



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, April 16, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input – *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. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

PUBLIC HEARINGS

The Commission will accept public comment and may make a recommendation to the City Council for the following items:

1. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zone and Official Map. It is proposed that larger buildings be allowed by increasing the Maximum Building Footprint Size in the Neighborhood Commercial Zone from 15,000 square feet to 60,000 square feet. Mike Williamson as applicant. City-wide. Developer-initiated. Senior Planner Austin Roy.

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. Redwood Sports Harvest Point B Site Plan located at 2113 North Hillcrest Road. Nathan Brown as applicant. Planner II Kendal Black.
2. Approval of Minutes: March 26, 2026.

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.



Code Amendments
Amending Section 19.02
April 16, 2026
Public Hearing

Report Date: April 10, 2026
Applicant: Mike Williamson w/ Beehive Academy
Previous Meetings: N/A
Type of Action: Legislative
Land Use Authority: City Council
Planner: Austin Roy, Senior Planner

A. Executive Summary:

Beehive Academy, a public charter school, is interested in a new site for a future school located at approximately 2000 S. Ring Road. This property is located in the Neighborhood Commercial Zone. The maximum building size allowed in the zone is 15,000 sq. ft. The applicant is requesting to amend the City Code to allow 60,000 sq. ft. maximum building size in the Neighborhood Commercial Zone. There are four sites in the City with this zone.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the proposed code amendments, review and discuss the proposal, and choose from the options in Section H of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The proposed site for the Beehive Academy would be on the west side of Ring Road, just west of the South Fire Station. The proposed concept plan for the site shows the area being accessed via two right-in/right-out access points off of Ring Road. The proposed concept plan also shows a large parking lot, two soccer fields and a detention pond, see attached exhibit.

C. Specific Request:

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

19.04.10 Land Use Regulations Table, Non-Residential	Amending Maximum Building Footprint Size in the NC zone from 15,000 sq. ft. to 60,000 sq. ft.
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D. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
Complies. This proposal is being initiated by the developer for Beehive Academy. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
Complies. Please see Sections F and G of this report.
3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.
Complies. Please see Section E of this report.

E. Community Review:

This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City’s website and in City Hall at least 10 calendar days prior to the public hearing. In addition to these requirements, property within 300 feet of NC zoning was mailed a notice and property within 500 feet of the Ring Road site was mailed a notice.

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

F. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

The Future Land Use Map of the General plan identifies the Neighborhood Commercial Zone as *Areas designated for low-scale commercial uses supporting general neighborhood needs.*

Staff conclusion: Up for discussion. *The Commission and Council may wish to discuss whether or not the proposed amendment matches the low-scale vision for neighborhood needs. Findings for either approval or denial are included in Section H of this report.*

Land Use and Neighborhoods, The Vision

“Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs,

it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents.”

Land Use Goal

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

Staff conclusion: Up for discussion. *The Commission and Council may wish to discuss whether or not larger buildings are fitting for the Neighborhood Commercial Zone. Findings for either approval or denial are included in Section H of this report.*

G. Code Criteria:

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

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

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section F of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Up for discussion. *The proposed amendment will significantly increase the size of buildings allowed in the Neighborhood Commercial zone which may increase intended volumes of traffic and the scale of buildings, thus impacting the surrounding neighborhoods.*

Section 19.04.09. describes the intent of this zone as follows:

Neighborhood Commercial (NC). The Neighborhood Commercial Land Use Zone is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents’ commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.

- a. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial Zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and architectural compatibility with the surrounding neighborhood.
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

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

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

Up for discussion. *The proposed amendment allows for increased building sizes in the NC zone. The scale of the proposed buildings may not match the intent of the NC zone. Additionally, the proposed amendment will apply to all properties in the Neighborhood Commercial zone, not just the Ring Road site.*

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

Up for discussion. *The proposed amendment will increase the allowed building size for all four sites that are zoned neighborhood commercial and any future sites that may be assigned neighborhood commercial.*

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

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, 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 proposed code amendments to Chapter 19.04, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan because the requested amendment will allow for a greater variety of uses in the Neighborhood Commercial zone.
2. The proposed amendment will support a variety of services and amenities, ensuring a high quality of life for existing and future residents.”
3. The application complies with the criteria in section 19.17.05 of the Land Development Code

Conditions:

1. Any conditions or changes as articulated by the Planning Commission:
-

Option 2 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the proposed code amendments to Chapter 19.04, with the Findings below:

1. The application is not consistent with the General Plan because it will increase the building sizes in the Neighborhood Commercial zone which is intended for smaller scale buildings due to the zone’s proximity to residential neighborhoods.
2. The application is not consistent with the General Plan because larger buildings may generate additional traffic, potentially resulting in adverse impacts to the adjacent residential neighborhoods.
3. The application is not consistent with Section 19.04.09 of the Code which states: Facilities should be oriented to serve residents’ commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.
 - a. The proposed amendment does not meet the intent of minimizing automobile trips and making commercial services more readily available to residents of adjacent neighborhoods.
 - b. _____.

Option 3 – Continuance

"I move to **continue** the proposed code amendments to Chapter 19.04 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. _____

I. Exhibits:

1. Proposed Code Amendments
2. Letter from the Applicant
3. Concept Plan
4. Beehive Academy Brochure

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

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

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

	NC	CC	RC	HC	OW	I	LI	BP	I/C	PSBL
Maximum Building Footprint Size	15,000 sq. ft. <u>60,000 sq. ft.</u>			50,000 sq. ft. max for each building within developments less than 20 acres in size ^{1,2}	Vested with rezone, see 19.04.09 (5); otherwise 80,000 sq. ft.	100,000 sq. ft.	75,000 sq. ft.			

To: Saratoga Springs City

From: Mike Williamson and Chris McCandless, Agents for Beehive Academy

RE: Code Amendment to allow for larger buildings on Ring Road.

Date: March 19, 2026

All,

It is our intention to apply for a code amendment to Municipal Code 19:04:10 to allow for the construction of a charter school on property located at 2000 S. Ring Road. Currently code states that building size will be restricted to 15,000 square feet. We as the seek to build a 50,000-60,000 square foot building and proposes that with its plan for traffic flow and the fact that a school is an appropriate use for the location warrants the change.

Code Change:

This property is shown as Neighborhood Commercial (NC) on the zoning map. Currently the chart for this area in code 19:04:10 shows the building size to be a maximum of 15,000 square feet. We propose the change be made to 60,000 square feet to allow for a wider range of uses including the school we are proposing.

Maximum Building Footprint Size	15,000 sq-ft			50,000 sq. ft. max for each building within developments less than 20 acres in size ^{1,2}	Vested with rezone, see 19.04.09 (5); otherwise 80,000 sq. ft.	100,000 sq. ft.	75,000 sq. ft.				
	60,000 sq. ft.										

Narrative and Background:

Beehive was first originated as an open-enrolment, tuition-free public charter school serving grades 7 through 12 in 2005. In 2022-23 school year, Beehive expanded in a new location to serve students in grades K-12. The school was founded by a group of scholars who recognized the need for a school the emphasized science, technology, engineering and mathematics. Since their inception, Beehive and its STEM based curriculum has expanded exponentially (see attached brochure).

With the success of the new school location in Sandy since 2022, Beehive is preparing to construct and open a new school in Saratoga Springs City, Utah. The location consists of two parcels located at approximately 225 West Ring Road Saratoga Springs City, Utah (the west half).

Initially the school will consist of 50,000 square feet and accommodate grades K-7 with an anticipated enrollment of 400 students. After the first year (hopefully in 2027), the school will grow year by year, opening a second 50,000 square foot building on the east side of the property when needed to accommodate the remaining K-12 grades.

A strong positive is that the area will have a nationally acclaimed STEM school choice for the students in the area! Beehive has received many awards and recognition from US News and World Report, Apple Distinguished Schools, National Technology Student Association (21 gold medals) and First. More awards and recognitions can be found at the school website www.beehiveacademy.orf/awards-and-recognitions. This is a use that will be beneficial to the community and enhance the surrounding area.

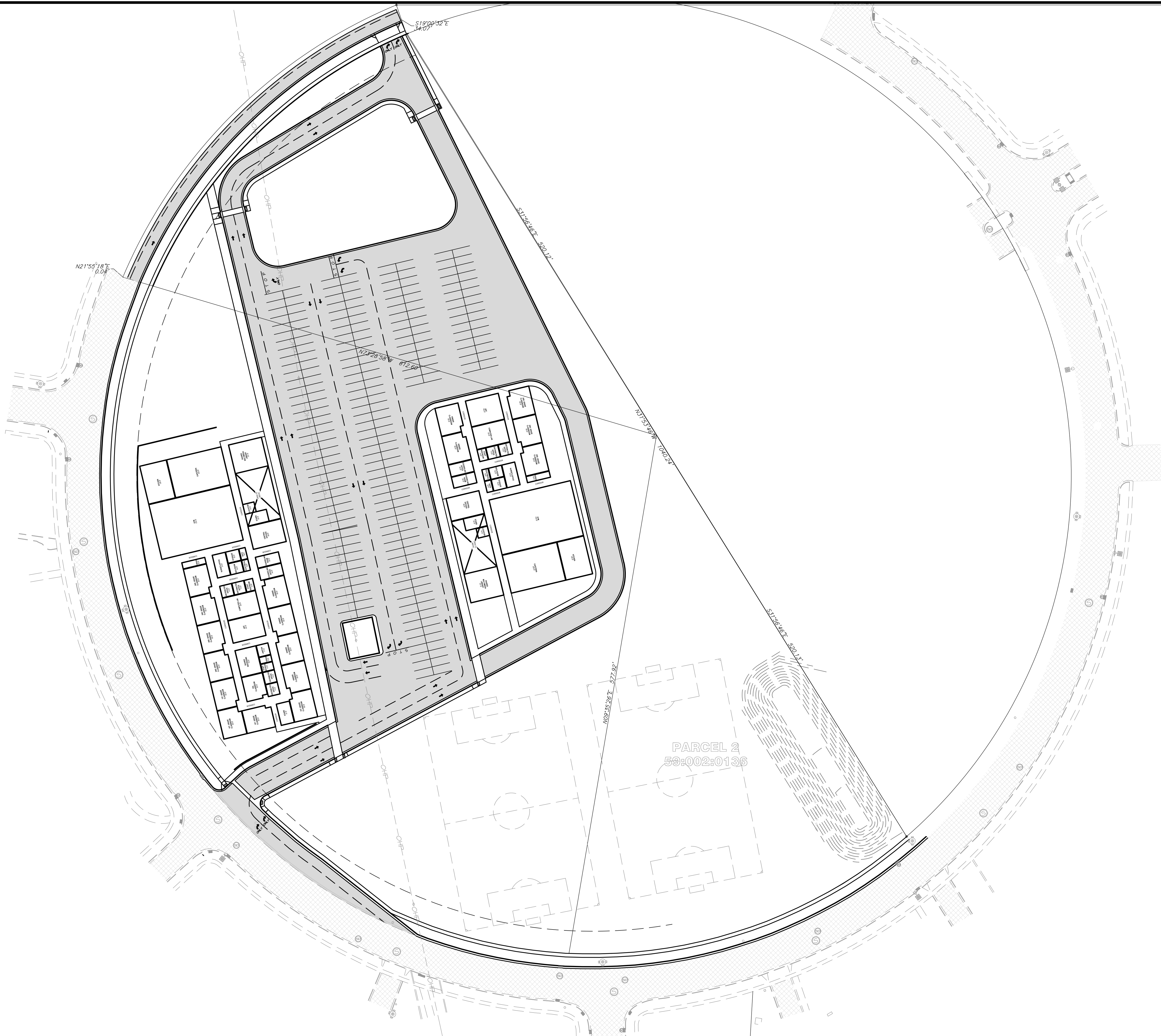
We are also aware of the impact this will have on traffic in the neighborhood. We have thoughtfully considered this, and Beehive is proposing an internal one-way traffic pattern. This only applies to our access and NOT the intersecting roads with Ring Road. That way, the school traffic will never turn left. Left hand turns are those that make traffic a problem. In this case Beehive will work with the city so that Ring Road can be fully open allowing our Students, Parents and Faculty an easier way to enter and exit using only right-hand turns. An exhibit showing how this works and of course is contingent upon the City participating in the improvements, together with Beehives contributions.

In conclusion, we are excited about this location as we know the alternative is a permitted use "retail-commercial development that has a much higher negative impact than Beehive. To that end, the school is likely the best and least impactful use to the area and provides a significant benefit in education and planned open space for everyone.

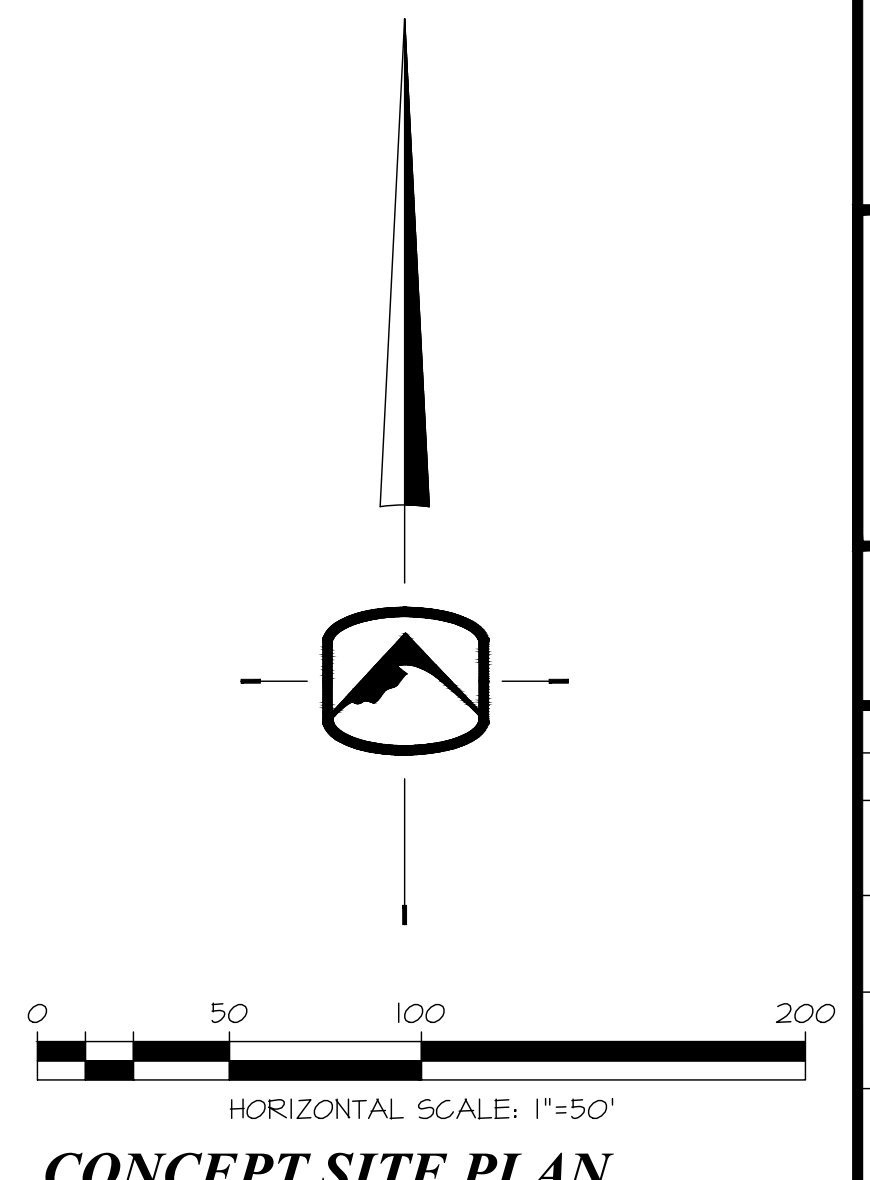
We appreciate your consideration,



Mike Williamson



PARCEL 2
59:002:0136



CONCEPT SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

BEEHIVE ACADEMY
RING ROAD
LEHI, UTAH

SEAL:

DATE: **03/31/2026**
PROJECT: **AW-078**
MANGER: **J.R.J.**

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

BEEHIVE SCIENCE & TECHNOLOGY ACADEMY

PREPARING
STUDENTS FOR
THE FUTURE



ABOUT BEEHIVE SCIENCE & TECHNOLOGY ACADEMY

MISSION STATEMENT:

At Beehive, students of diverse cultures achieve academic excellence and personal skills in a challenging and innovative STEM environment to become contributing global citizens.

VISION STATEMENT:

Students of Beehive Science and Technology Academy excel in a diverse and supportive learning community as they acquire the academic, social, and technological skills necessary to become responsible leaders and citizens of a globalizing world.

HISTORY

Beehive Academy originated as an open-enrollment, tuition-free public charter school serving grades 7 through 12 in 2005. Beginning in the 2022-2023 school year Beehive expanded to serve students in grades K-12. The school was founded by a group of scholars who recognized the need for a school that emphasized science, technology, engineering, and mathematics (STEM). They established Beehive in response to the realization that as new technologies increasingly drive America's social and economic arenas, the demand for STEM-based educational opportunities would undoubtedly grow.

BEEHIVE ACADEMY CURRICULUM

Beehive Science and Technology Academy's curriculum offers courses and extended-day activities that promote STEM, including computer science and advanced math courses, STEM Expo projects, and various STEM-related activities. Beehive Academy prepares students for prestigious competitions such as robotics, MathCounts, TSA, HOSA, FBLA, and state science fairs. The school offers college prep courses with particular emphasis on STEM-related industries, ensuring Beehive students graduate ready to advance to their next level of education.

Beehive Academy's primary objective is to develop students who possess critical thinking skills, equipping them for college matriculation and careers in Science, Technology, Engineering, and Math. Project-based learning forms the core of our STEM learning and certification programs, resulting in increased student engagement, collaborative work ethic, and real-world culminating projects that showcase students' understanding and acquisition of academic vocabulary and math conceptual mastery.



AWARDS, ACHIEVEMENTS AND RECOGNITIONS

Beehive Science and Technology Academy is firmly established as one of Utah's premier STEM schools. Over the years, Beehive has received numerous recognitions and awards of distinction.

SOME RECENT NOTABLE ACHIEVEMENTS INCLUDE:



- For many years, Beehive has been recognized as the Best High School and ranked by U.S. News & World Report as the **#1 High School in Utah**.



- Possibly one of the most prestigious awards given to Beehive is being recognized and continues to be recognized each year as an **Apple Distinguished School**. Beehive was the first Utah school to receive this national recognition, and was chosen by Apple for exemplifying innovation, leadership and educational excellence using Apple products to inspire creativity, collaboration, and critical thinking in its students.



- **Beehive's Technology Student Association** has competed in National Technology Student Association Championships across the United States. Their team brought home more than 21 gold medals and numerous silver medals.



- **Beehive has multiple FIRST (For Inspiration and Recognition of Science and Technology)** robotics teams. Their FIRST Lego League teams have received multiple awards throughout the years. They won Utah Championships and received invitations to the World Championship many times. Similarly, Beehive's FIRST Tech Challenge teams have been Utah Champions multiple years and have advanced to the World Championship multiple years.

More awards and recognitions can be found at the school website

<https://www.beehiveacademy.org/awards-and-recognitions>.



SCHOOL CORE VALUES

Beehive Academy aims to provide graduates with essential skills and understanding through the school's core values. These values prepare students to thrive as individuals and successfully graduate from high school. The first letters of the four main core value areas spell out **HIVE**:

HERE TO LEARN

Demonstrate advanced **STEM** knowledge and competence in core academic content and key employability skills including **communication, critical thinking, and creative problem-solving.**



INCLUDE OTHERS

Value and celebrate **diversity**, demonstrate **respect** for self and others, and cultivate an appreciation for **different perspectives** through collaboration.



VIEW MISTAKES AS PART OF LEARNING

Are **self-motivated** in their learning, **resilient** in the face of adversity, **passionate** about pursuing their own pathways, and embracing success and failure as an integral part of their **personal growth**.



EMPATHIZE

Contribute to local communities, recognize their role in the **global community**, and remain mindful of the **impact** of their words and actions.



HONOR PROGRAM OFFERINGS

Beehive Science and Technology Academy offers elementary honors classes providing a more rigorous and in-depth academic experience compared to on-level classes. These courses allow students to delve deeper into subjects, explore complex concepts, and develop advanced critical thinking and problem-solving skills. By participating in the honors class, students are better prepared for future advanced coursework and academic challenges. Secondary students can take honors math classes or be placed in higher-level math courses, while high school students are offered a variety of AP, concurrent enrollment, and CTE courses.



CLUBS, COMPETITIVE TEAMS AND STUDENT LIFE ACTIVITIES

Beehive Academy offers a variety of elementary and secondary clubs, including Lego robotics, science, math, technology, and arts. Secondary includes competitive and student interest clubs, sports, and world cultures.

Beehive Academy's student life activities include festivals, middle and high school dances, STEM Expo, International Day, and various studentbody supported events.

More information is available at the school website www.beehiveacademy.org.

BEEHIVE FAMILIES SPEAK 60

DIFFERENT LANGUAGES FROM THEIR

82 DIFFERENT CULTURAL IDENTITIES.

DIVERSE CULTURES Beehive Science and Technology Academy strives to provide students a premiere technology-integrated education while supporting diversity and achieving academic excellence and personal skills. The school serves families and students originating from more than 48 different countries and representing over 27 different state origins across the United States. Furthermore, the Beehive community speaks at least 60 different languages and claim more than 82 different cultural identities. Beehive Academy staff members come from more than 11 different countries, representing more than 31 cultures, and speak at least 17 different languages.

PBIS Beehive Academy administration conducts a Tier 1 prevention cycle to develop and implement clear and consistent classroom standards and expectations. They focus on explicitly taught routines and procedures, including efficient transition times with active student supervision. Precise direction and restorative practices are also implemented to help teachers manage positive student reinforcement and restorative correction procedures, empowering students to achieve success with responsibility and respect for all.

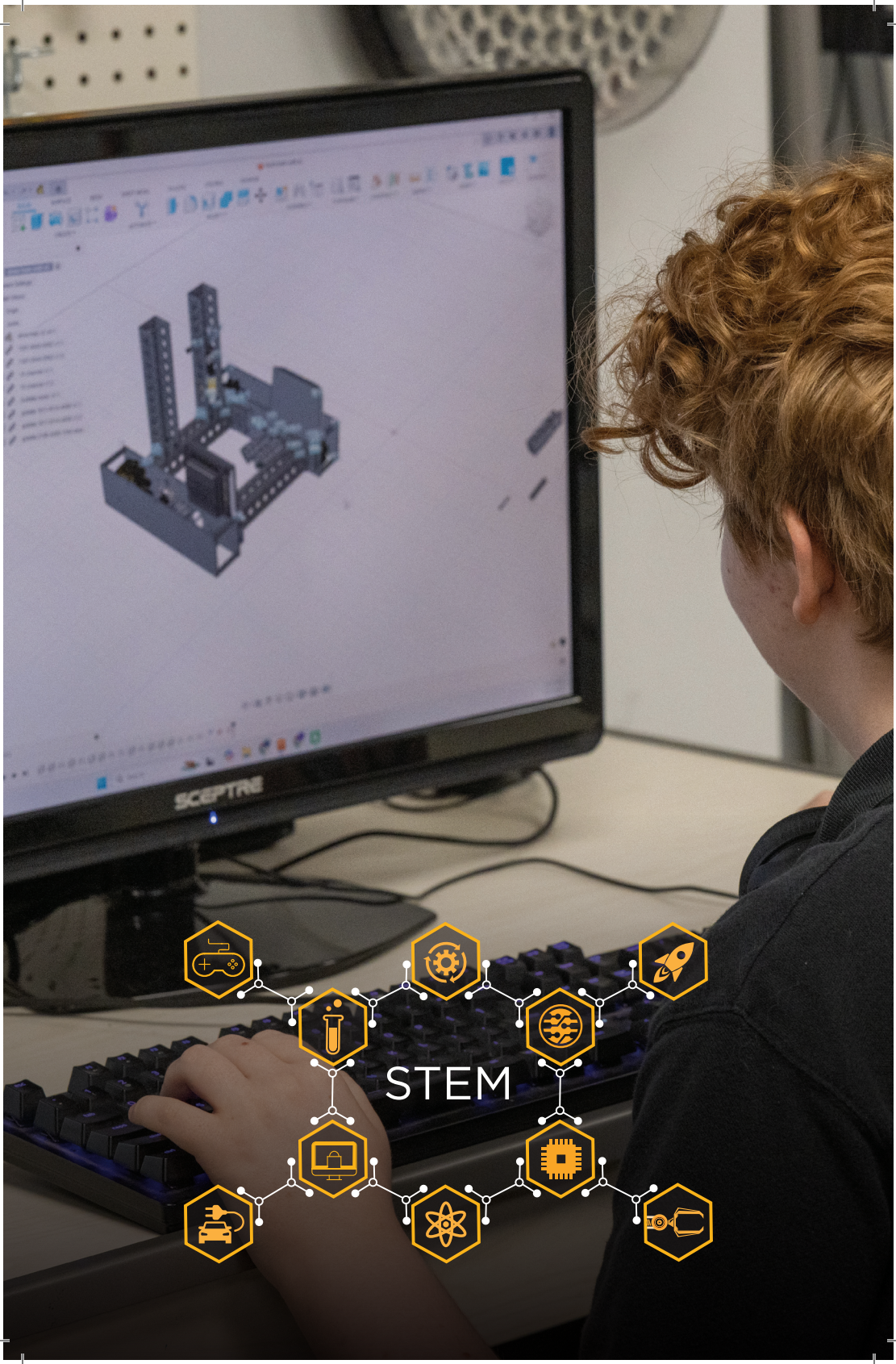


STEM AND ACADEMIC ACTIVITIES

A variety of after-school clubs are offered to provide opportunities for students to improve themselves in different areas and compete in various activities. These activities focus on providing hands-on opportunities in different STEM areas, including information technology, computer science, CAD, engineering, and human sciences.

Beehive Academy hosts the Utah STEM Expo, where students in K-11th grades conduct age-appropriate projects and presentations with students all over the state.





STEM





BEEHIVE SCIENCE &
TECHNOLOGY ACADEMY

2165 East 9400 South
Sandy, UT 84094

www.beehiveacademy.org
801.576.0070



Site Plan

Redwood Sports (Harvest Point Commercial Plat B)

April 16, 2026

PUBLIC MEETING

Applicant:	Nathan Brown
Owner:	Achiterdene GnaKhuyag
Location:	2113 North Hillcrest Road
Project Acreage:	1.49 acres
Lots:	1
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:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial/residential building at 2113 North Hillcrest Road for the Harvest Point Commercial Plat B development. Uses include one commercial building with five tenant spaces, four two-bedroom residential units on the upper floor, and a recreation room upstairs for the residents. There are multiple parking standards used to calculate the parking for the development. One tenant space is calculated at 1 stall per 100 square feet for a restaurant, one at 5 stalls per 1,000 square feet for a takeout restaurant, one at 4 stalls per 1,000 square feet for a personal services establishment, one at 4 stalls per 1,000 square feet for a future retail sales tenant, one at 4 stalls per 1,000 square feet for athletic coaching, and four at 1 stall per bedroom plus 0.25 stalls guest parking per residential unit. There are 65 required parking stalls and 65 provided for the 15,908-square foot building. The property is 64,907 square feet (1.49 acres) in size. The proposed building is just over 36' tall to the peak of the roof. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

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:

Harvest Point Commercial Plat B was recorded on December 9, 2021 but there is currently a plat amendment in the Mylar stage combining the two lots that the building will be placed on. The property is bordered by Hillcrest Road to the west, Redwood Road to the east, and Scooter's Lane to the north.

The site provides interconnection to the south through the Blossom parking lot, and the required cross-access easement has been obtained from the Blossom property owner and recorded with the County. Additional driveway accesses are provided on the west side of the site onto Hillcrest Drive and to the north onto Scooter's Lane.

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. Redwood Sports seeks to provide retail, athletic coaching, housing, restaurant, 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.

Code Section	Compliance
19.04, Land Use Zones:	Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting:	Complies
19.12, Subdivisions:	Complies
19.13, Process:	Complies
19.14, Site Plans:	Complies
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: <ul style="list-style-type: none">• (separate permit and approval required)	Complies

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 Redwood Sports located at 2113 North Hillcrest 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 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 redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
 4. The plat amendment in process (Harvest Point Commercial Plat B Amended) shall be recorded prior to issuance of the building permit.
 5. All other Code requirements shall be met.
 6. The site plan is approved as outlined in Section F of this staff report.
 7. Any other conditions or changes as articulated by the Planning Commission:
-

Option 2 – Continuance

"I move to **continue** the Site Plan for Redwood Sports located at 2113 North Hillcrest Road 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 Redwood Sports located at 2113 North Hillcrest 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 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
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easement

Staff Report

Author: Scott Petrik, Engineer I
Subject: Redwood Sports (Harvest Point B)– Site Plan
Date: April 14, 2026
Type of Item: Site Plan Approval



SARATOGA
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Description:

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

B. Background:

Applicant: Nathan Brown—CORE Architecture
Request: Site Plan Approval
Location: 2107 North Redwood
Acreage: 1.49 Acres - 1 Lot

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

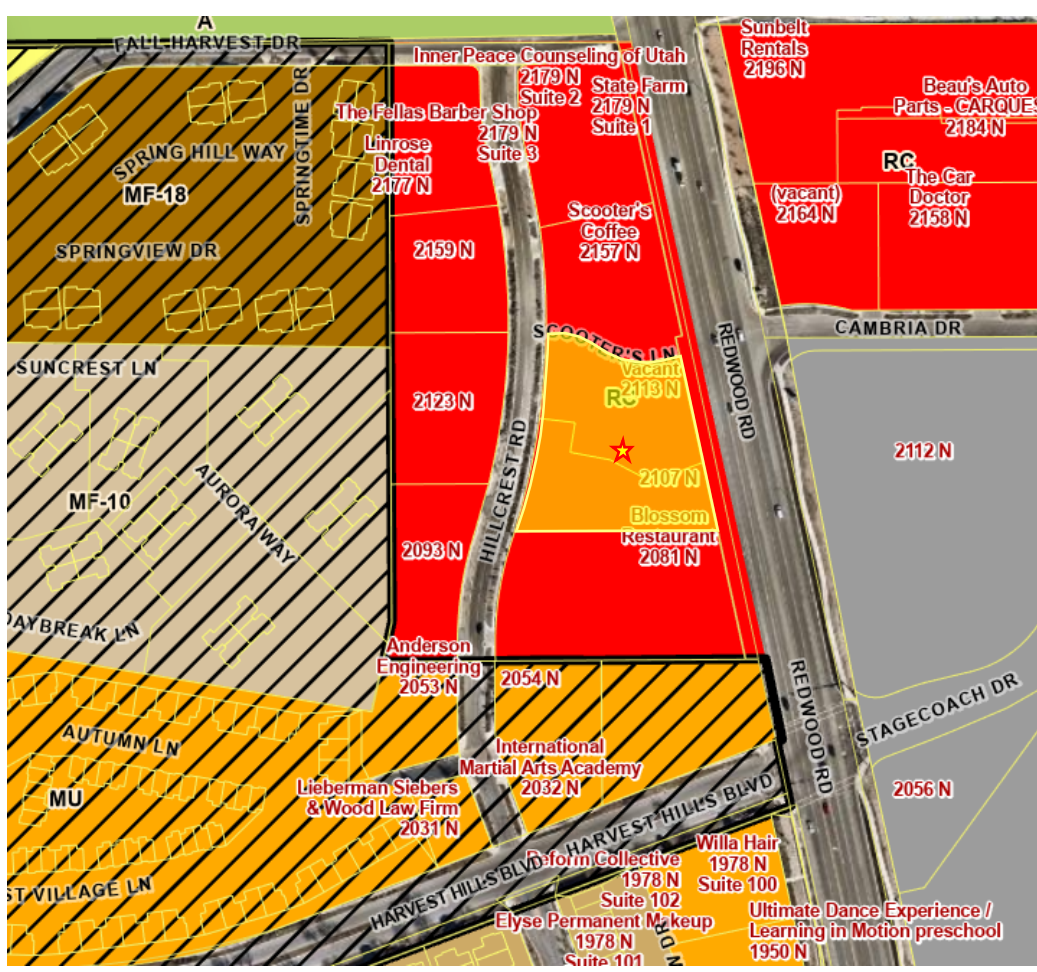
1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term 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 is required to submit a fire flow analysis to the Engineering Department for review prior to acceptance of construction drawings.

9. 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.
10. 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.
11. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
12. Developer shall bury the power lines less than 46 kV and the underbuilt that are within this plat.
13. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.
14. Traffic Impact Study:

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none"> • The development will consist of a Japanese restaurant, multifamily units, and a youth basketball facility • The project is anticipated to generate approximately 366 weekday daily trips, including 2 trips in the morning peak hour, and 56 trips in the evening peak hour • No auxiliary lanes are required with project trips included. However, a southbound to westbound right-turn deceleration lane should be considered at the Fall Harvest Drive / Redwood Road intersection once the property on the northwest corner develops 		
2025	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> • Included trips generated by surrounding developments studied by Hales Engineering • Harvest Hills Blvd extended east of Redwood Rd (under construction) 	<ul style="list-style-type: none"> • None
Findings	<ul style="list-style-type: none"> • Poor LOS at: <ul style="list-style-type: none"> ○ Fall Harvest Dr / Redwood Rd ○ Cambria Dr / Redwood Rd ○ Hillcrest Rd / Fall Harvest Dr • Poor safety conditions at Fall Harvest Dr / Redwood Rd: <ul style="list-style-type: none"> ○ 10 recent angle crashes ○ Several near misses observed 	<ul style="list-style-type: none"> • Acceptable LOS
Mitigations	<ul style="list-style-type: none"> • Restrict EB/WB left turns at: <ul style="list-style-type: none"> ○ Fall Harvest Dr / Redwood Rd ○ Cambria Dr / Redwood Rd • Note: The WB left-turn restriction could take place once the eastward extension of Harvest Hills Blvd connects to Cambria Dr 	<ul style="list-style-type: none"> • None

Exhibit 2: Location & Zone Map





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PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN

REDWOOD SPORTS

Applicant: Nathan Brown
 Owner: Achiterdene GnaKhuyag
 Location: 2113 North Hillcrest Road
 Project Acreage: 1.49 acres
 Residential Units/Lots: 4 Residential Units / 1 Lot
 Current Use: Undeveloped
 Land Use Designation: Regional Commercial
 Parcel Zoning: Regional Commercial
 Adjacent Zoning: Regional Commercial
 Adjacent Uses: Commercial
 Past Action and Date: Not Applicable
 Type of Action: Administrative
 Land Use Authority: City Council
 Planner: Kendal Black, Planner II

Date Received: 1st **submittal:** December 17, 2025
 2nd **submittal:** February 27, 2026
 3rd **submittal:** [Click here to enter a date.](#)
 4th **submittal:** [Click or tap to enter a date.](#)

Date of Review: 1st **submittal:** **December 19, 2025**
 2nd **submittal:** March 10, 2026
 3rd **submittal:** [Click here to enter a date.](#)
 4th **submittal:** [Click or tap to enter a date.](#)

Parcel Number(s) and size: Parcel: 68:042:0301 / 0.80 acres and Parcel: 68:042:0301 / 0.69 acres. **Will need to record plat amendment prior to this being approved.**

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 17, 2025

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:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: 4 units / 1.49 acres = 2.68 units per acre

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>64,907 square feet</i>
Front/Corner Side Setback (Minimum)	15'	Complies	<i>40' setback provided</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>20' setback provided</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 118' setback</i>
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	<i>30'+</i>
Lot coverage (Maximum)	50%	Complies	<i>17% coverage</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>Over 15,000 square feet</i>
Building Size (Maximum)	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.	Complies	<i>118' off the arterial centerline</i>

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.	<i>20% proposed</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Athletic Training, Restaurant, Restaurant, Take-out, Residential above Commercial, Retail Sales, Personal Services Establishment	Complies.	<i>All uses allowed in Regional Commercial</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>Not in flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Will be connected to City water and sewer</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 blocking any of these</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Abutting public and private street</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.	<i>Checked by Engineering</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>See context plan</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</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>See sheet LP-100</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>See sheet C2.01</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>See sheets IR-100 - IR-101 and IR-501 through IR-503</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>See site plan for locations and sheet AS502 for details of walls and enclosures</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf	Complies.	<i>See sheet LP-101</i>

grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>2" caliper</i>
Evergreen Trees: Minimum 6' in height.	Complies.	<i>6'</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 A and D 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 shrubs are 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>
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 iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site. 	N/A.	<i>No artificial turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>All plants and trees 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>Tan and brown colored rocks proposed in 2" and 4"-6" sizes.</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>See sheet LP-100</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: <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. 	N/A.	<i>No power poles on property</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	<i>No existing vegetation</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.	N/A.	<i>No existing vegetation</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	<i>No existing vegetation</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	<i>No existing vegetation</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.	N/A.	<i>No existing vegetation</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.	N/A.	<i>No existing vegetation</i>
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	Complies.	<i>5 oz. DeWitt weed barrier</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>Rock mulch being used</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	N/A.	<i>No turf proposed</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>See sheet IR-100</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 LP-COLOR</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	N/A.	<i>No retaining walls proposed</i>

<p>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.</p>		
<p>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:</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. 	<p>N/A.</p>	<p><i>No fencing proposed</i></p>
<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. 	<p>N/A.</p>	<p><i>No fencing proposed</i></p>
<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 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.</p>	<p>N/A.</p>	<p><i>No fencing proposed</i></p>
<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. 	<p>N/A.</p>	<p><i>No fencing proposed</i></p>
<p>Amount of Required Landscaping</p>		
<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>	<p>Complies.</p>	<p><i>See landscape plan</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.	Complies.	<i>20% proposed</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 LP-101</i>

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	64,907		
Required Landscaping	12,981	Complies	<i>One sheet shows 17,743 sf proposed on cover sheet for on-site landscaping (within property lines) and the other sheet shows 25,761 sf on landscape plan which includes park strips</i>
Required Deciduous Trees	6	Complies	<i>36 proposed</i>
Required Evergreen Trees	4	Complies	<i>9 proposed</i>
Required Shrubs	22	Complies	<i>165 proposed</i>
Drought Tolerant Plants	16	Complies	<i>All plants 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>Asphaltic concrete</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 C1.01</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>See sheet C1.01</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>Provided cross-access easement documentation recorded with the County</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>All lighting details provided</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 stalls meet the distance requirements from tenant space main entrances</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'		
<p>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.</p>		Complies.	<i>See sheet C1.01</i>
<p>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.</p>		Complies.	<i>See sheet C1.01</i>
<p>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</p>		Complies.	<i>3 required with one being a van space. Those were all provided</i>
<p>Accessible stalls shall be as close to the primary entrance as possible.</p>		Complies.	<i>Right in front of primary entrance</i>
Parking Requirements and Shared Parking			
<p>Available on-street parking shall not be counted towards meeting the required parking stalls.</p>		Complies.	<i>None used in parking counts</i>
<p>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.</p>		Complies.	<i>All based on square footage but the residential</i>
<p>When a development contains multiple uses, more than one parking requirement may be applied.</p>		Complies.	<i>Multiple parking standards on this site plan</i>
<p>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.</p>		Complies.	<i>Rounded up from 64.99 to 65</i>
<p>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)</p>			
<p>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.</p>		Complies.	<i>See Traffic Impact Study</i>
<p>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:</p> <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; 		Complies.	<i>See Traffic Impact Study</i>

<p>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;</p> <p>5. the number of employees;</p> <p>6. the number of customers and patrons;</p> <p>7. trip generation; and</p> <p>8. peak demands.</p>		
<p>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:</p> <p>a. an agreement granting shared parking or mutual access to the entire parking lot; and</p> <p>b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</p>	N/A.	<i>None proposed</i>
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <p>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.</p> <p style="padding-left: 40px;">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.</p> <p>b. Driveways shall not count towards the guest parking requirement.</p> <p>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</p>	Complies.	<i>Less than 200' to entrance to residential units</i>
Landscaping in Parking Areas		
<p>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.</p>	Complies.	<i>3' berm provided, deciduous and evergreen trees provided, trees places no more than 30' apart in park strip, and trees not in clear sight triangle</i>
<p>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.</p>	Complies.	<i>All curbed against parking areas</i>
<p>Clear Sight Triangles must be followed.</p>	Complies.	<i>See LP-COLOR</i>
<p>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.</p>	Complies.	<i>Areas not built on are landscaped and irrigated</i>
<p>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. Each island on doubled parking rows shall include a minimum of two trees per planter.</p>	Complies.	<i>See sheet C1.01</i>

<p>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.</p> <p>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.</p>	Complies.	<i>See sheet C1.01</i>
<p>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.</p>	Complies.	<i>See sheet C1.01</i>

Required Minimum Parking

<p>Restaurant – 1 stall per 100 sf Take-out restaurant – 5 stalls per 1,000 sf Dwelling above commercial – 1 stall per bedroom plus required guest parking Personal Services Establishment – 4 stalls per 1,000 sf Retail Sales – 4 stalls per 1,000 sf Athletic Coaching – 4 stalls per 1,000 sf</p>	Complies.	<i>64.99 required, 65 provided</i>
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Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)

<p>Curbside Pick-up Signs –</p> <p>i. Location. Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.</p> <p>ii. Size. The area of the sign shall not exceed 1.6 square feet.</p> <p>iii. Height. A curbside pick-up sign shall not exceed six feet in height.</p> <p>iv. Number. The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located.</p> <p>1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls.</p> <p>v. Illumination. Curbside pick-up signs shall not be illuminated.</p>	N/A.	<i>None proposed. Would need sign permit application for these</i>
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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'	N/A	24'

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>See sheet E601</i>

Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>29" decorative base provided</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>All lighting details provided</i>
Angle: Shall be directed downward.	Complies.	<i>Are all directed downward? Add note and provide details sheet.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>See sheet E601</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>All lighting details provided</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>All lighting details provided</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 Notes on 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.	<i>See Notes on sheet ES102</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. Exceptions: <ul style="list-style-type: none"> • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line. 	Complies.	<i>See Notes on sheet ES102</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 Notes on sheet ES102</i>
Pole design shall include an arm and bell shade.	Complies.	<i>See Notes on sheet ES102</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>13' tall poles proposed</i>
All lighting fixtures in surface parking lots shall be fitted to render them full cutoff.	Complies.	<i>All full cutoff</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 on sheet ES102</i>

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.	<i>See Notes on sheet ES102</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>See sheet ES102</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. 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.	<i>Parking lot pole lights provide lighting for walkways</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>All lighting details provided</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>All lighting details provided</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 sheet ES102</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>No / 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 \$: <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

<p>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.</p>	<p>Complies.</p>	<p><i>All of the lot being built on</i></p>
<p>Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.</p>	<p>Complies.</p>	<p><i>None proposed</i></p>
<p>Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.</p>	<p>Complies.</p>	<p><i>See Acknowledgement sheet</i></p>
<p>Vicinity Map: A general location map indicating the approximate location of the subject parcel.</p>	<p>Complies.</p>	<p><i>See sheet C0.00 and Context Plan</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Context Plan</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Context Plan</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See Alta survey</i></p>
<p>Compliance statement: A statement indicating how the proposed development complies with the City’s adopted Land Use Element of the General Plan.</p>	<p>Complies.</p>	<p><i>See Statement sheet</i></p>
<p>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.</p> <p>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 :</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; 	<p>Complies.</p>	<p><i>See plans on file with Planning</i></p>

<ul style="list-style-type: none"> 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>	Complies.	<i>See LTSWMP and Stormwater memo</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 TIS</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>See data table on sheet C0.00</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, candle power, and type of lighting proposed, and in conformance with the City’s lighting standards. An individual photometric plan is also required.</p>	Complies.	<i>All lighting details provided</i>
<p>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</p>	Complies.	<i>See sheets A201, A202, and AS502</i>

structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.		
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 sheet A201</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid at application submittal</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 TIS</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	<i>None proposed</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>See landscape plan</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; 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>See site plan</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>
Trails Master Plan: Shows required trails	Complies.	<i>Off-site trail shown on plans</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	Complies.	<i>See sheet A202</i>

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.		
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See sheet CI.01</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 CI.01</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 sheet CI.01</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet CI.01</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 or smaller commercial buildings 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>Front of building faces Redwood Road</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>See sheet CI.01</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>See sheet CI.01</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.	Complies.	<i>See sheet AS502</i>

<p>a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.</p>		
<p>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.</p>	<p>Complies.</p>	<p><i>See sheet CI.01</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>Put as far away from the street and view on-site as possible</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>See sheet LP-100</i></p>
<p>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.</p>	<p>Complies.</p>	<p><i>Provides connections to the south as required</i></p>
<p>Site Design Standards: Non-Residential Development</p>		
<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>All businesses do business entirely in the building</i></p>
<p>Access Requirements:</p> <p>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</p> <p>b. the entire flare of any return radii shall fall within the right-of-way.</p>	<p>Complies.</p>	<p><i>24' wide entrances</i></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>Provided at north end of parking lot. See sheet CI.01</i></p>
<p>Screening of Storage & Loading Areas:</p>		
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	<p>Complies.</p>	<p><i>CMU wall with stucco color over to match building</i></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</p>	<p>Complies.</p>	<p><i>Enough space to stand them up around dumpster</i></p>

business (unless storage is otherwise accommodated behind required screened storage areas).		
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>Abutting Regional Commercial</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.	<i>No fencing proposed</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	<i>Just over 6' high wall for trash enclosure</i>
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.	Complies.	<i>10' or more from Hillcrest Road</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>Much further than 5' away</i>
General Architectural Design Standards		
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: <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-cocheres, 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. 	Complies.	<i>See renderings and 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.	N/A.	
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>See elevations</i>
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>Hidden by parapet</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>Same materials as the wall</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 metal frames</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>All 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>4' or greater</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>At least ten feet off ground</i>
Backlighting is not permitted.	Complies.	<i>No backlighting proposed</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>Shielded from view by parapet</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.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Shielded from view by parapet</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same materials as wall as it is integrated into wall</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>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 used</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 materials used</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. 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>None near 75% of one material or color</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>None 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.	Complies.	<i>No exterior stairways proposed</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>None shown on the exterior</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>Panels shown on exterior, painted to match the wall color</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>See elevations</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 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>East and west elevations have more than the required 35% glass. Other two elevations do not face public streets.</i>

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>See elevations and signage notes on elevations sheets</i>
Monument sign location meets code and sign details provided	N/A.	
Wall signs and potential locations and details	Complies.	<i>See elevations and signage notes on elevations sheets</i>

19.19 Open Space

Minimum Required Open Space

Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	Complies.	<i>What is proposed will meet the 10-amenity points requirement</i>

Minimum Required Amenities

Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	Complies.	<i>What is proposed will meet the 10-amenity points requirement</i>
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least 1 separate item each from Categories C, D, and E.	Complies.	<i>What is proposed will meet the 10-amenity points requirement</i>
No more than 25% of the points may be met by one specific item type in any one category.	Complies.	<i>Points are varied</i>

All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	N/A.	No park proposed
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	N/A.	None from Categories A or B proposed
Payment in Lieu of Open Space		
<p>Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:</p> <ol style="list-style-type: none"> any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or any single-family development with a park requirement of less than 1 acre, or any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or that portion of a development that is located within ¼-mile of an existing improved regional public park. 	N/A.	This is an option but not chosen
<p>Total Cost:</p> <ol style="list-style-type: none"> The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities. 	N/A.	This is an option but not chosen

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
<p>WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0</p>		
<p>Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates</p>	Complies.	<i>Address provided by GIS and it is accurate and sequential</i>
<p>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?</p>	Complies.	<i>Address works with surrounding addresses</i>
<p>Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:</p>		
<p>1. Background. Numbers shall be set on a background of a contrasting color.</p>	Complies.	<i>See notes in Exterior Elevation Notes on sheets A201 and A202</i>
<p>2. Size. Residential building numbers shall be at least 4-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 4 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.</p>	Complies.	<i>See notes in Exterior Elevation Notes on sheets A201 and A202</i>
<p>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</p>	Complies.	<i>See notes in Exterior Elevation Notes on sheets A201 and A202</i>

<p>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.</p> <ol 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 1 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. 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. 		
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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>

A

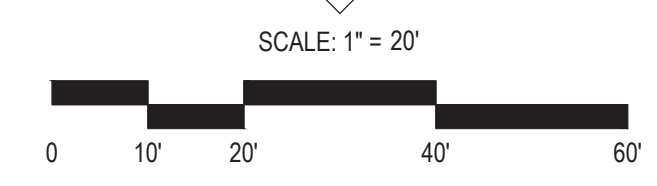
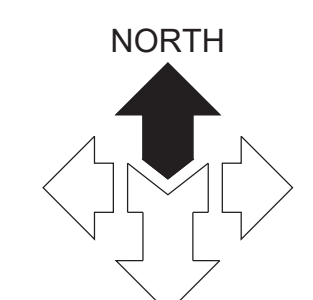
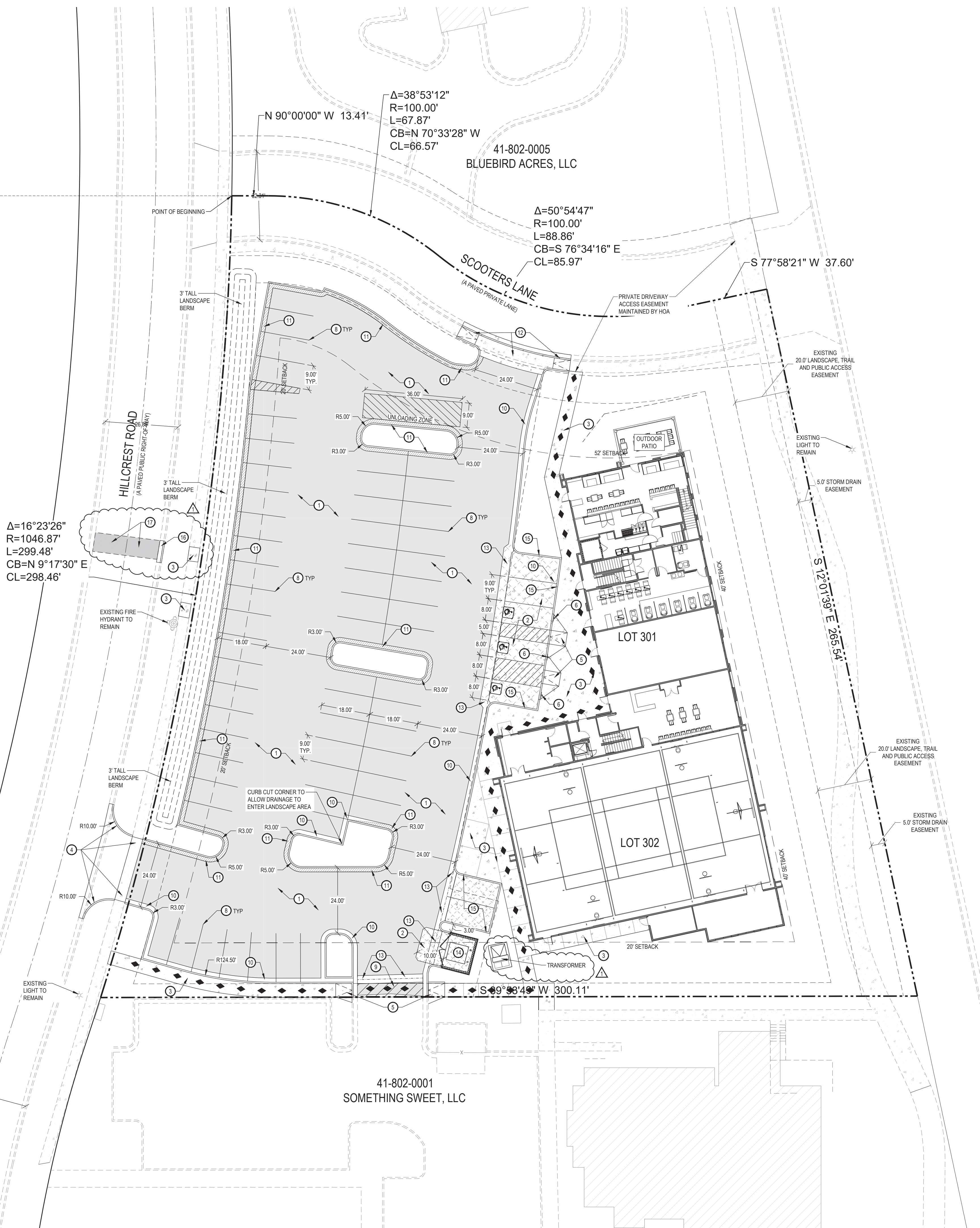
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C

D

41-802-0004
TW PROGRESS, LLC

D 802-0002
S, CASEY



DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%
HARDSCAPE	35,539 SQFT	0.82	55%
LANDSCAPE	17,743 SQFT	0.41	27%
BUILDINGS	11,625 SQFT	0.27	18%
TOTAL	64,907 SQFT	1.49	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTINGS.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 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.saratogaspingscity.com/publicaccess/templategen.aspx>
 NOTE: NO SENSITIVE LANDS WITHIN PROPERTY

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'B1', SHEET C5.01.
 - 3 CONCRETE SIDEWALK, PER SARATOGA SPRINGS ST-1.
 - 4 COMMERCIAL DRIVE APPROACH, PER SARATOGA SPRINGS CITY STANDARDS 'ST-4B'
 - 5 ADA RAMP WITH DETECTABLE WARNING SURFACE, PER SARATOGA SPRINGS CITY STANDARDS 'ST-5B'
 - 6 VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D4', SHEET C5.01.
 - 7 PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET C5.01.
 - 8 4' WIDE SOLID WHITE PARKING STALL STRIPE LINES.
 - 9 4' WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 10 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01. SEE SARATOGA SPRINGS CITY STANDARD 'ST-1' FOR SIDEWALK CURB AND GUTTER DETAILS.
 - 11 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
 - 12 DIP DRIVE APPROACH PER APWA PLAN 215.
 - 13 36" CONCRETE WATERWAY PER DETAIL 'A5' ON SHEET C5.01.
 - 14 DUMPSTER ENCLOSURE, SEE ARCHITECT'S PLANS FOR DETAILS.
 - 15 CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET C5.01.
 - 16 MATCH AND REPLACE EXISTING CURB AND GUTTER IN UTILITY TRENCH PER SARATOGA SPRINGS STANDARD PLAN ST-1 ON SHEET C5.01.
 - 17 T-PATCH ASPHALT PER SARATOGA SPRINGS STANDARD PLAN ST-26 ON SHEET C5.02.
 - 18 ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

DATA TABLE

	ACRES	SQ.FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	1.490	64,907	100%		
SENSITIVE LANDS	0	0	0%		
OPEN SPACE	0	0	0%		
BUILDABLE AREA	0.710	30,920	48%		
RIGHT OF WAY AREA	0.109	4,748	7%		
LANDSCAPING AREA	0.41	17,743	20%		
LOTS	1.490	64,907	100%	1	
NET DENSITY DWELLINGS BY ACRE				4	2.68/ ACRE
PROPOSED BUILDING BY FLOOR	0.365	15,908			
PROPOSED GARAGE PARKING SPACES	0	0	0%		0 GARAGE PARKING
SURFACE PARKING SPACES				65	65 PARKING SPACES (4 COVERED PARKING FOR RESIDENCES)
TOTAL NUMBER ADA PARKING SPACES				3	3 REQUIRED
TOTAL NUMBER OF LOTS				1	
TOTAL NUMBER OF DWELLINGS				4	
TOTAL NUMBER OF BUILDINGS				1	
SQ.FT. OF PROPOSED BUILDING	15,908				
SQ.FT. OF BUILDING BY FLOOR					LVL 1 = 10,882; LVL 2 = 5,026

PARKING CALCULATIONS

PARKING TYPE	ROOMS	SQUARE FOOTAGE	RATIO	NO STALLS REQ.
RESTAURANT	JAPANESE RESTAURANT	1,849	1 STALL PER 100 SQFT	18.49
RESTAURANT, TAKEOUT	BOBA SHOP	915	5 STALLS PER 1,000 SQFT	4.57
DWELLING, ABOVE COMMERCIAL	(4) RESIDENTIAL UNITS	4,911	1 STALL PER BEDROOM PLUS REQ. GUEST PARKING	9.00
PERSONAL SERVICES ESTABLISHMENT	NAIL SALON	968	4 STALLS PER 1,000 SQFT	3.87
RETAIL SALES	FUTURE TENANT	1,030	4 STALLS PER 1,000 SQFT	4.12
ATHLETIC COACHING	BASKETBALL COURT	6,235	4 STALLS PER 1,000 SQFT	24.94
TOTAL STALLS REQUIRED				64.99 (65)
TOTAL STALLS PROVIDED				65



NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



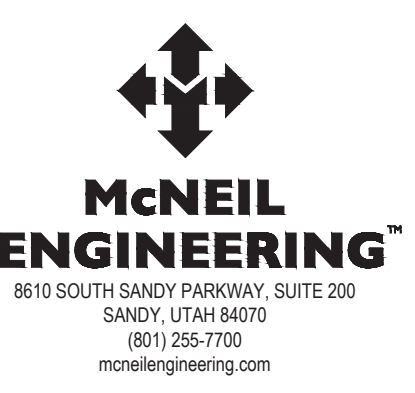
233 SOUTH PLEASANT GROVE BLVD.
 SUITE #105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 769-3000
 core@corearch.com

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PROFESSIONAL STAMP



CONSULTANT INFORMATION



8610 SOUTH SANDY PARKWAY, SUITE 200
 SANDY, UTAH 84070
 (801) 255-7700
 mcneilengineering.com

PROJECT TITLE AND ADDRESS
REDWOOD SPORTS FACILITY
 HARVEST POINT COMMERCIAL PLAT 'A', LOT 3

REVISIONS

DESCRIPTION	DATE
CITY COMMENTS 1	01-29-26

PROJECT INFORMATION
 DATE: 9 JANUARY 2026
 PROJECT #: 25-040/ 25311
 DRAWN BY: CBN/ TJO
 PM / PA: CCW

DRAWING SET STATUS
 100% CONSTRUCTION DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

CIVIL SITE PLAN

SHEET NUMBER
C1.01



SITE MATERIALS LEGEND

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

	1-201	2" BROWN 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.	13,734 sf
	1-222	4-6" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	11,777 sf
2 HARDSCAPE			
	2-011	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	6
	2-015	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	240 lf

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	DROUGHT TOLERANT
CONIFERS							
	JSC	9	Juniperus scopulorum 'Cologreen' Cologreen Juniper T&4; 12-17X4-6'; AV 314; sun; z3; Utah Lake water tolerant	B & B		6'	Yes
DECIDUOUS TREES							
	CCI	12	Crataegus crus-gali inermis Thornless Cockspur Hawthorn T&4; 25x25; AV 314; full to part sun; z3; Utah Lake water tolerant	B & B	2"Cal		Yes
	QRA	8	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak T&4; 45x14; AV 176; sun; z4	B & B	2"Cal		Yes
	TCG	6	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden T&4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal		Yes
	ZSG	10	Zelkova serrata 'Green Vase' Green Vase Zelkova T&4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal		Yes
SUBTOTAL:							

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
DECIDUOUS SHRUBS					
	AMS	48	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	5 gal	Yes
	BCB	10	Berberis thunbergii 'Monomb'™ Cherry Bomb Japanese Barberry S&3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	Yes
	BTL	24	Berberis thunbergii 'BallErn'™ Limoncello Barberry S&3; 4x4; AV28; full to partial sun; z4	5 gal	Yes
	PCC	12	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12x8'; sun; z2	5 gal	Yes
	PFF	27	Potentilla fruticosa 'Fargo' Fargo Yellow Shrubby Cinquefoil S&2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal	Yes
	RFC	10	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	Yes
	RGL	14	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	Yes
	VTA	20	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal	Yes
SUBTOTAL:					

EVERGREEN SHRUBS							
	JHW	10	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8"; low water; sun; z3; Utah Lake water tolerant	5 gal			Yes
SUBTOTAL:							
GRASSES							
	CAK	23	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal			Yes
	MML	27	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal			Yes
SUBTOTAL:							
ROSES							
	RAD	11	Rosa x 'Meimrot'	5 gal			Yes
SUBTOTAL:							

ISSUE DATE 1/7/2026	PROJECT NUMBER UT25127	PLAN INFORMATION THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT CORE ARCHITECTURE ATT: NATHAN BROWN 801-769-3028 NATHANB@COREARCH.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP	LICENSE STAMP LANDSCAPE ARCHITECT NATHAN BROWN 1/7/2026 STATE OF UTAH	DRAWING INFO PLOT DATE: 1/7/2026 DRAWN: ACP CHECKED: KBA PM: JTA
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NO. REVISION DATE

1	CITY COMMENTS	01-08-2025
2		
3		
4		

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

REDWOOD SPORTS TRAINING FACILITY
HILLCREST LANE
SARATOGA SPRINGS, UTAH

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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

LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

LANDSCAPE PLAN SPECIFICATIONS

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:

- TREE CONDITIONS
- GUARANTEES
- MAINTENANCE
- SOIL AMENDMENTS
- FINE GRADING
- LANDSCAPE EDGING
- FURNISH AND INSTALLING PLANT
- TURF PLANTING
- 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 ERRORS 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-GUYS 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 PLANTING 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.

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, BERMS, AND SWALES
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SWALES, BERMS, OR GRADE
 - DEVICES FOR CHANNELING ROOF RUN OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAIN WATER AT A MINIMUM OF 10" FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICH EVER DISTANCE IS GREATER

- GENERAL LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS 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 QUANTITIES TO BE USED
 - 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 SOIL 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 INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND 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 LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWS MUST HAVE A 4-6" TREE RING OF THE SAME EDGING
 - LAWN GRASS AREA**
 - SOD
 - ALL LAWS ARE 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 PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POPSpray HEADS AND GEAR DRIVEN ROTORS. ALL DIRECTORS AND COVER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHRIMPDED FINISH. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. CONTACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
 - SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAW'S AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED, DARRILL@SUMMITSEEDING.COM 435-799-8003.
 - APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND DRY MIXTURE WATER CRYSTAL. WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE. (POWER): USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
 - IRRIGATION**: ALL AREAS MUST BE KEPT MOST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAILY WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
 - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVEN WITH 4-6" DEPTH OF SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
 - ORGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, ORGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 350LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (@20LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).
 - ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

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 TIE 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 1" 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, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREES, 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:

- PH: 5.5-7.5
- EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
- SAR (SODIUM ABSORPTION RATION): < 3.0
- % OM (PERCENT ORGANIC MATTER): > 1%
- 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 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:

- WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
- PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
- REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- 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 SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES ON ONE (1) INCHES FOR PLANTERS BELOW GRADE. ADJACENT PAVED SURFACED, PROVIDE: NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURFACES SUBSOIL AND TOPSOIL FROM THE SITE.

C. COMPACTIONS: COMPACT UNDER HARD SURFACE AREAS (ASPHALT PAVES AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACT 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 CONSISTENT MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF TRUNING 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 CIRCL: 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. TURF SOD 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. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: 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.

C. 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 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 TOO 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 CONTRACTORS 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 GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES ARE TO BE REMOVED 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. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	I-18	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
	I-20	2" BROWN 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.	13,734 sf
	I-22	4-6" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	11,777 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	6
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	240 lf

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
CONIFERS							
	JSC	9	Juniperus scopulorum 'ColoGreen' ColoGreen Juniper Tc2; 12-17X4-6'; AV 20; sun; z3; Utah Lake water tolerant SUBTOTAL:	B & B		6'	Yes
DECIDUOUS TREES							
	CCI	12	Crataegus crus-gali inermis Thornless Cockspur Hawthorn Td4; 25x25; AV 314; full to part sun; z3; Utah Lake water tolerant	B & B		2" Cal	Yes
	QRA	8	Quercus robur x alba 'JFS-KWQX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B		2" Cal	Yes
	TCG	6	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B		2" Cal	Yes
	ZSG	10	Zelkova serrata 'Green Vase' Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant SUBTOTAL:	B & B		2" Cal	Yes
		36					

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
DECIDUOUS SHRUBS					
	AMS	48	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	5 gal	Yes
	B'CB	10	Berberis thunbergii 'Monom'™ Cherry Bomb Japanese Barberry Sd3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	Yes
	BTL	24	Berberis thunbergii 'BaillFini'™ Limonicello Barberry Sd3; 4x4; AV28; full to partial sun; z4	5 gal	Yes
	PCC	12	Prunus cistena Purple Leaf Sand Cherry Moderate; 10-12x8'; sun; z2	5 gal	Yes
	PFF	27	Potentilla fruticosa 'Fargo' Dakota Sunspot™ Fargo Yellow Shrubby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal	Yes
	RF'C	10	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	Yes
	RG'L	14	Rhus aromatica 'Gro-Low' Gro-Low Sumac Gv1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	Yes
	VTA	20	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3; SUBTOTAL:	5 gal	Yes
		165			

SARATOGA SPRINGS-SITE REQUIREMENT CALCULATIONS

LANDSCAPE COUNT:	REQUIRED:	PROVIDED:
LANDSCAPE AREA:	12,981 sf	36
REQUIRED DECIDUOUS TREES:	4	9
REQUIRED EVERGREEN TREES:	22	17
REQUIRED SHRUBS:	4	9
LIVE VEGETATION COVERAGE IN LANDSCAPING 6" AND 2" TREES	50%	(52%) 13,265 SF
TWO COLORS ROCK:		25,511 SF
2" TAN CRUSHED ROCK		(53%) 13,734 SF
2" BROWN CRUSHED ROCK		(47%) 11,777 SF
DROUGHT TOLERANT TREES:	75%	100%
TURF GRASS:	75% 117	100% 156
	<35%	0%
GRASSES:		52
ROSES:		11

EVERGREEN SHRUBS					
	JHW	10	Juniperus horizontalis 'Wilton' Blue Rug Juniper 8' x 8'; low water; sun; z3; Utah Lake water tolerant SUBTOTAL:	5 gal	Yes
GRASSES					
	CA'K	23	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	Yes
	M'ML	27	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant SUBTOTAL:	2 gal	Yes
		50			
ROSES					
	R'AD	11	Rosa x 'Meimirote' Apricot Drift® Rose	5 gal	Yes
		11	SUBTOTAL:		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
1/7/2026	UT25127	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26	

NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2025
2		
3		
4		

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SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
CORE ARCHITECTURE ATT: NATHAN BROWN 801-769-3028 NATHANB@COREARCH.COM	 DESIGN GROUP Landscape Architecture • Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 1/7/2026

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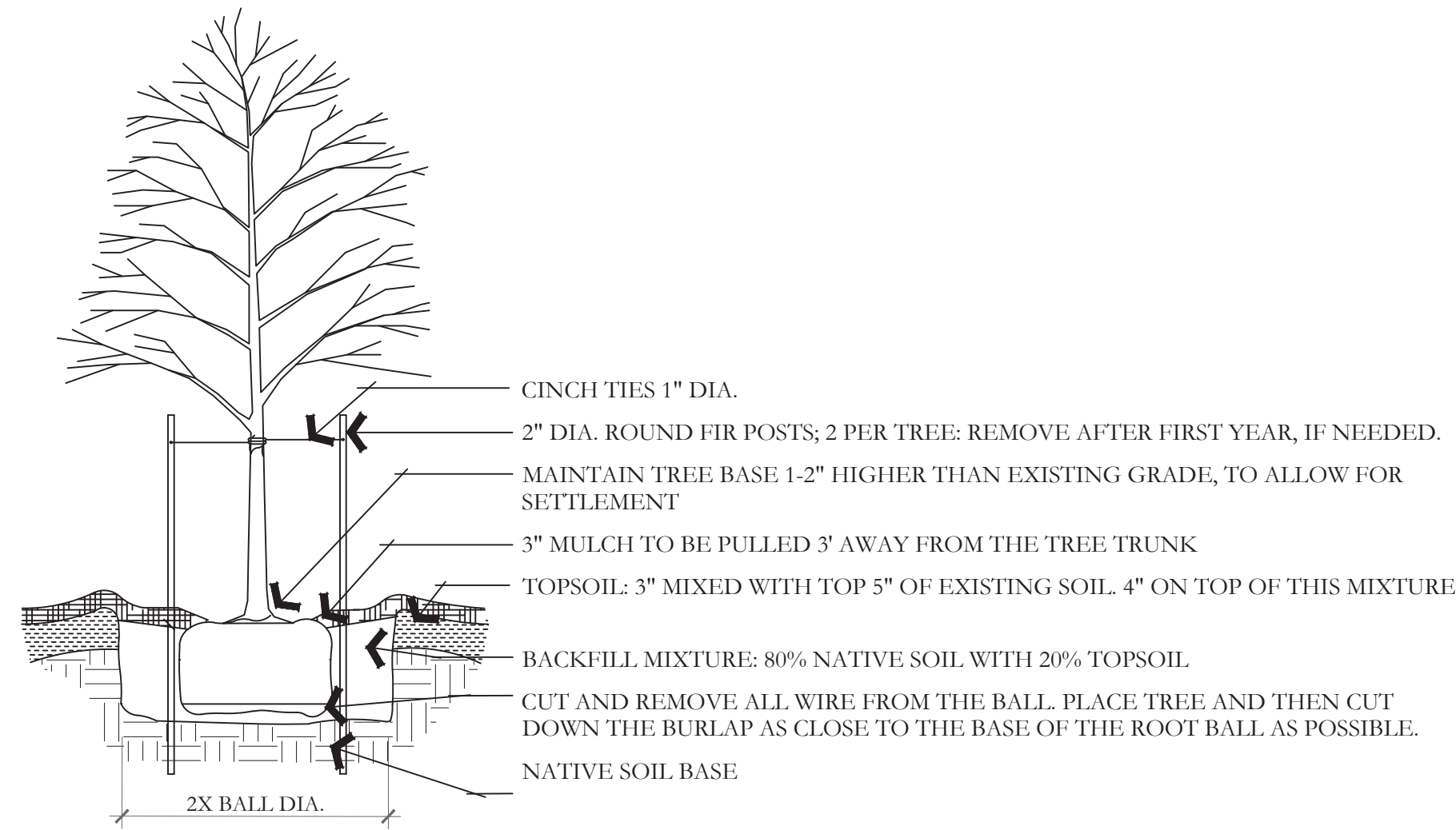
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LANDSCAPE COVER

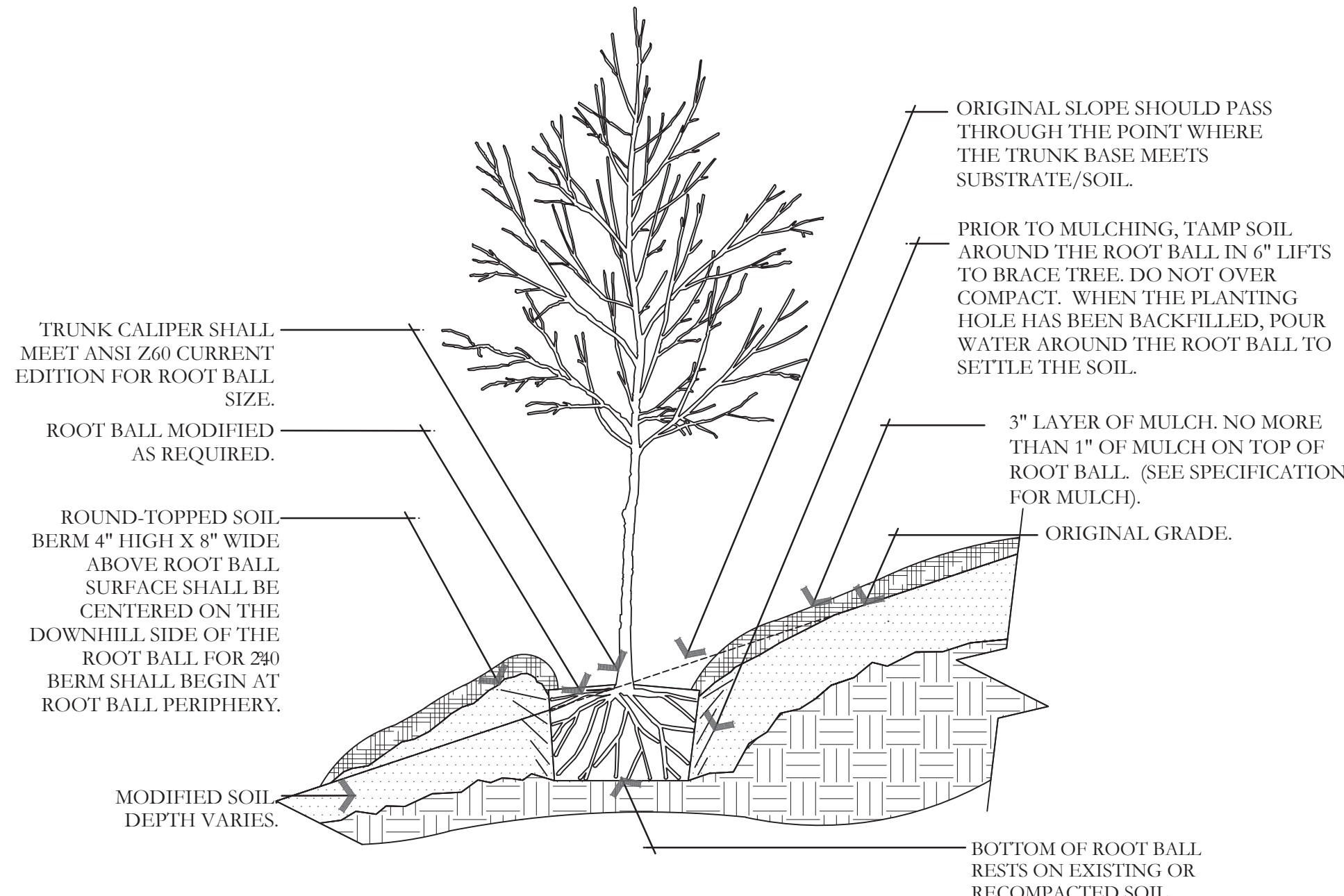
CITY PERMIT SET

LP-101



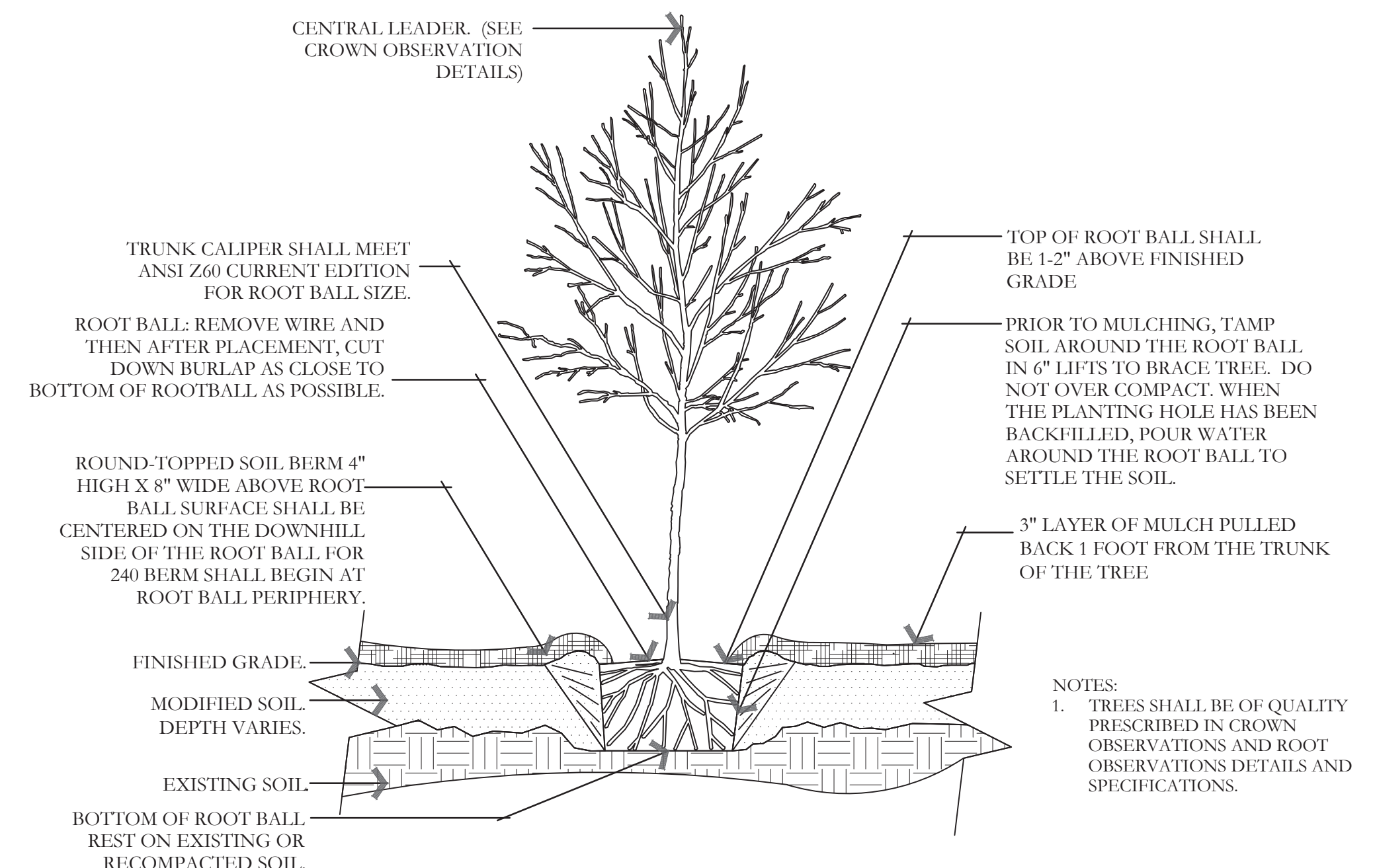
A DECIDUOUS TREE PLANTING

NOT TO SCALE



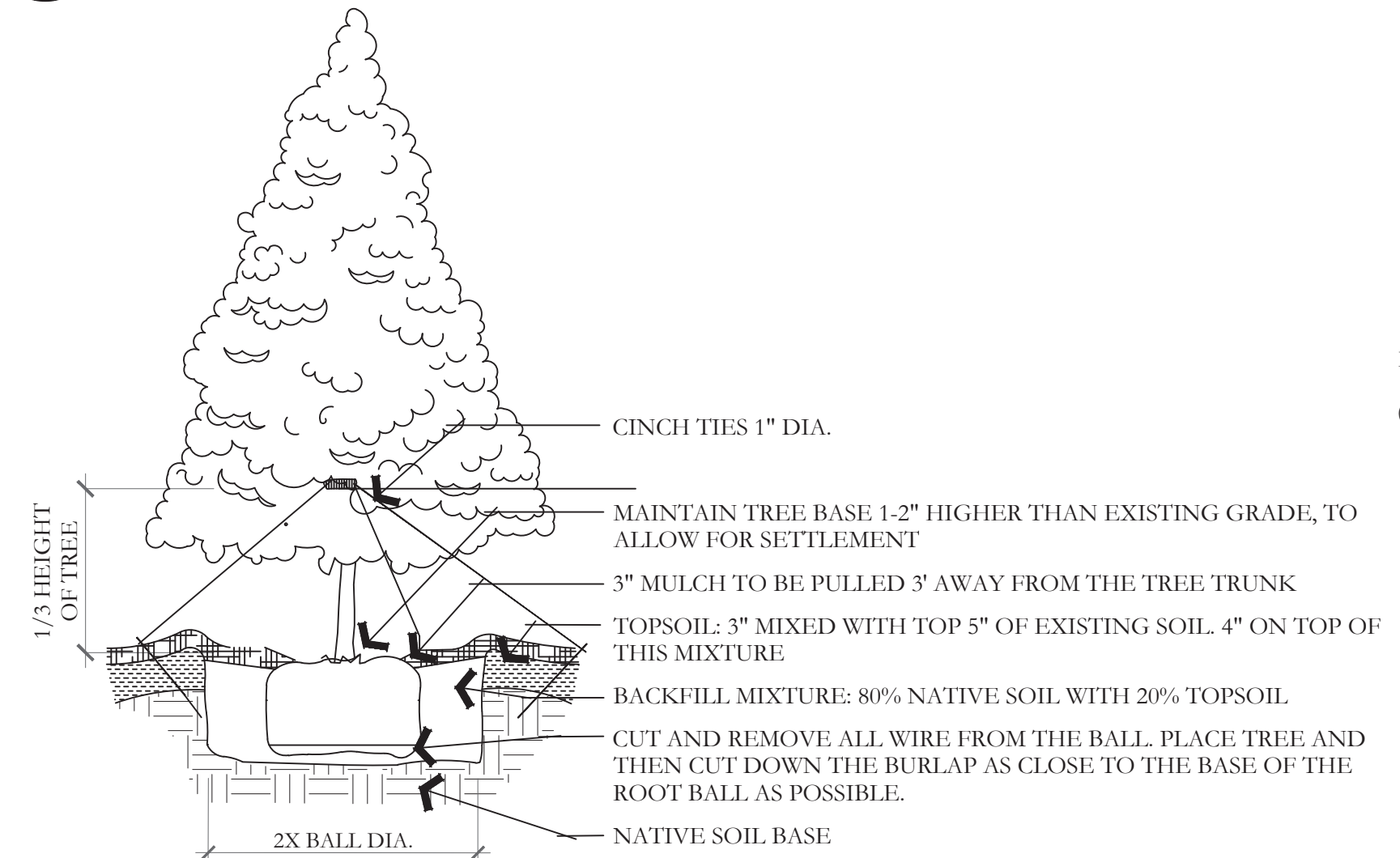
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



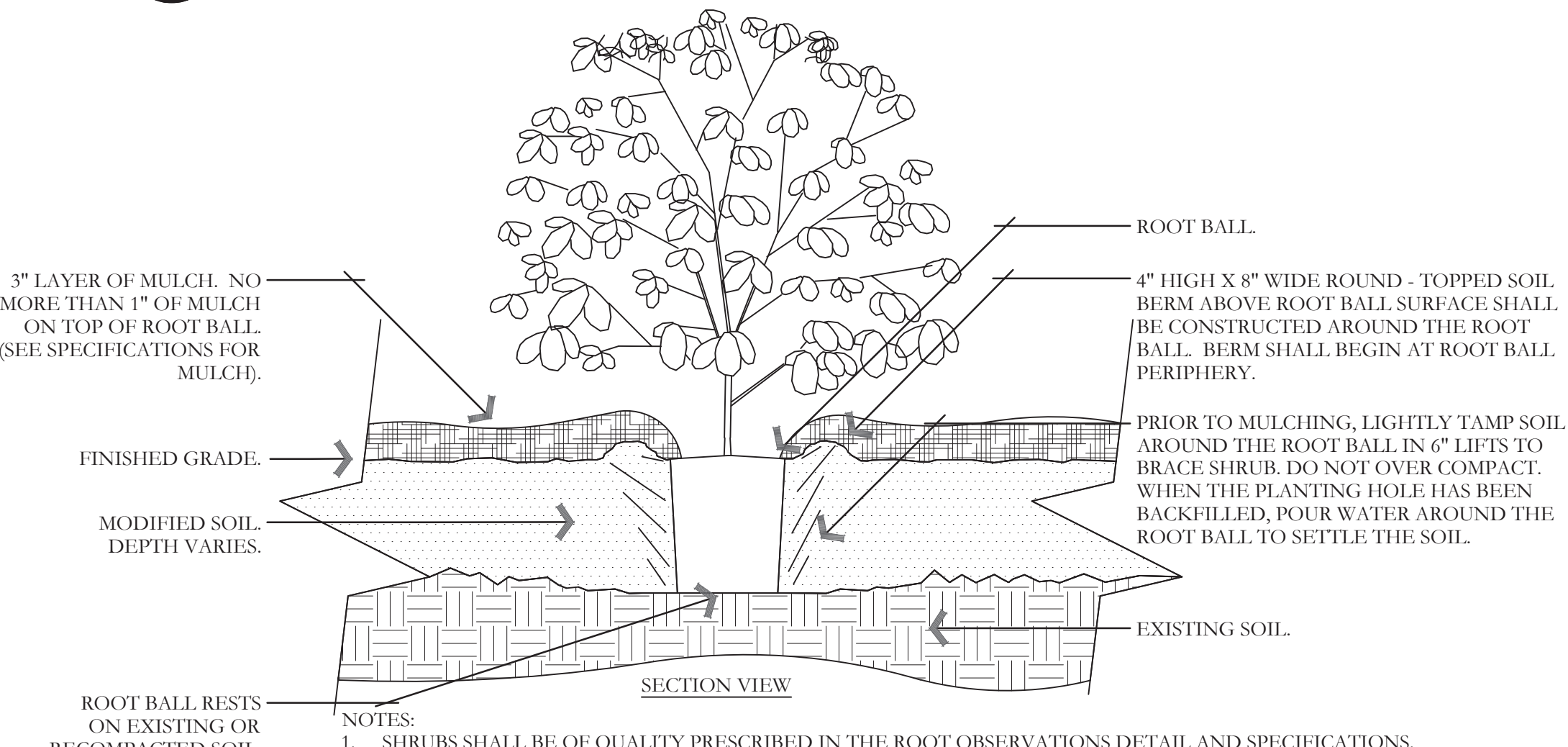
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



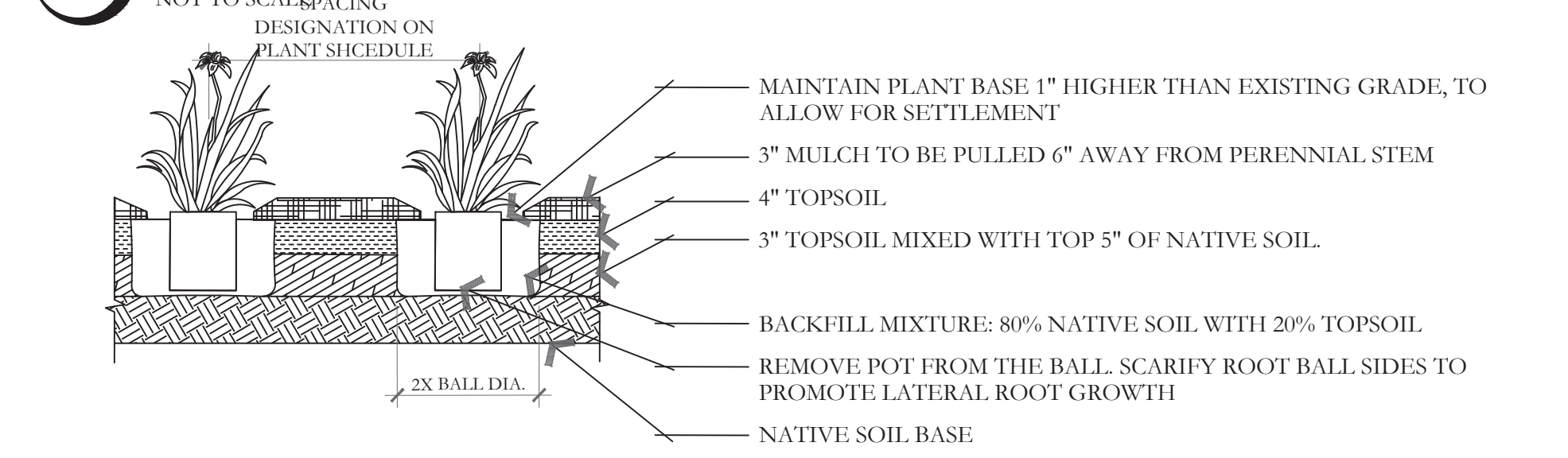
D EVERGREEN TREE PLANTING

NOT TO SCALE



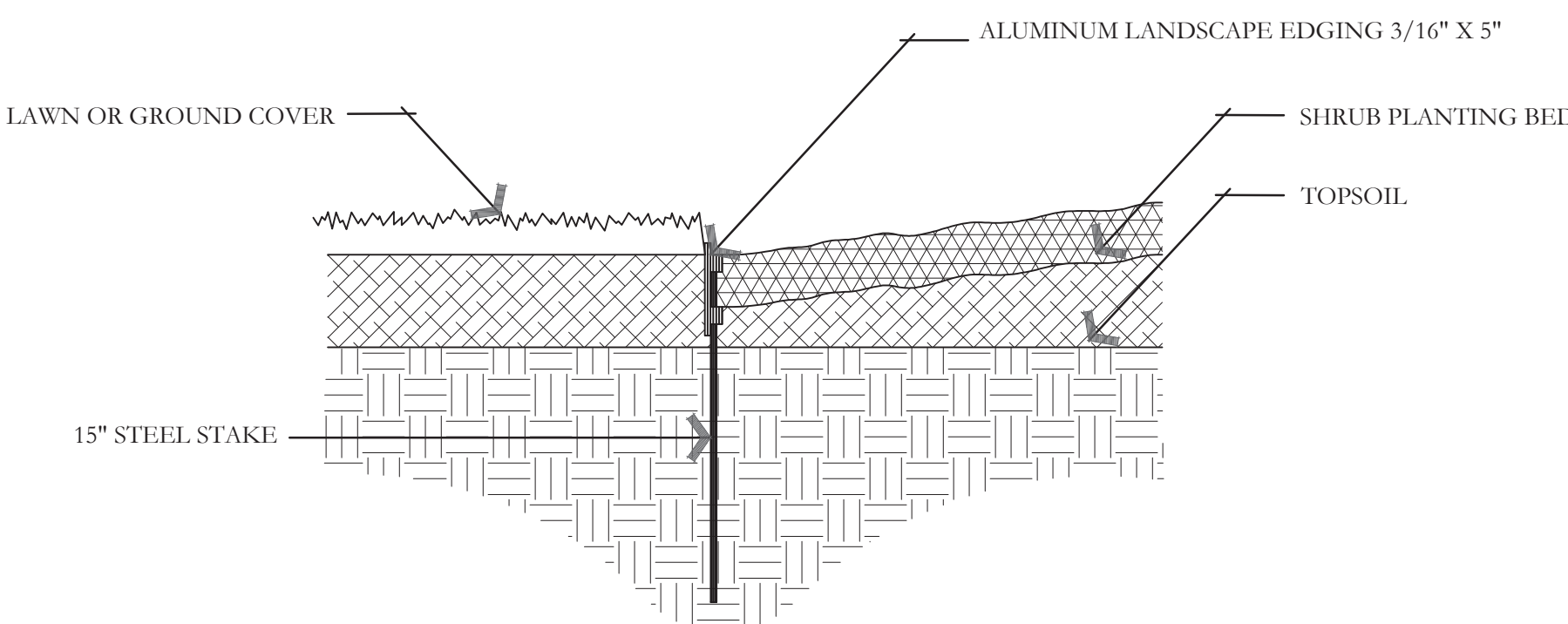
E SHRUB - MODIFIED SOIL

NOT TO SCALE



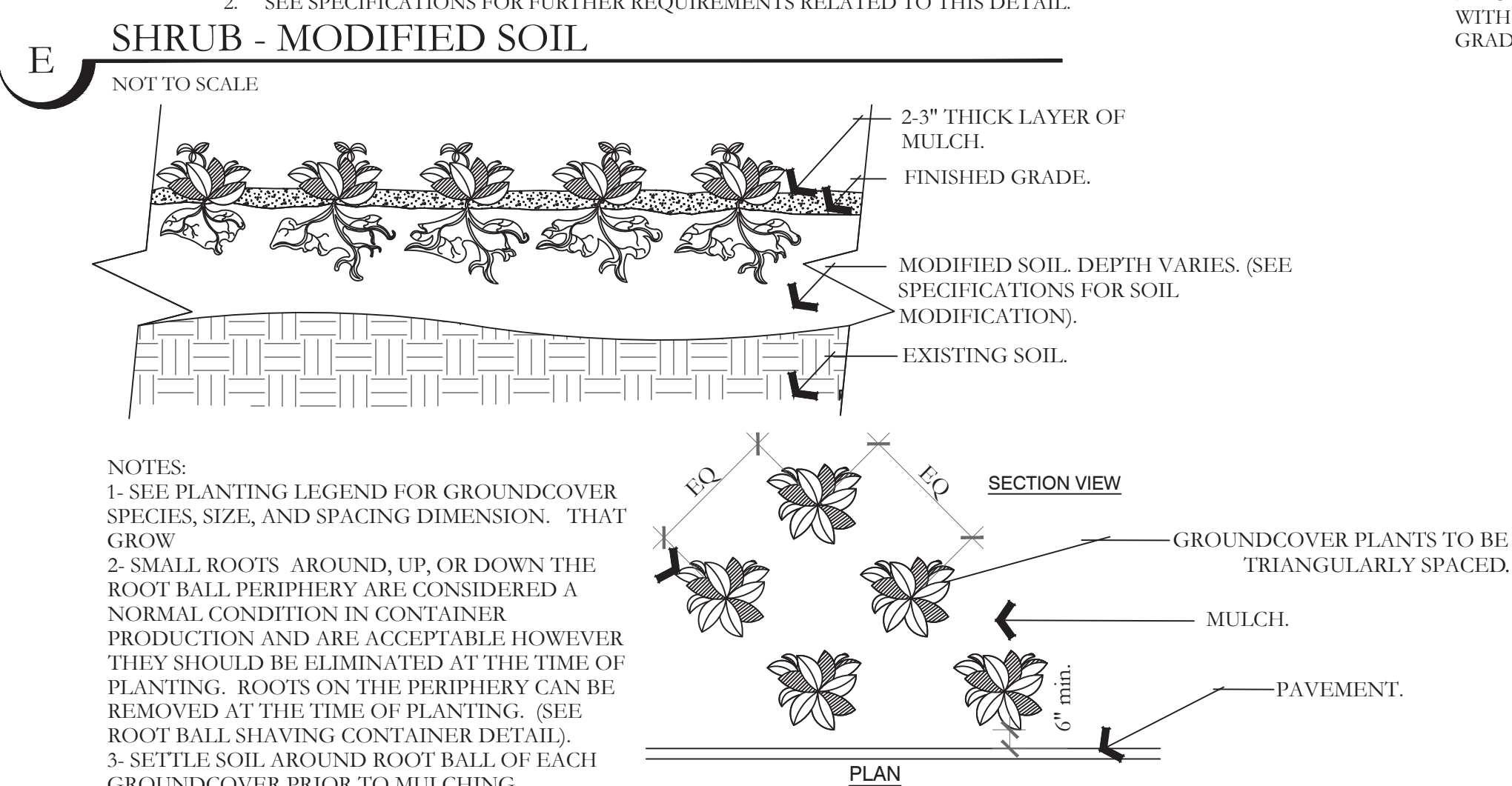
F PERENNIAL PLANTING

NOT TO SCALE



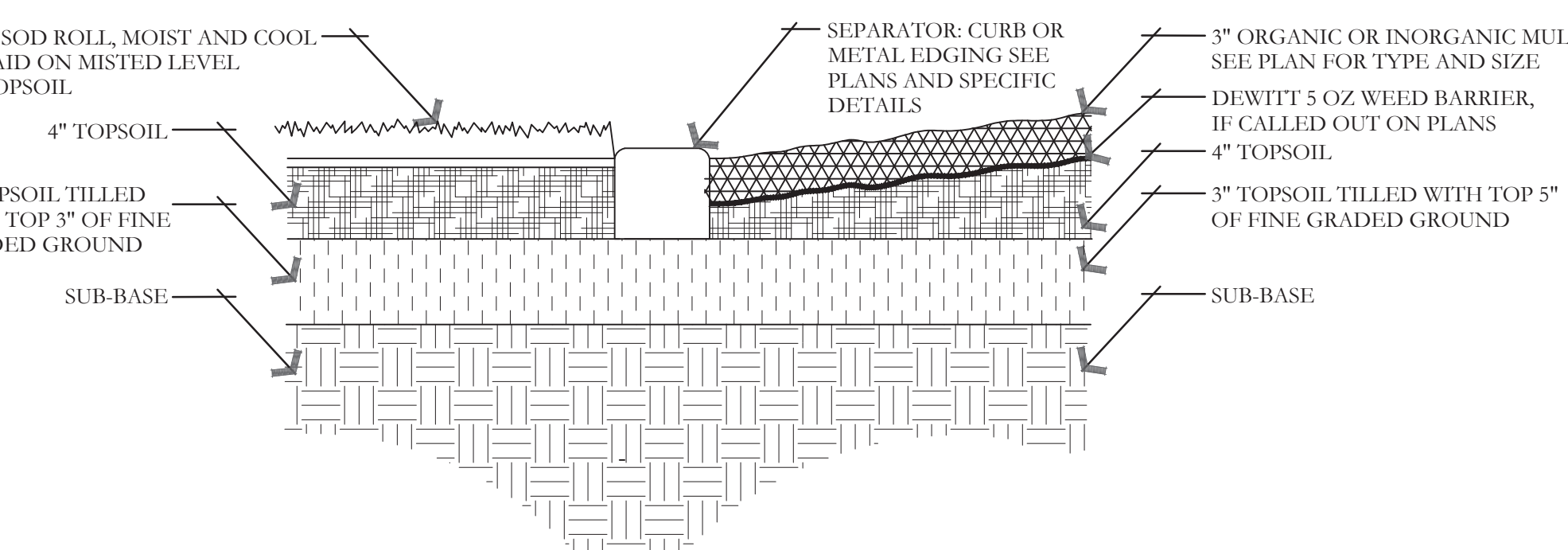
G METAL EDGING DETAIL

NOT TO SCALE



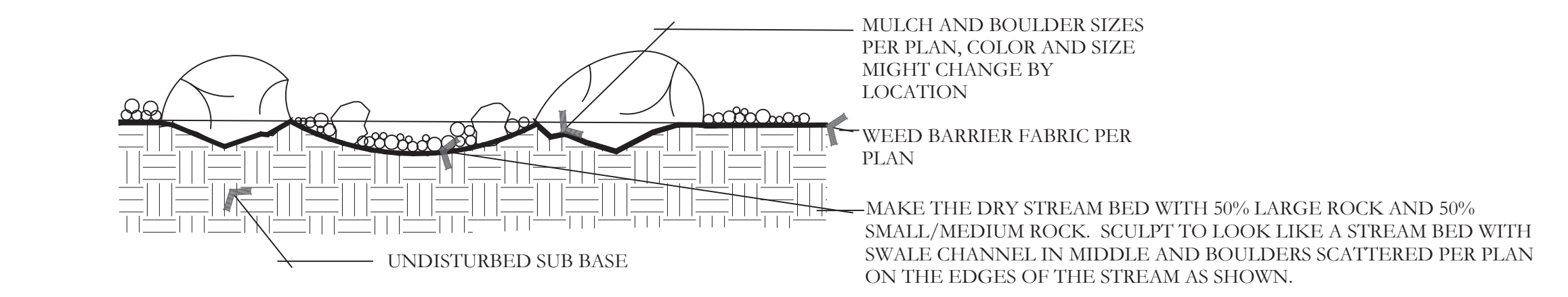
H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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1/7/2026 UT25127

THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26

REDWOOD SPORTS TRAINING FACILITY
HILLCREST LANE
SARATOGA SPRINGS, UTAH

CORE ARCHITECTURE
ATT: NATHAN BROWN
801-769-3028
NATHANB@COREARCH.COM

LANDSCAPE ARCHITECTURE & PLANNING & VISUALIZATION
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT
NATHAN BROWN
92802-530
12/31/2026
STATE OF UTAH

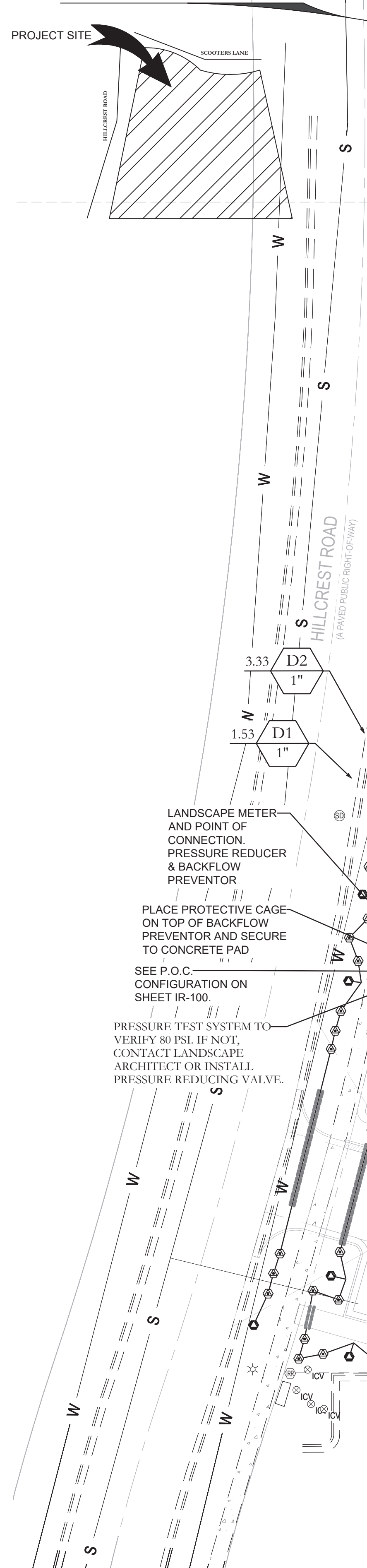
NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2025
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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LANDSCAPE DETAILS
CITY PERMIT SET
LP-501

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VICINITY MAP



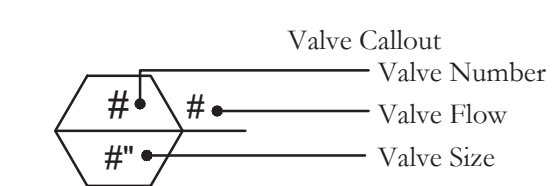
P.O.C. CONFIGURATION

- SOURCE DATA
- BACKFLOW PREVENTOR
- SHUTOFF VALVE
- MASTER VALVE
- 1" FLOW SENSOR
- QUICK COUPLER

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

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCV-100-IVMQ (2) 1" 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	4
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	236
	Rain Bird XFS-09-18 Drip Ring(TREE)	45
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" 1in., 1-1/4", 1-1/2in., 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
	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) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
	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) LXID LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,828 lf
	Irrigation Mainline: PVC Schedule 40	399.9 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.	297.4 lf



LANDSCAPE METER AND POINT OF CONNECTION. PRESSURE REDUCER & BACKFLOW PREVENTOR

PLACE PROTECTIVE CAGE ON TOP OF BACKFLOW PREVENTOR AND SECURE TO CONCRETE PAD

SEE P.O.C. CONFIGURATION ON SHEET IR-100.

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

COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.

REDWOOD SPORTS TRAINING FACILITY
HILLCREST LANE
SARATOGA SPRINGS, UTAH

CORE ARCHITECTURE
ATT: NATHAN BROWN
801-769-3028
NATHANB@COREARCH.COM

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IR-100
IRRIGATION OVERALL PLAN
CITY PERMIT SET

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 1/8/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2026
2		
3		
4		

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GRAPHIC SCALE: 1" = 20'

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 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.
 - SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving 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 sleeving under handspikes. 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 overlap onto hardscape, 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 necessary. 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.
 - DEFINITIONS

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, saddles, nipples, spoons, 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, spoons, isolation valves or Stop and 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 bubblers.
 - REFERENCES

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

 - ASTM-American Society for Testing and Materials
 - IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
 - 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 proceeded 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:

 - At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.
 - Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
 - RCV Project Record Copy
 - 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.
 - Completed Project As-Built Drawings

C.At least thirty (30) days prior to final inspection, prepare and submit to OAR accurate as-built drawings

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

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

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

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

 - 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.
 - All work shall be performed in accordance with the best standards of practice relating to the trade.
 - CONTRACTOR QUALIFICATIONS:
 - Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - Contractor is bondable for the work to be performed.
 - References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - Listing of suppliers where materials will be obtained for use on this Project.
 - Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigator or in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
 - Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
 - 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.
 - 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.

- 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 sleeving 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.
- WARRANTY

A.Contractors 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.
- OWNERS 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.
- MAINTENANCE

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

 - Two quick coupler keys with hose sleeves.
 - 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.

B.Provide the following services:

 - 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.

- PART 2 - PRODUCTS
- GENERAL NOTES

A.Contractors 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.
 - POINT OF CONNECTION

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

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

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

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

 - 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.
 - 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 for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.

 - A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
 - Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping 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 sleeving valves shall be stamped "WIRE SPLICE" or "WS" on box lid.
 - SLEEVING

A.Contractors shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CI 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 walls 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 slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
 - 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.

 - 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
 - Main line pipe shall be buried with 24" cover
 - 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.
 - 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.
 - MANIFOLDS

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.
 - 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.
 - MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 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

- 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 1/2", 1 3/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- LATERAL LINE FITTINGS

A.All lateral line fittings shall be S/40 PVC

A.1 SPRAY SPRINKLERS

A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 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 flush to finish grade of topsoil or baked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.
- 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 unusable for fill shall be removed from project and disposed of properly by Contractor.
- OTHER PRODUCTS

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

 - The Contractor shall provide materials to make the system complete and operational.

- PART 3 - EXECUTION
- PREPARATION

A.Contractors shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
 - TRENCHING AND BACKFILLING

A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill to no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
 - SLEEVING

A.Sleeve of piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
 - GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
 - PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tamped. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
 - APPROPRIATE THROTTLING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY OTHER.
 - CONTROLLERS

A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E.Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F.Place standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.
 - VALVES

A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
 - SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from hardscape.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D.Spray heads shall be installed and flushed again prior to installation of nozzles.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.
 - FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractors shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and restored until able to pass testing.

F.Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.
 - ADJUSTMENT

- A.Sprinkler heads 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.

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

C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.
 - CLEANING

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

B.Open trenches or hazards shall be protected with yellow caution tape.

C.Contractors are responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E.Contractors shall leave Project in at least a "broom clean" condition.
- END OF SECTION

WATERING SCHEDULE

High Water Use Zones	TYPE	IR HEAD	AMT_H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
High Water Use	TURF	SPRINKLER	5 INCH	45 MIN	45 MIN	45 MIN	45 MIN	45 MIN	45 MIN	45 MIN
Medium to Low Water Use	SHRUBS	DRIP	2 GAL./HR.	2 HOURS						
Zero Water Use	SHRUBS	DRIP	2 GAL./HR.							

Note: Begin irrigation 400 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

High Water Use Zones	TYPE	IR HEAD	AMT_H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
High Water Use	TURF	SPRINKLER	5 INCH	60 MIN.						
Medium to Low Water Use	SHRUBS	DRIP	2 GAL./HR.							
Zero Water Use	SHRUBS	DRIP	2 GAL./HR.							

Note: Begin irrigation 400 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

High Water Use Zones	TYPE	IR HEAD	AMT_H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
High Water Use	TURF	SPRINKLER	5 INCH	60 MIN.						
Medium to Low Water Use	SHRUBS	DRIP	2 GAL./HR.							
Zero Water Use	SHRUBS	DRIP	2 GAL./HR.							

Note: Begin irrigation 400 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions Reference Utah DNR weekly watering guide: <https://conservation.utah.gov/weekly-lawn-watering-guide/>

High Water Use Zones	TYPE	IR HEAD	AMT_H2O	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
High Water Use	TURF	SPRINKLER	5 INCH	60 MIN.						
Medium to Low Water Use	SHRUBS	DRIP	2 GAL./HR.							
Zero Water Use	SHRUBS	DRIP	No Water							

Note: Begin irrigation 400 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMTAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE. CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE A SIZE/LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE AT ANY DIRECTIONAL CHANGE THAT OCCURS A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 5 OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM
- Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.
- VALVES

A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from hardscape.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D.Spray heads shall be installed and flushed again prior to installation of nozzles.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.
- FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractors shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and restored until able to pass testing.

F.Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.
- ADJUSTMENT



2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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1/8/2026 UT25127

THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26

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

NO. REVISION DATE

1	CITY COMMENTS	01-08-2026
2		
3		
4		

GRAPHIC SCALE: 1" = 50'

REDWOOD SPORTS TRAINING FACILITY

HILLCREST LANE

SARATOGA SPRINGS, UTAH

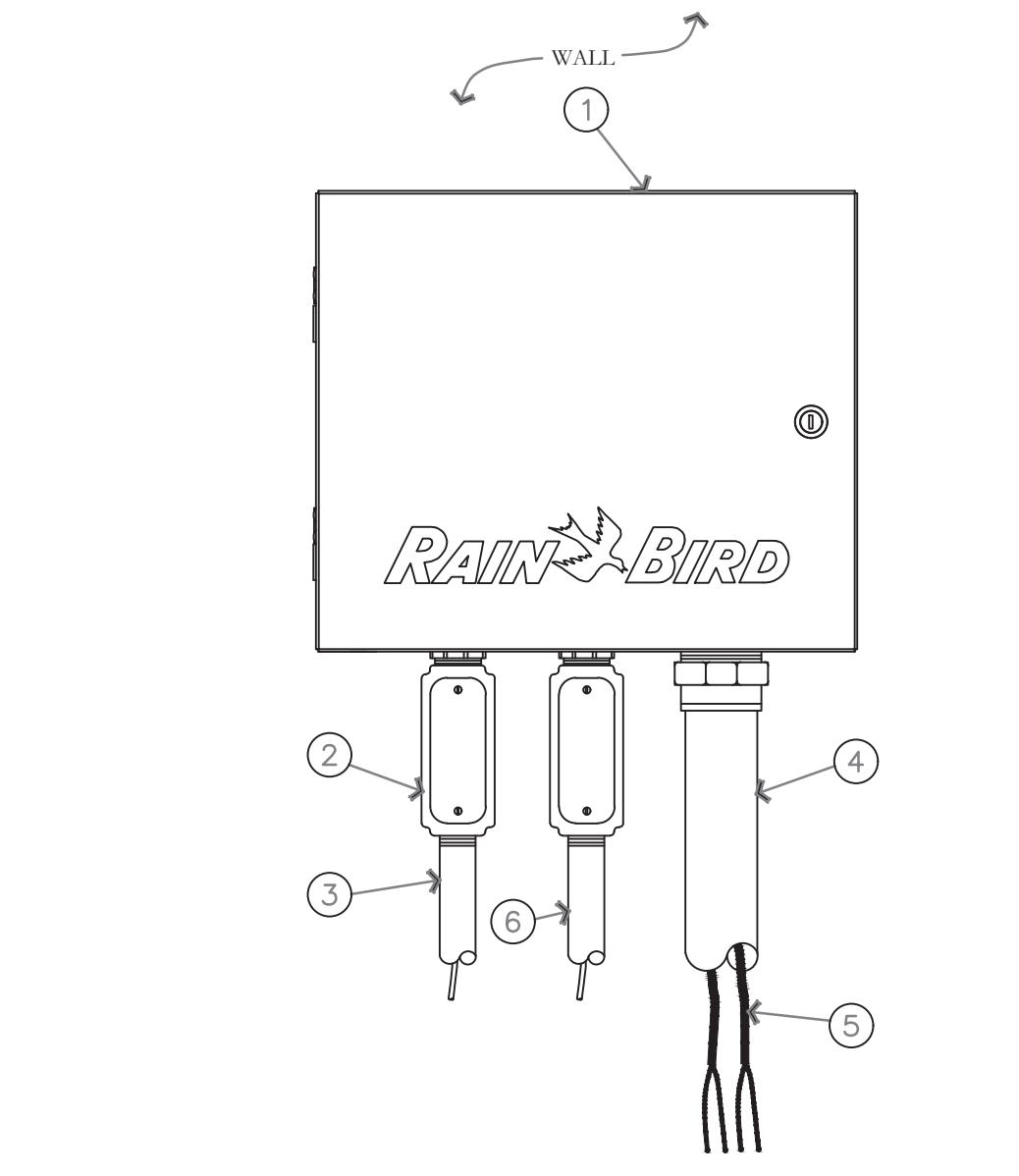
CORE ARCHITECTURE
ATT: NATHAN BROWN
801-769-3028
NATHANB@COREARCH.COM

PKJ DESIGN GROUP

LANDSCAPE ARCHITECTURE Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

IR-101

CITY PERMIT SET



- 1 TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
- 4 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
- 5 MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 6 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

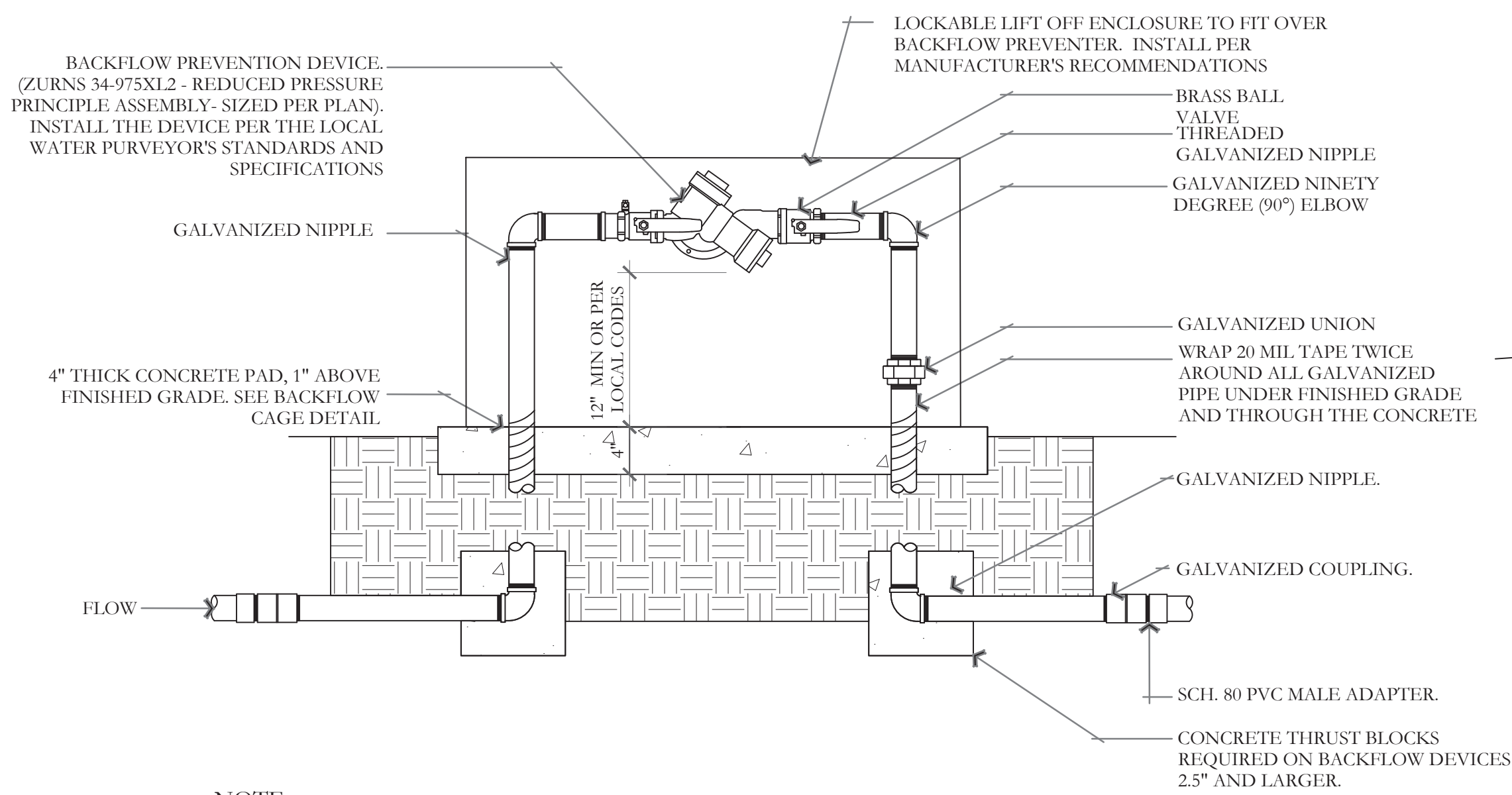
KEY SPECIFICATIONS

FEATURE	MODEL	MAX PROGRAMS	STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
	LX-IVM	10	60	8	5	5	4
	LX-IVM PRO	40	240	16	10	10	8

ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

PKJ DESIGN GROUP

NOT TO SCALE

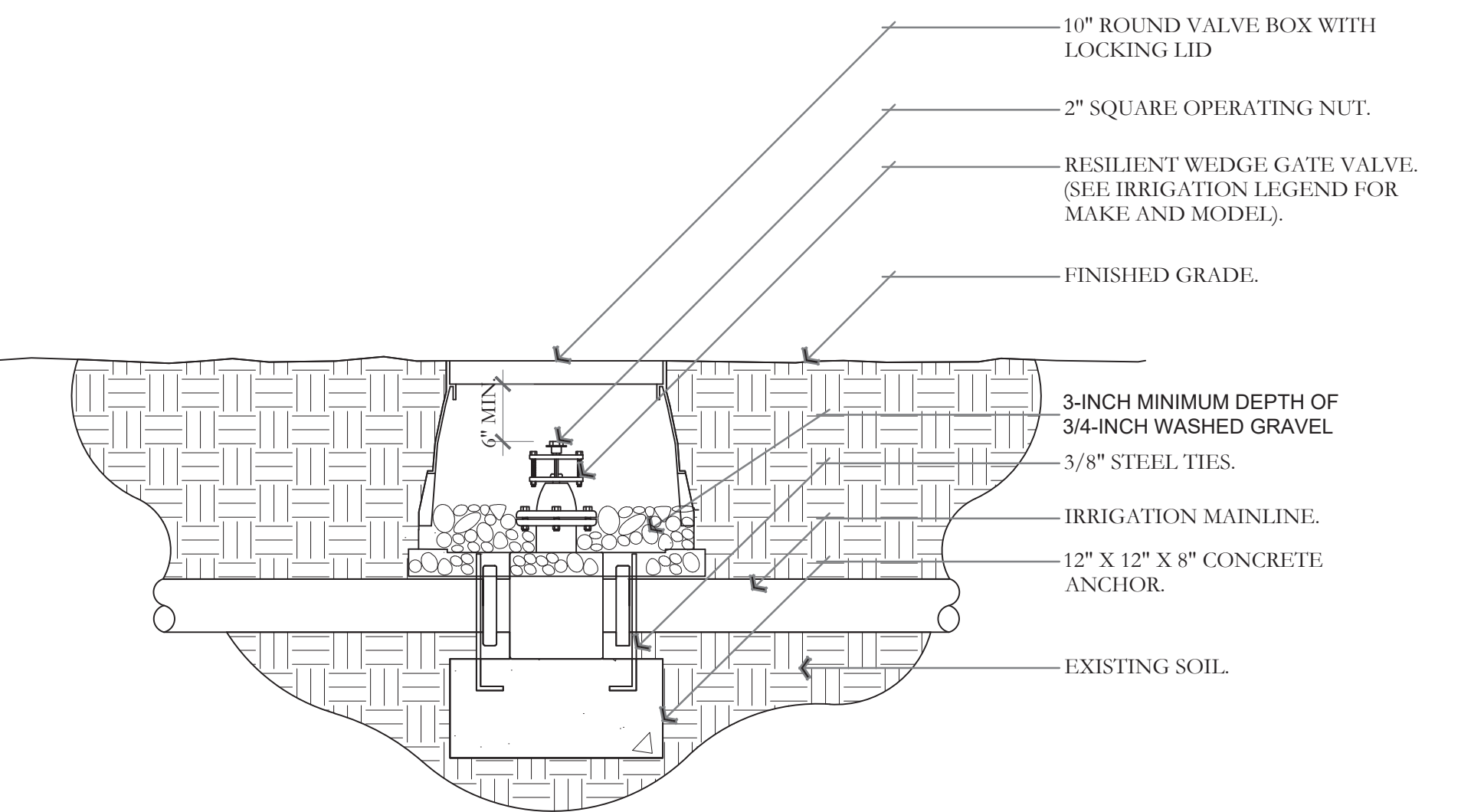


- NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
 2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
 3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER REPRESENTATIVE.
 4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
 5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
 6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
 7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
 8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

BACKFLOW PREVENTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

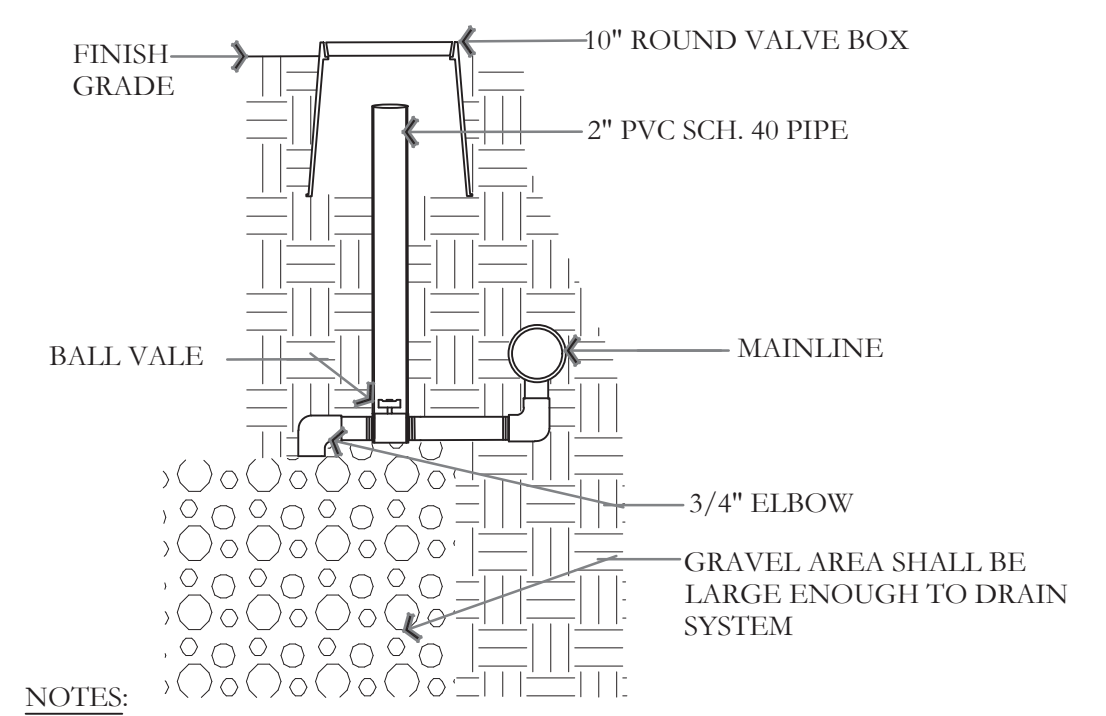


- NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

GATE VALVE AND ANCHOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

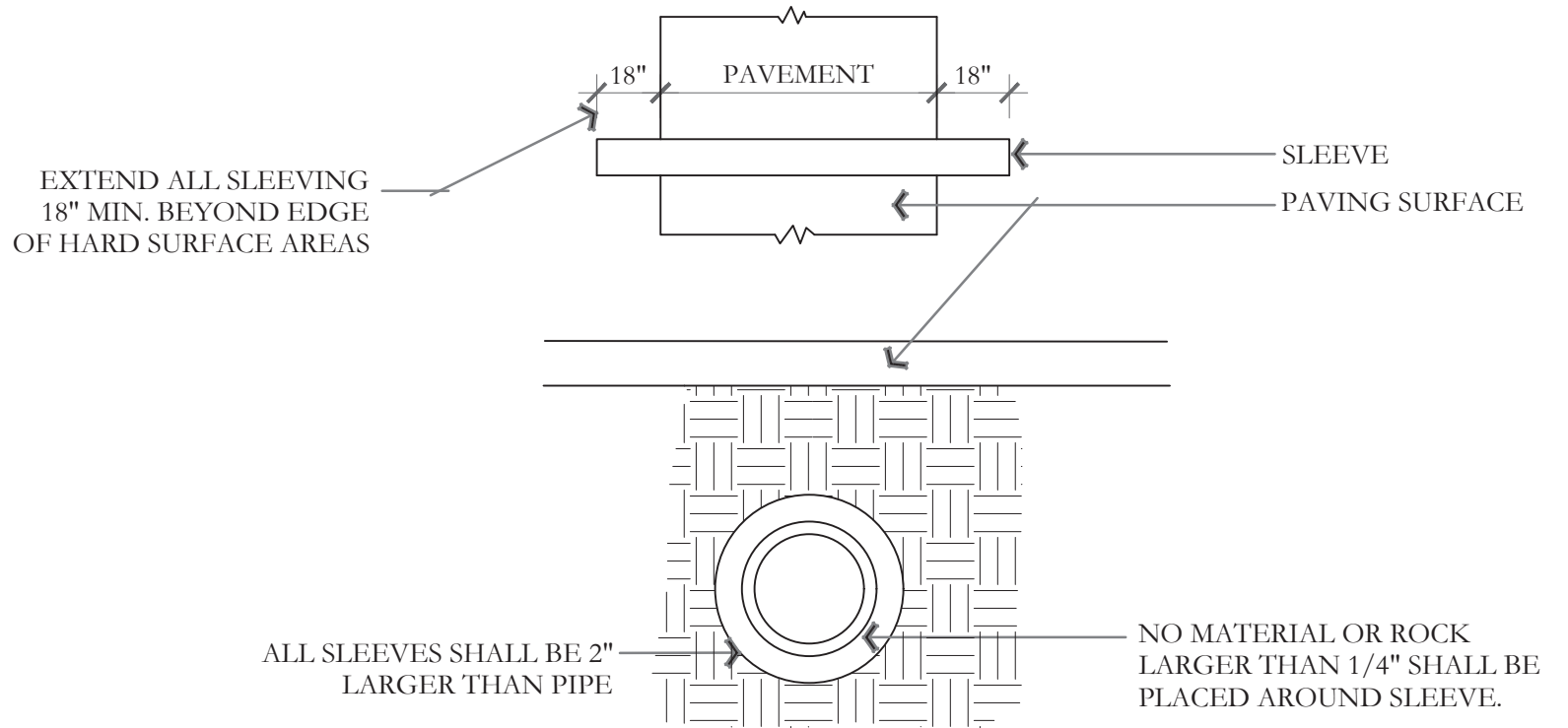


- NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC.
 2. PROVIDE OWNER WITH KEY.

MANUAL DRAIN DETAIL

PKJ DESIGN GROUP

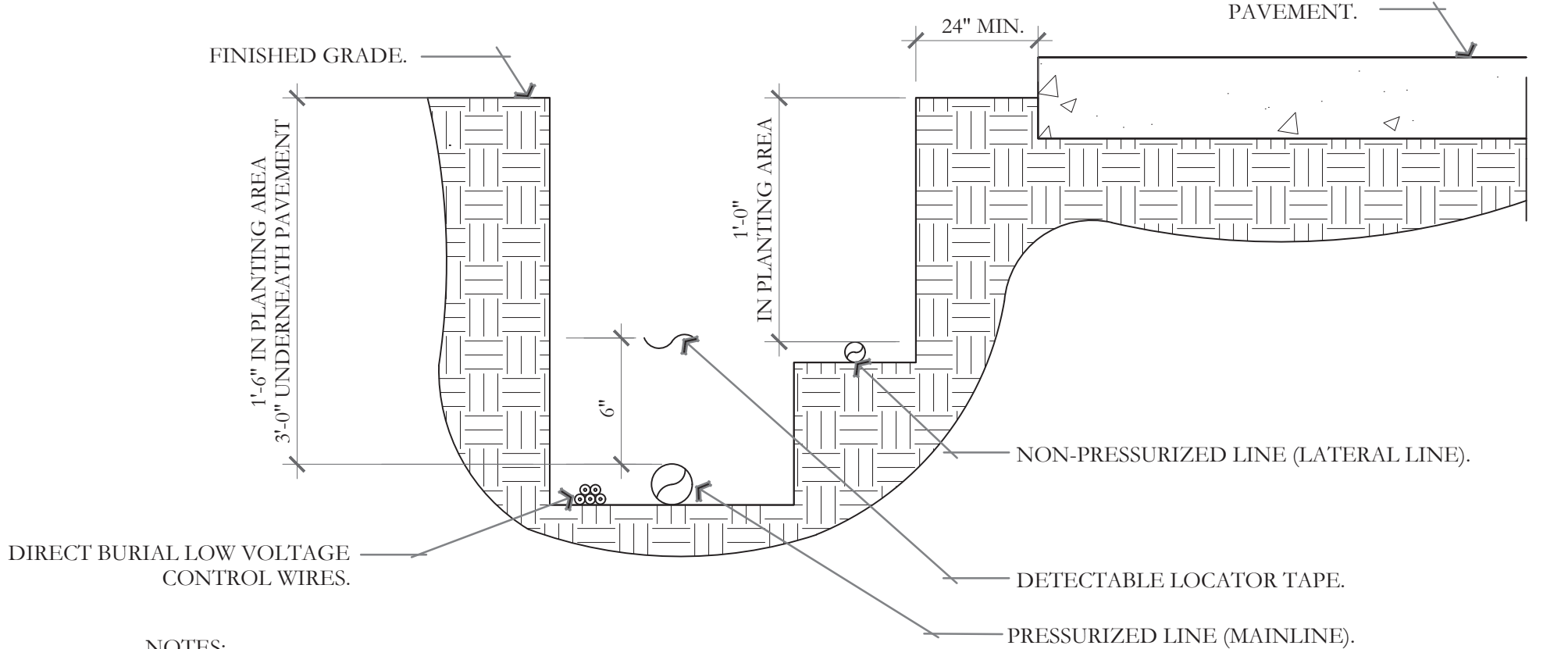
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TYPICAL SLEEVING DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

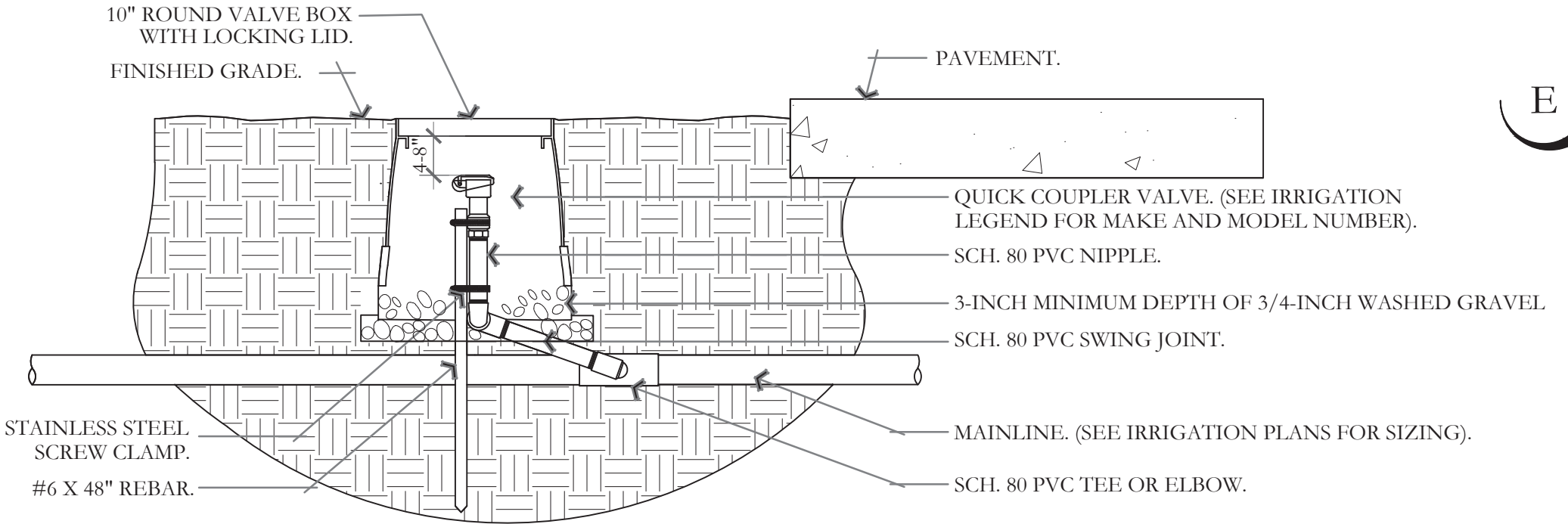


- NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2 WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

IRRIGATION TRENCHING DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

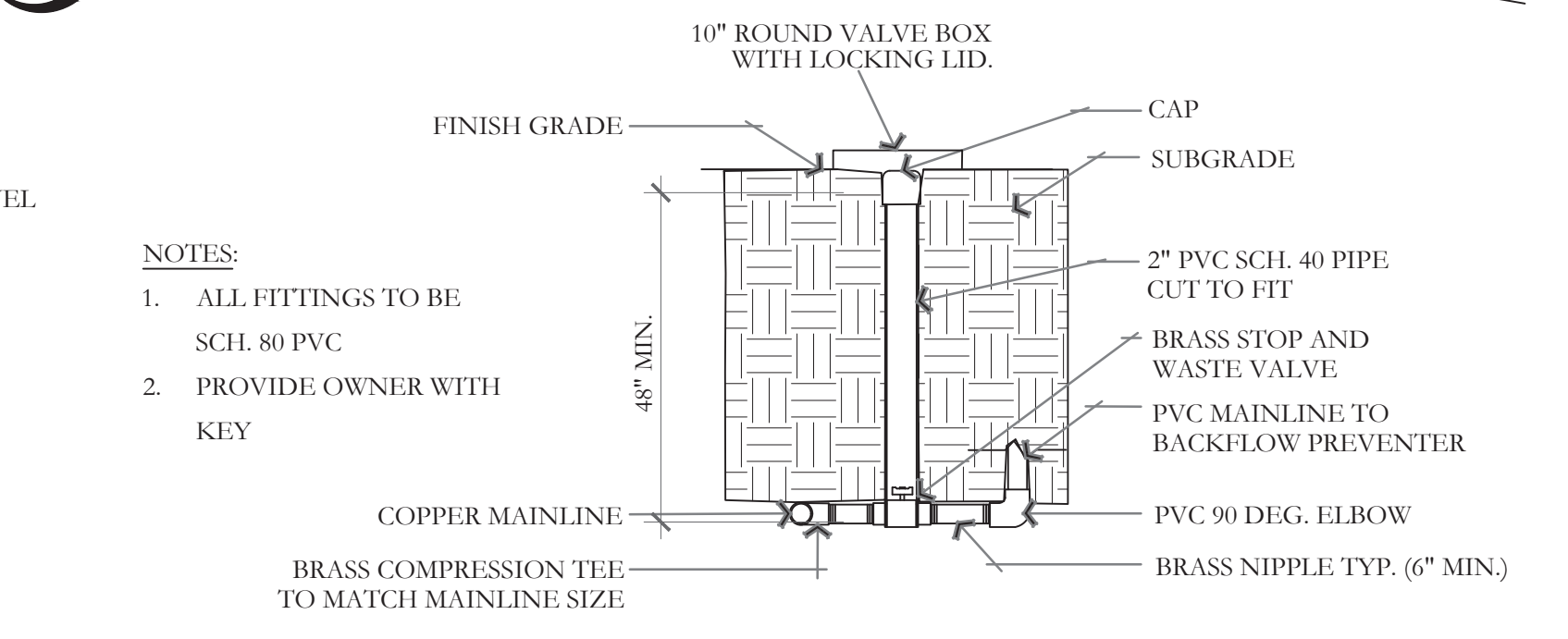


- NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
 4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

QUICK COUPLER DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

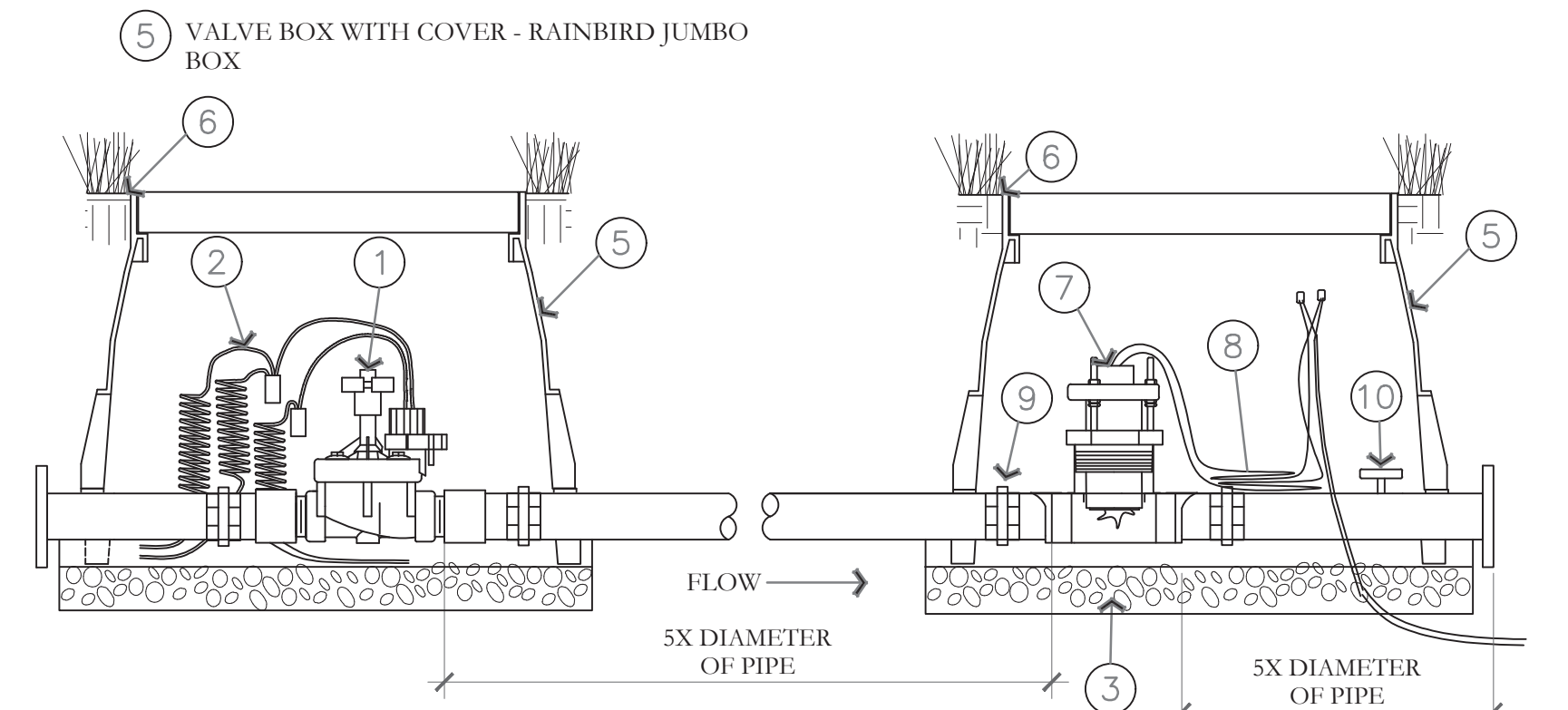


- NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY

STOP AND WASTE VALVE ASSEMBLY DETAIL

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NOT TO SCALE



1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
4. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE

MASTER VALVE AND FLOW SENSOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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1/8/2026 UT25127 THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26

REDWOOD SPORTS TRAINING FACILITY HILLCREST LANE SARATOGA SPRINGS, UTAH

NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2026
2		
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4		

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

CORE ARCHITECTURE ATT: NATHAN BROWN 801-769-3028 NATHANB@COREARCH.COM

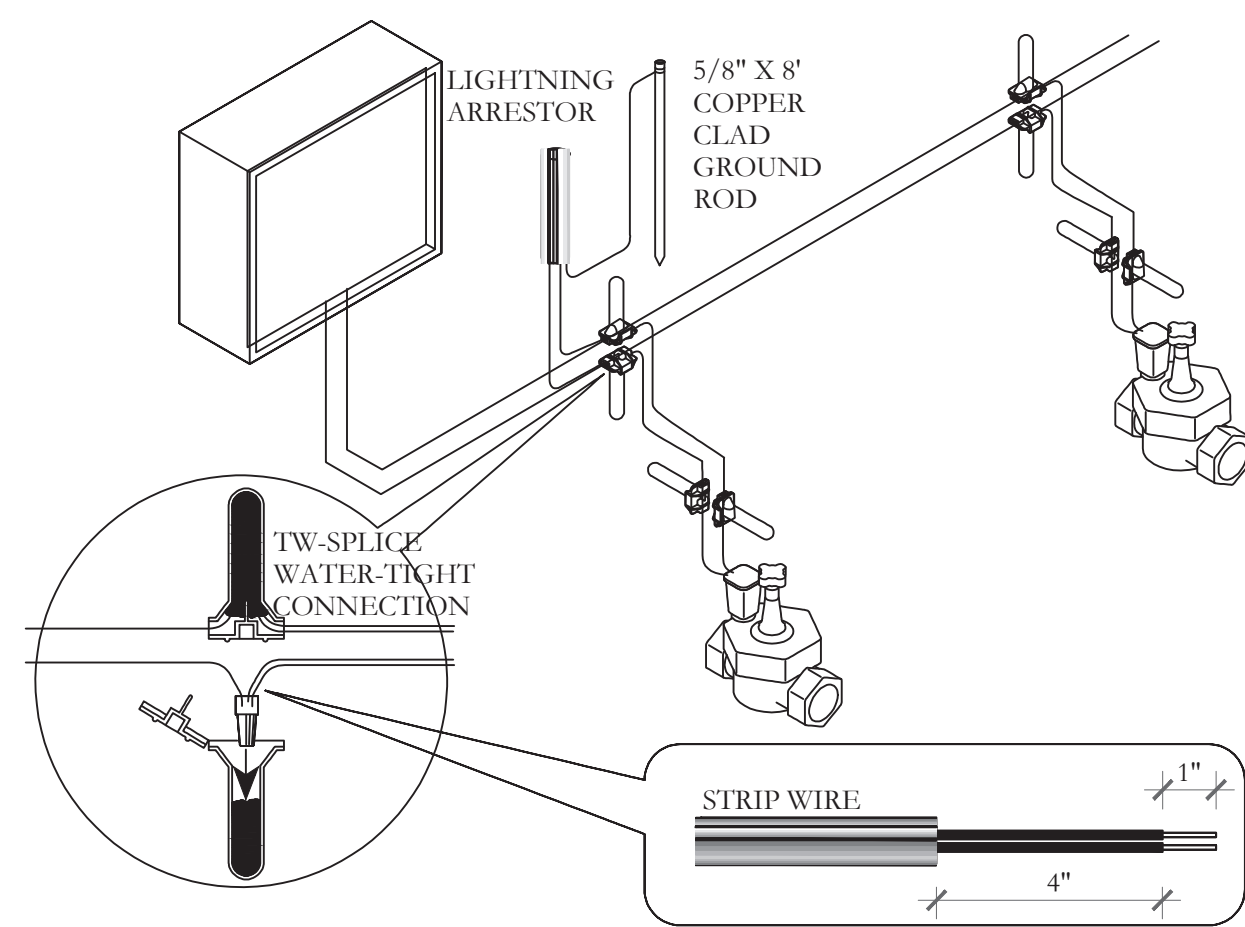
PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com



PKJ DESIGN GROUP DRAWN: ACP CHECKED: KBA PLOT DATE: 1/8/2026

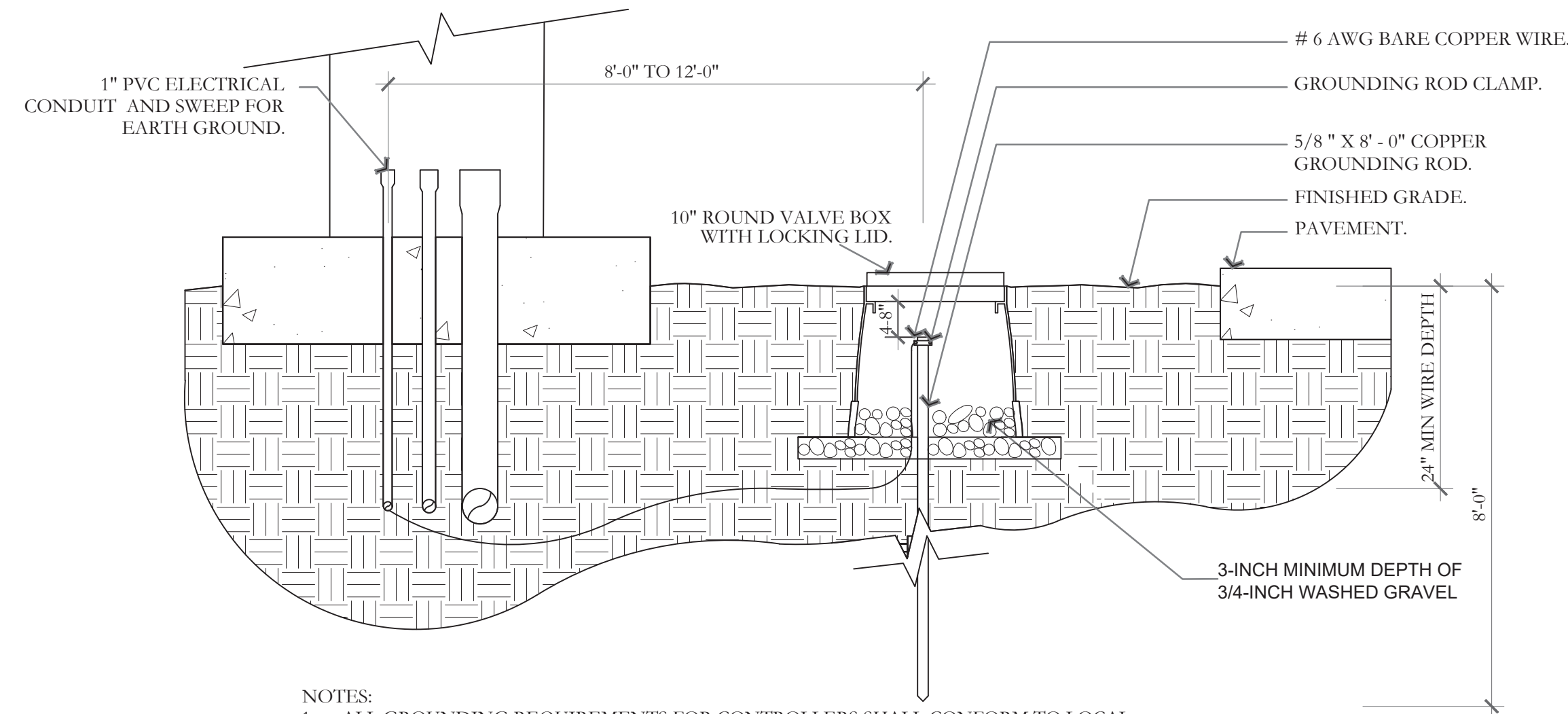
IRRIGATION DETAILS CITY PERMIT SET IR-501

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J 2-WIRE CONNECTION DETAIL

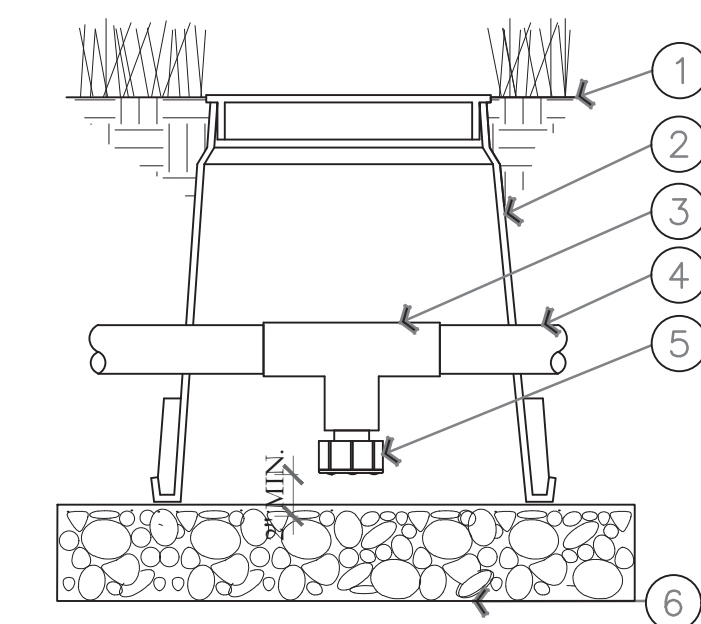
NOT TO SCALE



- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

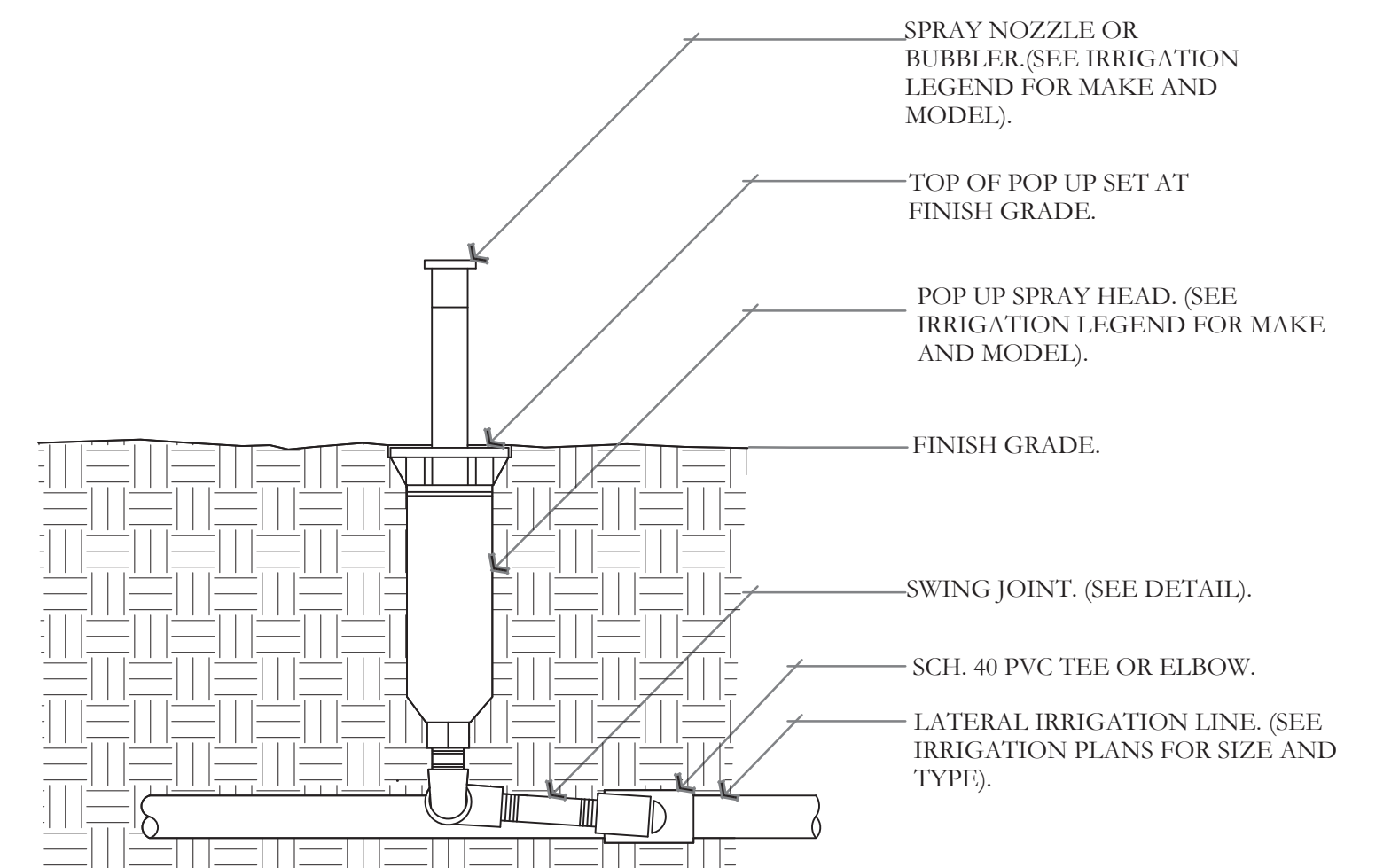
NOT TO SCALE



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-GRND
- 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

L MANUAL LINE DRAIN VALVE DETAIL

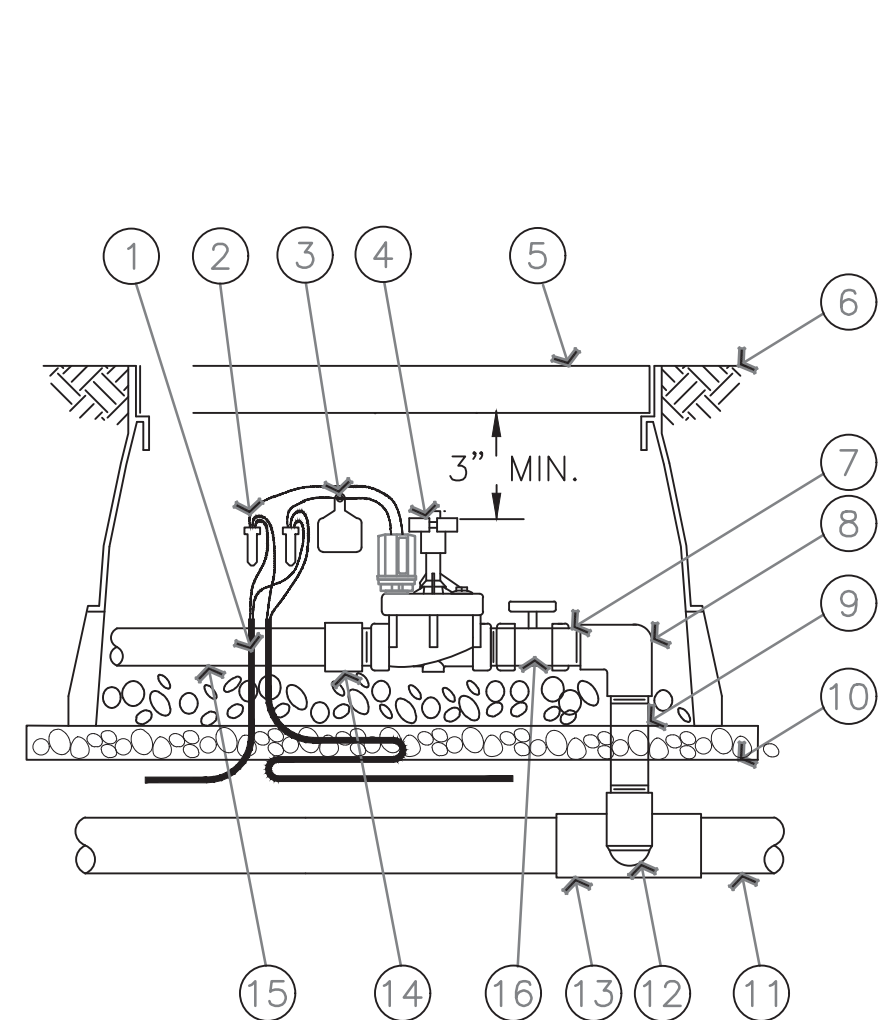
NOT TO SCALE



- 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 TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

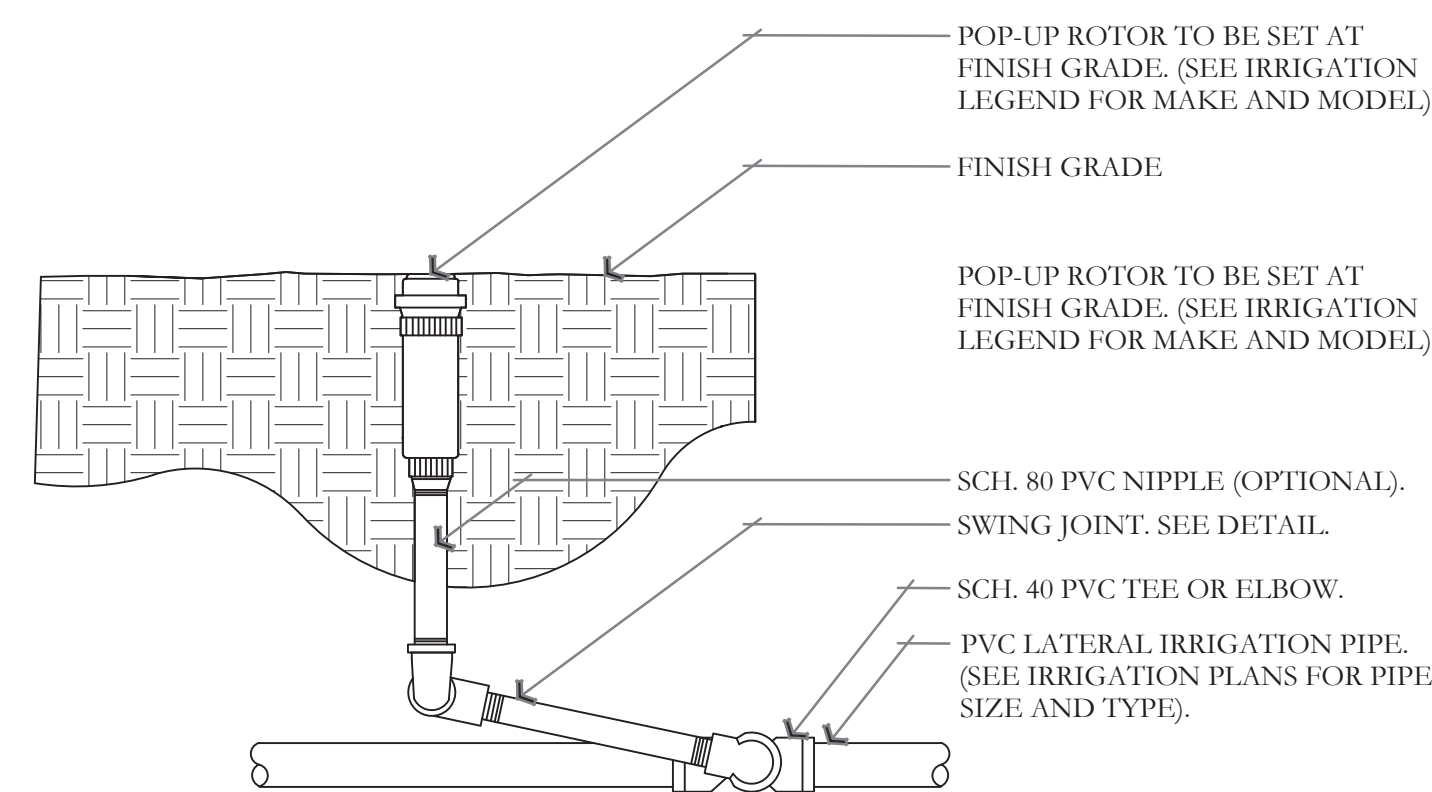
NOT TO SCALE



- 1 36-INCH LENGTH OF 2-WIRE CABLE
- 2 WATERPROOF CONNECTION RAIN BIRD WC2 (TWO REQUIRED)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 11 PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 16 BRASS BALL VALVE

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

NOT TO SCALE



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

N ROTOR HEAD DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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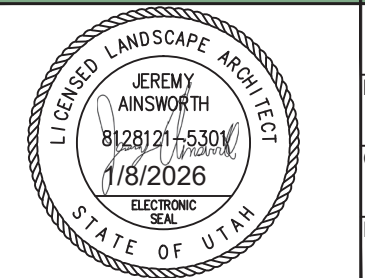
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REDWOOD SPORTS TRAINING FACILITY
HILLCREST LANE
SARATOGA SPRINGS, UTAH

CORE ARCHITECTURE
ATT: NATHAN BROWN
801-769-3028
NATHANB@COREARCH.COM

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



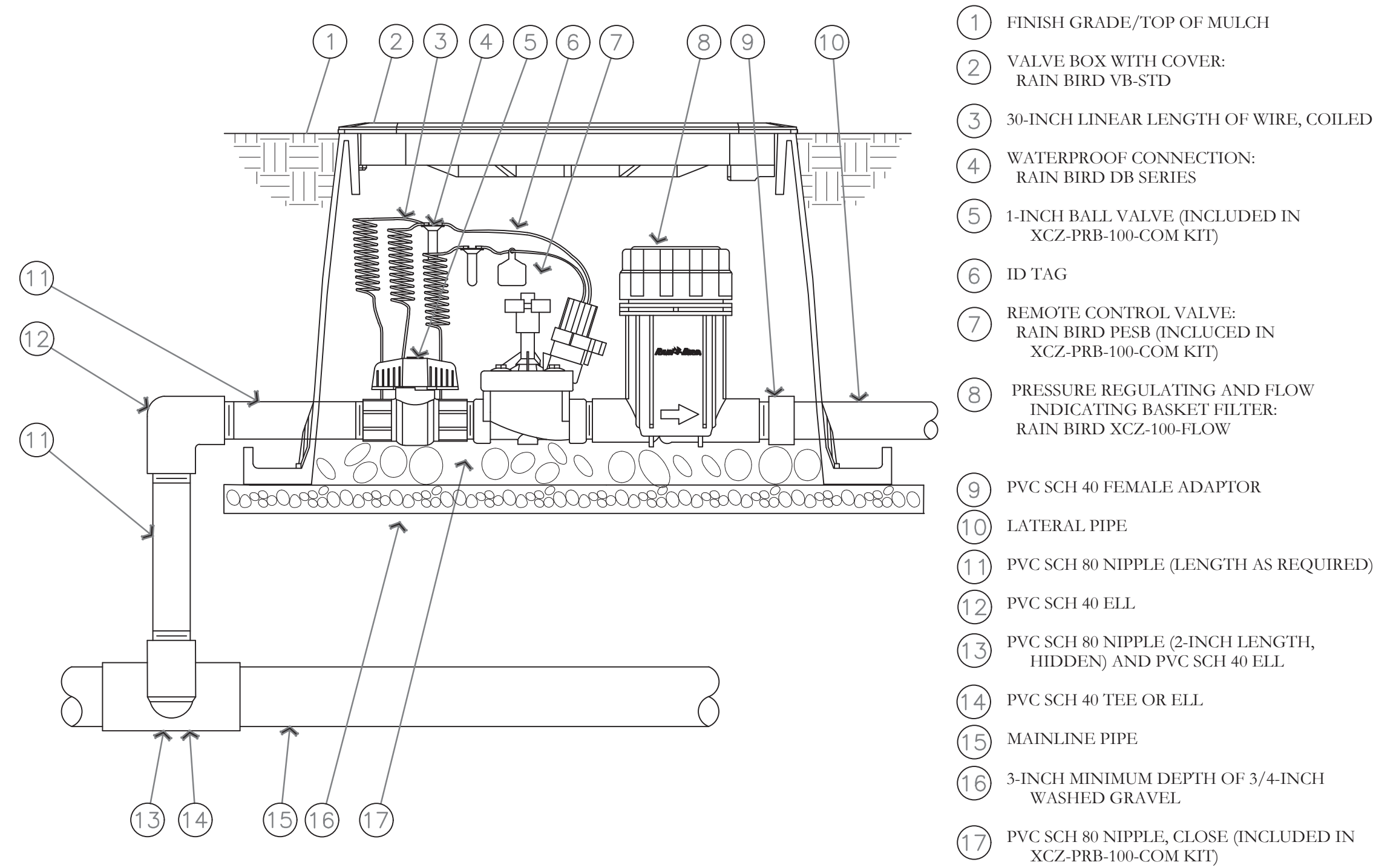
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DRAWN: ACP
CHECKED: KBA
PLOT DATE: 1/8/2026

IRRIGATION DETAILS
CITY PERMIT SET
IR-502

NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2026
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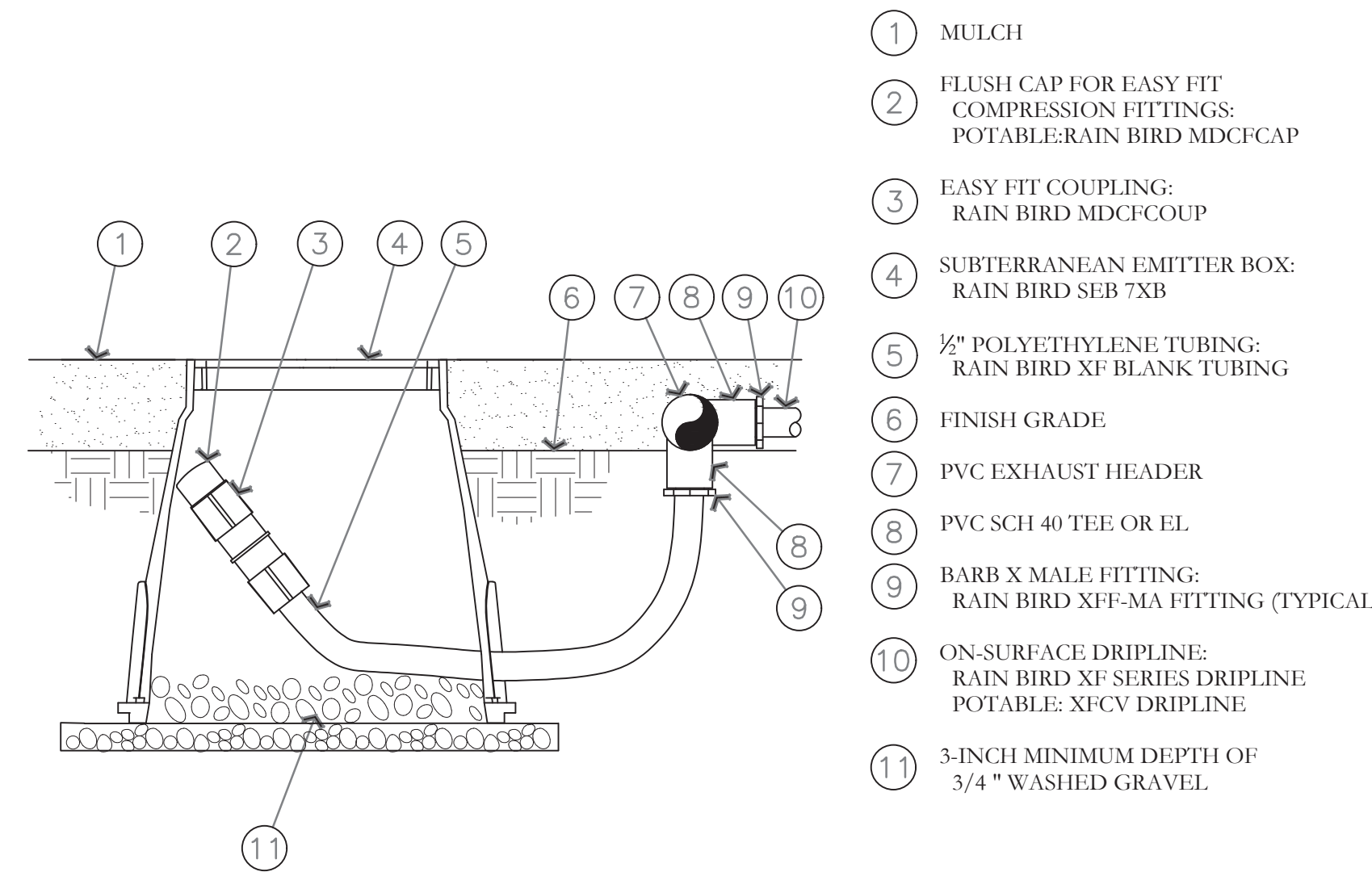
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- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PMSB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

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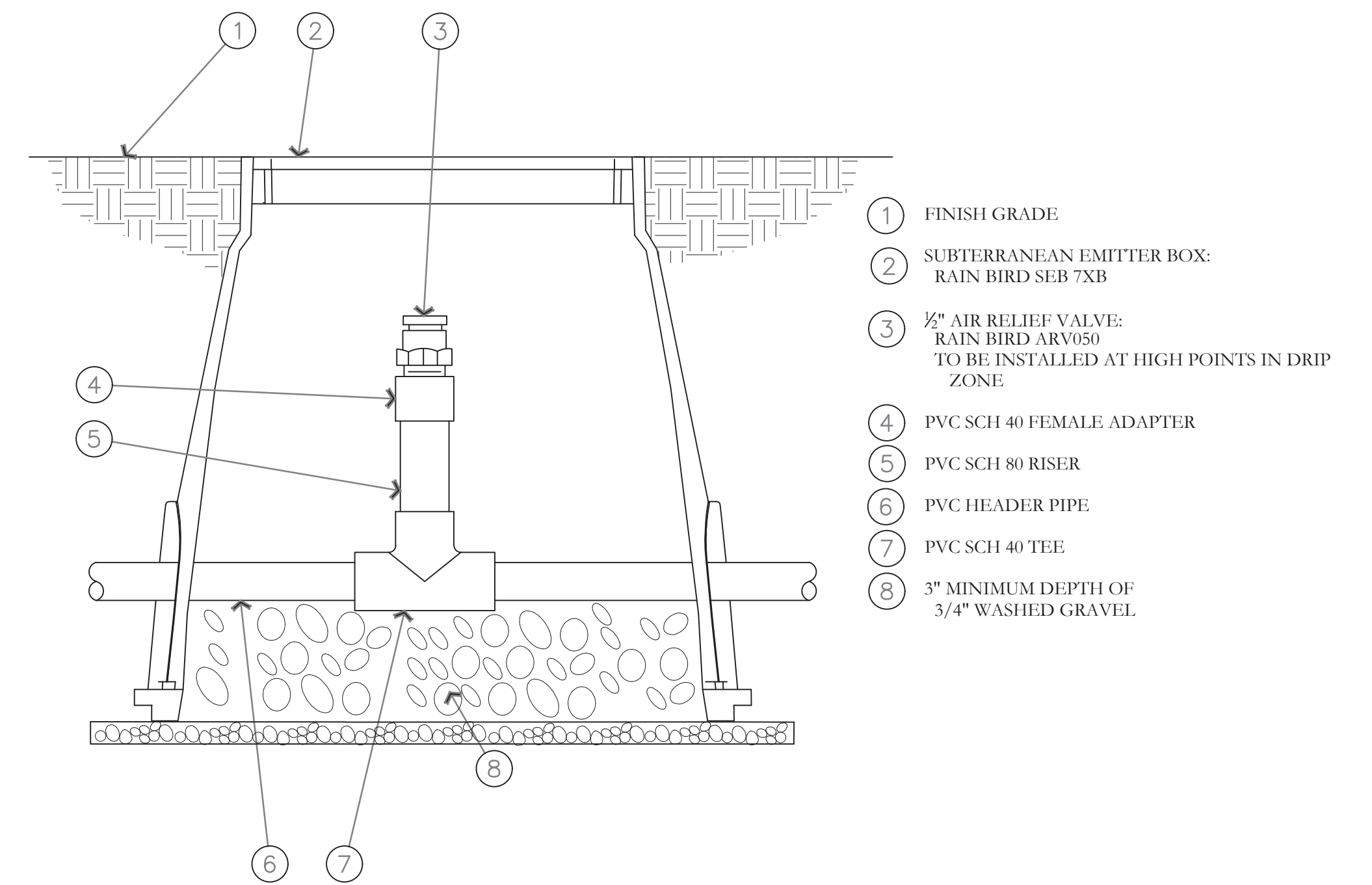


- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

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

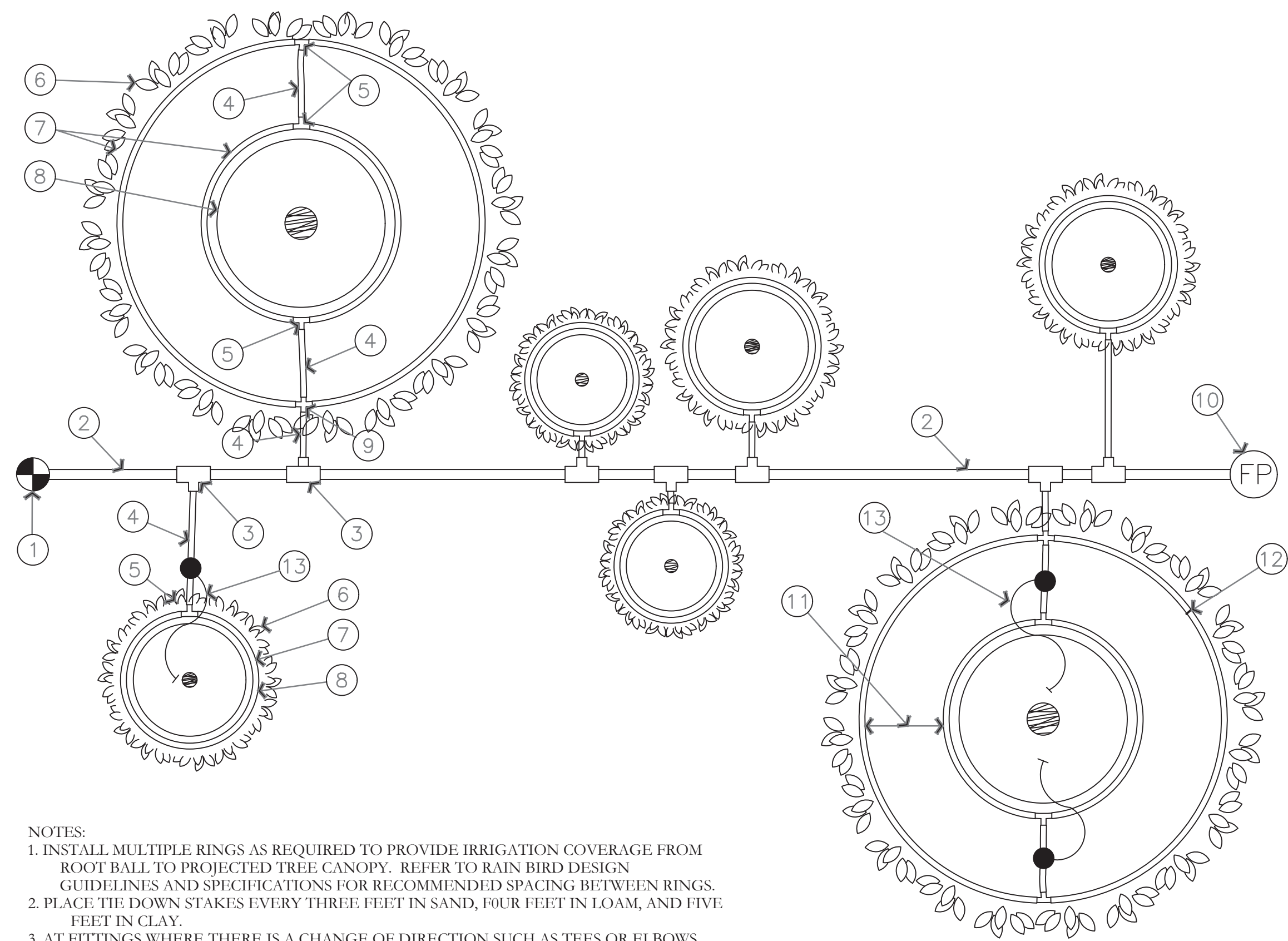
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- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE

PKJ DESIGN GROUP



- 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.

- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP LATERAL PIPE
- 3 PVC SCH 40 TEE OR EL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- 13 POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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

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1/8/2026 UT25127

THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/07/26

NO.	REVISION	DATE
1	CITY COMMENTS	01-08-2026
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4		

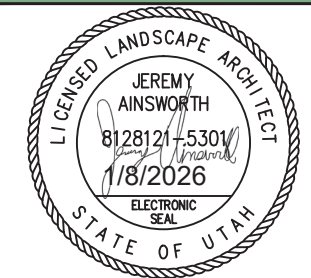
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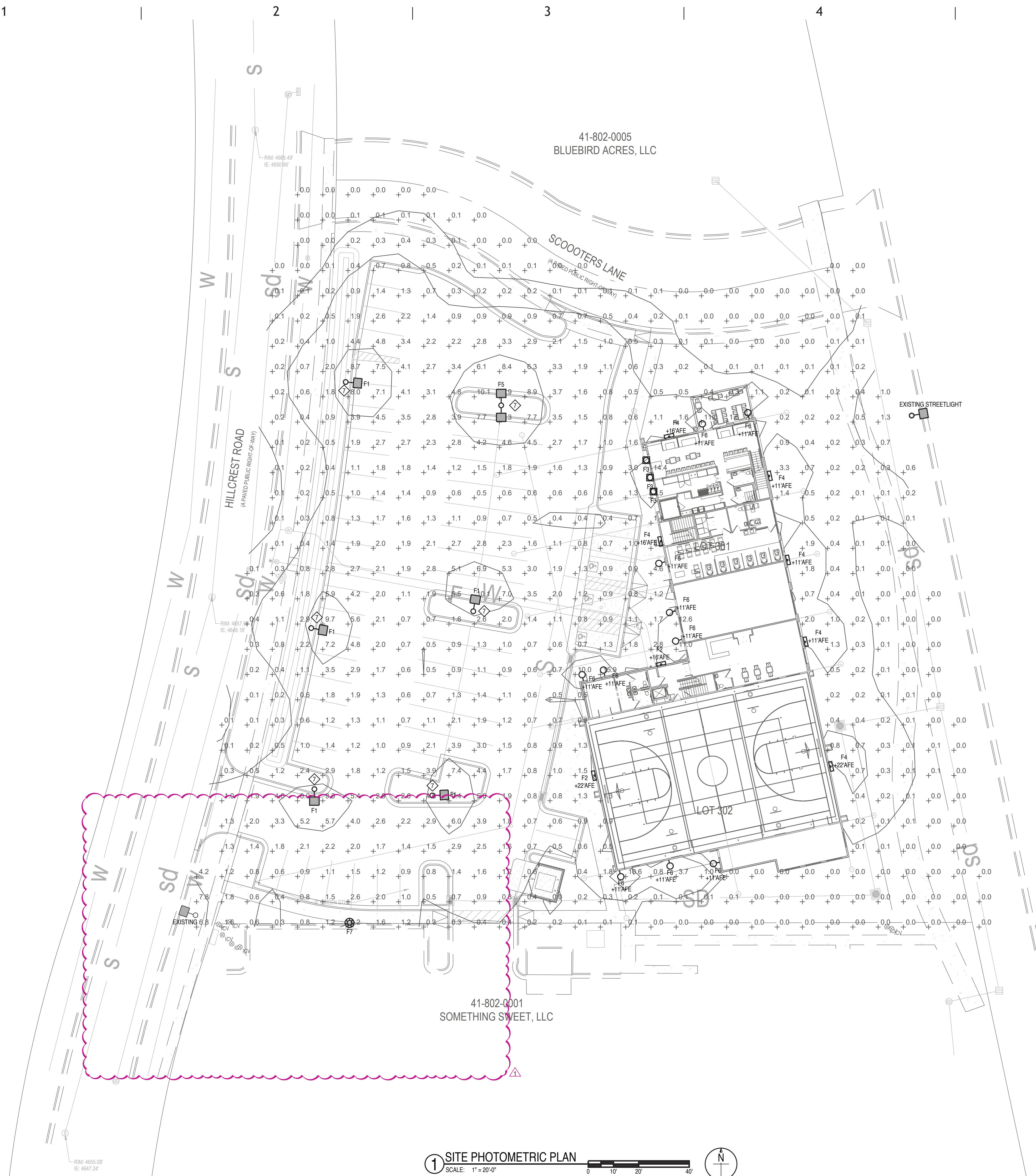
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Landscape Architecture Planning & Visualization
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IRRIGATION DETAILS
CITY PERMIT SET
IR-503

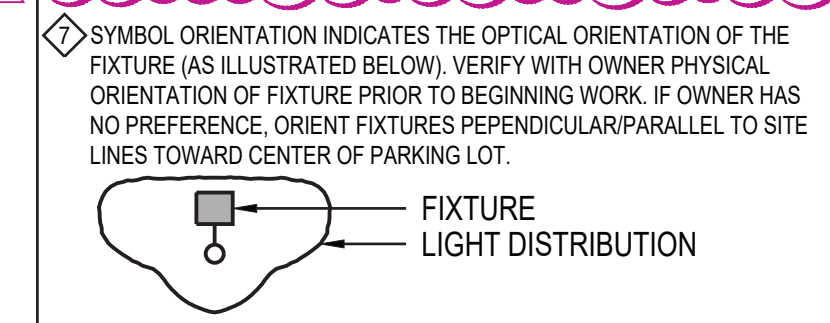
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CHECKED:	KBA
PLOT DATE:	1/8/2026



NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.
2. PHOTOMETRIC STATISTICS:
 AVERAGE: 1.4 FC
 MAXIMUM: 15.9 FC
 MINIMUM: 0.0 FC
 MAXMIN :
 AVGMIN :
3. ADJACENT PROPERTIES TO THE NORTH, SOUTH, AND EAST ARE COMMERCIAL. ADJACENT PROPERTY TO THE WEST IS RESIDENTIAL.
4. INSTALLATION SHALL COMPLY WITH SARATOGA SPRINGS TITLE 19.
5. CITY PLANNING NOTE (TITLE 19.11 SECTION 3):
 - A. 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.
 - B. INTERMITTENT LIGHTING MUST BE OF THE "MOTION SENSOR" TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED TEN (10) MINUTES AND HAS A SENSITIVITY SETTING THAT ALLOWS THE LIGHTING FIXTURE TO BE ACTIVATED ONLY WHEN MOTION IS DETECTED ON THE SITE.
 - C. ALL TRESPASS LIGHTING SHALL NOT EXCEED ONE FOOT-CANDLES MEASURED AT THE PROPERTY LINE.
 1. TRESPASS LIGHTING INTO RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 0.1 FOOT-CANDLES MEASURED AT THE PROPERTY LINE.
 2. TRESPASS LIGHTING ALONG ADJOINING PROPERTY LINES OF NONRESIDENTIAL LAND USES, BASED ON EXISTING ZONING AND THE FUTURE LAND USE MAP, SHALL NOT EXCEED FIVE FOOT-CANDLES MEASURED AT THE PROPERTY LINE.
 - E. ALL FREESTANDING LIGHTING FIXTURES AND ASSEMBLIES SHALL BE BLACK.
 - F. POLE DESIGN SHALL INCLUDE AN ARM AND BELL SHADE.
 - H. HOURS:
 - a. ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER. BUSINESSES MUST TURN OFF AT LEAST FIFTY PERCENT (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.
 - b. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM 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.
5. ELECTRICAL PANELS: TO THE EXTENT POSSIBLE, ALL ELECTRIC PANELS AND COMMUNICATION EQUIPMENT SHOULD BE LOCATED IN AN INTERIOR EQUIPMENT ROOM.
6. NOT USED.

SEE ADDITIONAL UPLOAD OF REQUESTED LIGHTING FIXTURE CUT SHEETS



SARATOGA SPRINGS CITY NOTES:

- i. City Standard Notes for Lighting Plans including:
 1. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.
 2. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
 3. All exterior lighting shall meet IESNA full-cutoff criteria.
 4. One-line diagrams that include both proposed street lighting as well as modifications made to the existing lighting system shall be drawn and submitted to the City for approval before construction. Source connections for each circuit shall be identified and approved with power company. Voltage drops for each circuit shall be calculated, documented, and submitted with design. Voltage drops shall not exceed 5% loss as measured from utility connection to end of circuit, regardless of where utility connection is located or whom it was constructed by. The city reserves the right to require voltage drop testing after construction to verify compliance with voltage drop requirements.

CORE ARCHITECTURE
 233 SOUTH PLEASANT GROVE BLVD.
 SUITE #105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 769-3000
 core@corearch.com

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PROFESSIONAL STAMP

 KYLE L. BRENHOLT
 PROFESSIONAL ENGINEER
 STATE OF UTAH

CONSULTANT INFORMATION

BREINHOLT
 POWER ENGINEERING, PLLC
 805 SOUTH 4430 WEST, LEHI, UT 84043
 (801) 367-5180 PROJECT BPE2581

PROJECT TITLE AND ADDRESS
REDWOOD SPORTS FACILITY
 HARVEST POINT COMMERCIAL PLAT 'A' LOT 3

REVISIONS	
DESCRIPTION	DATE
△ CITY REVIEW	09JAN2026

PROJECT INFORMATION
 DATE: 9 Jan 2026
 PROJECT #: 25-040
 DRAWN BY: KYLE
 PM / PA: KYLE

DRAWING SET STATUS
 SITE APPROVAL

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR
 SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES102

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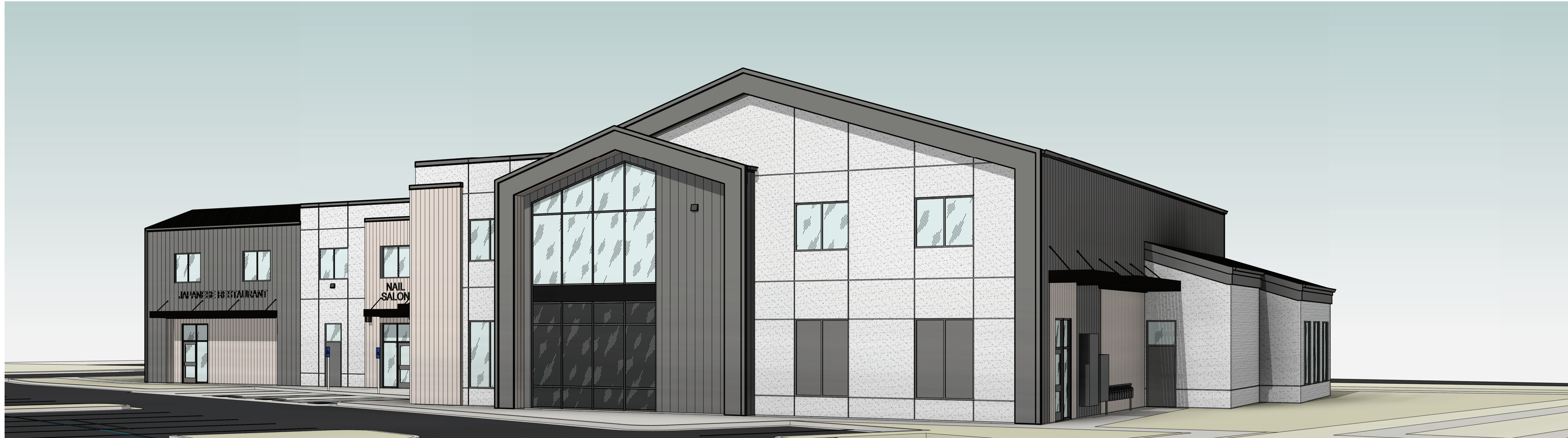
REDWOOD SPORTS FACILITY

HARVEST POINT COMMERCIAL PLAT 'A'
LOT 3

27 JUNE 2025



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SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com



**REDWOOD SPORTS
FACILITY**

HARVEST POINT COMMERCIAL PLAT 'A'
LOT 3

27 JUNE 2025



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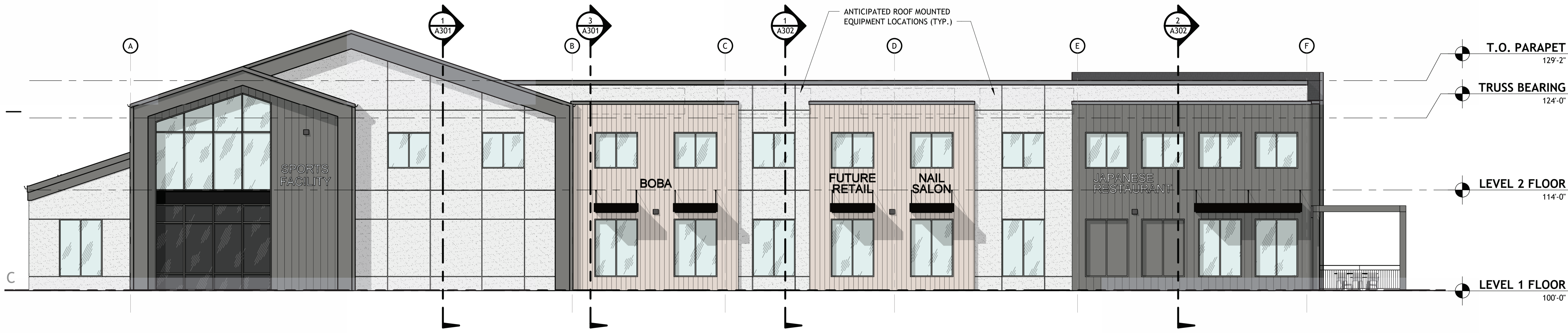


B1 WEST ELEVATION

A201 SCALE: 1/8" = 1'-0"

WINDOW PERCENTAGE (W)	
TOTAL AREA 10'-0" ABOVE GRADE	1,797 SQFT
TOTAL WINDOW AREA 10'-0" ABOVE GRADE	615 SQFT
PERCENTAGE OF WINDOW	35%

EXTERIOR MATERIALS ANALYSIS (W)					
IMAGE	NAME	BRAND	COLOR	AREA	PERCENTAGE
	VERTICAL METAL SIDING		BLACK/DARK GREY	822 SQFT	24%
	VERTICAL WOOD SIDING		TAN/BROWN/BEIGE	966 SQFT	29%
	STUCCO		WHITE/CREAM	1,589 SQFT	47%
TOTAL WALL AREA				3,377 SQFT	



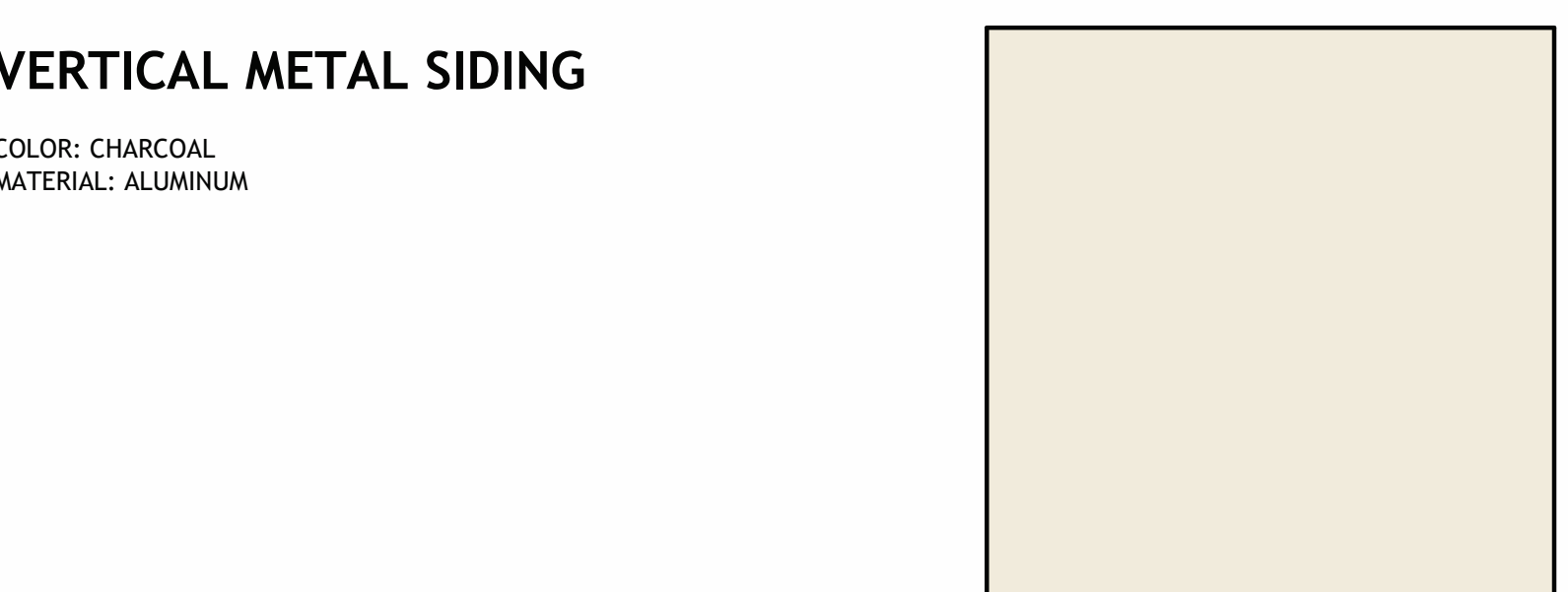
C1 EAST ELEVATION

A201 SCALE: 1/8" = 1'-0"

WINDOW PERCENTAGE (E)	
TOTAL AREA 10'-0" ABOVE GRADE	1,780 SQFT
TOTAL WINDOW AREA 10'-0" ABOVE GRADE	690 SQFT
PERCENTAGE OF WINDOW	39%

EXTERIOR MATERIALS ANALYSIS (E)					
IMAGE	NAME	BRAND	COLOR	AREA	PERCENTAGE
	VERTICAL METAL SIDING		BLACK/DARK GREY	278 SQFT	9%
	VERTICAL WOOD SIDING		TAN/BROWN/BEIGE	1,422 SQFT	43%
	STUCCO		WHITE/CREAM	1,641 SQFT	48%
TOTAL WALL AREA				3,341 SQFT	

OVERALL EXTERIOR MATERIALS ANALYSIS			
NAME	COLOR	OVERALL AREA	PERCENTAGE
VERTICAL METAL SIDING	BLACK/DARK GREY	2,282 SQFT	21%
VERTICAL WOOD SIDING	TAN/BROWN/BEIGE	3,684 SQFT	35%
STUCCO	WHITE/CREAM	4,705 SQFT	44%
TOTAL WALL AREA		10,671 SQFT	



A200 - MATERIALS

SCALE: 12" = 1'-0"

KEYNOTES

SIGNAGE NOTES

- SIGNAGE IN THE NEIGHBORHOOD COMMERCIAL, REGIONAL COMMERCIAL, HEAVY COMMERCIAL, AND COMMUNITY COMMERCIAL ZONES.
- BUILDING SIGNS.**
 - NUMBER. EACH TENANT IN A BUILDING IS PERMITTED ONE PRIMARY BUILDING SIGN, AND TWO ANCILLARY SIGNS; BUILDINGS OR USES THAT ARE LARGER THAN 50,000 SQUARE FEET AND HAVE MORE THAN ONE PRIMARY ENTRANCE MAY HAVE A SECOND PRIMARY SIGN.
 - WHEN A MONUMENT SIGN IS ALLOWED BY CODE, A THIRD ANCILLARY BUILDING SIGN MAY BE ALLOWED IN LIEU OF A MONUMENT SIGN. NOT TO EXCEED ONE SIGN PER ELEVATION.
 - SIZE, PRIMARY SIGNAGE. THE PRIMARY BUILDING SIGNAGE SHALL NOT EXCEED A CUMULATIVE TOTAL SIZE EQUAL TO EIGHT PERCENT OF THE FACADE ON WHICH THE SIGN OR SIGNS ARE MOUNTED, OR 30 SQUARE FEET, WHICHEVER IS LARGER.
 - ANCILLARY SIGNAGE. ANCILLARY SIGNAGE SHALL NOT BE MOUNTED ON THE SAME FACADE AS PRIMARY SIGNAGE, AND EACH ANCILLARY SIGN SHALL NOT EXCEED A CUMULATIVE TOTAL SIZE EQUAL TO FOUR PERCENT OF THE FACADE ON WHICH THE SIGN OR SIGNS ARE MOUNTED.
 - ANCILLARY SIGNS MAY BE LOCATED ON THE SAME ELEVATION AS A PRIMARY SIGN, IN LIEU OF AN ALTERNATIVE LOCATION, IF 1) THE SIGNS ARE LOCATED ON A BUILDING WITH A SINGLE PRIMARY TENANT, AND 2) THE BUILDING FACADE MEASURES AT LEAST 400 LINEAL FEET.

EXTERIOR ELEVATION NOTES

- BUILDING IDENTIFICATION**
ALL BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, AND SUCH NUMBERS SHALL BE IDENTIFIED USING THE FOLLOWING STANDARDS:
- BACKGROUND. NUMBERS SHALL BE SET ON A BACKGROUND OF A CONTRASTING COLOR.
 - SIZE. RESIDENTIAL BUILDING NUMBERS SHALL BE AT LEAST 4-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 4 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.
 - 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.
 - STACKED MULTI-FAMILY STRUCTURE, CONDOMINIUMS, COMMERCIAL, OFFICE, OR INSTITUTIONAL BUILDING NUMBERS SHALL BE PLACED IN A PROMINENT LOCATION AT THE MAIN ENTRANCE OF SUCH BUILDINGS.
 - INTERIOR SUITES, APARTMENTS, UNITS, OR OFFICES SHALL BE CLEARLY IDENTIFIED IN A LOGICAL NUMERIC OR ALPHABETIC SEQUENCE.
 - 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.
 - STACKED MULTI-FAMILY STRUCTURES, COMMERCIAL, OFFICE, OR INSTITUTIONAL BUILDINGS SHALL HAVE 1 ADDRESS FACING A PUBLIC OR PRIVATE STREET AND EACH UNIT SHALL HAVE A NUMBER OR LETTER SUCH AS A1, 2, 3, OR A, B, C AND SO ON WITH AN INDIVIDUAL BUILDING NUMBER OR LETTER WITH ASSOCIATED UNIT NUMBERS.
 - 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.
 - TOWNHOMES, THREE-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, COMMERCIAL, OFFICE, OR INSTITUTIONAL BUILDINGS THAT HAVE A FRONT DOOR THAT FACES AN 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.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
REDWOOD SPORTS FACILITY
HARVEST POINT COMMERCIAL PLAT 'A' LOT 3

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION
DATE: 27 JUNE 2025
PROJECT #: 25-040
DRAWN BY: ZC
PM / PA: NB

DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A201

Autodesk Docs: /25-040 Redwood Sports Facility/25-040 Redwood Sports Facility.rvt 1/9/2026 1:56:58 PM

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	27 JUNE 2025
PROJECT #:	25-040
DRAWN BY:	ZC
PM / PA:	NB

DRAWING SET STATUS
DESIGN DEVELOPMENT DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A202

KEYNOTES

SIGNAGE NOTES

SIGNAGE IN THE NEIGHBORHOOD COMMERCIAL, REGIONAL COMMERCIAL, HEAVY COMMERCIAL, AND COMMUNITY COMMERCIAL ZONES.

- A. BUILDING SIGNS.
 1. NUMBER. EACH TENANT IN A BUILDING IS PERMITTED ONE PRIMARY BUILDING SIGN, AND TWO ANCILLARY SIGNS; BUILDINGS OR USES THAT ARE LARGER THAN 50,000 SQUARE FEET AND HAVE MORE THAN ONE PRIMARY ENTRANCE MAY HAVE A SECOND PRIMARY SIGN.
 - A. WHEN A MONUMENT SIGN IS ALLOWED BY CODE, A THIRD ANCILLARY BUILDING SIGN MAY BE ALLOWED IN LIEU OF A MONUMENT SIGN. NOT TO EXCEED ONE SIGN PER ELEVATION.
 2. SIZE, PRIMARY SIGNAGE. THE PRIMARY BUILDING SIGNAGE SHALL NOT EXCEED A CUMULATIVE TOTAL SIZE EQUAL TO EIGHT PERCENT OF THE FACADE ON WHICH THE SIGN OR SIGNS ARE MOUNTED, OR 30 SQUARE FEET, WHICHEVER IS LARGER.
 3. ANCILLARY SIGNAGE. ANCILLARY SIGNAGE SHALL NOT BE MOUNTED ON THE SAME FACADE AS PRIMARY SIGNAGE, AND EACH ANCILLARY SIGN SHALL NOT EXCEED A CUMULATIVE TOTAL SIZE EQUAL TO FOUR PERCENT OF THE FACADE ON WHICH THE SIGN OR SIGNS ARE MOUNTED.
 - A. ANCILLARY SIGNS MAY BE LOCATED ON THE SAME ELEVATION AS A PRIMARY SIGN, IN LIEU OF AN ALTERNATIVE LOCATION, IF 1) THE SIGNS ARE LOCATED ON A BUILDING WITH A SINGLE PRIMARY TENANT, AND 2) THE BUILDING FACADE MEASURES AT LEAST 400 LINEAL FEET.

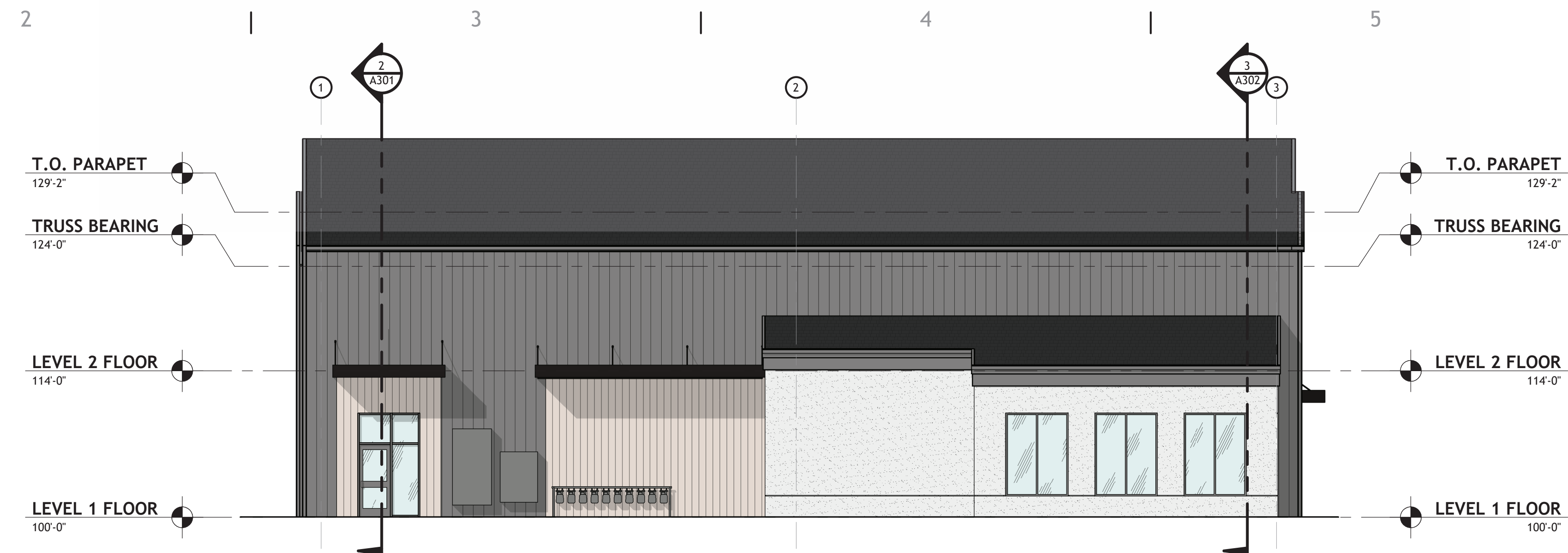
EXTERIOR ELEVATION NOTES

BUILDING IDENTIFICATION

- ALL BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, AND SUCH NUMBERS SHALL BE IDENTIFIED USING THE FOLLOWING STANDARDS:
1. BACKGROUND. NUMBERS SHALL BE SET ON A BACKGROUND OF A CONTRASTING COLOR.
 2. SIZE. RESIDENTIAL BUILDING NUMBERS SHALL BE AT LEAST 4-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 4 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.
 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.
 - A. STACKED MULTI-FAMILY STRUCTURE, 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 1 ADDRESS FACING A PUBLIC OR PRIVATE STREET AND EACH UNIT SHALL HAVE A NUMBER OR LETTER SUCH AS A1, 2, 3, OR A, B, C AND SO ON WITH AN INDIVIDUAL BUILDING NUMBER OR LETTER WITH ASSOCIATED UNIT NUMBERS.
 - 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.

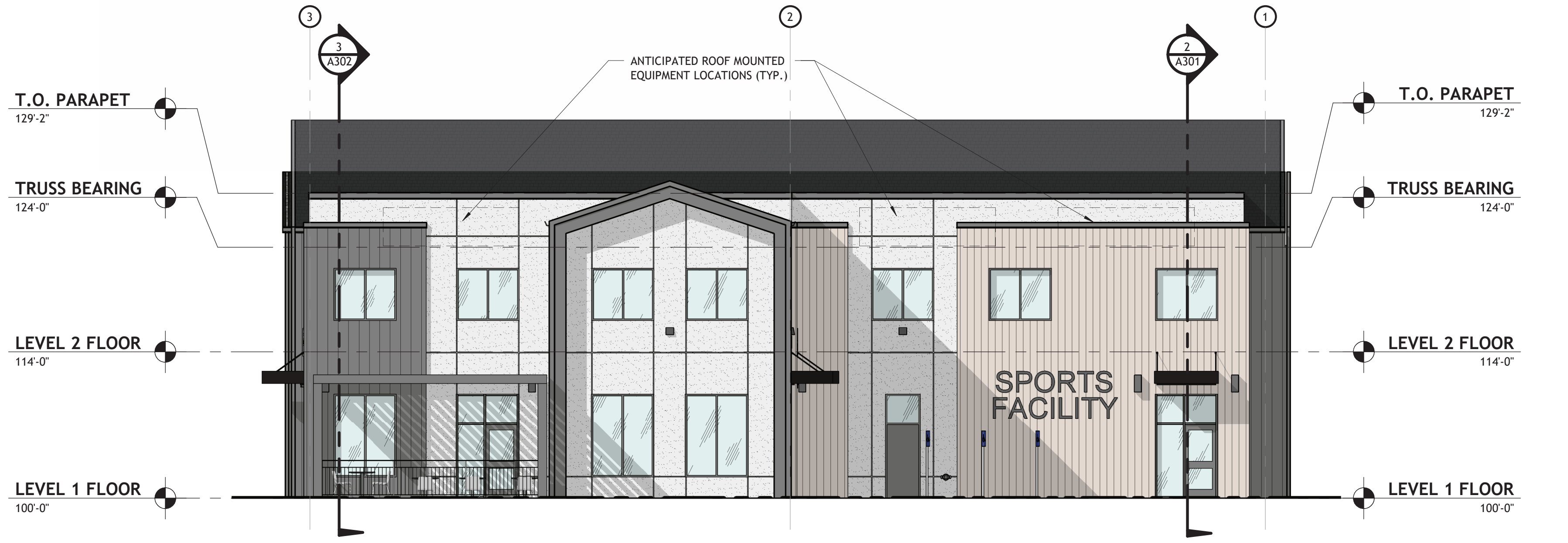
GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- I. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- J. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.



B2 SOUTH ELEVATION
A202 | SCALE: 1/8" = 1'-0"

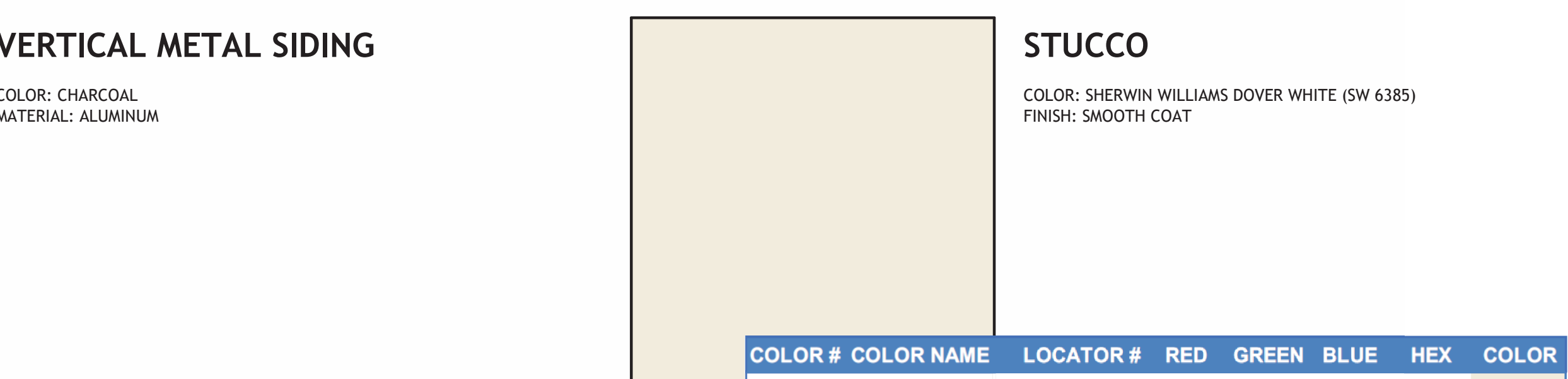
EXTERIOR MATERIALS ANALYSIS (S)					
IMAGE	NAME	BRAND	COLOR	AREA	PERCENTAGE
	VERTICAL METAL SIDING		BLACK/DARK GREY	1,043 SQFT	56%
	VERTICAL WOOD SIDING		TAN/BROWN/BEIGE	329 SQFT	18%
	STUCCO		WHITE/CREAM	503 SQFT	26%
TOTAL WALL AREA				1,875 SQFT	



C2 NORTH ELEVATION
A202 | SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS ANALYSIS (N)					
IMAGE	NAME	BRAND	COLOR	AREA	PERCENTAGE
	VERTICAL METAL SIDING		BLACK/DARK GREY	139 SQFT	7%
	VERTICAL WOOD SIDING		TAN/BROWN/BEIGE	967 SQFT	46%
	STUCCO		WHITE/CREAM	972 SQFT	47%
TOTAL WALL AREA				2,078 SQFT	

OVERALL EXTERIOR MATERIALS ANALYSIS			
NAME	COLOR	OVERALL AREA	PERCENTAGE
VERTICAL METAL SIDING	BLACK/DARK GREY	2,282 SQFT	21%
VERTICAL WOOD SIDING	TAN/BROWN/BEIGE	3,684 SQFT	35%
STUCCO	WHITE/CREAM	4,705 SQFT	44%
TOTAL WALL AREA		10,671 SQFT	



COLOR #	COLOR NAME	LOCATOR #	RED	GREEN	BLUE	HEX	COLOR
SW6385	Dover White	261-C2	240	234	220	F0EADC	

A200 - MATERIALS
SCALE: 12" = 1'-0"



ENT 21529-2026 PG 1 of 11
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Mar 16 04:47 PM FEE 40.00 BY KC
RECORDED FOR SOMETHING SWEET LLC

RETURN RECORDED DOCUMENT TO:
ENVII HOME DESIGN LLC
2107 N REDWOOD RD
SARATOGA SPRINGS, UT

SOMETHING SWEET LLC
2081 N. REDWOOD RD
SARATOGA SPRINGS, UT

Parcel Serial Nos.: 41:802:0001
68:042:0302

RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT (“Agreement”), dated as of the 24 day of Feb, 2026 (“Effective Date”), is entered into by and between SOMETHING SWEET LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“Something Sweet”), and ENVII HOME DESIGN LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns (“Envii” and together with Something Sweet, collectively the “Parties” and individually a “Party”).

WITNESSETH:

WHEREAS, Something Sweet is the fee owner of certain real property located in Saratoga Springs, Utah, identified by the Parcel Serial Number 41:802:0001 and more particularly described as set forth on Exhibit A attached hereto and made a part hereof (the “Something Sweet Property”);

WHEREAS, Envii is the fee owner of certain real property located in Saratoga Springs, Utah, abutting the Something Sweet Property, and identified by the Parcel Serial Number 68:042:0302 and more particularly described as set forth on Exhibit B attached hereto and made a part hereof (the “Envii Property”);

WHEREAS, the Envii Property and the Something Sweet 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.

ENVII:

ENVII HOME DESIGN LLC,

a Utah limited liability company

By: [Signature]

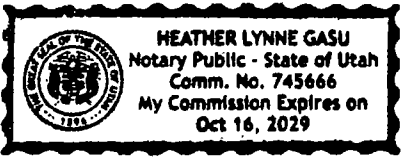
Name: Achiterdene Gam Khuyray

Title: Owner

STATE OF Utah)

COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 24 day of February, 2026, by Heather Gasu.



[Signature]
Notary Public

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

SOMETHING SWEET:

SOMETHING SWEET LLC,

a Utah limited liability company

By:

Name:

Title:

[Signature]
Jenny Chan
Owner

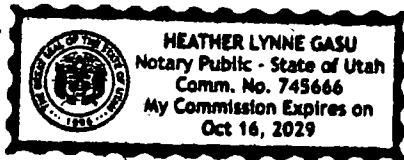
STATE OF

Utah)

COUNTY OF

Utah)

The foregoing instrument was acknowledged before me this 24 day of February, 2026, by Heather Cruse



[Signature]

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SOMETHING SWEET PROPERTY

Parcel Serial No.: 41:802:0001

Legal Description: LOT 1, PLAT A, HARVEST POINT COMMERCIAL SUB. AREA
1.494 AC.

EXHIBIT B

LEGAL DESCRIPTION OF ENVII PROPERTY

Parcel Serial No.: 68:042:0302

**Legal Description: LOT 302, PLAT B, HARVEST POINT COMMERCIAL SUB.
AREA 0.688 AC.**

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.**



MINUTES – Planning Commission

Thursday, March 26, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

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

Present:

10 Commission Members: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Austin Roy, Senior Planner; Kendal Black, Planner II; Sam Stout, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

15 Others: Keaton Morton, Michael McIntire, Lynsi Neve, Ben Duzett.

Excused: Virginia Rae Mann.

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

20 **BUSINESS ITEMS**

1. **North Lake Meadows Phase 2 Preliminary Plat, located at 145 North 1700 West. Keaton Morton as applicant.**

25 Planner II Sam Stout presented the item. The applicant is requesting approval of a preliminary plat for the Meadows at North Lake 2 Subdivision. The land that makes up the project area was recently annexed to the City of Saratoga Springs from Lehi City. The total area that is being platted is 5.962 acres. The plat will consist of 19 lots with a minimum lot size of 9000 square feet.

30 Applicant Keaton Morton of Saratoga Springs was in attendance to address questions and provide additional insight as needed. He shared that his experience working with the Saratoga Springs team had been consistently positive, and that Staff members had been exceptional to work with. He expressed sincere appreciation for their efforts.

35 Commissioner Hill asked about fencing and grading and wanted clarification regarding the compliance of those items. He also noted that he was very impressed with the landscaping plan.

40 Planner II Sam Stout responded that Engineering had done the review regarding fencing, grading and drainage; He advised that those items were in compliance. In addition, he explained that there was one item that did not yet comply, but would be in full compliance following a code amendment that would be going to City Council relating to open space amenity points.

45 Commissioner Sprosty Burns received clarification that the code amendment that would be going to City Council was the same one that had been addressed at the last Planning Commission meeting. She also received an explanation regarding taxes and the City's process for ensuring all property taxes were paid.

Motion made by Commissioner Willden that the Planning Commission approve the request for Meadows at North Lake 2 Preliminary Plat located at 145 North 1700 West with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.

50 **No: None.**

Absent: Virginia Rae Mann.
Motion passed 6 - 0.

55 2. **The Hub Lot 5 Site Plan, located at 2438 North Stagecoach Drive. Michael McIntire as applicant.**
Planner II Sam Stout presented the item. The applicant is requesting approval of a Site Plan for Lot 5 of The Hub at Saratoga Phase 1 Subdivision. The total project area is 0.69 acres. An unmanned fiber utility, with two buildings – 852 square feet each, are proposed on the site. The site will be visited occasionally for normal maintenance.

60 Applicant Michael McIntire of Kansas City, Missouri was in attendance to answer questions.

Commissioner Willden asked the applicant to explain a little bit more about the details of the project.

65 Mr. McIntire explained that it was a fiber amplification hub. He further detailed that as data went across glass fibers every 50-60 miles it needed to be regenerated; the data would then go into server racks, get regenerated, and then be sent back down the line similar to the old coaxial setups for cable.

70 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for The Hub Lot 5 located at 2438 N Stagecoach Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Miles.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

75 3. **Approval of Minutes: March 12, 2026.**

Motion made by Commissioner Willden to approve the minutes of March 12, 2026. Seconded by Commissioner Hill.

80 **Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.**

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

85 PUBLIC HEARINGS

1. **Lighthouse Cove Concept Plan and Rezone from Agricultural, Rural Residential to R1-10, located at approximately 4200 South Schooner Drive. Lynsi Neve as applicant.**

90 Planner II Sam Stout presented the item. Perry Investments LLC owns 109 acres of undeveloped property that falls within three different zones; Residential Single Family 10,000 (R1-10), Rural Residential (RR), and Agricultural(A). The property consists of six adjoining parcels of land.

95 The applicant would like all of the property to be zoned R1-10. The request is consistent with the Land Use Map of the General Plan which designates this area for Low Density Residential. A Concept Plan was submitted along with the rezone request – proposing 197 lots. Red Lines were provided to the applicant addressing items that will need to comply with Land Development Code when Preliminary and Final Plat applications are submitted.

100 Planner II Sam Stout advised that they were proposing 197 lots with a church site, but if the church was not constructed, there would be 215 lots.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

105 Lynsi Neve of Perry Homes was in attendance to answer questions.

Commissioner Hill wanted to know what the average density would be.

110 Planning Director Carroll advised the density would be 1.8 and would be a single-family product with larger lots and low density.

Commissioner Sprosty Burns inquired if the rural residential area on the map was always planned to be R1-10.

Planner II Sam Stout answered affirmatively that it was planned to be R-1-10.

115 **Motion made by Commissioner Miles that the Planning Commission forward a recommendation for approval of the requested Rezone for Lighthouse Cove located at 4200 South Schooner Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Rather.**
Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
120 **Absent: Virginia Rae Mann.**
Motion passed 6 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.02 – Definitions. The amendment would add a definition for loading bays. Citywide. City-initiated.**

125 Senior Planner Austin Roy presented the item. Staff recently proposed code amendments for an exception for building buffer and Loading bays and the Planning Commission recommended approval of that code amendment and was scheduled for City Council on March 24. Upon further review, it was determined that having a definition for the term “Loading Bay” will help clarify when the exception applies.

130 **Public Hearing Open** by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Miles expressed his appreciation for the clarifications made to the code, noting they would be beneficial not only to applicants and staff, but also to the citizens of Saratoga Springs. He felt that clearer, more precise definitions contributed significantly to long-term understanding.

135 **Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.02, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Miles.**
140 **Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.**
No: None.
Absent: Virginia Rae Mann.
Motion passed 6 - 0.

145 3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards. The amendment would allow an architecture and design exception to additional standards for Office Warehouse, Heavy Commercial, and Light Industrial/Industrial zoned buildings if they are no wider than 200 ft. in front and no larger than 15,000 square feet. Citywide. City-initiated.**

150 Planner II Kendal Black presented the item. This is a staff-initiated code amendment related to the Additional Standards for Office Warehouse (OW), Heavy Commercial (HC), Light Industrial (LI), and Industrial (I) zones (19.16.08). Currently the code requires that all buildings, regardless of size, are required to adhere to the Additional Standards section that are meant to “reduce the perceived mass of the building.” This makes sense for wide and large warehouse buildings but may not make as much sense for smaller commercial buildings that are allowed in some of these zones. Staff is proposing to allow exceptions under specific circumstances.

155 **Public Hearing Open** by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

160 Commissioner Rather thought the amendment was a good improvement and felt it made a lot of sense.

Commissioners Sprosty Burns and Rather discussed the proposed length of 200 feet, and concluded the amendment was appropriate.

165 **Motion made by Commissioner Hill 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 Willden.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

170 **Absent: Virginia Rae Mann.**

Motion passed 6 - 0.

REPORTS

175 1. **Commission Comments.** No comments given.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She noted that the next Planning Commission meeting would be held on April 16th.

180 CLOSED SESSION

Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

185 **Meeting Adjourned Without Objection at 6 :30 p.m. by Chair Rachel Sprosty Burns.**

Date of Approval

Planning Commission Chair

190

Deputy City Recorder