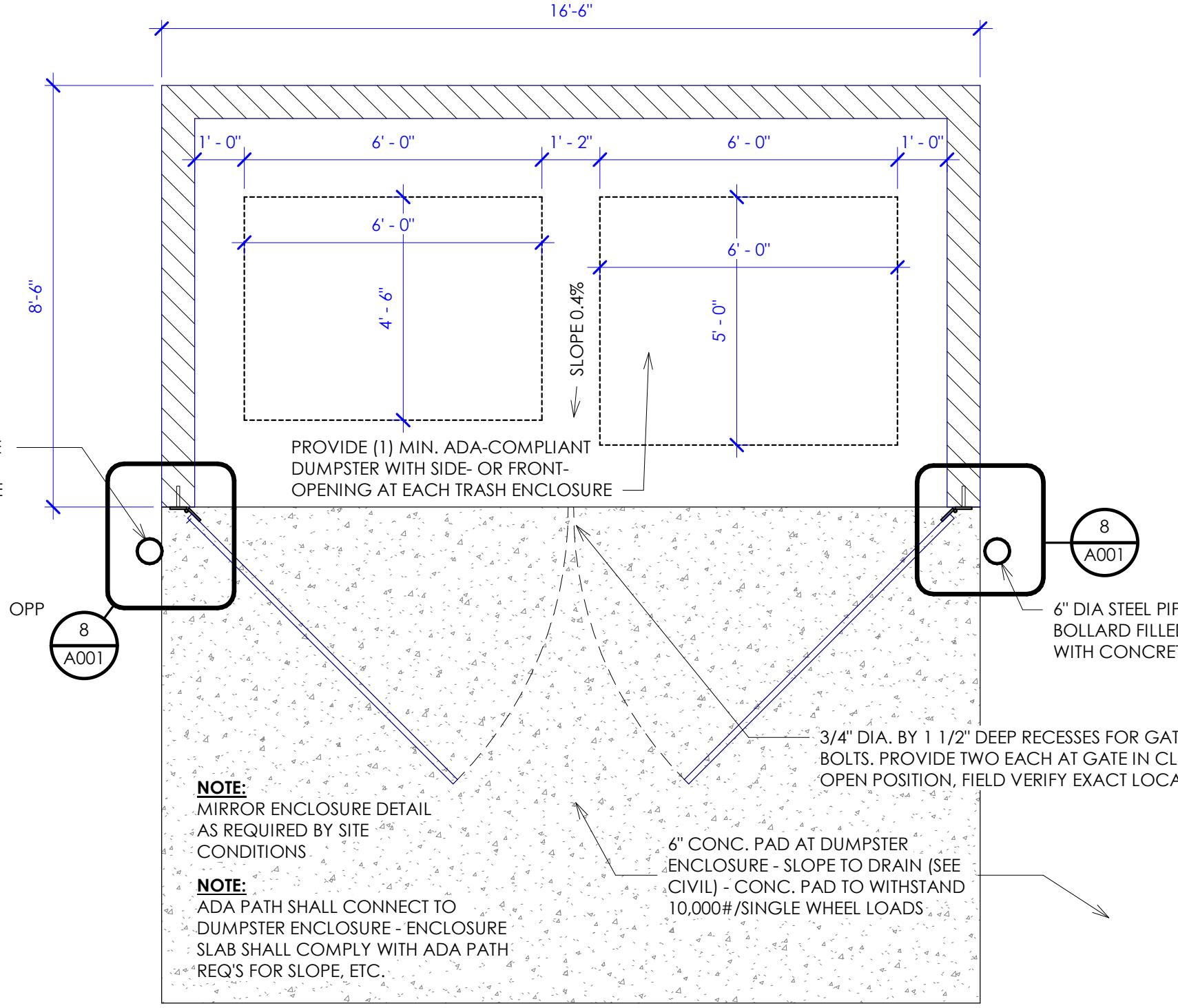
MARK	Revision Schedule	DESCRIPTION	Revision Date
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AE2025.007 ROOF PLAN

DATE: 10.23.2019	PERMIT SET
SHEET #: A001	A001

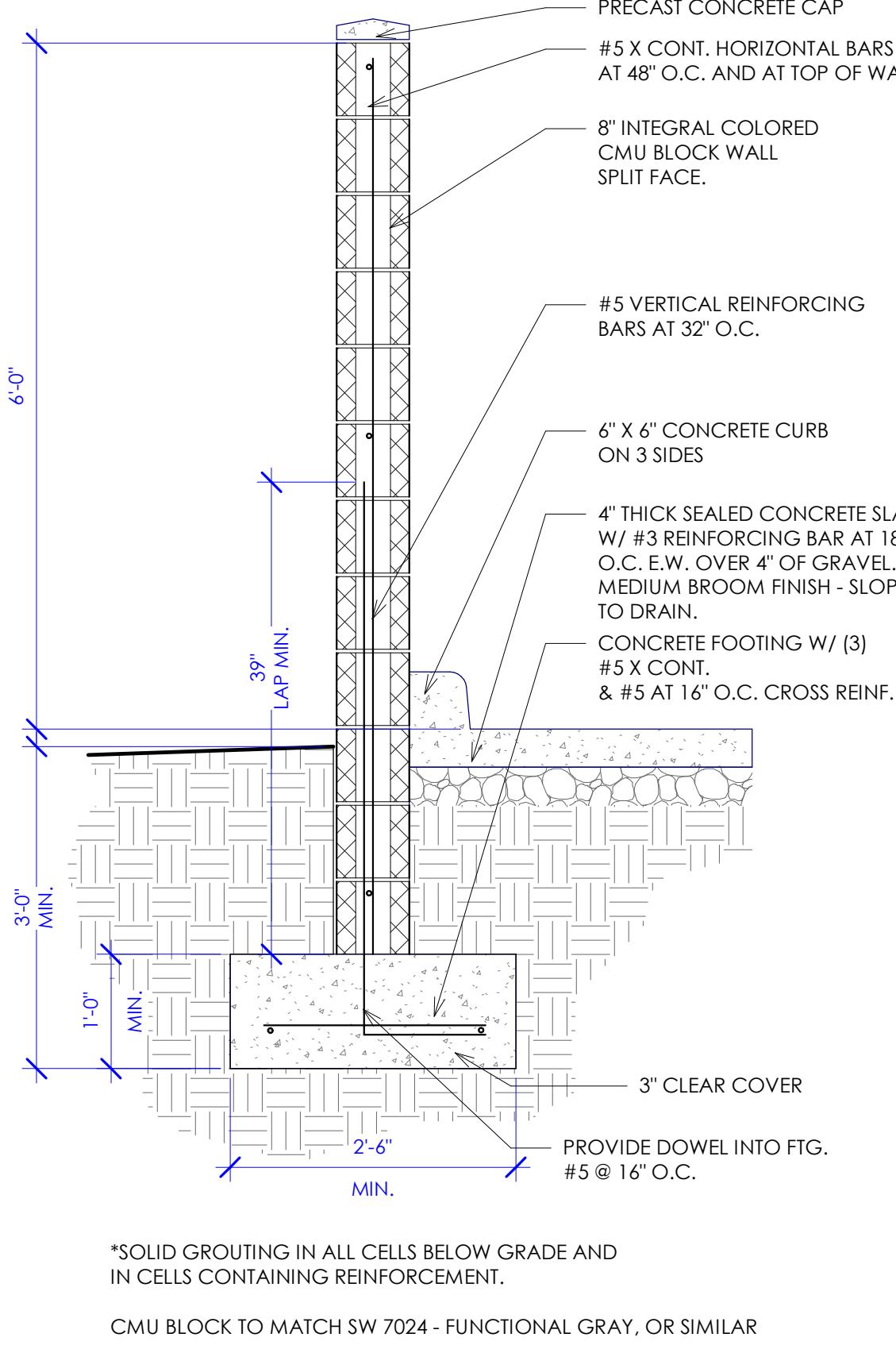
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10/2/2025 12:57:18 PM



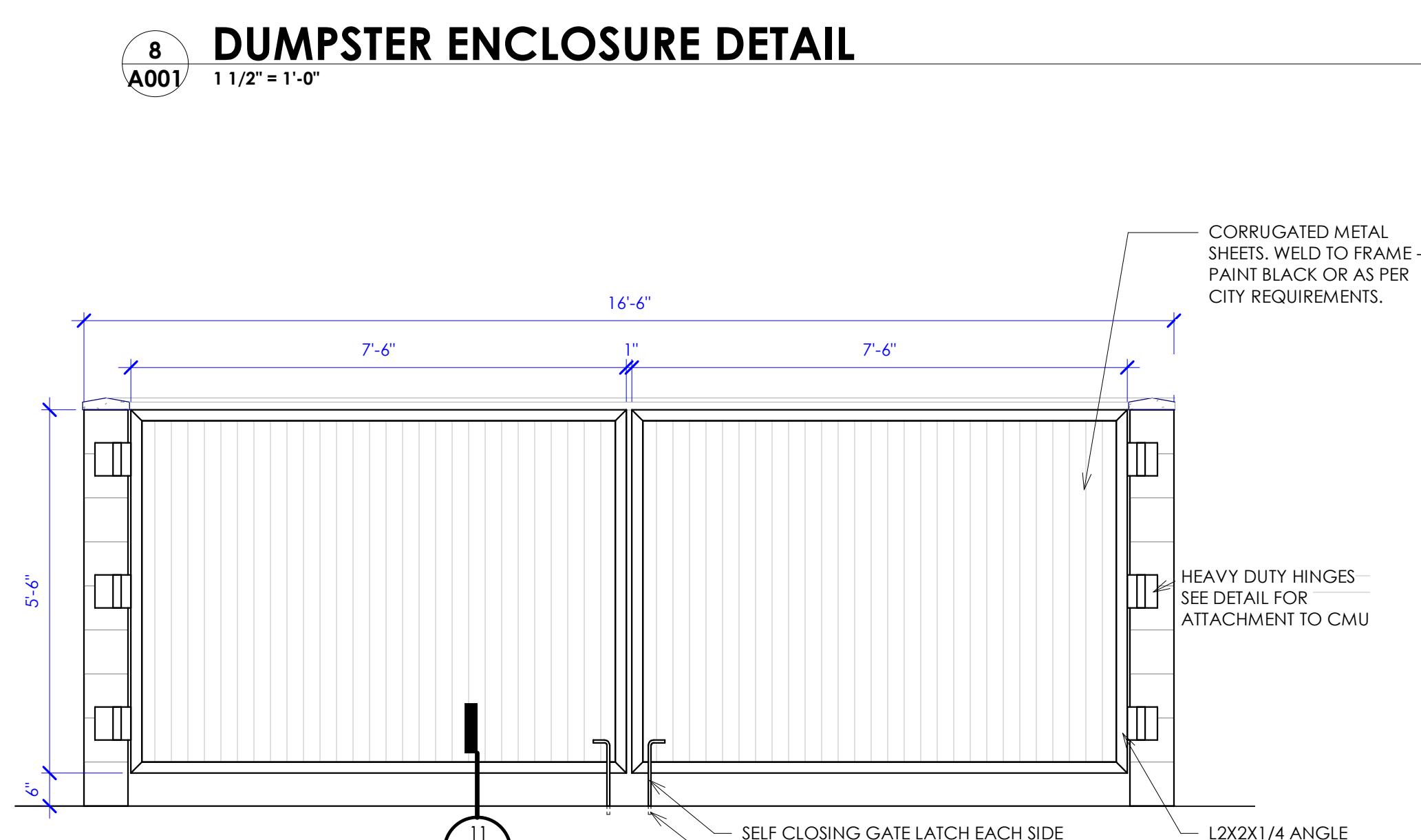
TRASH ENCLOSURE DETAIL

7
A001
3/8" = 1'-0"



TRASH ENCLOSURE WALL SECTION

10
A001
3/4" = 1'-0"

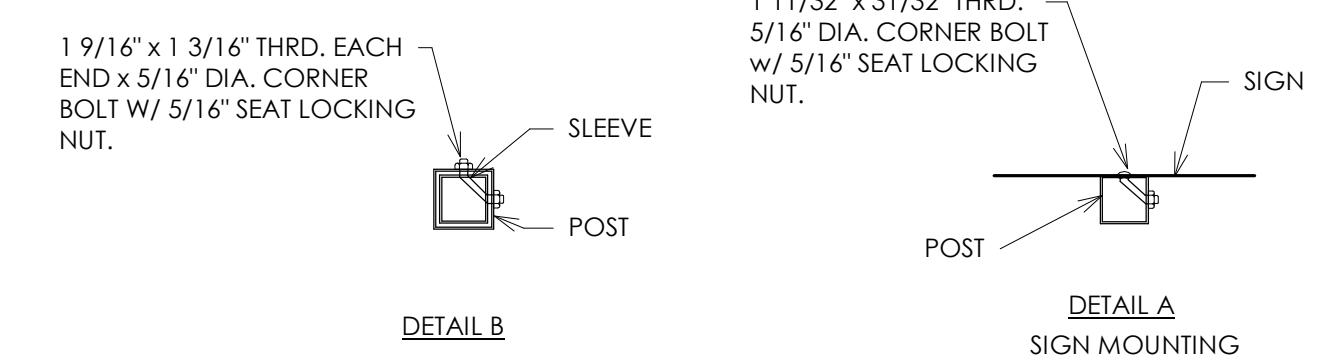


DUMPSTER GATE

9
A001
1/2" = 1'-0"

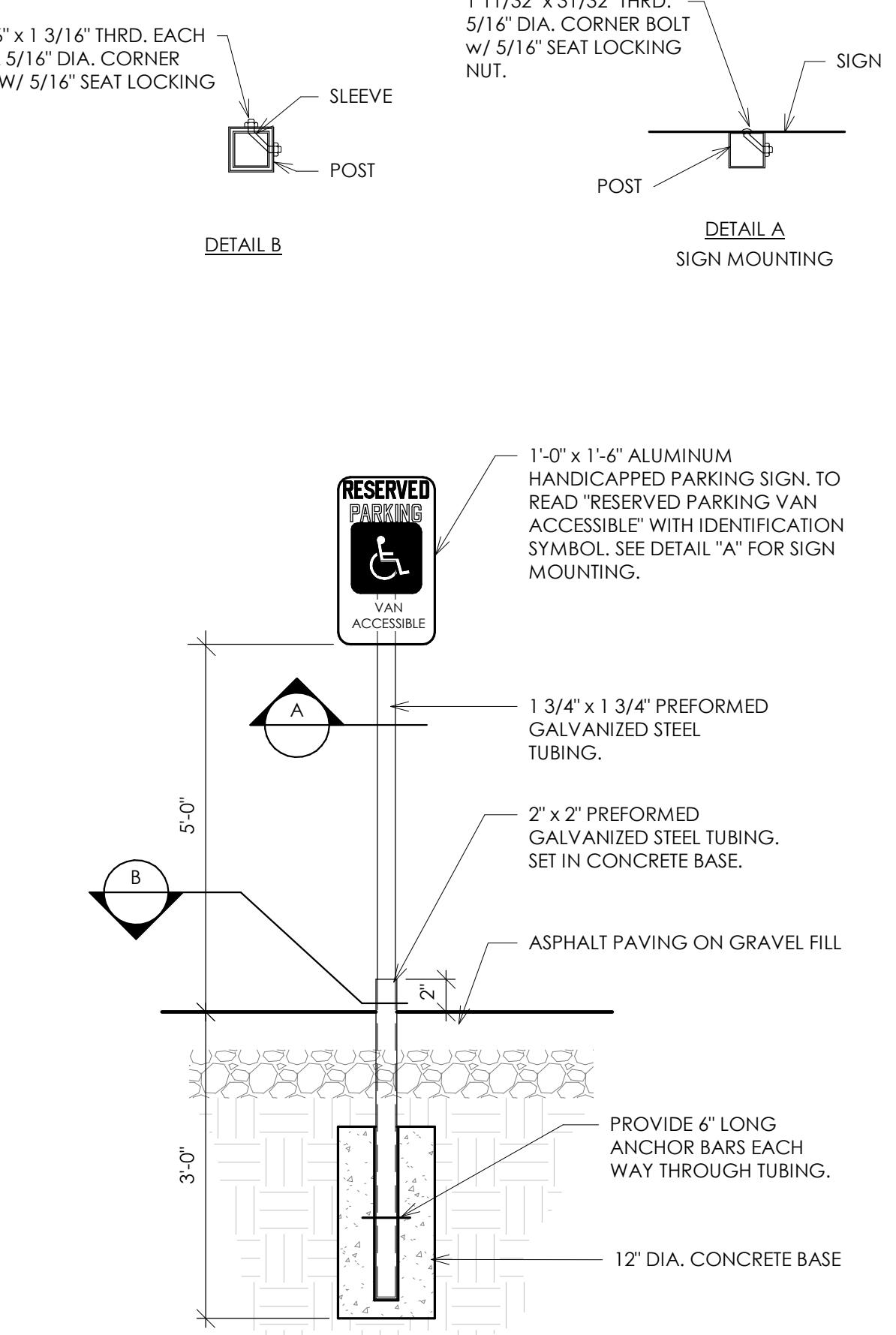
GATE SECTION

11
A001
3" = 1'-0"



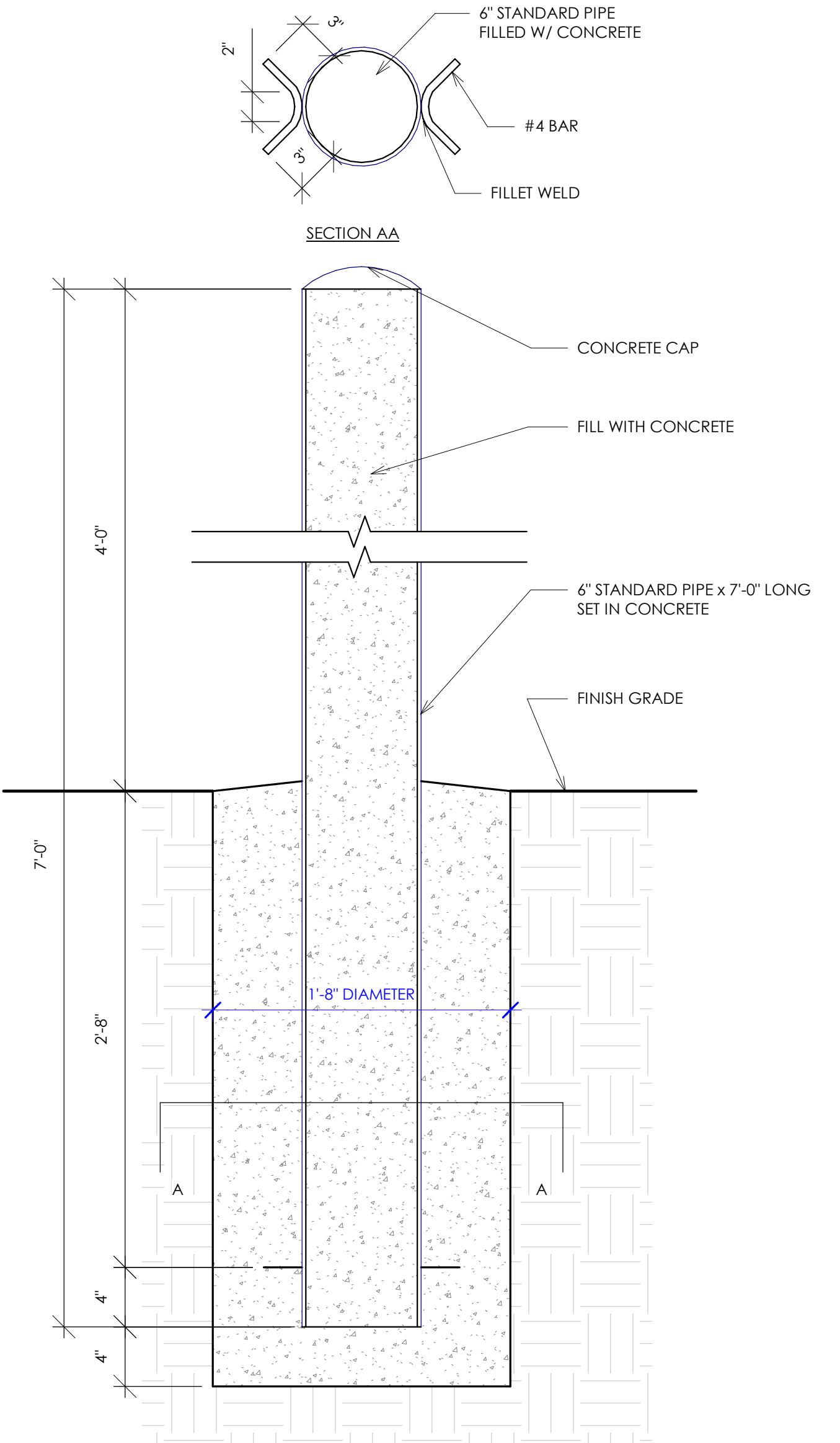
PIPE BOLLARD DETAIL

6
A001
1 1/2" = 1'-0"



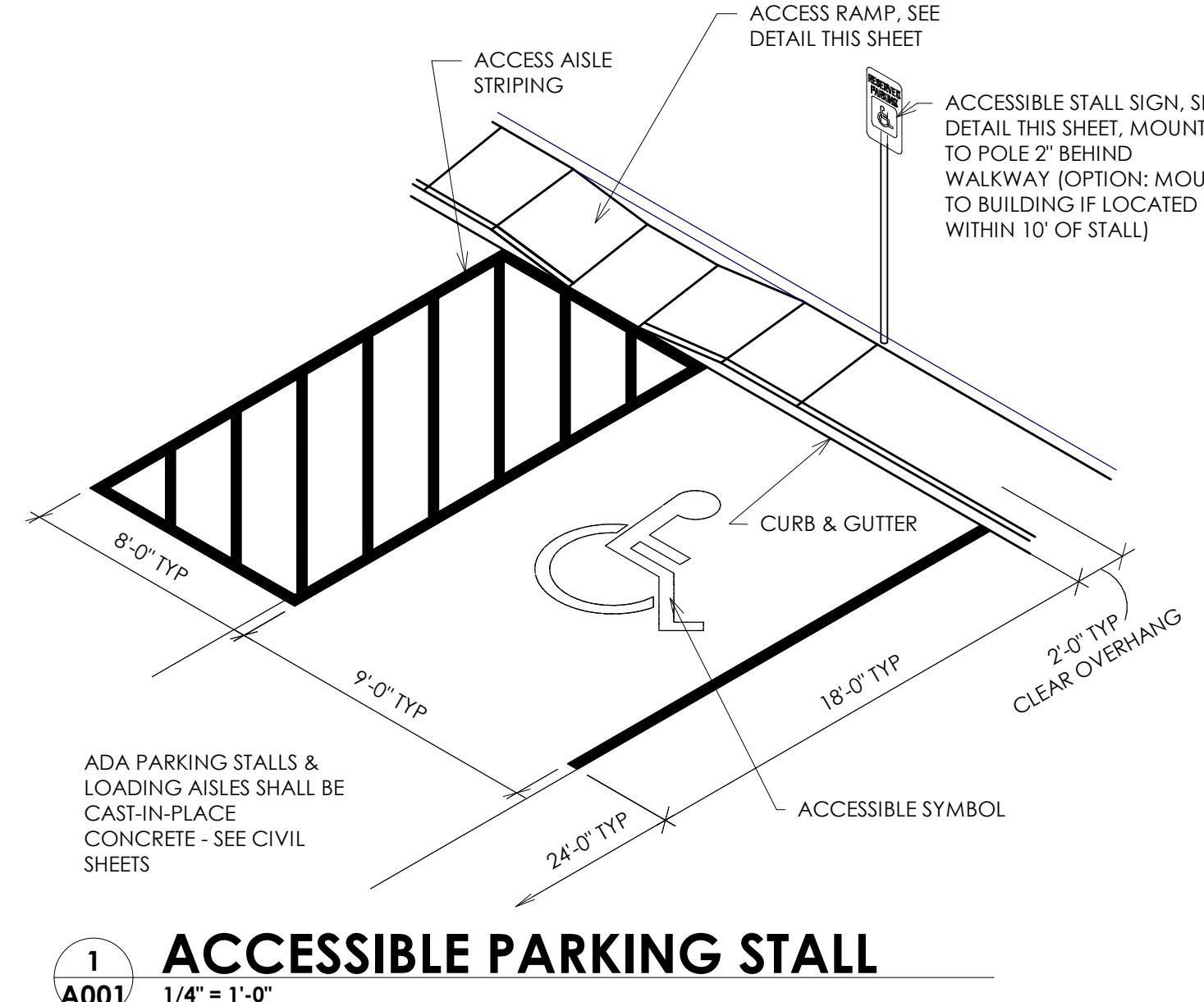
HANDICAPPED PARKING SIGN

5
A001
1" = 1'-0"



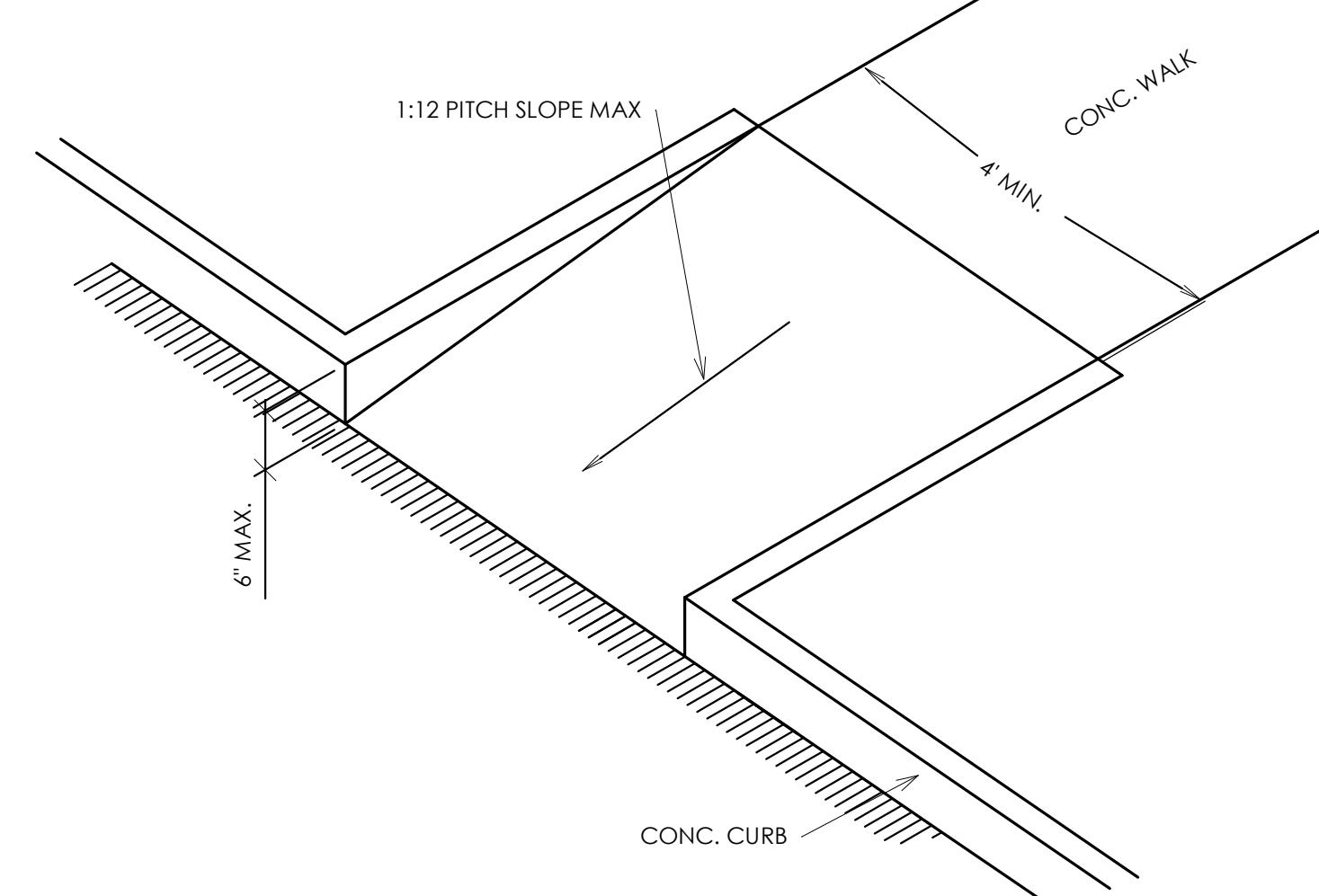
TYPICAL 90 DEG. PARKING STALL

4
A001
1/4" = 1'-0"



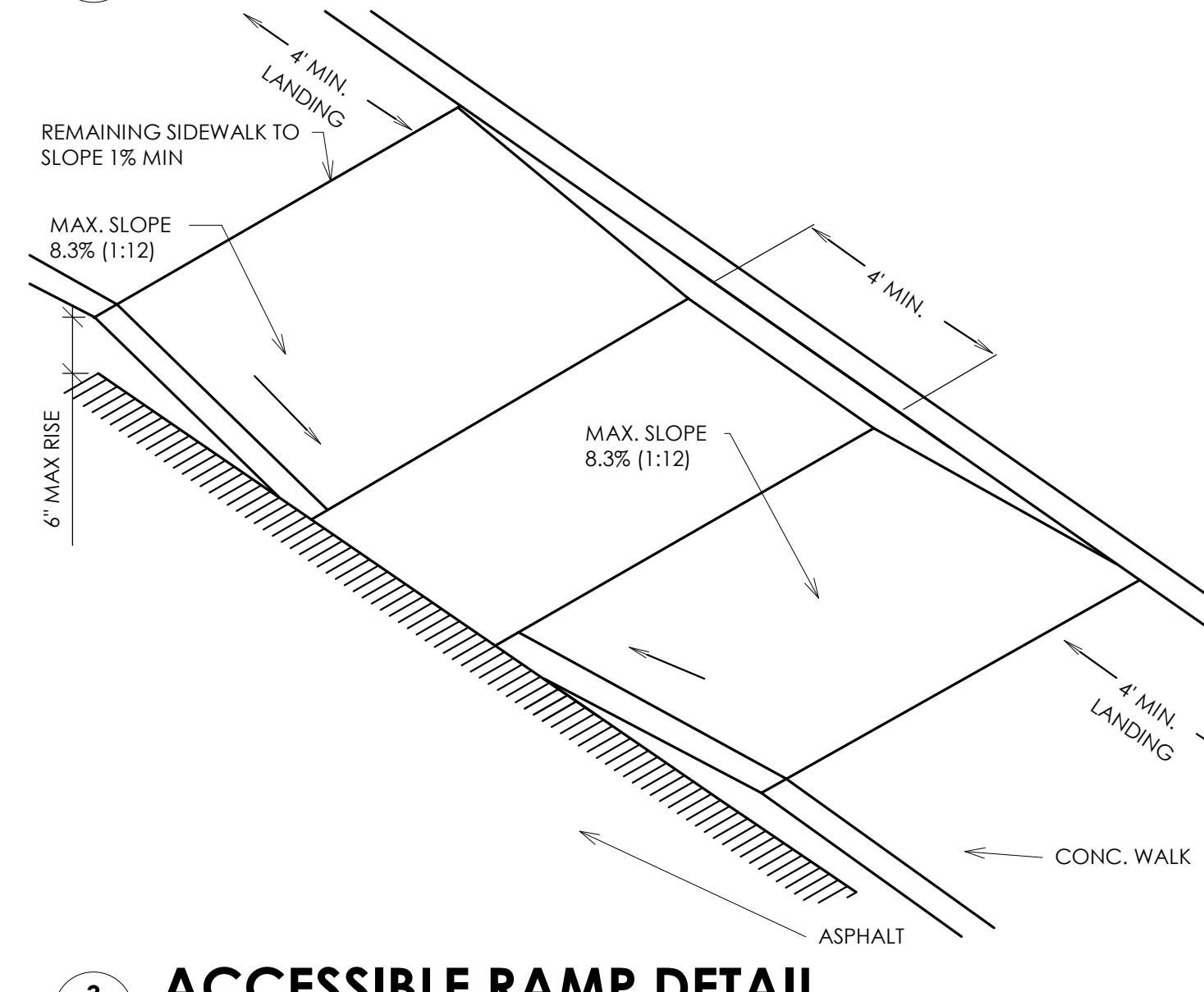
ACCESSIBLE PARKING STALL

1
A001
1/4" = 1'-0"



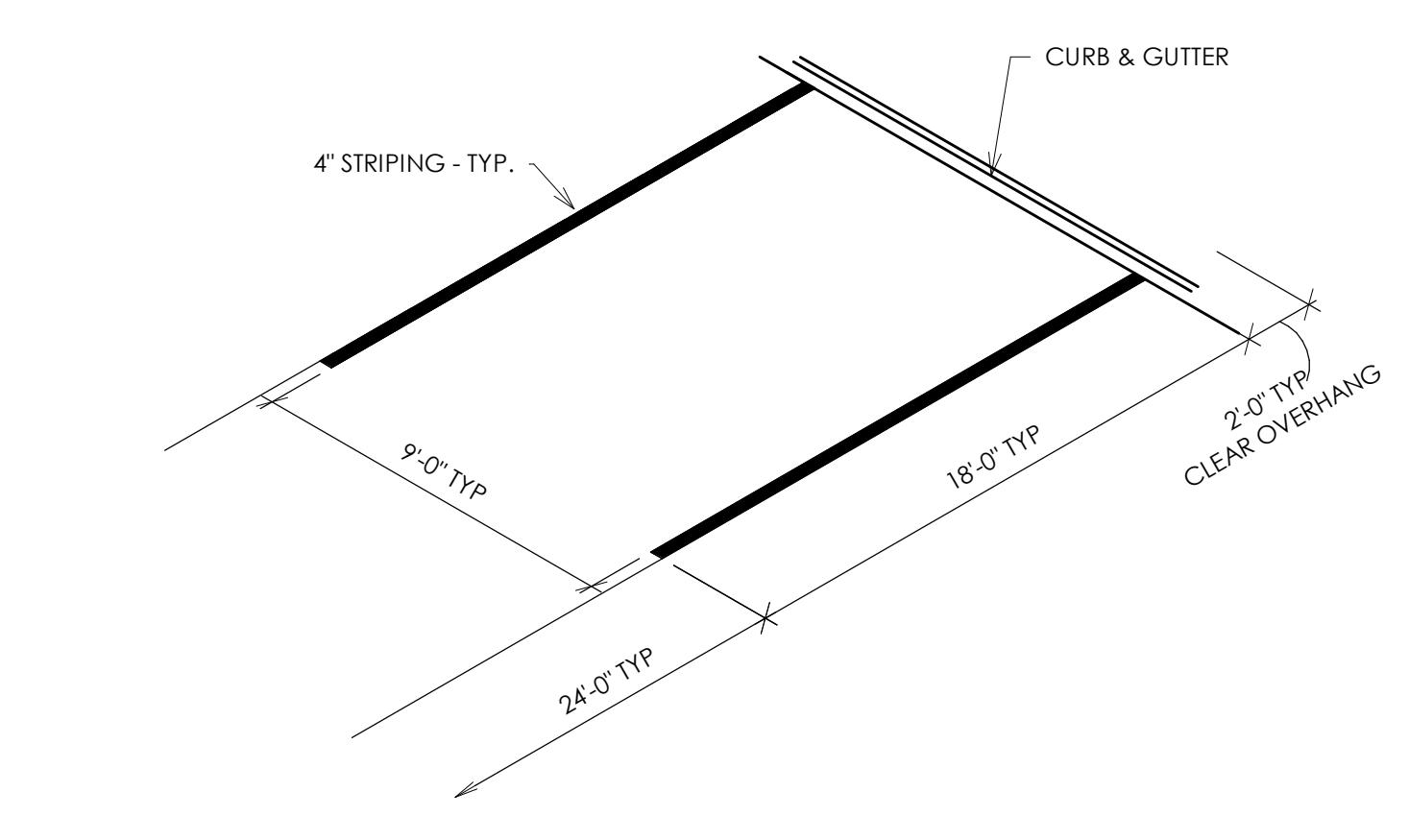
ACCESSIBLE RAMP DETAIL

2
A001
1" = 1'-0"



ACCESSIBLE RAMP DETAIL

3
A001
1" = 1'-0"



ACCESSIBLE RAMP DETAIL

4
A001
1/4" = 1'-0"

COULIER CAPITAL Document AE2025.007 - 24th Retail 12_CoulierCapital - 24th Retail 12_CoulierCapital.dwg

Exhibit 10: Cross-Access Easement

RETURN RECORDED DOCUMENT TO:

HARVEST VIEW PROPERTIES, LLC
15782 S. Wood Hollow Dr.
Bluffdale, UT 84065

CROCKETT REAL ESTATE HOLDINGS, LLC
2600 Executive Parkway
Suite 451
Lehi, Ut 84032

Parcel Serial Nos.: 36:431:0028
68:054:0004

RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT (“**Agreement**”), dated as of the 11 day of Dec., 2025 (“**Effective Date**”), is entered into by and between HARVEST VIEW PROPERTIES, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“**Harvest View**”), and CROCKETT REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“**Crockett**” and together with Harvest View, collectively the “**Parties**” and individually a “**Party**”).

WITNESSETH:

WHEREAS, Harvest View is the fee owner of certain real property located in Saratoga Springs, Utah, identified by the Parcel Serial Number 36:431:0028 and more particularly described as set forth on Exhibit A attached hereto and made a part hereof (“**HARVEST VIEW**”);

WHEREAS, Crockett is the fee owner of certain real property located in Saratoga Springs, Utah, abutting the Harvest View Property, and identified by the Parcel Serial Number 68:054:0004 and more particularly described as set forth on Exhibit B attached hereto and made a part hereof (“**Crockett Property**”);

WHEREAS, the Crockett Property and the Harvest View Property (collectively the “**Properties**” and individually a “**Property**”) are contiguous to each other;

WHEREAS, the Parties desire grant to the other a reciprocal cross access easement for the purpose of ingress and egress over their respective Properties to assist in traffic flow and provide for the Parties’ ongoing obligations relating to the maintenance, repair, and replacement responsibilities and set forth other restrictions, covenants, and conditions to be binding on the Parties pertaining to the easements granted herein, in each case as more particularly provided in this Agreement below; and

WHEREAS, The Parties intend, by recording this Agreement, to submit the effected portion of the Properties to the provisions of this Agreement and to impose upon such mutually beneficial covenants, conditions, and restrictions for the benefit of all of the Parties and all subsequent owners of the Properties.

NOW, THEREFORE, subject to the mutual covenants, terms, and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Grant of Cross Access Easement.** Subject to the terms and conditions of this Agreement, each Party (“**Grantor**”) hereby grants to the other Party (“**Grantee**”) and to any future owner of the Grantee’s Property a perpetual, non-exclusive access easement (“**Access Easement**”) in, upon, over, and through the drive aisles, entranceways, and internal circulation routes located on that portion of Grantor’s Property from and between the point where the drive aisles of Grantor’s Property connects to those of the Grantee’s Property at their shared boundary line and continuing to access point of Grantor’s Property to and from the public street abutting Grantor’s Property. The Access Easement shall serve the purpose of providing non-commercial vehicular and pedestrian access, ingress and egress to the Grantee Property. Such rights granted hereby shall extend to tenants, invitees, customers, and guests of each Grantee.

(a) **Non-Interference.** Each Party shall maintain the area of the Access Easement located on its respective Property in good condition and repair and shall not erect or allow any barriers, obstructions, or impediments that would materially impair or restrict access to or use of the Access Easement; provided, however, that each Party shall have the right to temporary restrict such access as is reasonably necessary for emergencies or repairs of its Property, provided that such Party uses commercially reasonable efforts to minimize disruptions.

(b) **Binding Effect.** The Access Easements granted hereby shall run with the land, shall be appurtenant to and for the benefit of each Party’s Property, and shall be binding upon and insure to the benefit of the Properties and Parties hereto and their respective successors, assigns, and future owners of the Properties.

(c) **Reservation of Rights.** Notwithstanding the foregoing, all right, title, and interest in and to the Access Easement area located on each of the Properties and the other remaining portions of each respective Property, which may be used and enjoyed without interfering with the rights granted by this Agreement are reserved to the owner the respective Properties. Each Party reserves the right to use their own respective Property in any manner and for any purpose that does not interfere with the rights granted to the other Party under this Agreement. Further, each Grantor reserves the right to use, modify, and improve its own Property and the area located on their respective Properties subject to the Access Easement granted hereby, including the right to relocate said Access Easement area on its Property; provided, however, that the Party performing such modifications: (i) shall not breach the terms and conditions set forth in Section 1(b) above; (ii) shall provide the other Party with reasonable prior written notice before commencing such; and (iii) shall use commercially reasonable efforts to coordinate with the other Property.

(d) **Maintenance and Repair.** Each Party shall, at their sole cost and expense, maintain and repair their respective Properties in good condition and repair, including without limitation, snow and ice removal in a way that allows for the continued, uninterrupted and unobstructed use of the Access Easements granted herein. The Parties shall in good faith coordinate their efforts in performing such maintenance and repairs required for abutting portions of the Properties. Notwithstanding the foregoing, any repairs required due to damage caused by a Party or its employees, customers, or invitees to the Property of the other Party shall be repaired at the cost and expense of the responsible Party.

2. **Representations and Warranties.** Each Party hereby represents, warrants and covenants to the other Party that: (a) it is and shall remain a duly organized entity in good standing with the state of Utah throughout the term of this Agreement; (b) it has the full title interest in their respective Properties and its execution of this Agreement shall be sufficient to ensure the benefits to the Properties and be binding upon all owners thereof; (c) it has the full right, power, title, and interest to grant the rights in accordance with this Agreement; (d) such grant of rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Party pursuant to the terms hereof; and (e) the rights granted hereunder shall not be defeased, impaired, and adversely affected by superior title.

3. **Transferability.** The Parties to this Agreement hereby acknowledge and agree that the rights conferred and obligations and restrictions set forth by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Parties and their respective grantees, heirs, successors, and assigns. All rights and obligations appurtenant to each Property under this Agreement shall automatically transfer upon the sale or conveyance of each Property and binding upon such subsequent owner thereof.

4. **Default and Remedies.** A defaulting party shall have ten (10) days following receipt of written notice, which notice shall specifically describe the default(s), to cure said default(s). Failure to cure any described default(s) shall entitle the nonbreaching party to any remedies available at law or in equity including, but not limited to, specific performance, reasonable expenses, attorney fees and costs.

5. **Indemnification.** Each Party shall indemnify, defend, and hold other Party harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) arising from or by reason of (a) the default on the obligations of the indemnifying Party as set forth in this Agreement; (b) the gross negligence or willful misconduct of the indemnifying Party or its agents; and (c) the indemnifying Party's access to, or use of the Access Easement area located on the Property of the other Party, except for and to the extent that such is resulting from the other Party's gross negligence or willful misconduct.

6. **Insurance.** On or prior to the Effective Date and continuing until this Agreement is terminated either by mutual written agreement by both Parties, each Party shall obtain and maintain commercial general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in aggregate.

7. **Miscellaneous.**

(a) **Attorneys' Fees.** In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

(b) **Amendment.** Except as otherwise expressly set forth herein, this Agreement may not be modified, amended, or terminated except in a writing signed by each Party hereto and duly recorded in the office of the county recorder or as otherwise provided under this Agreement.

(c) Time of the Essence. Both Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

(d) Governing Law. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH. EACH PARTY HERETO AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY SHALL BE TRIED AND LITIGATED IN STATE OR FEDERAL COURTS LOCATED IN THE STATE OF UTAH, UNLESS SUCH ACTIONS OR PROCEEDINGS ARE REQUIRED TO BE BROUGHT IN ANOTHER COURT TO OBTAIN SUBJECT MATTER JURISDICTION OVER THE MATTER IN CONTROVERSY. TO THE EXTENT PERMITTED BY LAW, EACH PARTY HERETO IRREVOCABLY WAIVES ANY RIGHT ANY PARTY HERETO MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS, TO ASSERT THAT ANY PARTY HERETO IS NOT SUBJECT TO THE JURISDICTION OF THE AFORESAID COURTS, OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS SECTION. SERVICE OF PROCESS, SUFFICIENT FOR PERSONAL JURISDICTION IN ANY ACTION AGAINST ANY PARTY HERETO, MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO ANY SUCH PARTY'S ADDRESS INDICATED IN THE OFFICE OF THE COUNTY RECORDER.

(e) Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

(f) Authority. Each of the signatories to this Agreement represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

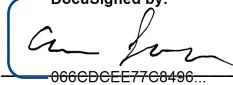
(g) Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date first written above.

HARVEST VIEW:

HARVEST VIEW PROPERTIES LLC,
a Utah limited liability company

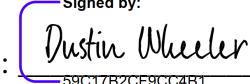
By:  DocuSigned by:
066CDEEE77C0496...

Name: AARON LARSON

Title: Manager

CROCKETT:

CROCKETT REAL ESTATE HOLDINGS LLC,
a Utah limited liability company

By:  Signed by:
59C17B2CF9CC4B1...

Name: Dustin Wheeler

Title: Manager

EXHIBIT A

LEGAL DESCRIPTION OF HARVEST VIEW PROPERTY

Parcel Serial No.: 36:431:0028

**Legal Description: PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS
FOLLOWS: AREA 3.407 AC**

EXHIBIT B

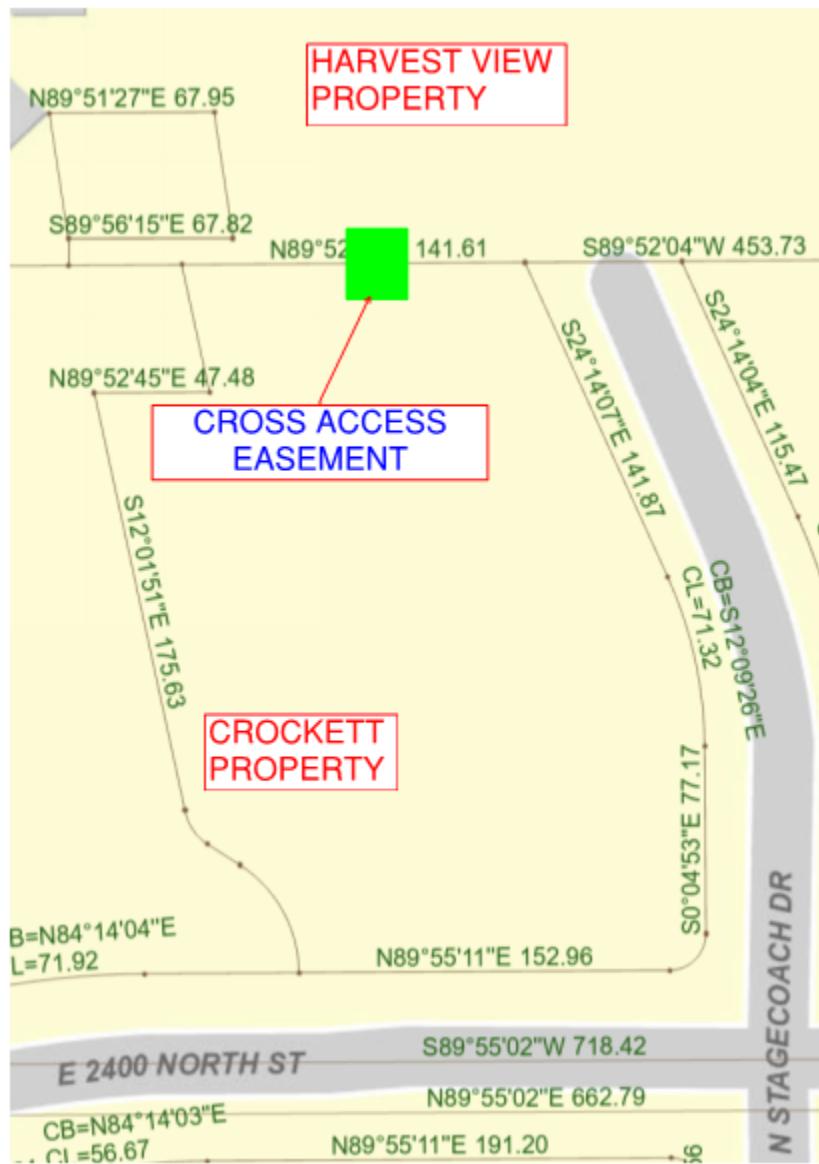
LEGAL DESCRIPTION OF CROCKETT PROPERTY

Parcel Serial No.: 68:054:0004

Legal Description:

**LOT 4, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
UTAH COUNTY RECORDER**

EXHIBIT C
ACCESS EASEMENT AREA*



*This Exhibit is intended to provide general location of Access Easement. Final location will be determined at Final Site Plan Approval with the City of Saratoga Springs.

Exhibit 11: Shared Parking Agreement

RETURN RECORDED DOCUMENT TO:

EMPIRE REAL ESTATE HOLDINGS, LLC
258 W 100 N
Lindon, UT 84042

CROCKETT REAL ESTATE HOLDINGS, LLC
2600 W. Executive Parkway
Suite 451
Lehi UT 84043

Parcel Serial Nos.: 68:054:0003
68:054:0004

SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT (“**Agreement**”), dated as of the ____ day of August, 2025 (“**Effective Date**”), is entered into by and between EMPIRE REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“**Empire**”), and CROCKETT REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“**Crockett**” and together with Empire, collectively the “**Parties**” and individually a “**Party**”).

WITNESSETH:

WHEREAS, Empire is the fee owner of certain real property located in Saratoga Springs, Utah, identified by the Parcel Serial Number 68:054:0003 and more particularly described as set forth on Exhibit A attached hereto and made a part hereof (“**Empire Property**”);

WHEREAS, Crockett is the fee owner of certain real property located in Saratoga Springs, Utah, abutting the Empire Property, and identified by the Parcel Serial Number 68:054:0004 and more particularly described as set forth on Exhibit B attached hereto and made a part hereof (“**Crockett Property**” and together with the Empire Property, collectively the “**Properties**” and individually a “**Property**”);

WHEREAS, Crockett desires to have the use of certain parking stalls located on the Empire Property to be used as non-exclusive parking for the Crockett Property, and Empire desires to permit such non-exclusive use subject to the terms of this Agreement;

WHEREAS, the Parties desire to provide for the shared use of the Shared Parking Area (as defined below) as well as the Parties’ ongoing obligations relating to the maintenance, repair, and replacement of Shared Parking Area and set forth other restrictions, covenants, and conditions to be binding on the Parties pertaining to the Shared Parking Area, in each case as more particularly provided in this Agreement below; and

WHEREAS, The Parties intend, by recording this Agreement, to submit the Shared Parking Area to the provisions of this Agreement and to impose upon such mutually beneficial covenants, conditions, and restrictions for the benefit of all of the Parties and all subsequent owners of the Properties, which covenants, conditions, and restrictions are intended to run with each respective Property.

NOW, THEREFORE, subject to the mutual covenants, terms, and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Shared Parking Use; Compliance with Laws.** Subject to the terms and conditions of this Agreement, Empire hereby leases to Crockett, and Crockett hereby leases from Empire, on a non-exclusive basis, the right to use [Nine] (9) parking stalls located on the Empire Property designated for parking, as depicted on *Exhibit C* (the "Shared Parking Area"), for vehicular parking, on the terms and conditions set forth in this Agreement. Notwithstanding anything to the contrary contained herein, the term of this Agreement and the Parking Lease granted herein (the "Commencement Date") shall commence upon the earlier to occur of (a) the date of substantial completion of the retail building on the Crockett Property that the Shared Parking Area is intended to serve, or (b) the date a Certificate of Occupancy (temporary or final) is issued for such improvements by the City of Saratoga Springs (the "Substantial Completion Date"). The Parties shall execute a written notice confirming the Commencement Date when it occurs. The initial term and all renewal terms shall be measured from such Commencement Date. Any Parking Lease Fee payable hereunder shall be prorated for the first calendar year based on the number of days remaining in such year after the Commencement Date. This lease of parking rights (the "Parking Lease") shall have an initial term of **FIFTEEN (15) years**, commencing on the Effective Date, with up to **THREE (3) renewal terms of TEN (10) years each**, exercisable upon written notice from Crockett to Empire not less than ninety (90) days prior to the expiration of the then-current term.

The rights granted herein are contractual and shall not run with the land. Upon expiration or earlier termination of this Agreement, all rights of Crockett in and to the Shared Parking Area shall automatically terminate, and Crockett shall have no further right to use any portion of the Empire Property for parking unless otherwise agreed in writing by the Parties. Such rights granted hereby shall extend to tenants, invitees, customers, and guests of Crockett. Empire reserves the right to relocate said Shared Parking Area to an equivalent number of other parking stalls with the Empire Property that are reasonably acceptable in relative location to Crockett, in the exercise of objectively reasonable judgment, at any time by delivery of THIRTY (30) days' advance written notice to Crockett. In the event Empire elects to relocate the Shared Parking Area, Empire shall have the right to record an amendment to this Agreement with an updated Exhibit C depicting the new Shared Parking Area.

Parking Lease Fee. As consideration for the Parking Lease granted herein, Crockett shall pay to Empire an annual lease fee in the amount of **One Thousand and No/100 Dollars (\$1,000.00)** ("Parking Lease Fee"). The Parking Lease Fee shall be due and payable on or before January 15 of each calendar year during the term of this Agreement, with the first payment due within thirty (30) days following the Effective Date. If this Agreement terminates prior to the end of any calendar year, the Parking Lease Fee for such year shall be prorated based on the number of days the Agreement was in effect. Payments shall be made to Empire at the address designated for notice herein or to such other address as Empire may designate in writing.

Each of the Parties hereto agrees to comply with any and all applicable laws, covenants, and restrictions applicable to the Properties and otherwise related to parking and applicable to their respective Property, including without limitation, any recorded cross-access easements of which the Properties are subject to.

(a) Certain Restrictions. Except for temporary commercially reasonable obstructions, such as for deliveries, neither Party shall unreasonably obstruct nor block any accessway within the Properties. Any violation of this provision shall constitute an immediate default under this Agreement, and the non-defaulting Party may take immediate action to remove any obstruction at the defaulting Party's sole cost and expense. Crockett shall have the right to use the Shared Parking Area twenty-four (24) hours a day and shall limit the use of such parking only for the parking of standard non-commercial passenger vehicles; provided, however, that such right shall not include and shall be subject to each of the following restricted uses: (i) overnight parking, (ii) commercial vehicular parking, (iii) parking of oversized vehicles that would obstruct or unreasonably impair or restrict the access from one Property to the other Property or use of the Shared Parking Area, and (iv) storage of merchandise, equipment, materials, or any other goods.

Signage and Parking Management. Crockett shall be solely responsible for all costs associated with the installation and maintenance of signage in the Shared Parking Area or on other parking stalls located on the Empire Property that are reasonably necessary, as determined by Empire in the exercise of objectively reasonable discretion, to designate the Shared Parking Area for parking in accordance with this Agreement and prevent or minimize unauthorized parking outside the Shared Parking Area on Empire's Property, including without limitation, installation of signage providing notice of risk of being towed for unauthorized parking outside the Shared Parking Area. Prior to Crockett's use of the Shared Parking Area, all parking signage designs and locations shall first be prepared by Crockett and submitted to Empire for Empire's review and approval, and said signage, once approved by Empire, must be installed by Crockett. Crockett shall use commercially reasonable efforts to ensure that (i) the Crockett Property is used as the primary parking area for its customers, invitees, and guests, with the Shared Parking Area being used only for overflow parking, (ii) its customers, invitees, and guests do not park in any parking stalls located on the Empire Property outside the Shared Parking Area, and (iii) in the event of any significant or repeated violations of (ii) above and all other failures to comply with the applicable legal requirements and other restrictions as contemplated in this Section 1 above by any third-party invitees or guests of Crockett that are not under the control of Crockett, all such third-parties are put on notice of such applicable restrictions and the resulting penalties for violations including without limitation, being subject to parking tickets/fines and being subject to having the vehicle towed, and to enforce such penalties. Crocket's responsibilities under (iii) above shall include, without limitation, upon request from Empire, based on its objectively reasonable discretion, the installation of signs in or near the Shared Parking Area and/or at or near the entrances of the buildings located on the Crocket Property, providing such notice of restrictions and penalties for their violation

2. **Maintenance and Repair.** Each Party shall maintain and repair their respective Properties in good condition and repair, including without limitation, snow and ice removal, paving, striping, lighting, and landscaping. The Parties shall in good faith coordinate their efforts in performing such maintenance and repairs required for abutting portions of the Properties. Notwithstanding the foregoing, any repairs required due to damage that is reasonably shown or

documented to have been caused by a Party or its invitees to the Property of the other Party shall be repaired at the cost and expense of the responsible Party.

3. Reservation of Rights. All right, title, and interest in and to the Shared Parking Area and the other remaining portions of the Empire Property, which may be used and enjoyed without interfering with the rights granted by this Agreement are reserved to Empire. Each Party reserves the right to use their own respective Property in any manner and for any purpose that does not interfere with the rights granted to the other Party under this Agreement.

4. Representations and Warranties. Each Party hereby represents, warrants and covenants to the other Party that: (a) it is and shall remain a duly organized entity in good standing with the state of Utah throughout the term of this Agreement; (b) it has the full title interest in their respective Properties and its execution of this Agreement shall be sufficient to ensure the benefits to the Properties and be binding upon all owners thereof; (c) it has the full right, power, title, and interest to grant the rights in accordance with this Agreement; (d) such grant of rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Party pursuant to the terms hereof; and (e) the rights granted hereunder shall not be defeated, impaired, and adversely affected by superior title.

5. Transferability. The rights and obligations under this Agreement are personal to the Parties and their permitted successors and assigns and shall not constitute covenants running with the land. Neither Party may assign or sublease its rights under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, Crockett shall have the right to assign or transfer this Agreement and the Parking Lease to any purchaser, successor, or assignee of the Crockett Property without Empire's prior consent, provided that such purchaser, successor, or assignee assumes in writing all of Crockett's obligations under this Agreement. Any permitted assignee shall assume all obligations of the assigning Party under this Agreement.

6. Default and Remedies. In the event either Party defaults on its obligations, the defaulting Party shall have five (5) business days following receipt of written notice to cure such default; provided, however, that if more time is reasonably required, the Party shall not be in default so long as it commences cure within five (5) business days and completes it within thirty (30) days thereafter. Failure to cure entitles the nonbreaching Party to any remedies at law or in equity, including specific performance and recovery of reasonable attorneys' fees and costs.

To be valid, any written notice of default must be provided to Crockett at:

with a required copy (to constitute notice) to:

Attention James L. Ahlstrom

Parr Brown Gee & Loveless

101 South 200 East, Suite 700

Salt Lake City, Utah 84111.

7. **Term and Termination.** This Agreement, and the Parking Lease created hereby, shall commence on the Effective Date and shall remain in effect for the term stated in Section 1 above, unless earlier terminated as provided herein.

(a) **Early Termination for Cause.** Either Party may terminate this Agreement upon a material uncured default by the other Party following notice and expiration of applicable cure periods as set forth in Section 6.

(b) **Early Termination Without Cause.** After the initial term, either Party may terminate this Agreement without cause upon not less than one hundred eighty (180) days' prior written notice, provided that such termination shall not take effect prior to the expiration of the then-current renewal term.

(c) **Termination by Mutual Agreement.** The Parties may terminate this Agreement at any time by mutual written consent.

(d) **Effect of Termination.** Upon termination or expiration of this Agreement, Crockett shall promptly remove any signage installed pursuant to this Agreement, cease all use of the Shared Parking Area, and restore any affected areas to substantially their prior condition, reasonable wear and tear excepted.

8. **City Approval Contingency.** Notwithstanding anything to the contrary contained in this Agreement, the effectiveness of this Agreement and Crockett's obligation to pay the Parking Lease Fee or otherwise perform under this Agreement shall be expressly conditioned upon and shall not commence until the Shared Parking Agreement contemplated herein has been fully and finally approved by the City Council of Saratoga Springs, Utah, and any applicable appeal or reconsideration periods have expired without the filing of an appeal or other challenge (the "City Approval"). In the event City Approval is not obtained within one (1) year following the execution of this Agreement, either Party may terminate this Agreement upon written notice to the other, and neither Party shall have any further rights or obligations hereunder. The Parties acknowledge and agree that no Parking Lease Fee or other payment shall be due or payable, and no term shall commence, prior to City Approval.

9. **Indemnification.** Each Party shall indemnify, defend, and hold other Party harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) arising from or by reason of (a) the default on the obligations of the indemnifying Party as set forth in this Agreement; (b) the gross negligence or willful misconduct of the indemnifying Party or its agents; and (c) the indemnifying Party's access to, or use of the Shared Parking Area, except for and to the extent that such is resulting from the other Party's gross negligence or willful misconduct.

10. **Insurance.** On or prior to the Effective Date and continuing until this Agreement is terminated either by mutual written agreement by both Parties, or pursuant to and in accordance with Sections 9 or 1(b) above, each Party shall obtain and maintain commercial general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in aggregate. Each Party hereto shall be named as an additional insured to the policy required above.

11. Miscellaneous.

(a) Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

(b) Amendment. Except as otherwise expressly set forth herein, this Agreement may not be modified, amended, or terminated except in a writing signed by each Party hereto and duly recorded in the office of the county recorder or as otherwise provided under this Agreement, and any attempted amendment the contrary is void, ab initio.

(c) Time of the Essence. Both Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

(d) Governing Law; Jury Trial Waiver. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH. EACH PARTY HERETO EXPRESSLY WAIVES THE JURY TRIAL RIGHT AS TO ANY AND ALL DISPUTES BETWEEN THEM RELATED TO OR ARISING OUT OF THIS AGREEMENT.

(e) Counterparts. This Agreement may be executed electronically and by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

(f) Recording. This Agreement may be recorded as a memorandum of lease for notice purposes only, excluding any financial or confidential terms.

(g) Authority. Each of the signatories to this Agreement represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

(h) Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date first written above.

EMPIRE:

EMPIRE REAL ESTATE HOLDINGS LLC,
a Utah limited liability company

Signed by:
By: 
4D4CC6967E7B46B...

Name: Marvin Calderon

Title: President

Crockett:

CROCKETT REAL ESTATE HOLDINGS LLC,
a Utah limited liability company

Signed by:
By: 
59C17B2CF9CC4B1...

Name: Dustin Wheeler

Title: Manager

EXHIBIT A
LEGAL DESCRIPTION OF EMPIRE PROPERTY

Parcel Serial No.: 68:054:0003

Legal Description:

**LOT 3, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
UTAH COUNTY RECORDER**

EXHIBIT B

LEGAL DESCRIPTION OF CROCKETT PROPERTY

Parcel Serial No.: 68:054:0004

Legal Description:

**LOT 4, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
UTAH COUNTY RECORDER**

EXHIBIT C

SHARED PARKING AREA

[Attached]





Site Plan

Saratoga Town Center Lot 304

January 15, 2026

PUBLIC MEETING

Applicant:	Austin Cooper
Owner:	JDH Town Center, LLC
Location:	1508 N. Redwood Road
Project Acreage:	66:387:0011 (1.98 acres)
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

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

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The subject property is part of the Saratoga Town Center subdivision, which was originally approved in October of 2006.

David Jellen, Senior Planner

diellen@saratogasprings-ut.gov

319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

C. Process:

City Code Chapter 19.14.05.8 outlines the process for a site plan review.

Site Plan Application and Approval Process.

- a. *All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC). Complete.*
- b. *Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. Complete, see Engineer's Report (Exhibit 1).*
- c. *New site plans shall follow the process below:*
 - i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. Provided.*
 - ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. Scheduled.*
 - iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. TBD.*
 - iv. *The City Council shall review and take action to table, approve, deny, or to modify the same. TBD.*
 - v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. TBD.*

D. Community Review:

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.

As of the date of this report, no public input has been received.

E. General Plan:

The site is designated as Regional Commercial on the General Plan Land Use Map. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

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

Staff conclusion: Consistent. The applicant is proposing a commercial building with proposed indoor recreation uses. The properties immediately adjacent to the subject property are similarly zoned RC, with some of the properties approved for retail/restaurant uses, and with some remaining vacant until future development occurs.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies**.
- 19.05, Supplemental Regulations: **Complies**.
- 19.06, Landscaping and Fencing: **Shall Comply**. Decorative rock must be a contrasting color to the pavement and must be earth toned in color.
- 19.09, Off Street Parking: **Shall Comply**. All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.
- 19.11, Lighting: **Complies**.
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Shall Comply**. All parking areas and other vehicular use areas shall be interconnected with all adjacent non-residential developed and undeveloped properties in order to allow maximum off-street vehicular circulation. The property to the east of this site plan shall include a vehicular connection to this site plan that allows for maximum off-street vehicular circulation between the two lots.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission review, discuss the application, and choose from the following options.

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineer’s Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.

4. Decorative rock must be a contrasting color to the pavement and must be earth-toned in color.
5. All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.
6. All parking areas and other vehicular use areas shall be interconnected with all adjacent non-residential developed and undeveloped properties in order to allow maximum off-street vehicular circulation. The property to the east of this site plan shall include a vehicular connection to this site plan that allows for maximum off-street vehicular circulation between the two lots.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the Site Plan for Saratoga Town Center Lot 304 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. _____.

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood 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. _____.

H. Exhibits:

1. Engineer’s Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Building Elevations
6. Landscape Plan
7. Lighting Plan

Exhibit 1. Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer

Subject: Saratoga Town Center Lot 304 – Site Plan

Date: January 15, 2026

Type of Item: Site Plan Approval



SARATOGA
SPRINGS

Description:

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

B. Background:

Applicant: Austin Cooper—JDH Development
Request: Site Plan Approval
Location: 1508 N REDWOOD RD
Acreage: 2.00 Acres - 1 Lots

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. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
- 11.



City Parking Code

While some of these uses combine well with adjacent land uses, it is important to note that the City's required parking rates vary depending on the use. The required parking rates found in the City code for the land uses listed above are shown in Table 1.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Retail	1,000 sq. ft.	4.0
Restaurant	1,000 sq. ft.	10.0
Flex Office	1,000 sq. ft. (Office)	4.0
	1,000 sq. ft. (Warehouse)	1.0
Auto Parts	1,000 sq. ft.	4.0
Copy Center	1,000 sq. ft.	4.0
Fitness Center	1,000 sq. ft.	6.7
Gymnastics Gym*	1,000 sq. ft.	4.0
Reception Center	1,000 sq. ft.	10.0

Source: Saratoga Springs code, 2024

**Saratoga Springs is considering a code amendment to propose a rate of 4 stalls per 1,000 sq. ft. for trampoline parks, which are a similar use*

Based on this information, a fitness center or a reception center would require more parking overall than other types of tenants. For this reason, a fitness center may not be ideal, particularly given that demand is high on weekdays. Standard flex office tenants would have the lowest required parking before accounting for shared parking. Below are some potential combinations of tenants that may be ideal for the site based on required parking and potential for shared parking:

- Flex office and gymnastics gym
- Flex office and reception center (with most units occupied by flex office)
- Auto parts, copy center, and gymnastics gym
- Flex office, auto parts, and copy center

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Exhibit 2: Location and Zone Map

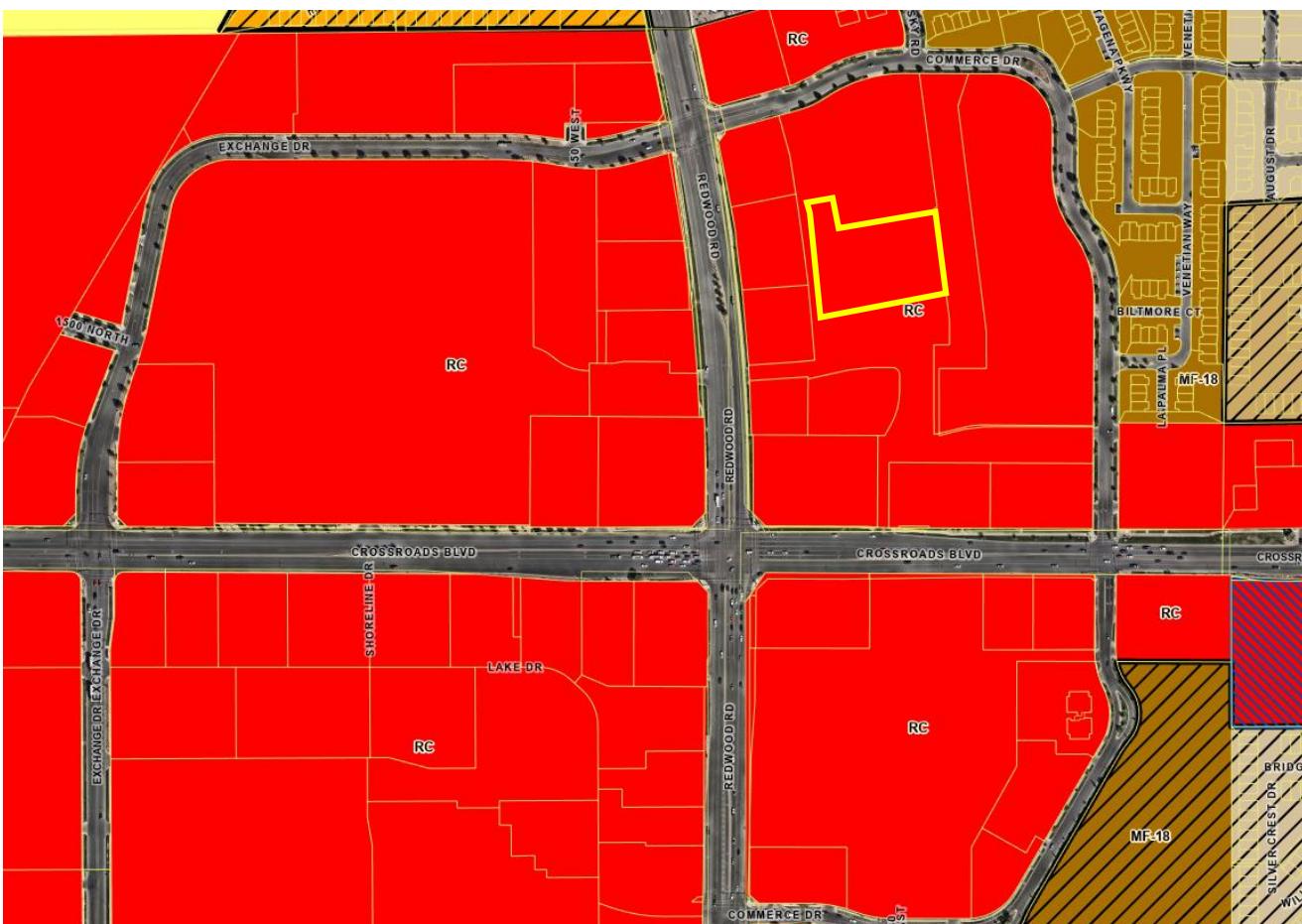
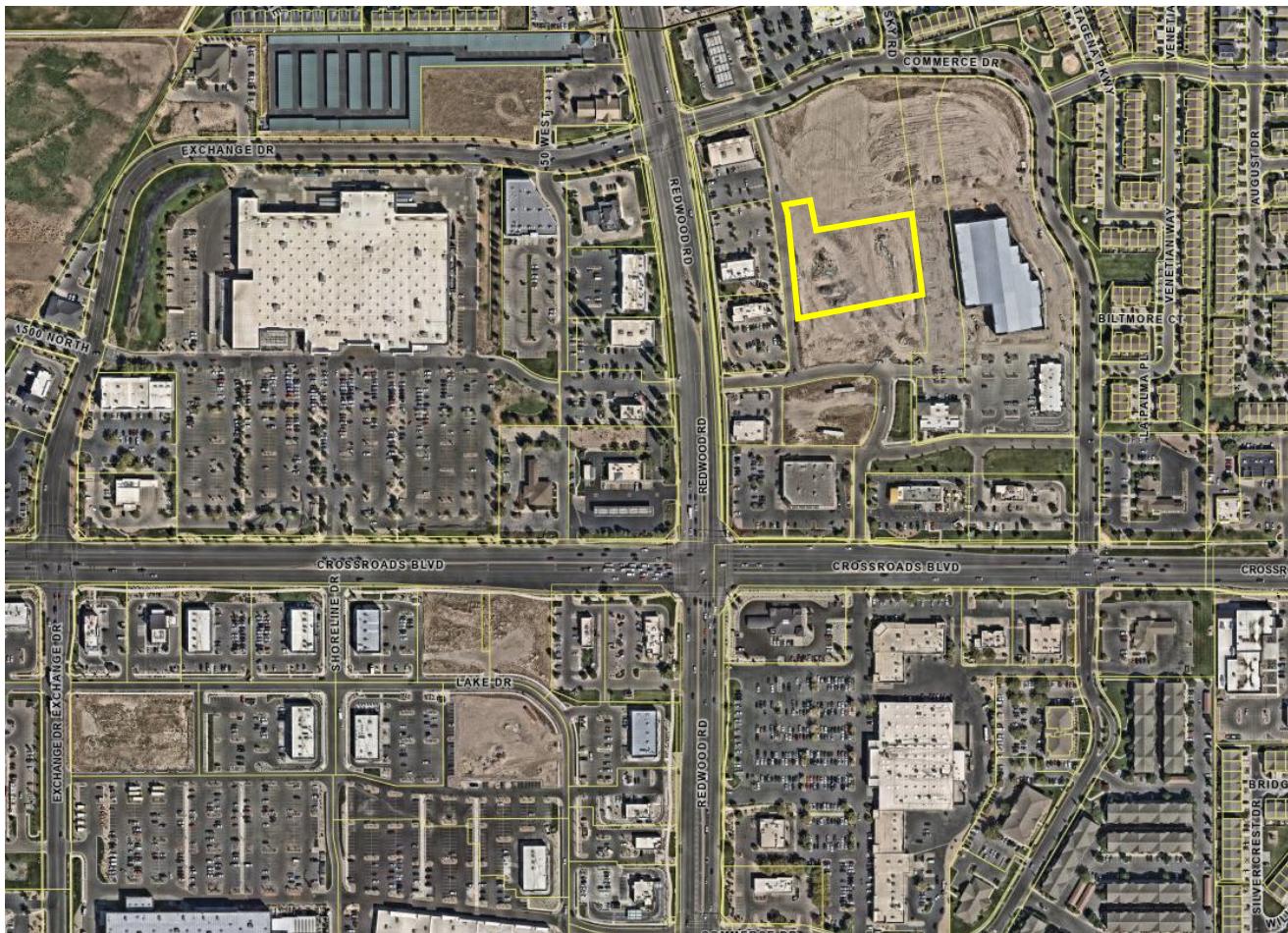


Exhibit 3. Application Review Checklist



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 4.10.25

Application Information

Site Plan

Saratoga Town Center Lot 304

Applicant:	Austin Cooper, JDH Development
Owner:	JDH Development
Location:	1422 N Redwood Road
Project Acreage:	1.98 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial/Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received: 1st submittal: May 13, 2025

2nd Submittal: Oct 10, 2025

3rd Submittal: Nov 20, 2025

1st submittal: May 28, 2025

Date of Review: 1st submittal: May 28, 2025

1st Submittal: May 26, 2023

2 Submittal: Oct 24, 2024

5 Submittal: Dec 4, 2021

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 13, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat. is Site Plan also required? Not Applicable

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	88,075 sf
Front/Corner Side Setback (Minimum)	15'	Complies	>15'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	>10'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	>30'
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies	34'8"
Lot coverage (Maximum)	50%	Complies	Refer to plans on file
Building Size (Minimum)	1,000 sq. ft.	Complies	25,482 sf
Building Size (Maximum)	N/A	N/A	

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	N/A	
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No density shall be calculated on sensitive lands.	N/A.	
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies.	<i>Refer to plans on file</i>
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	N/A.	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: <i>Proposed uses must comply with permitted uses within the RC zoning district</i>	Shall Comply.	<i>Uses to be determined at a later date</i>
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go through a Site Plan review according to the requirements within the Land Development Code.	N/A.	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	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.	<i>Refer to plans on file</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Refer to plans on file</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. <i>See Code for details</i>	Complies.	<i>Refer to plans on file</i>
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

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	<i>Refer to plans on file</i>
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Jeremy Ainsworth</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>Refer to plans on file</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>Refer to plans on file</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>Refer to plans on file</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>Refer to plans on file</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>Refer to plans on file</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>No fencing proposed</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>See Sheet LP101</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>See Sheet LP101</i>
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'.	Complies.	<i>See Sheets LP101 and LP501</i>
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.	<i>See Sheet LP101</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>See Sheet LP101</i>
Artificial Turf: Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass 	Complies.	<i>No artificial turf proposed</i>

<ul style="list-style-type: none"> 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 rock, 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. 		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>See Sheet LP101</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Shall Comply.	<i>Refer to redlines on plans</i> <i>See Sheet LP101</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See Sheet LP101</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>See Sheet LP101</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>See Sheet LP101</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>No sprinkler heads to be used on site</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>See Sheet LP101</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>See Sheet LP101</i>
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The 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.	<i>See Sheet LP101</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>See Sheet LP101</i>
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	Complies.	<i>See Sheet LP101</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>See Sheet LP101</i>
The replacement trees for evergreen trees shall be evergreens, and	Complies.	<i>See Sheet LP101</i>

for deciduous shall be deciduous.		
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	Complies.	<i>See Sheet LP101</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	Complies.	<i>See Sheet LP101</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>Pre-emergent to be used, per Sheet LP101</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>See Sheet LP101</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>Refer to plans on file</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See Sheet IR101</i>
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.	
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.	<i>Refer to plans on file</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	Complies.	<i>No retaining walls proposed on site</i>
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	Complies.	<i>No fencing proposed</i>

<p>Prohibited fencing:</p> <ol style="list-style-type: none"> No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. 	Complies.	<i>No fencing proposed</i>
<p>Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.</p>	Complies.	<i>No fencing proposed</i>
<p>Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:</p> <ol style="list-style-type: none"> compatibility with fences of surrounding uses; quality of proposed materials; aesthetics of proposed materials; requirements of applicable development agreements; intensity of existing surrounding uses; and applicable conditions of approval. 	Complies.	<i>No fencing proposed</i>
<p>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.</p>	N/A.	
<p>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.</p>	N/A.	
<p>Fencing along arterial roads shall be of a consistent material and color within each development.</p>	N/A.	
<p>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.</p>	N/A.	
<p>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.</p>	N/A.	
Amount of Required Landscaping		
<p>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.</p>	Complies.	<i>See Sheet LP101</i>
<p>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.</p>	Complies.	<i>See Sheet LP101</i>

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.	<i>See Sheet LP101</i>
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Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	88,075		
Required Landscaping	17,615	Complies	<i>Refer to plans on file, landscaping for entire development will meet 20% requirement</i>
Required Deciduous Trees	7	Complies	<i>17 shown on landscape plans</i>
Required Evergreen Trees	5	Complies	<i>5 shown on planting table</i>
Required Shrubs	25	Complies	<i>>25</i>
Drought Tolerant Plants	19	Complies	<i>>19 drought tolerant plants</i>

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>Asphalt</i>
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.	<i>See Sheet C1.1</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>Refer to Sheet ES102</i>
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.	Complies.	<i>Refer to plans on file</i>

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances		
Up to 1,500 square feet	150'		
1,501 to 5,000 square feet	200'		
5,001 to 10,000 square feet	250'		
10,001 to 25,000 square feet	300'		
25,001 to 50,000 square feet	350'		
50,001 to 75,000 square feet	400'		
75,001 to 100,000 square feet	450'		
100,001 to 125,000 square feet	500'		
Over 125,000 square feet	600'		
Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.			
i. The walking path travel distance from a business' main entrance shall not apply to these areas.			
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.		Complies.	See Sheet C1.1
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.		Shall Comply.	<i>All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		Complies.	See Sheet C1.0
Certain types of medical facilities need more accessible stalls, see link.		Complies.	See Sheet C1.0
Accessible stalls shall be as close to the primary entrance as possible.		Complies.	See Sheet C1.0
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	<i>No on-street parking shown on plans</i>
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.		Complies.	See Sheet C1.0
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.		Complies.	See Sheet C1.0
When a development contains multiple uses, more than one parking requirement may be applied.		Complies.	See Sheet C1.0
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.		Complies.	See Sheet C1.0
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)		Complies.	See Sheet C1.0

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.	Complies.	<i>See Sheet C1.0</i>
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: <ol style="list-style-type: none"> 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. 	Complies.	<i>No parking deviation requested</i>
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: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. 	Complies.	<i>No shared parking proposed</i>
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. <ol style="list-style-type: none"> a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. <ol style="list-style-type: none"> 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. <p>Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.</p>	Complies.	<i>Parking lot is less than 75,000 sf</i>
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	Complies.	<i>Parking areas are not adjacent to any public streets</i>

strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>See Sheet C1.1</i>
Clear Sight Triangles must be followed.	Complies.	<i>Sight triangles shown on plans</i>
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.	<i>Refer to plans on file</i>
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.	Complies.	<i>Refer to plans on file</i>
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. <ul style="list-style-type: none"> 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.	<i>Refer to plans on file</i>
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.	<i>See Sheet C1.1</i>
Required Minimum Parking		
<i>See table in 19.09</i>	Complies.	<i>4 stalls/1000 sf shown on plans</i> <i>25,842 sf = 102 stalls required</i> <i>102 stalls provided</i>
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.	<i>No drive-thrus shown on plans</i>
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.	<i>No drive-thrus shown on plans</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane.	Complies.	<i>No drive-thrus shown on plans</i>
Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>No drive-thrus shown on plans</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>No drive-thrus shown on plans</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use	Complies.	<i>No drive-thrus shown on plans</i>

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.		
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>No drive-thrus shown on plans</i>
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.	<i>No drive-thrus shown on plans</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line.	Complies.	<i>No drive-thrus shown on plans</i>

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'	18'	26'	26'

19.11 Lighting General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See Sheet E600</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>See Sheet E600</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>See Sheet E600</i>
Angle: Shall be directed downward.	Complies.	<i>See Sheet E600</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See Sheet E600</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See Sheet E503</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	Complies.	<i>Refer to plans on file</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>No prohibited lighting fixtures proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Shall Comply.	<i>See Sheet E600</i> <i>Refer to redlines regarding wall-mounted lighting</i>
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.	Complies.	<i>See Sheet ES102</i>

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.	Complies.	See Sheet ES102
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.	Complies.	See Sheet ES102
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
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.	Complies.	See Sheets ES102 and E600
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.	Complies.	See Sheet E600
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'.	Complies.	See Sheet E600
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	See Sheet E600
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.	Complies.	See Sheet ES102
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.	Complies.	See Sheet ES102

Walkway Lighting

Lighting of all pedestrian pathways is recommended.	N/A.	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	N/A.	
i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	N/A.	

Bollard lighting shall be limited to a height of 4'.	N/A.	
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Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	See Sheets ES102 and E600
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	See Sheet E600
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	See Sheet ES102

19.12 Subdivision

Subdivision Layout

Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall	Complies.	Refer to plans on file
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conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.		
Trails Master Plan: Shows required trails	Complies.	<i>Refer to plans on file</i>
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	N/A.	
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.	N/A.	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	<i>Refer to plans on file</i>
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	Complies.	<i>Refer to plans on file</i>
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.	Complies.	<i>Refer to plans on file</i>
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	Complies.	<i>Refer to plans on file</i>
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.	Complies.	<i>Refer to plans on file</i>
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.		
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.	Complies.	<i>Refer to plans on file</i>
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.	N/A.	
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	N/A.	

Certificate of Occupancy. All requirements of the Fire Code shall also be met.		
<p>1. Shared Driveways may be used for clustered single-family lots.</p> <ul style="list-style-type: none"> 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. <p>2. Shared driveways may be used for two-family, three-family, and multi-family units.</p> <ul style="list-style-type: none"> a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. <p>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.</p> <ul style="list-style-type: none"> 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. <p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <ul style="list-style-type: none"> 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. 	N/A.	
iii. Driveway Widths:		
<p>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.</p> <p>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.</p>	N/A.	
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.		
<p>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.</p> <p>2. Residential lots or parcels shall not be allowed to have access ways 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.</p>	N/A.	
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	N/A.	

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.	<i>Refer to plans on file</i>
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	Complies.	<i>Refer to plans on file</i>
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: <ol style="list-style-type: none"> 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.	<i>Refer to plans on file</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Refer to plans on file</i>
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	N/A.	
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>Refer to plans on file</i>
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>Refer to plans on file</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>Refer to plans on file</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	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.	N/A.	
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Complies.	<i>Refer to plans on file</i>

Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	Refer to plans on file
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	Refer to plans on file
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	Refer to plans on file
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	Refer to plans on file
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:	Complies.	Refer to plans on file
a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	Complies.	Refer to plans on file
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	Complies.	Refer to plans on file
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	Complies.	Refer to plans on file
iv. Exceptions shall be construed narrowly by the Land Use Authority.	Complies.	Refer to plans on file
v. These exceptions shall not apply to trail connections.	Complies.	Refer to plans on file
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	Complies.	Refer to plans on file
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	Complies.	Refer to plans on file
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions:	Complies.	Refer to plans on file
i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	Complies.	Refer to plans on file

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	Complies.	<i>Refer to plans on file</i>
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Complies.	<i>Refer to plans on file</i>
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	Complies.	<i>Refer to plans on file</i>
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Complies.	<i>Refer to plans on file</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Complies.	<i>Refer to plans on file</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required</i>
Notice/Land Use Authority.	<i>City Council</i>
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 Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	<i>N/A</i>
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: <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 	Complies.	<i>City Council is the land use authority for Site Plan approval</i>

5. A multi-family residential development.		
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.	<i>Refer to plans on file</i>
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. <ul style="list-style-type: none"> 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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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 dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>Refer to plans on file</i>
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 : <ul style="list-style-type: none">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;	Complies.	<i>Refer to plans on file</i>

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;	Complies.	<i>Refer to plans on file</i>
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: <ul style="list-style-type: none"> 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. 	Complies.	<i>Refer to plans on file</i>
Data table including: <ul style="list-style-type: none"> 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). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) 	Complies.	<i>Refer to plans on file</i>
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.	Shall Comply.	<i>Refer to redlines on plans</i>
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.	Shall Comply.	<i>Refer to redlines on plans</i>
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.	<i>Refer to plans on file</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign	Complies.	<i>Refer to plans on file</i>

approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.		
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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).	Complies.	<i>Refer to plans on file</i>
Considerations Relating to Traffic Safety and Traffic Congestion: <ul style="list-style-type: none"> 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 vi. the surfacing and lighting of off-street parking facilities. 	Complies.	<i>Refer to plans on file</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Refer to plans on file</i>
Consideration Relating to Landscaping: <ul style="list-style-type: none"> 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.	<i>Refer to plans on file</i>
Considerations Relating to Buildings and Site Layout: <ul style="list-style-type: none"> 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.	<i>Refer to plans on file</i>

The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>Refer to plans on file</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Trails Master Plan: Shows required trails	Complies.	<i>Refer to plans on file</i>

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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>Refer to plans on file</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>Refer to plans on file</i>
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: <ul style="list-style-type: none"> 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 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.	Complies.	<i>At least 50% of parking is located to the side or rear of the building</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>

Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	Complies.	<i>Refer to plans on file</i>
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.	<i>See Sheet SP501</i>
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.	Complies.	<i>See Sheet SP501</i>
All trash dumpsters shall be provided with solid enclosures. <ul style="list-style-type: none"> b. 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. 	Complies.	<i>See Sheet SP501</i>
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.	Complies.	<i>See Sheet LP100</i>
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.	<i>See Sheet C1.1</i>
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.	<i>See Sheet LP100</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular	Shall Comply.	<i>The property to the east shall be designed in order to allow maximum off-street vehicular circulation.</i>

circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.		
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.	<i>Refer to plans on file</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	Complies.	<i>No outdoor display proposed</i>
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.	Complies.	<i>No outdoor display proposed</i>
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.	Complies.	<i>No outdoor display proposed</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	Complies.	<i>No outdoor display proposed</i>
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.	N/A.	<i>No outdoor storage proposed</i>
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.	N/A.	<i>No outdoor storage proposed</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>No outdoor storage proposed</i>
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.	N/A.	<i>No outdoor storage proposed</i>
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).	N/A.	<i>No outdoor storage proposed</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>No outdoor storage proposed</i>
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	Complies.	<i>Refer to plans on file</i>

b. the entire flare of any return radii shall fall within the right-of-way.		
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.	<i>No loading areas proposed</i>
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. <u>This does not apply to Municipal Buildings</u>	Complies.	<i>No loading areas proposed</i>
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.	Complies.	<i>No loading areas proposed</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	Complies.	<i>See Sheet SP501</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	Complies.	<i>See Sheet SP501</i>
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.	<i>See Sheet SP501</i>
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.	<i>Development does not border an existing agricultural or platted residential use</i>
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.	<i>Development does not border an existing agricultural or platted residential use</i>
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.	<i>See Sheet C1.1</i>
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follow:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>

A six-foot (6') masonry wall shall be required along the property line between the uses.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>
One (1) tree shall be required per 15 linear feet along the property line to provide additional screening and privacy.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>
No drive-thru lanes shall be permitted within the setback area.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>
This buffer shall be in addition to any other required buffers.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>
Exceptions: The buffer shall not be required in areas where a non-residential development is separated from an existing residential development by a roadway, a canal, or a 20-foot or wider trail corridor or powerline easement.	N/A.	<i>Development does not border an existing agricultural or platted residential use</i>

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: <ul style="list-style-type: none"> 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-cochères, 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.	<i>Refer to elevations</i>
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.	Complies.	<i>Refer to elevations</i>
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.	<i>Refer to elevations</i>
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.	<i>Noted on elevations</i>
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.	<i>Noted on elevations</i>

Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Refer to plans on file</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Backlighting is not permitted.	Complies.	<i>Noted on elevations</i>
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.	<i>Noted on elevations</i>
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.	Complies.	<i>Noted on elevations</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Noted on elevations</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Noted on elevations</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>Refer to plans on file</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> 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.	<i>Refer to plans on file</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding $\frac{1}{2}$ " 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.	<i>Refer to plans on file</i>
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.	<i>Noted on elevations</i>
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.	<i>Noted on elevations</i>

Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Noted on elevations</i>
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.	<i>Refer to plans on file</i>
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 place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>Refer to plans on file</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	Complies.	<i>Refer to plans on file</i>
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	Complies.	<i>Refer to plans on file</i>
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.	Complies.	<i>Refer to plans on file</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Refer to sheet A201</i>
Monument sign location meets code and sign details provided	Complies.	<i>No monument signs proposed</i>
Wall signs and potential locations and details	Complies.	<i>Refer to sheet A201</i>

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.		
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Refer to plans on file</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Refer to plans on file</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	N/A.	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	N/A.	

Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	N/A.	
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	N/A.	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	N/A.	
Compass Directions. The four compass directions shall not be used as part of the street name.	N/A.	
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	N/A.	
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	N/A.	
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	Complies.	<i>Refer to plans on file</i>
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>Refer to plans on file</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>Refer to plans on file</i>

3. Where possible, property addresses shall be even on the north and east sides of a street.	Complies.	<i>Refer to plans on file</i>
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Refer to plans on file</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Refer to plans on file</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Refer to plans on file</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Refer to plans on file</i>
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	Shall Comply.	<i>TBD at Building Inspection</i>
1. Background. Numbers shall be set on a background of a contrasting color.	Shall Comply.	<i>TBD at Building Inspection</i>
2. Size. Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Shall Comply.	<i>TBD at Building Inspection</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. <ul style="list-style-type: none"> a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. 	Shall Comply.	<i>TBD at Building Inspection</i>

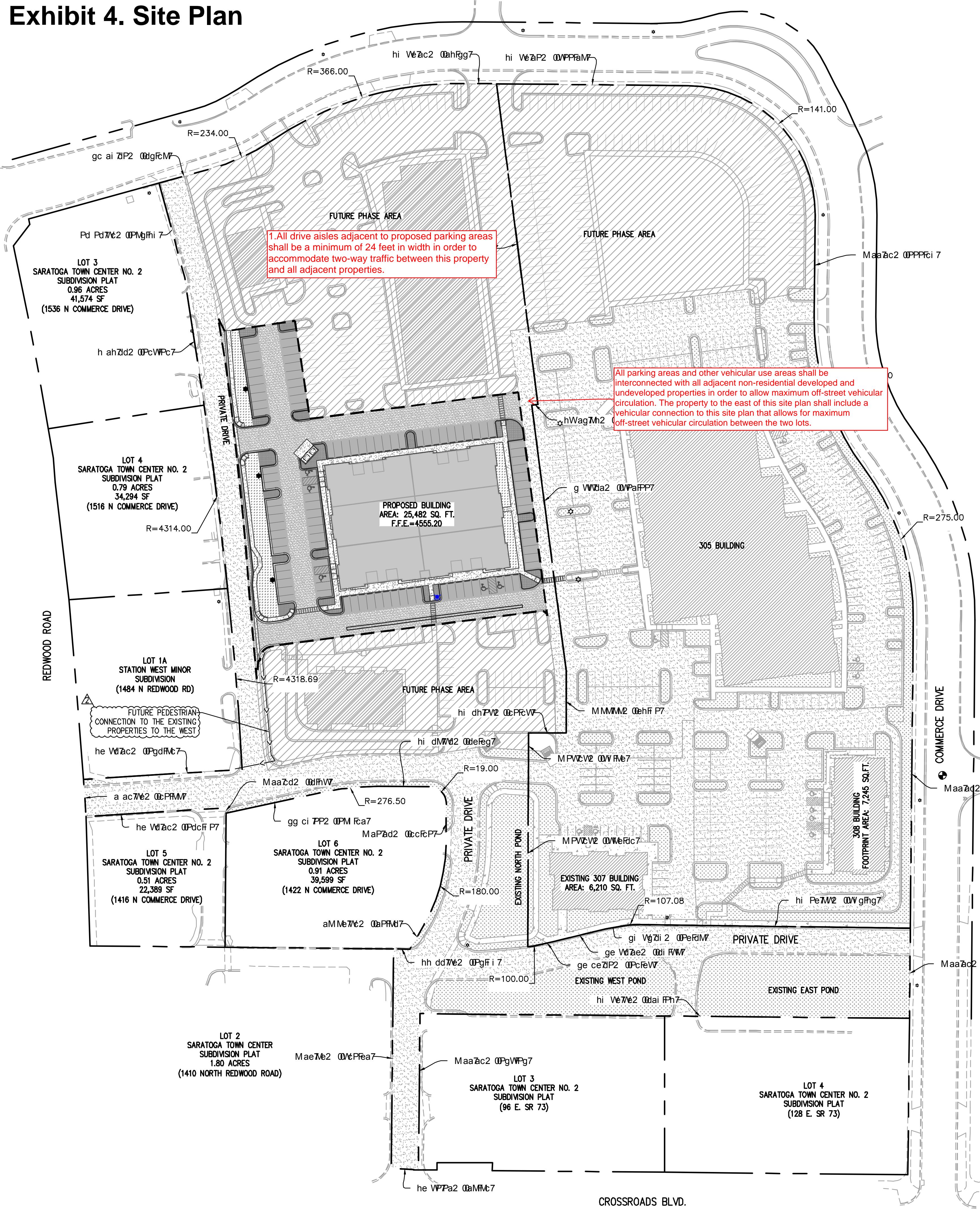
e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear.

f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>N/A</i>

Exhibit 4. Site Plan



COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

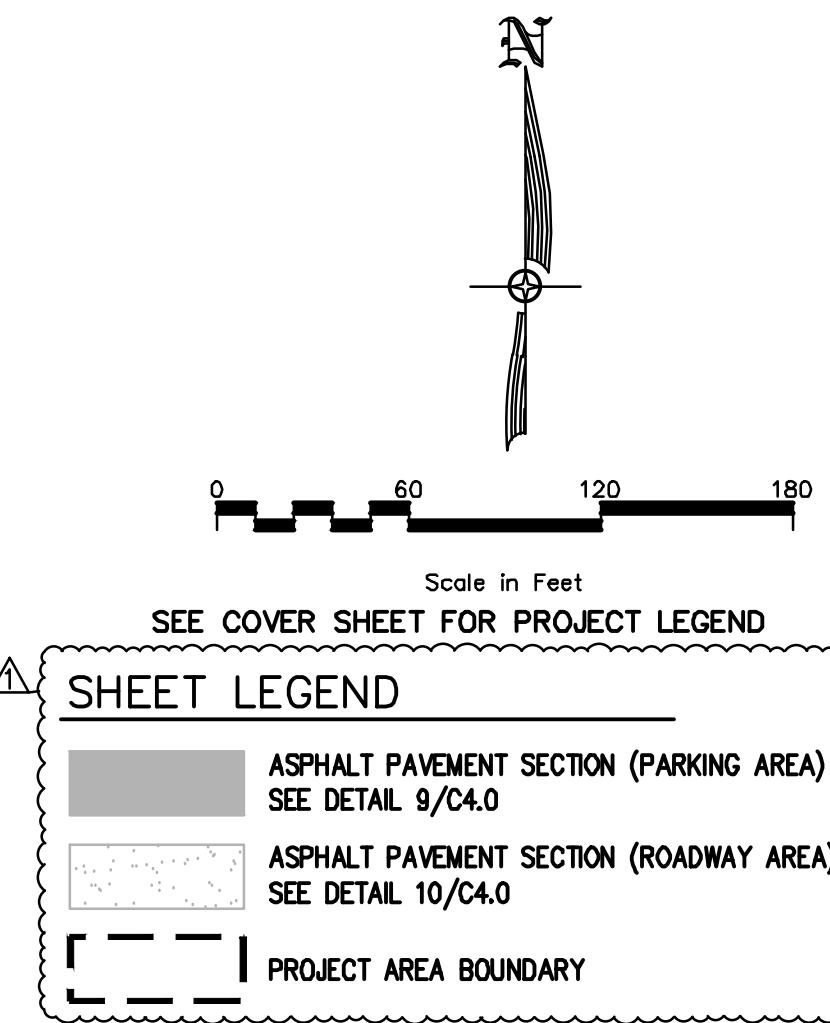
NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGS.UTAH.GOV/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://CITYWORKS.SARATOGASPRINGS.UTAH.GOV/PUBLICACCESS/TEMPLATE/LOGIN.ASPX)

OUTDOOR DISPLAY NOTE:

- ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
- ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
- 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.

NOTE:
ANY IMPROVEMENTS SHOWN WITHIN THE FUTURE PHASE AREA OF THE SITE ARE SHOWN FOR REFERENCE ONLY. NO CONSTRUCTION IS BEING PROPOSED IN THE FUTURE PHASE AREA AT THIS TIME.

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.



0	60	120	180
Scale in Feet			
COMMENTS	COMMENTS	COMMENTS	COMMENTS
1	2	3	4
NO.	REVISIONS	NO.	REVISIONS
DESIGNER: TLH	DESIGNER: TLH	DESIGNER: TLH	DESIGNER: TLH



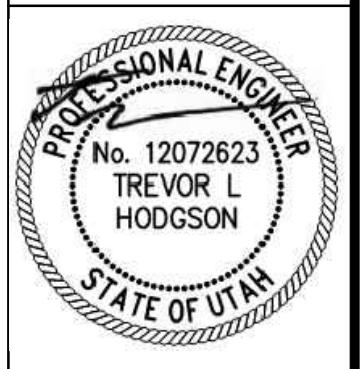
SARATOGA TOWN CENTER - 304
1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

OVERALL SITE PLAN

LOT AREAS:	
	SQ. FT. / ACRES
LOT	349,531 SQ. FT. / 8.02 ACRES
BUILDING FOOTPRINT	25,482 SQ. FT. / 0.58 ACRES
PROPOSED ASPHALT	41,108 SQ. FT. / 0.94 ACRES
EXISTING ASPHALT	66,094 SQ. FT. / 1.52 ACRES
TOTAL LANDSCAPING	50,455 SQ. FT. / 1.16 ACRES
PARKING LANDSCAPING	3,228 SQ. FT. / 0.07 ACRES
REMAINING LANDSCAPING	6,506 SQ. FT. / 0.15 ACRES
EXISTING LANDSCAPING	40,720 SQ. FT. / 0.93 ACRES
PROPOSED CONCRETE	12,346 SQ. FT. / 0.28 ACRES
EXISTING CONCRETE	8,647 SQ. FT. / 0.20 ACRES
FUTURE PHASE	145,398 SQ. FT. / 3.34 ACRES

LOT LANDSCAPING AREAS:	
	SQ. FT. CITY REQ'T
PARKING AREA	39,746 SQ. FT. (5% OF PARKING AREA: 1,987 SQ. FT.)
PARKING AREA LANDSCAPING REQ'D	3,228 SQ. FT.
TOTAL LANDSCAPING	50,455 SQ. FT. (20% OF LOT: 69,906 SQ. FT. REQ'D) REMAINING LANDSCAPING WILL BE PROVIDED IN FUTURE PHASE AREAS

LOT PARKING REQUIREMENTS:	
	SQ. FT. CITY REQ'MT
RECREATION FACILITY	25,482 SQ. FT. 54 (101.93)(4 STALLS/1000)
TOTAL REQUIRED:	102 (101.93)
TOTAL PROVIDED:	102
ACCESSIBLE SPACES	5 (5 REQ'D 101 TO 150)

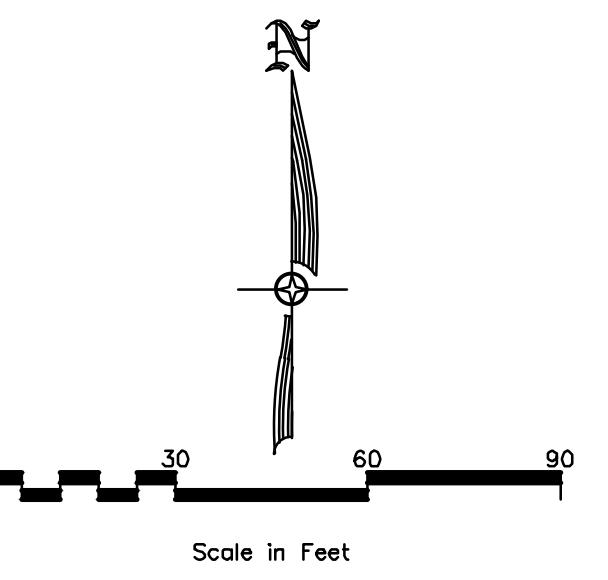


SHEET NO.	1.0
PROJECT ID:	E24-021
DATE:	04/30/25
FILE NAME:	PRJ-TC4
SCALE:	1"=60'



SITE PLAN NOTES:

- ① PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.3.
- ② PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.3.
- ③ PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
- ④ PROPOSED FIRE HYDRANT. SEE SHEET C3.0 FOR DETAILS.
- ⑤ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
- ⑥ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 6/C4.0.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
- ⑧ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
- ⑨ TAPER PROPOSED CURB & GUTTER TO ASPHALT, SEE DETAIL 5/C4.0.
- ⑩ INSTALL TRASH ENCLOSURE. SEE SHEET A100 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑪ INSTALL 5' WIDE PAINTED PEDESTRIAN WALKWAY.
- ⑫ INSTALL 5' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
- ⑬ EXISTING CURB & GUTTER.
- ⑭ PROPOSED ADA SIGN. SEE DETAIL 7/C4.0.
- ⑮ CLEAR SIGHT TRIANGLE.
- ⑯ ADA RAMPS ARE TO BE INSTALLED PER SARATOGA SPRINGS STANDARD DETAIL ST-5E.
- ⑰ INSTALL 3' WDE ROLL GUTTER. SEE DETAIL 11/C4.0.
- ⑱ INSTALL CONCRETE WHEEL STOP. (TYP.)



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

→ ADA ROUTE

NOTE:
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ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

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DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

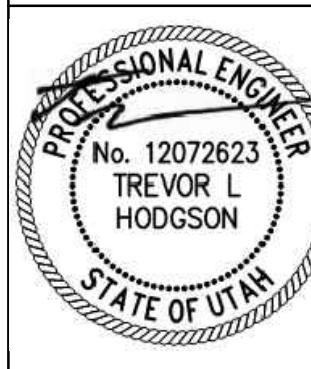
NOTE:
OVERHEAD DOORS ARE NOT LOADING BAYS.

CIR | **CIVIL ENGINEERING**
+ **SURVEYING**

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-945-6296

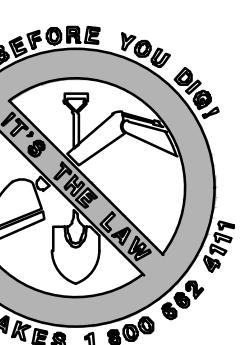
SARATOGA TOWN CENTER - 304
1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

SITE PLAN



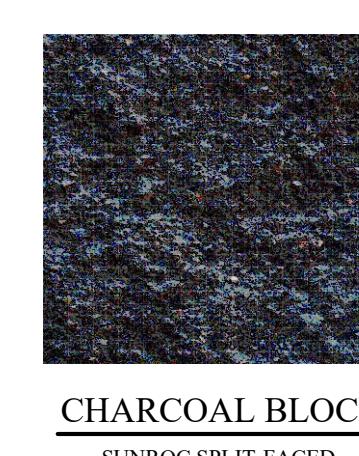
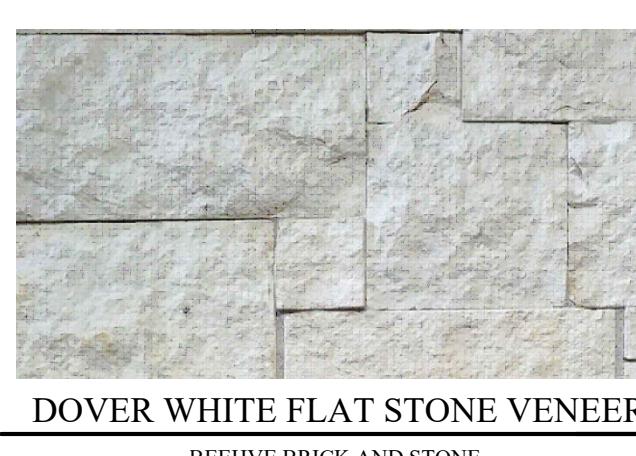
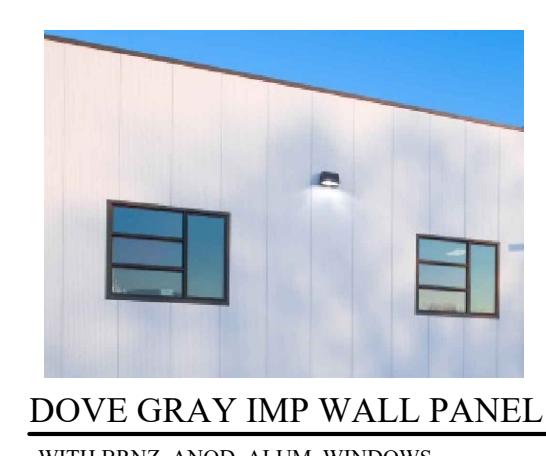
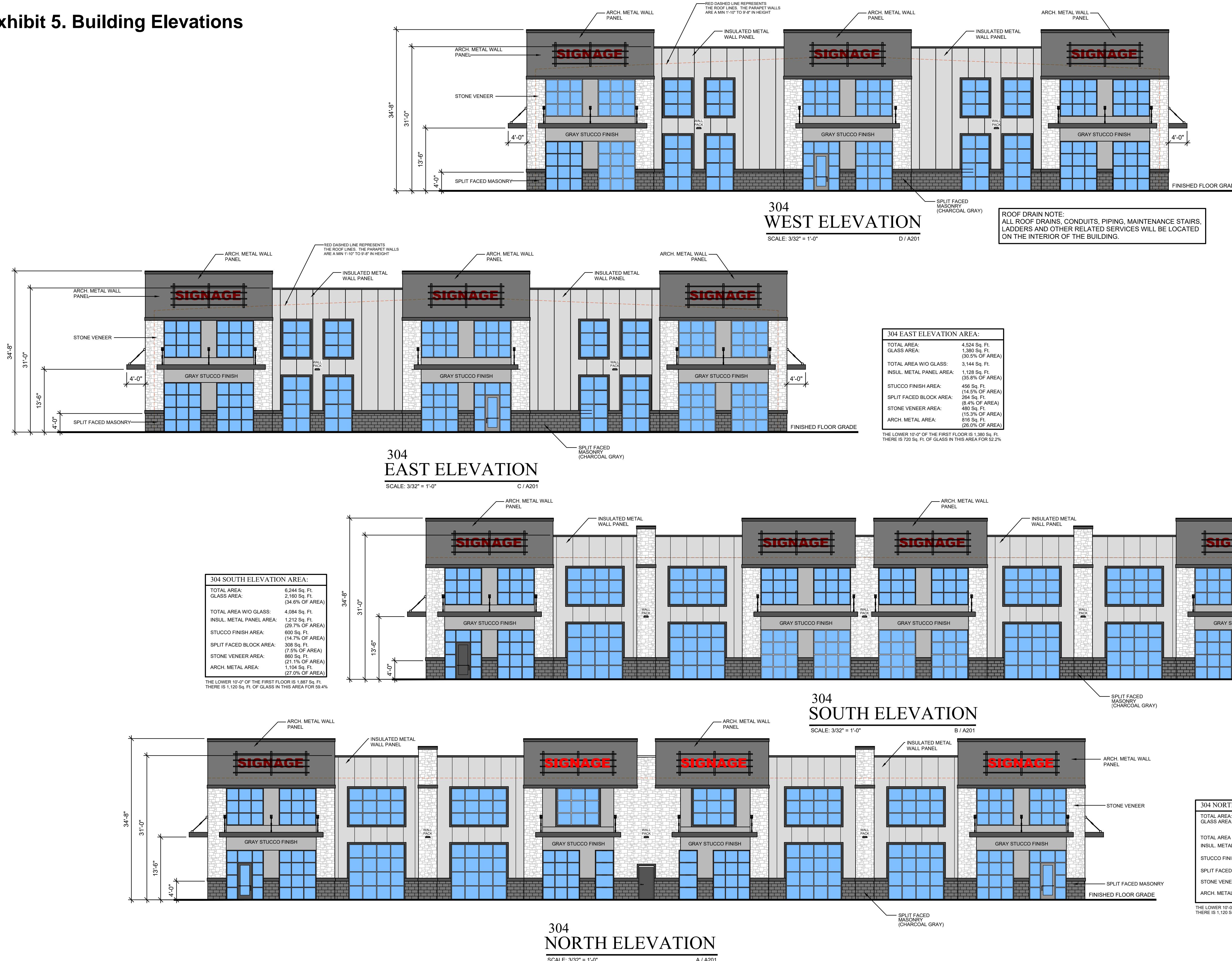
SHEET NO.

C1.1



PROJECT ID: E24-021
DATE: 04/30/25
FILE NAME: PRJ-TC4
SCALE: 1"=30'

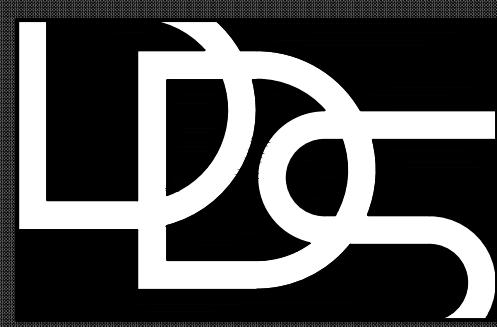
Exhibit 5. Building Elevations



NOTES:
BACKLIGHTING OF THE AWNINGS IS PROHIBITED.
ROOF DRAINS, CONDUIT, PIPING, MAINTENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING.
PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.
MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.
ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

SHEET TITLE:
LOT 304 EXTERIOR ELEVATIONS

A 201
SHEET 3 OF 3



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

HADCO DEVELOPMENT
Saratoga Springs Town Center
LOT 304

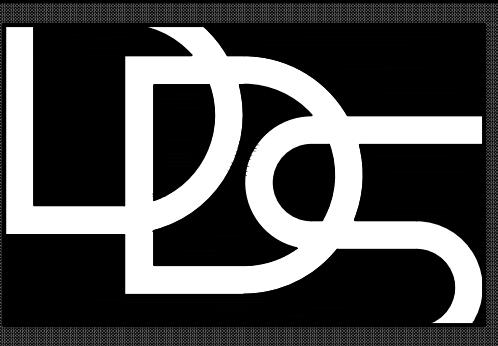
A NEW BUILDING FOR :

PROJECT NAME:

PROJECT INFO.	
PROJECT NO.:	2024-044
CAD FILE NAME:	304 A201 Ext Elevations V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	10-27-2025

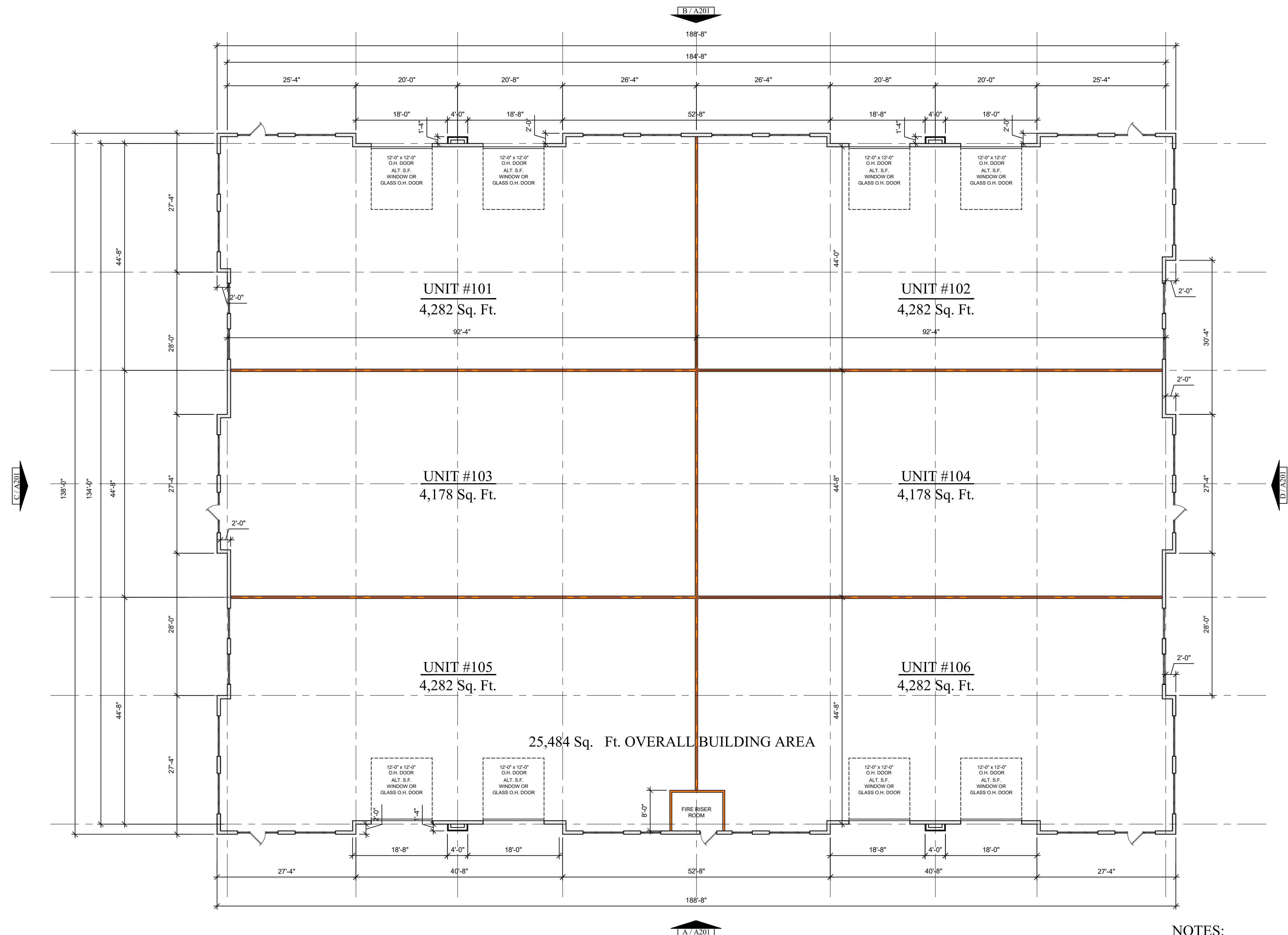
REV.	DATE	DESCRIPTION

SHEET TITLE:
LOT 304 EXTERIOR ELEVATIONS



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com



NOTES:

BACKLIGHTING OF THE AWNINGS IS PROHIBITED.

ROOF DRAINS, CONDUIT, PIPING, MAINTENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING.

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0"

25,708 Sq. Ft.

A NEW BUILDING FOR :

PROJECT NAME:

PROJECT INFO.	
PROJECT NO.:	2024-044
CAD FILE NAME:	304 A101 Main Floor Plan V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	10-27-2025

REVISIONS	
REV.	DATE

SHEET TITLE:	
LOT #304	MAIN FLOOR PLAN

Exhibit 6. Landscape Plan



SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL

CODE

DESCRIPTION

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

CONIFERS

SYMBOL

CODE

QTY

	JSM	3	Juniperus scopulorum 'Moonglow' Moonglow Juniper Tz2, 18x8; AV 2b; sun; z3; Utah Lake water tolerant, Drought tolerant
	JVT	2	Juniperus virginiana 'Taylor' Taylor Eastern Cedar Tz2; low water; 30' x 3', sun; Z4; Utah Lake water tolerant, Drought tolerant

6' DROUGHT TOLERANT

DECIDUOUS TREES

SYMBOL

CODE

QTY

	QR'A	6	Quercus robur x alba 'JFS-KWIQX' TM Street Spire Oak Td4; 45x14; AV 17c; sun; z4
	TCG	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 31c; sun; z4; Utah Lake water tolerant
	UXF	5	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 49c; sun; z4; Utah Lake water tolerant
	ZSM	6	Zelkova serrata 'Musashino' Musashino Zelkova Td4; 45x15; AV 49c; sun; z5; Utah Lake water tolerant, Drought tolerant

6' DROUGHT TOLERANT

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

CONT

DECIDUOUS SHRUBS

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

CONT

	B'CB	11	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry Sd3-3x4-4; AV 28; full to part sun; z4; Utah Lake water tolerant
	PCC	6	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12x8'; sun; z2
	PF'B	24	Potentilla fruticosa 'Balmierique' Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant, drought tolerant
	RFC	5	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant
	S'BP	20	Syringa x 'SMNJRPU' TM Bloomerang Dwarf Purple Lilac moderate; 4.5 x 4.5; sun; z3; Utah Lake water tolerant
	SBT	31	Spiraea betulifolia 'Tor' Birchleaf Spirea moderate; 2.3 x 2.3; sun to part sun; z4
	VTA	1	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;

5 gal DROUGHT TOLERANT

	B'GV	3	Buxus x 'Green Velvet' Green Velvet Boxwood 3x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant
	HP'S	20	Hesperaloe parviflora 'Straight Up Red' Straight Up Red Yucca P1; 5.0 x 3.4; AV 7; sun; z5; Utah Lake water tolerant, drought tolerant
	JCD	18	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant, drought tolerant

5 gal DROUGHT TOLERANT

EVERGREEN SHRUBS

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

CONT

	B'GV	3	Buxus x 'Green Velvet' Green Velvet Boxwood 3x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant
	HP'S	20	Hesperaloe parviflora 'Straight Up Red' Straight Up Red Yucca P1; 5.0 x 3.4; AV 7; sun; z5; Utah Lake water tolerant, drought tolerant
	JCD	18	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant, drought tolerant

5 gal DROUGHT TOLERANT

GRASSES

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

CONT

	CA'K	24	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant, drought tolerant
	M'ML	21	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant, drought tolerant

1 gal DROUGHT TOLERANT

2 gal DROUGHT TOLERANT

ISSUE DATE

1/2/2026

UT24001

PROJECT NUMBER

811

PLAN INFORMATION

DATE

11-13-2025

PROJECT INFORMATION

NO.

REVISION

1

CITY COMMENTS

2

DATE

11-13-2025

PROJECT INFORMATION

3

DATE

11-13-2025

PROJECT INFORMATION

4

DATE

11-13-2025

PROJECT INFORMATION

5

DATE

11-13-2025

PROJECT INFORMATION

6

DATE

11-13-2025

PROJECT INFORMATION

7

DATE

11-13-2025

PROJECT INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



GRAPHIC SCALE: 1" = 20'

SARATOGA SPRINGS
TOWN CENTER-304
EAST COMMERCE DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 1/2/2026

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include moving, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-staking and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumbed shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ratio): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaces. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: Compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

M. **4. TURF - SOD LAYING**

N. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

O. Fertilizer: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

P. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing condition prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

Q. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

R. Sod shall be laid tightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

S. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

T. Applying water directly after laying sod. Rainfall is not acceptable.

U. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

V. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

W. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

X. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

Y. WEED BARRIER

Z. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

A. Cut weed barrier back to the edge of the plant rootball.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS; AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MULCHED SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCRAP TOP 6" OF EXISTING SURSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREA SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWITT 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTING AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL; AND MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE; AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
3. GRADING AND DRAINAGE REQUIREMENTS
 1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.
 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.
4. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER.
5. THE tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

E. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

F. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

G. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

H. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

I. Trees must be placed on undisturbed soil at the bottom of the planting hole.

J. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

K. Plant immediately after removal of container for container plants.

L. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

M. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

N. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

O. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

P. Trees must be placed on undisturbed soil at the bottom of the planting hole.

Q. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

R. Plant immediately after removal of container for container plants.

S. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

T. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

U. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

V. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

W. Trees must be placed on undisturbed soil at the bottom of the planting hole.

X. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

Y. Plant immediately after removal of container for container plants.

Z. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

A. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

B. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

C. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

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W. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

X. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

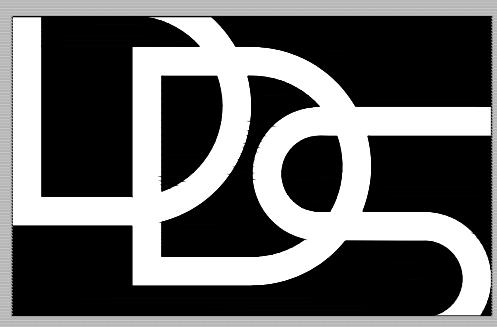
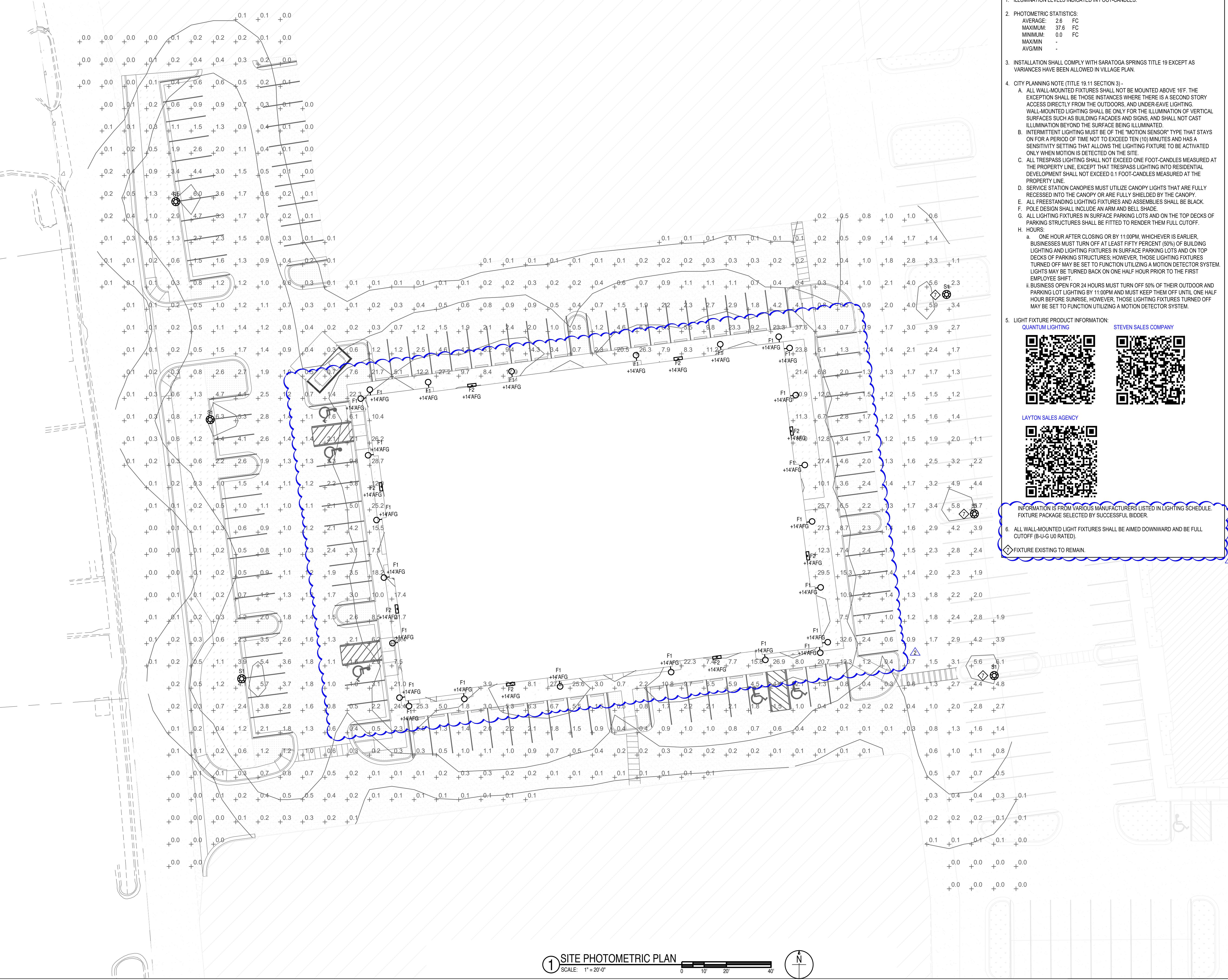
Y. Trees must be placed on undisturbed soil at the bottom of the planting hole.

Z. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

A. Plant immediately after removal of container for container plants.

B. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

Exhibit 7. Lighting Plan



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(801) 367-5180 PROJECT BPE24H1

HADCO DEVELOPMENT
Saratoga Springs Town Center
LOT 304

SARATOGA SPRINGS, UTAH

A NEW BUILDING FOR:

PROJECT NAME:

PROJECT INFO.

PROJECT NO.:	2024-044
CAD FILE NAME:	ES102 SSTC 204
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-15-2024

REVISIONS

REV.	DATE	DESCRIPTION
10-15-2024		SITE APPROVAL
01-06-2025		SITE BACKGROUND UPDATE
⚠ 09-26-2025		SARATOGA SPRINGS PLAN REVIEW
⚠ 10-28-2025		SARATOGA SPRINGS PLAN REVIEW

SITE PHOTOMETRIC PLAN



MINUTES – Planning Commission

Thursday, December 11, 2025

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Chair Rachel Sprosty Burns.

5 1. **Pledge of Allegiance** - led by Commissioner Jack K. Mangum.
2. **Roll Call** – A quorum was present.

Present:

10 Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; David Jellen, Senior Planner; Gina Grandpre, Senior Planner; Tippe Morlan, Senior/Long-Range Planner; Joel Temple, Planner I; Ken Knight, Engineer; Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.

15 Others: Ken Puncerelli, Caleb Buswell, Bart Sharp, Austin Rose, June Rigby, Nan Lei, Alexa Wilson, Dawn Soper, Zelda Steele, Valerie North, Cristy Vander Meide, Brent Vander Meide, Keith Collard, Cathy Collard, Bryce Ford, Renee Arnell, Gene Priday, Andrea Priday, Brandon Ames, Melanie Clifford, Ben Kroff, Chelsi Kroff, Todd Smith, Kevin Riesch, Greg Paley.

Excused: Colton Miles, Virginia Rae Mann.

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

BUSINESS ITEMS

25 1. **In-N-Out Burger Site Plan, located at approximately North Redwood Road and Medical Drive. Todd Smith as applicant.**

Senior Planner Gina Grandpre presented the item. The proposal includes a 3,887 sq. ft. building on 2.09 acres with outdoor seating, 84 parking stalls, and a drive-thru with optional additional stacking along the west side. Site access will be provided via a right-in/right-out on Medical Drive and a shared private drive to the north with Deseret Industries. The project also includes completion of the cross-access connection to the Saratoga Springs Commercial Plat F development.

Todd Smith of Baldwin Park, CA was in attendance to answer questions.

35 Commissioner Hill wanted to know about the Level of Service (LOS) rating listed in the Staff Report relating to traffic. He was concerned there could be a bottleneck on Medical Drive.

40 Engineer Ken Knight advised the south access would be an appropriate distance from Redwood Road and would be Right-in/Right-out. He gave clarification regarding what a plus project referred to.

45 Senior Planner Gina Grandpre shared that the site proposed would be one of the biggest sites for In-N-Out Burger. She said they had worked to mitigate traffic concerns, and create a good traffic flow.

45 Applicant Todd Smith explained the queue was designed to stack 32 cars, but they had also provided over-stack on the west side that could accommodate 60 cars onsite, which would help ensure there would be no spillover into the streets.

50 Planning Director Sarah Carroll said they had counted cars at the American Fork store from the pick-up window to the main entrance and noted a 50-car stack that would easily fit on the site in Saratoga Springs.

Commissioner Carn received clarification about the how the over-stacking queue would work; that there was a slope on the site; and information regarding parking.

55 Commissioner Sprosty Burns asked if there was security or parking management for the store opening.

Applicant Todd Smith explained the plans for store opening as follows: they created a traffic plan for every new restaurant opened; they coordinated with both local law enforcement, and a traffic control company; and they would bring in the “all-star” team who were trained to handle higher volume.

60 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for In-N-Out Burger located at 104 W Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.**

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

65 Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

2. **Northern Frontier Lot 4 Site Plan Amendment, located at 2238 North Redwood Road. Kevin Riesch of In-N-Out Warehouse as applicant.**

70 Senior Planner Gina Grandpre presented the item. The original site plan, approved July 2, 2024, established an office warehouse layout with required easements, landscaping, and access from Stagecoach Drive and Fall Harvest Drive. The amendment introduces operational updates for the In-N-Out warehouse user, including revisions to the trash enclosure, a truck scale, Rhino fencing, an electric access gate, and the removal of two landscape islands to improve truck circulation and accommodate a generator. These changes support tenant needs while remaining consistent with development standards.

Applicant Kevin Riesch of Las Vegas was in attendance to answer questions.

80 Commissioner Sprosty Burns received clarification regarding the location.

Commissioner Hill was in favor of the Site Plan amendment, and felt it would add to the functionality. He also received clarification regarding the fencing.

85 **Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at 2238 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.**

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

90 Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

3. **Approval of the 2026 Planning Commission calendar.**

95 Planning Director Sarah Carroll advised that not every meeting would fall on a second or fourth Thursday due to conflicts with holidays or City Council meetings that would fall in the same week.

100 **Motion made by Commissioner Carn to approve the 2026 Planning Commission Calendar. Seconded by Commissioner Willden.**

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

105 4. **Approval of Minutes: November 13, 2025.**

Motion made by Commissioner Hill to approve the minutes of November 13, 2025. Seconded by Commissioner Willden.

110 Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

115 **PUBLIC HEARINGS**

1 1. **Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located at approximately Pioneer Crossing and Riverside Drive. Matt Lancaster as applicant.**

120 Senior Planner Gina Grandpre presented the item. The Jordan Promenade ("Wander") Community Plan is a 367-acre master-planned development located between 400 South and Pioneer Crossing, extending from Redwood Road to the Jordan River. Village Plan 3 covers approximately 161 acres within the overall Community Plan area. The applicant requests amendments to The Jordan Promenade ("Wander") Community Plan and Village Plan 3 to allow additional elevation styles for multi-family townhomes. The proposal includes updates to architectural standards, color palettes, and elevation design options.

125

Senior Planner Gina Grandpre presented updated information to the packet and noted there were 2 conditions. The first condition was development standards with redlines, including a request for a minimum dwelling size of 800 square feet; and the second was the lot typical for Arrival Duet Courtyard.

130

Applicants Greg Paley of Oakwood Homes and Ken Puncerelli of LAI Design Group were both in attendance to answer questions. Mr. Puncerelli explained there were two architectural product types that were introduced in the packet. He shared that all the townhomes that fronted the river would have stone masonry on the façade.

135

Commissioner Sprosty Burns received clarification that City code was 1000 feet for minimum dwelling size, and the request for the 800 square foot homes was to provide affordability, and may not be selected often.

Public Hearing Open by Chair Rachel Sprosty Burns.

140

Blake North of Saratoga Springs had a concern about the building structure in terms of parking, and wondered where designated additional parking would be located.

Public Hearing Closed by Chair Rachel Sprosty Burns.

145

Senior Planner Gina Grandpre clarified that parking would not be allowed in the alleyway. She presented a rendering of where the guest parking would be located; and explained parking needed to be within 200 feet of the unit, would be on the north side, and provide 42 stalls.

150

Commissioner Hill thought the amenities were great, and was happy there was a parking lot for the trail.

Commissioner Mangum received clarification regarding the minimum dwelling size of 1000 feet that was in the code. He liked that the developer was addressing home affordability. He wondered if there was a possibility they would be turned into rentals, and if that could be regulated.

155

Planning Director Carroll advised the City did not regulate homes that were purchased to be rental properties.

Commissioner Willden was concerned about the impact of smaller properties on the existing neighborhoods, and was not sure the proposed location would be the right place for smaller homes.

160

Commissioner Carn received clarification on the following:

- The District Area Plan (DAP) had different open space requirements.
- There would be mitigations for the flood plain and those sites would be elevated.
- Explanations were given regarding locations of the different home types.

165 • The Planning Commission could add a condition to not allow the minimum dwelling size request.

170 Mr. Paley proposed that the Planning Commission put a cap on the number of 800 square foot homes, rather than omitting them completely. He said they really wanted to provide that home type for some of their buyers, and wanted to reassure the City they would not build all the homes that size. He also mentioned they had built this type of home in Colorado.

175 Planning Director Sarah Carroll explained the layout of the smaller homes, and said they were two story homes, and still offered two to three bedrooms.

180 Mr. Puncerelli noted that he had learned the importance of ensuring that the architecture of the smaller units looked similar to the other homes so it would not be obvious which homes were the smaller layout. He felt it was important to point out that everybody deserved housing with dignity, and they had worked hard with the design to achieve that.

185 Commissioner Sprosty Burns wanted to know how many of the smaller homes were owned by a landlord and rented out in the neighborhood they had done in Colorado. She was concerned that the homes could be purchased by landlords and lose the benefit of home affordability for individual home buyers.

190 Mr. Puncerelli thought it was around 15% or less that were landlord owned. He felt it was a better value to purchase the smaller homes than it would be to rent an apartment of similar size.

195 Commissioner Willden felt that more research would be needed before putting a cap on the number of smaller homes. He thought it would be better to omit the cap in the motion and let City Council make that decision.

200 Commissioner Carn received clarification there could not be Accessory Dwelling Units (ADUs) in the development. He noted that he didn't think landlords would buy 800 square foot homes because he felt it would not be financially beneficial. He agreed with Commissioner Willden and did not support placing a cap on the number of smaller homes. He was concerned the smaller homes would not be very affordable due to the prime location next to a beautiful park and river.

205 Commissioner Mangum liked the idea of 800 square foot homes and felt the code that required 1000 square feet minimum dwelling size had been made a long time ago when housing was more affordable. He was in favor of putting a cap on the number of smaller homes.

210 Commissioner Hill also liked the idea, and felt it was important to provide options for affordable housing.

Motion made by Commissioner Carn that the Planning Commission forward a positive recommendation to the City Council for the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings and Conditions in the Staff Report with one additional condition that the current city requirement of 1000 square feet minimum dwelling size be complied with, and the City Council could consider exceptions to that. Seconded by Commissioner Willden.

215 Charlie Carn Yes.

Scott A. Hill Yes.

Jack K. Mangum Yes.

Doug Willden Yes.

Rachel Sprosty Burns No.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 4-1.

215 Commissioners Hill, Mangum, and Sprosty Burns were all in favor of a cap.

220 2. **Three Canyons Community Plan, Master Development Agreement (MDA), and General Plan Amendment (GPA).** This is a New Community Plan, MDA and GPA from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community. Located at approximately Mountain View Corridor and Grandview Blvd. to Stillwater Drive. Brandon Ames of Larry H. Miller Real Estate as applicant.

225 Senior/Long-Range Planner Tippe Morlan presented the item. The applicant is requesting approval of a Community Plan, Master Development Agreement, and General Plan Amendment for the Three Canyons development. There is a concurrent Annexation application that will be reviewed by City Council with these three applications. If approved, the subject property is proposed to be designated with the Planned Community zone and Planned Community General Plan land use designation. The subject property is approximately 1,206 acres in size owned by the State of Utah's Trust Lands Administration, located at approximately Grandview Boulevard and Stillwater Drive along the current and future Mountain View Corridor right-of-way. The project proposes a maximum of 2,950 residential units, amounting to an average gross density of 2.4 units per acre, with 15 acres of Neighborhood Commercial designated areas along Mountain View Corridor.

230 Senior/Long-Range Planner Tippe Morlan advised that there were 5 villages proposed, construction would begin north first and continue south, and would be limited by and tied to the construction and extension of Mountain View Corridor. She said that the first phase of development would allow 350 building permits to be pulled before any construction began on Mountain View Corridor; An additional 550 building permits would be allowed from the start to the end of construction of the road. In addition, she addressed the following:

235

- Lott Mine truck routes.
- Parking requirements.
- Acreage set aside for schools and churches.
- Open Space and Public Trail ownership.
- Deferred items to the Village Plan
- Updated conditions of approval.

240 Applicant Brandon Ames of Larry H. Miller Real Estate was in attendance to answer questions. He said they were excited about the project, and have done their best to hear and address concerns during the public comment periods. He explained they had worked really hard to come up with a plan to provide access to the Mountain View Corridor; to implement trail heads providing access to the mountains; and to create fire mitigations with fire breaks and water tanks. He noted that the first home would likely not be built until 2028.

245 Commissioner Sprosty Burns expressed appreciation to City Staff for all of their hard work.

250 **Public Hearing Open** by Chair Rachel Sprosty Burns.

255 Emailed comment was read from Ashleigh Schuldt. She was concerned about the development causing overcrowding in schools. She did not feel there were roads or infrastructure to support it. She expressed frustration with the state, and felt they had not prioritized Utah County.

260 Emailed comment was read from Kaitlin Rackham. She was concerned about current traffic and felt the development would make it worse. She mentioned the fire in 2020, and felt more residents might pose safety risks in the event of another fire evacuation.

265 The following residents of Saratoga Springs gave public input:

270 Caleb Buswell was concerned the project would move forward out of fear, and specifically fear of the state. He felt developments should be approved because of the benefit they would bring to the community, and he did not feel the Three Canyons development would benefit the existing community.

June Rigby thought the majority of her community was not in support of the development. She had safety concerns regarding more cars on the road. She said there were about 2800 homes currently on the market in Utah County, so she felt there was an affordability issue, and not a supply issue.

275 Cathy Collard had concerns about noise and air quality due to traffic on Mountain View Corridor. She said she couldn't use her backyard because of air quality and noise, and wondered if any mitigation for noise, such as a soundwall, was planned.

Austin Rose asked the following questions:

- How close would homes be to the Lott Mine?
- Would Peck Rock remain in the area?
- Were there large one acre lots planned?
- Was there enough water to fill the water tanks?
- Was there a plan to widen any of the roads to more than two lanes?

280 Melanie Clifford wondered if 37 acres for schools and churches would be enough and asked how many schools and churches were planned in the development.

285 Andrea Priday felt the Three Canyons development was much less problematic than several other developments of much higher density that had already been approved and built. She said she would rather have the Three Canyons development than some other high-density developments.

290 Blake North said his home backed up to Mountain View Corridor, and he didn't feel it had been designed to back a major road. He mentioned some homes in the Wildflower development near Mountain View Corridor that he thought had been planned better with deeper backyards and buffers. He worried a car could come through his yard since there was no barrier. He also had some zoning questions and concerns.

295 Keith Collard shared that his major concern was traffic, and he felt that the road access east and west should be figured out before the development went in.

300 **Public Hearing Closed** by Chair Rachel Sproxty Burns.

Senior/Long-Range Planner Tippe Morlan and Planning Director Sarah Carroll addressed questions from the Public Hearing:

- The City did not have funding or plans to install soundwalls on Mountain View Corridor.
- Peck Rock would close, and that area would be turned into usable open space.
- There were 70 1/3 acre lots planned. There may be a few larger lots on the hillside that would be identified at time of Village Plan.
- A map was shown depicting the distance from homes to the Lott Mine, and Staff noted it would be quite a far distance.
- There is capacity, and the water tanks will be filled.
- There is not a current timeline for when Mountain View Corridor would be widened beyond two lanes.
- The City and developer were hopeful there would be collaboration with the Bureau of Land Management and National Parks Service regarding future trail access and trail maintenance.
- Clarification was given regarding acreage for schools and churches.

310 Commissioner Sproxty Burns received clarification that the development had not requested any variances, and they were working on a plan for routing trucks to avoid schools and the community.

315 Commissioner Hill noted that growth was a part of the City plan, and that infrastructure cannot come before the development because of the financial requirements. He thought the density was really good, and that the development would bring some needed commercial development to the south part of the City.

320 Commissioner Carn received clarification that the City would accept paved trails, with the exception of the Bonneville Shoreline trail, which would be unpaved to match that trail in other parts of the state. He also received clarification regarding open space requirements in a planned community, and funding for completing Mountain View Corridor

Senior/Long-Range Planner Tippe Morlan advised that acquisition of property to complete Mountain View Corridor to Village Parkway outside of the Three Canyons development would need to be coordinated with the City.

330

Applicant Brandon Ames shared that the entire UDOT right of way would be dedicated.

335

Commissioner Sprosty Burns received clarification about the proposal for the City to accept ownership of certain public trails in the development.

335

Commissioner Mangum expressed some concern that 900 homes could be approved before Mountain View Corridor was required to be completed, and wondered if that could be a safety issue.

340

Applicant Brandon Ames reiterated they had designed some mitigations with trails and water tanks. He also mentioned there would be 2 connecting roads leading into Brixton Park development to provide another route to head north.

345

Assistant City Attorney Rulon Hopkins advised that the Master Development Agreement specified where building could occur for the first 900 homes, and that building in the south part of the development would not take place until Mountain View Corridor was completed.

Commissioner Carn received clarification about the construction of water tanks and fire breaks.

350

Commissioner Willden received clarification that the Three Canyons development could be beneficial for completing Mountain View Corridor.

Commissioner Sprosty Burns received clarification about Lott mine traffic, and conversations that had been taking place regarding diverting some traffic.

355

Applicant Brandon Ames noted that with other projects they had been able to process materials onsite to cut down on traffic, and they were hoping to do that with this project as well. He also said he appreciated all the feedback and said that they would be available after the meeting to address any questions.

360

Motion made by Commissioner Mangum that the Planning Commission issue a positive recommendation to the City Council for the requested Three Canyons Community Plan, Master Development Agreement, and General Plan Amendment located at Mountain View Corridor and Grandview Boulevard to Stillwater Drive, including the findings and conditions in the Staff Report with the following changes:

365

Condition #7 should state: 7. Driveways “shall not” count toward guest parking requirements for twin home and attached products.

Condition #9 should be amended to state: 9. Truck traffic and modified routes related to the Lott Mine/gravel operations west of this development shall be addressed in Village Plan 1 and added to this Community Plan as an amendment at the same time, including but not limited to the following requirements:

370

- a. A designated truck route.
- b. Addressing impacts to City streets and pavement design for truck loads.
- c. Cleaning stations to prevent mud and debris from entering City streets and storm drain systems.
- d. Routing shall not go past schools.

375

Condition #10 should be amended to state: 10. The phasing and timing of extending Mountain View Corridor through this development shall be addressed in the Master Development Agreement.

- a. 350 residential building permits allowed prior to construction.
- b. 550 residential building permits allowed between commencement of construction and completion.
- c. Anticipated completion is no later than December 31, 2030.

380

Condition #12 should state: 12. A minimum of 70 lots shall be 1/3 acre or more. Striking out the words “in the hillside areas.”

Condition #18 should say: 18. The City Council shall “accept” public ownership of “public” identified communitywide trails as proposed on Sheet 5A-02.

385 Condition #21, part c. should state: c. Include development standards and details related to the overall experience upon entry, related to signage themes, fencing, lighting, and buffer treatments. Striking out the words “related to” in the second phrase.

Motion was seconded by Commissioner Hill.

390 Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

395 3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated.**

Planner I Joel Temple presented the item. This is a staff-initiated code amendment to simplify the standards for signage in the Office Warehouse zone and make it distinct from the Business Park zone. This also provides clarifying language around the intent of the code for all illuminated signage.

400 Planner I Joel Temple presented visual examples of the proposed sign amendments.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

405 Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.18, with the Findings and Conditions in the Staff Report, and for Condition # 1 in the Staff Report - choose the option that an illuminated sign “may” have a white, off-white, or near-white foreground. Seconded by Commissioner Carn.

410 Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

415 4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated.** Senior Planner David Jellen presented the item. The City is proposing a code amendment to Chapter 19.16 – Site and Architectural Design Standards that will update existing regulations for non- residential awnings, canopies, trellises, and pergolas.

420 Senior Planner David Jellen addressed the reasons for the amendment, and Staff felt code was too restrictive and needed to be clarified.

425 **Public Hearing Open** by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Willden received clarification regarding the location and size of accessory buildings.

Planning Director Carroll advised that the 20% landscaping would still be required.

430 Commissioner Sprosty Burns wondered if there could be any problems or unintended consequences.

Planning Director Carroll responded that Staff had not seen anything concerning up to this point, but thought it might be something to consider.

435

Commissioner Hill thought it would be a good idea to reach out to other cities for feedback, and to see how they had handled similar situations.

440 **Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.**

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

REPORTS

1. Commission Comments.

450 Commissioner Hill shared that APA Utah would be holding the Spring Conference at The Ruby Inn at Bryce Canyon, and would be held October 8th-10th.

455 Commissioner Carn advised that he had submitted his resignation, and thanked the Planning Commissioners and City Staff.

Commissioner Sprosty Burns expressed appreciation to Commissioners Carn and Mangum for their service to the Planning Commission, and noted each of their contributions.

460 Assistant City Attorney Rulon Hopkins reminded Planning Commissioners to complete their annual training.

2. Director's Report. – Planning Director Sarah Carroll also thanked Commissioners Carn and Mangum for their service to the Planning Commission, and let them know that plaques would be presented to them at a future City Council meeting.

CLOSED SESSION

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

ADJOURNMENT

470 Meeting Adjourned Without Objection 9:43 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder