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 30, 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.*

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. Mt. Saratoga Veterinary Clinic Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant. Senior Planner Kendal Black.
2. Westport Business Park Lot 4 Site Plan located at 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants. Senior Planner Kendal Black.
3. Riders Station Site Plan and Preliminary Plat, located at 1193 West Fairfield Road. Adam Hurd of BlackSpire Capital Group as applicant. Senior Planner Austin Roy.
4. Approval of Minutes: April 16, 2026.

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 18 Building Construction Code of the City of Saratoga Springs, Chapters 18.05 – Grading, and Incorporation into Land Use Regulations. City-Initiated. Citywide. Engineer Ken Knight.

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.

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Preliminary Plat and Site Plan
Mount Saratoga Veterinary Clinic
April 30, 2026
PUBLIC MEETING

Applicant:	Daniel Harris
Owner:	Clay and Kelly Keller
Location:	30 North Mt. Saratoga Road
Project Acreage:	0.87 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Adjacent Uses:	Planned Community
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 30 North Mt. Saratoga Road for the Mount Saratoga Veterinary Clinic. Uses include one commercial building with one tenant space. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for a Small Animal Hospital / Small Veterinary Office use. There are 34 required parking stalls and 39 provided for the 8,427-square foot building. The property is 37,924 square feet (0.87 acres) in size. The proposed building is 24' tall. 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:

The property is bordered by Mt. Saratoga Boulevard to the west and common area for the Mt. Saratoga subdivision to the north, south, and east.

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

The site is not required to provide interconnection to the north, south, or east into the common area. An ADA accessible connection if provided from the building to the sidewalk to the west.

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. Mount Saratoga Veterinary Clinic seeks to provide a veterinary clinic 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 contribute to 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: • Gateway Overlay	Complies 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: • (separate permit and approval required)	Complies

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission 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 Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section 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. All other Code requirements shall be met.
5. The site plan is approved as outlined in Section F of this staff report.

6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance
"I move to **continue** the Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga 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 Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with 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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Mount Saratoga Veterinary Clinic
Date: April 30, 2026
Type of Item: Prelim-Final Plat-Site Plan Approval

SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a Prelim, Final Plat, Site plan Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Daniel Harris—EIG14T*
Request:	*Prelim-Final Plat-Site Plan Approval*
Location:	*30 N Mt. Saratoga Blvd*
Acreage:	*0.87 Acres - 1 Lots*

C. Recommendation: Staff recommends the approval of final plat subject to the following conditions:

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

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

3. Owner shall record a Long-Term Storm Water Management Agreement and submit a Long-Term Storm Water Management Plan (LTSWMP) that accounts for all stormwater infrastructure associated with the project. The LTSWMP shall clearly define ownership and maintenance responsibilities for all new and existing stormwater facilities, including any components maintained by the Mt. Saratoga HOA. If the Mt. Saratoga HOA retains responsibility for shared stormwater infrastructure, the Mt. Saratoga HOA's LTSWMP must be updated to incorporate the project. Any privately maintained components shall be documented in a project-specific LTSWMP. All runoff contributions, system connections, and impacts to the existing detention basin must be addressed. The plan portion will be required prior to scheduling a pre-construction meeting

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

5. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

6. Developer must secure water rights as required by the City Engineer, City Attorney,

and development code.

7. Developer shall provide easements for all off-site utilities not located in the public right-of-way.

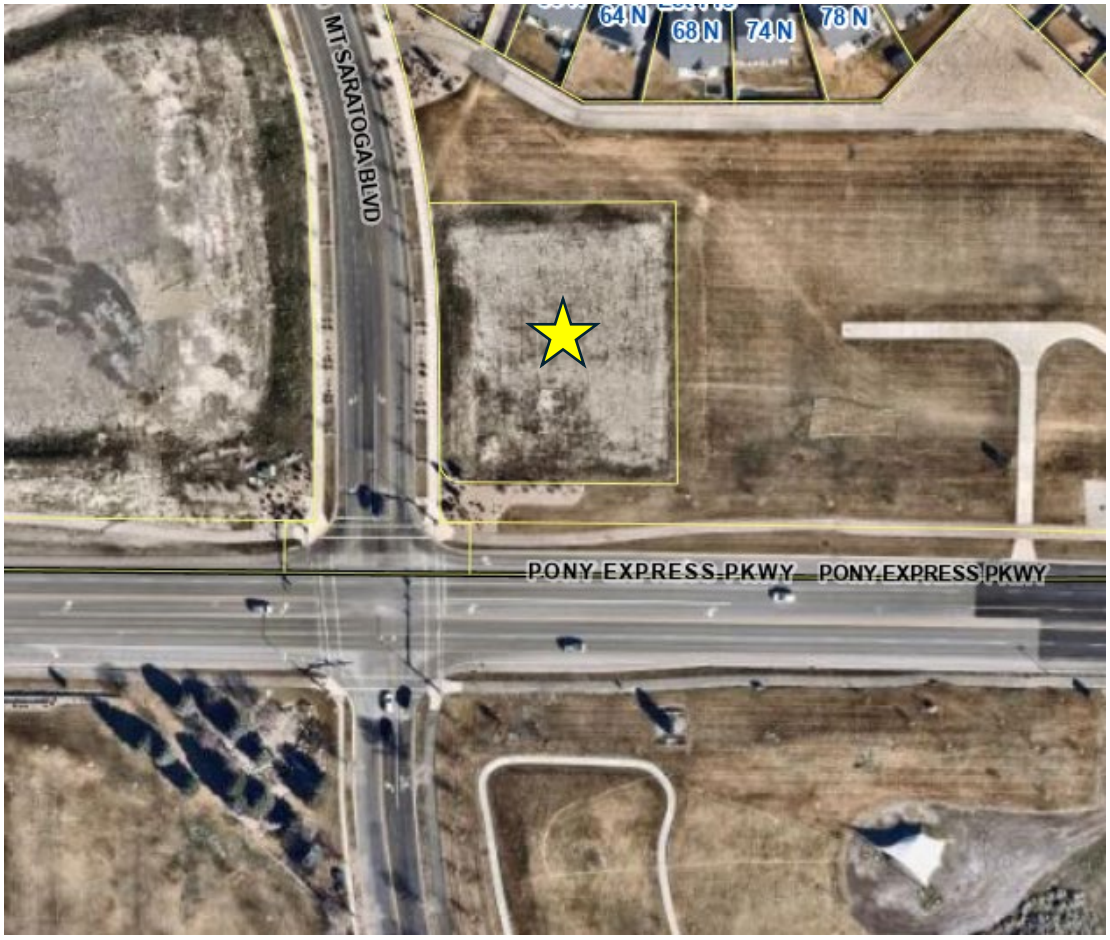
8. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

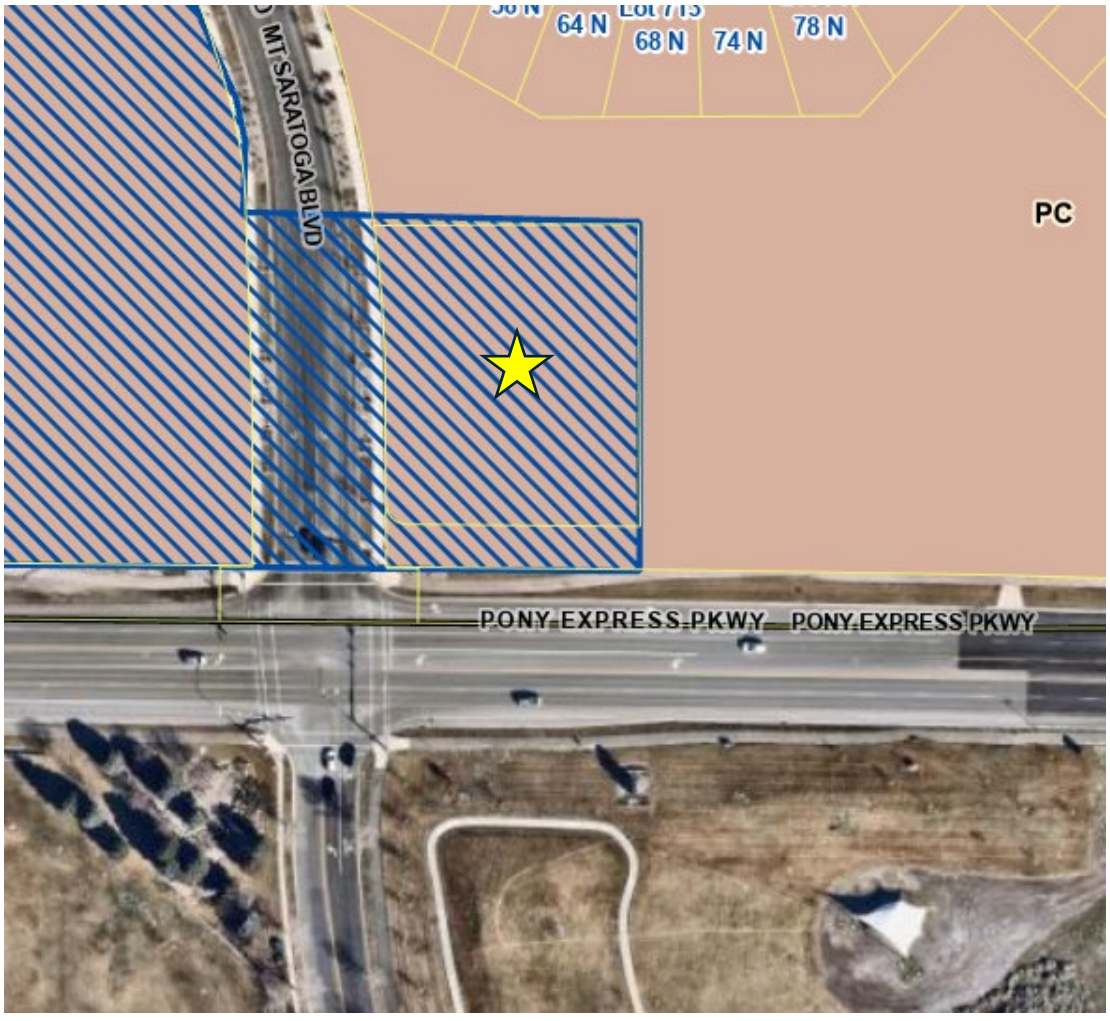
9. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

10. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

11. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

Exhibit 2: Location & Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 10.29.25

Application Information

PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN
MT. SARATOGA VETERINARY CLINIC

Applicant:	Daniel Harris
Owner:	Clay & Keely Keller
Location:	32 North Mt. Saratoga Boulevard
Project Acreage:	0.87 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community in Gateway Overlay
Adjacent Zoning:	Planned Community
Adjacent Uses:	Open Space and Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Legislative for Site Plan; Administrative for Preliminary and Final Plats
Land Use Authority:	City Council for Preliminary Plat and Site Plan; Planning Director for Final Plat
Planner:	Kendal Black, Planner II
In Gateway Overlay:	Yes
Date Received:	**1st submittal:** November 4, 2025 **2nd submittal:** February 11, 2026 **3rd submittal:** March 30, 2026 **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal: November 10, 2025** **2nd submittal:** February 19, 2026 **3rd submittal:** April 8, 2026 **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	58:034:0645 / 0.87 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): November 4, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: Yes- Inform the applicant if required

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council, for Preliminary Plat and Site Plan
- Planning Director Approval: Yes, for Final Plat
- 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: Planned Community
  - General Plan Land Use: Planned Community
  - Density: (1 units/0.87 acres = 1.15 units per acre)

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*37897.2 square feet*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*31'+*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*112'+*
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*25'*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	100'	**Complies**	*209'+*
Lot Frontage (Minimum)	100'	**Complies**	*209'+*
Building Height (Maximum)	40'	**Complies**	*23'-7 1/2"*
Lot coverage (Maximum)	50%	**Complies**	*22.2%*
Building Size (Minimum)	N/A	**N/A**	*8,427 sf*
Building Size (Maximum)	N/A	**N/A**	*8,427 sf*

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**	*108'+*

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 another applicable plan.	**Complies.**	*32.3% proposed*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses (PC zoned but Community Commercial designated): **Animal Hospital, small / Small Veterinary Office - 4 stalls per 1000 sq. ft. (34 stalls required)**	**Complies.**	*40 stalls provided (38 standard and 2 ADA accessible)*

19.04.14 Establishment of Land Use Zones: Gateway Overlay		
Regulation	**Compliance**	**Findings**
Landscaping: In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to:		
a. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	**N/A.**	*Neighboring land use is open space detention pond*
b. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	**Complies.**	*See sheet LP-101*
Entrance Feature. A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as 10 amenity points.	**N/A.**	*Providing other amenities as they are not in the approved entrance sign location*
Streetscape. Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:		
a. <u>Gateway Overlay Streetscape Elements (Assign points only to applicable elements) – Points prorated</u> **i. <u>Every lot within a Gateway Overlay Zone shall contribute at least 10 points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within the Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.</u>** **ii. <u>Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.</u>** iii. **<u>Land Use Authority Approves at Site Plan.</u>**	**<u>Weight</u>**	**<u>Total</u>**
1. Planter Beds or Boxes (20' square foot minimum)	2.00	

2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	*2.00 points*
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	*2.00 points*
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	*2 benches = 8.00 points*
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	*2.00 points*
7. Drinking Fountain (ADA s/swivel head)	4.00	
8. Gas Fire Pit	4.00	
9. Tree Guard	2.00	
10. Tree Grate	2.00	
11. Entrance Feature	10.00	
	TOTAL	
Provides at least 10 points from table's amenities (see above)?	**Complies.**	*14 total points*
See full code and example images if you have any questions…		

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.	**Complies.**	*In Flood Zone "X"*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*See utility plan*
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.**	*Doesn't impede any roads*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Mt. Saratoga Boulevard*

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).	**Shall Comply.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
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.**	*See sheet 103*
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.**	*See sheet LP-100*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet LP-100*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheet LP-100*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See irrigation plan*

Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*See site plan and sheet 501*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*See sheet LP-101*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See sheet LP-101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*All 6' or taller*
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.**	*See sheet LP-501*
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.**	*All 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	*No turf proposed*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*None proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See sheet LP-101*
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.**	*Tan and brown rock*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See landscape plan*
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.**	*See landscape plan*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See landscape plan*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*See IR-100 to IR-101, and IR-501to IR-503*

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.**	*See landscape plan*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See landscape plan*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	*No power poles on property*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt 5 oz. weed barrier*
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.**	*Rock mulch proposed*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*See note I on sheet LP-501*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet IR-100*
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.**	*None proposed*
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.**	*See sheet LP-100*
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.**	

Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies.**	*See sheet 502 detail 5*
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: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501.*
Prohibited fencing: a. 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. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*None of these proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No screening required*

Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See landscape plan*
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.**	*See landscape plan*
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.**	*60% provided*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	37,897		
Required Landscaping	7,579	**Complies**	*12,196.8 sf*
Required Deciduous Trees	6	**Complies**	*8 provided*
Required Evergreen Trees	3	**Complies**	*8 provided*
Required Shrubs	17	**Complies**	*145 provided*
Drought Tolerant Plants	13	**Complies**	*236 plants are drought tolerant*

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.**	*Asphalt*
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.	**N/A.**	*Only one access needed as there is only one building and no access is required to adjacent parcels as they are open space or an arterial.*
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.**	*Not required to back out across a sidewalk*
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.	**N/A.**	*No adjacent properties with vehicle access*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See photometric plan and lighting details*
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.**	*All spaces well under allowed distance of 250'*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	*No shared parking*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*See cover sheet of Plat and Engineering Plans*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*2 required and 2 provided. Sizes comply as well*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Right by front doors*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Not counted in available parking numbers*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*Based on square footage (4 stalls per 1,000 sf) – 34 required, 39 provided*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*Rounded up to 34*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*See Trip Generation study*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.	**Complies.**	*Hedges provided*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*Curbing provided*
Clear Sight Triangles must be followed.	**Complies.**	*See landscape plan*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See landscape and irrigation plans*
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.	**N/A.**	
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.	**Complies.**	*See landscape plan*

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.		
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See landscape plan*
Required Minimum Parking		
Animal Hospital, small / Small Veterinary Office *4/1000*	**Complies.**	*34 required, 40 proposed*
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**Complies.**	*None proposed*

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.**	*Aluminum*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*18-1/2" base proposed*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
Angle: Shall be directed downward.	**Complies.**	*All directed downward*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*4000K or less proposed*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See page 3 of photometric plan*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
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.**	*Details provided on photometric plan and supplementary documents*
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.**	*Shows maximum mounting height of 16'*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	*None proposed*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • 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.**	*Does not exceed 5 foot-candles at property lines*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
Pole design shall include an arm and bell shade.	**Complies.**	*See page 3 of photometric plan*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone.	**Complies.**	*See note on photometric plan*
All lighting fixtures in surface parking lots shall be fitted to render them full cutoff.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See note J and sheet E-100*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See photometric plan*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See photometric plan and sheet E-100*
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.**	*Shown on photometric plan and supplementary documents*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See photometric sheet*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Corrections made*

Name and address of property owner and developer.	**Complies.**	*EIG14T COMMERCIAL REAL ESTATE*
Name of land surveyor.	**Complies.**	*Ryan W. Hall*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See Vicinity Map*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See Plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**N/A.**	*No ROW*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*See plat sheet 2*
Subdivision name cleared with Utah County.	**Complies.**	
North arrow.	**Complies.**	*See plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*See plat sheet 1*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*See plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road cross sections.	**N/A.**	*Built out roads; single lot*
Proposed fencing.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501*
Vicinity map.	**Complies.**	*See plat*
All required signature blocks are on the plat.	**Complies.**	*See plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*LEI*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	*See grading plan*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See plans on file with Planning*
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*See plat*
Standard Plat Format followed.	**Shall Comply.**	*Some corrections needed*
Name and address of property owner and developer.	**Complies.**	*EIG14T COMMERCIAL REAL ESTATE*
Name of land surveyor.	**Complies.**	*Ryan W. Hall*

The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See vicinity map*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**N/A.**	*No ROW*
North arrow.	**Complies.**	*See plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*See plat sheet 1*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*See plat sheet 2*
Lot Numbers.	**Complies.**	*See plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road ROW widths.	**Complies.**	*See plat*
Vicinity map.	**Complies.**	*See plat*
All required signature blocks are on the plat.	**Complies.**	*See plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*LEI*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Fencing plans.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501*
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Existing and Proposed easements.	**Complies.**	*See plat*
Street monument locations.	**Complies.**	*See plat*
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*No right-of-way on lot*
Developer shall ensure all rollback taxes are paid prior to recordation.	**Complies.**	*To be paid prior to plat recordation*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Generally consistent*

Trails Master Plan: Shows required trails	**N/A.**	*None on property*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Connections provided where they were possible*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	*Does not exceed 30 ERUs*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**N/A.**	
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of 5 feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**Complies.**	*See sheet 501*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Developable*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Fronts Mt. Saratoga Boulevard*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**N/A.**	*No right-of-way on lot*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Right angles*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*All in city boundary*

Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**N/A.**	*No remnants*
Double access lots are not permitted with the exception of corner lots.	**N/A.**	*Single-access only*
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**N/A.**	*Open space between arterial and this property. Not adjacent*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Pedestrian connection is the only connection available to be made*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Connecting to west sidewalk. Surrounded by Open Space owned by others except for on the west of this lot.*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**N/A.**	
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**N/A.**	
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**N/A.**	
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**N/A.**	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	*Adjacent to open space owned by others*
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	

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.**	*N/A*
Notice/Land Use Authority.	*City Council for Preliminary Plat and Site Plan; Planning Director for Final Plat*
Master Development Agreement.	*N/A*

A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Commercial use*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See sheet 101*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See Acknowledgement and Certification page*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See plat cover sheet*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See existing conditions page*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See existing conditions page*

Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See ALTA survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following: i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	**Complies.**	*See plans on file with Planning*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See Storm Drain and Geo reports*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project;	**Complies.**	*See trips generation report*

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.		
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See cover sheet of Civil plans*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Jeremy Ainsworth*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See photometric plan and supplementary sheets*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See elevations*
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.**	*See elevations*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
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;	**Complies.**	*See site plan*

v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*See signage plan*
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.**	*See landscape plan*
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.**	*See plans on file with Planning*
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.**	*See plans on file with Planning*
Trails Master Plan: Shows required trails	**N/A.**	*No trails needed on lot*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*Hexidecimal color code provided. Color examples provided and they contrast each other well*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See sheet 101*
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.**	*See sheet 101*
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.**	*Only pedestrian connection needed is from building to west sidewalk*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet 101*

Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels 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.**	*The south elevation is made to look like the front so the parking to the north of the building can be considered to the rear of the building.*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface.	**Complies.**	*See landscape plan*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
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.	**N/A.**	
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See sheet 501*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See sheet 101*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*Located as far on the opposite*

Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See landscape plan*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Only pedestrian connection to the west available*
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*Business conducted entirely inside building*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*None proposed*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**N/A.**	*All roads existing*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*See Site Plan*
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.	**Complies.**	*Abuts open space so 2-rail fence is allowed instead of wall. See fencing details on sheet LS-14*
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.	**Complies.**	*Details on sheet LS-14 and sheet 502*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	

Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*10' or more provided*
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.**	*See sheet 104*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
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: 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.**	*See elevations*
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.**	*See elevations*
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.**	*See sheet AS-1.1*
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.	**N/A.**	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Oil Rubbed Bronze Aluminum windows*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Attached*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*Over 4'*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*10'*
Backlighting is not permitted.	**N/A.**	

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.	**N/A.**	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
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.	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
Screening materials shall conform to the color scheme and materials of the primary building.	N/A.	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
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.**	*See elevations*
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.**	*3 materials*
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.**	*4 colors*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*None proposed*
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.**	*See breakdown on page 3 of elevations*
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.**	*None proposed*
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.**	*None proposed on plans*

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.**	*None shown on elevations*
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: 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.**	*Flat roof*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See A3.1 - Building Elevations. North elevation (left side of building) shows location of interior electrical panels. Note 5 specifies any exterior mounted panels will be painted to match building finish. Landscape plan shows additional vegetation screening*
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.**	*See elevations*
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.**	*See elevations*
19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards		
Ground floor transparency: i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50% of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.	**Complies.**	*50% on west elevation. 51% provided for south elevation*
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	**Complies.**	*None of these proposed*
Building Facades Treatment: i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the "back of a building". ii. All sides of a mixed-use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See elevations*

19.18 Signs		
Regulation	**Compliance**	**Findings**

Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See signage plan*
Monument sign location meets code and sign details provided	**Complies.**	*Monument sign location shown. Sign details will be provided at sign permit*
Wall signs and potential locations and details	**Complies.**	*See signage plan*

19.18.18 Signage in the Gateway Overlay Zone

Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	**Complies.**	*See signage plan*
b. Signs shall not obscure display windows or significant building features.	**Complies.**	*None proposed obscuring windows or other features*

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Only one lot*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**N/A.**	*Name already approved*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	*Name already approved*
Continuity. Proposed street names are encouraged to have the following characteristics:	**N/A.**	*Name already approved*

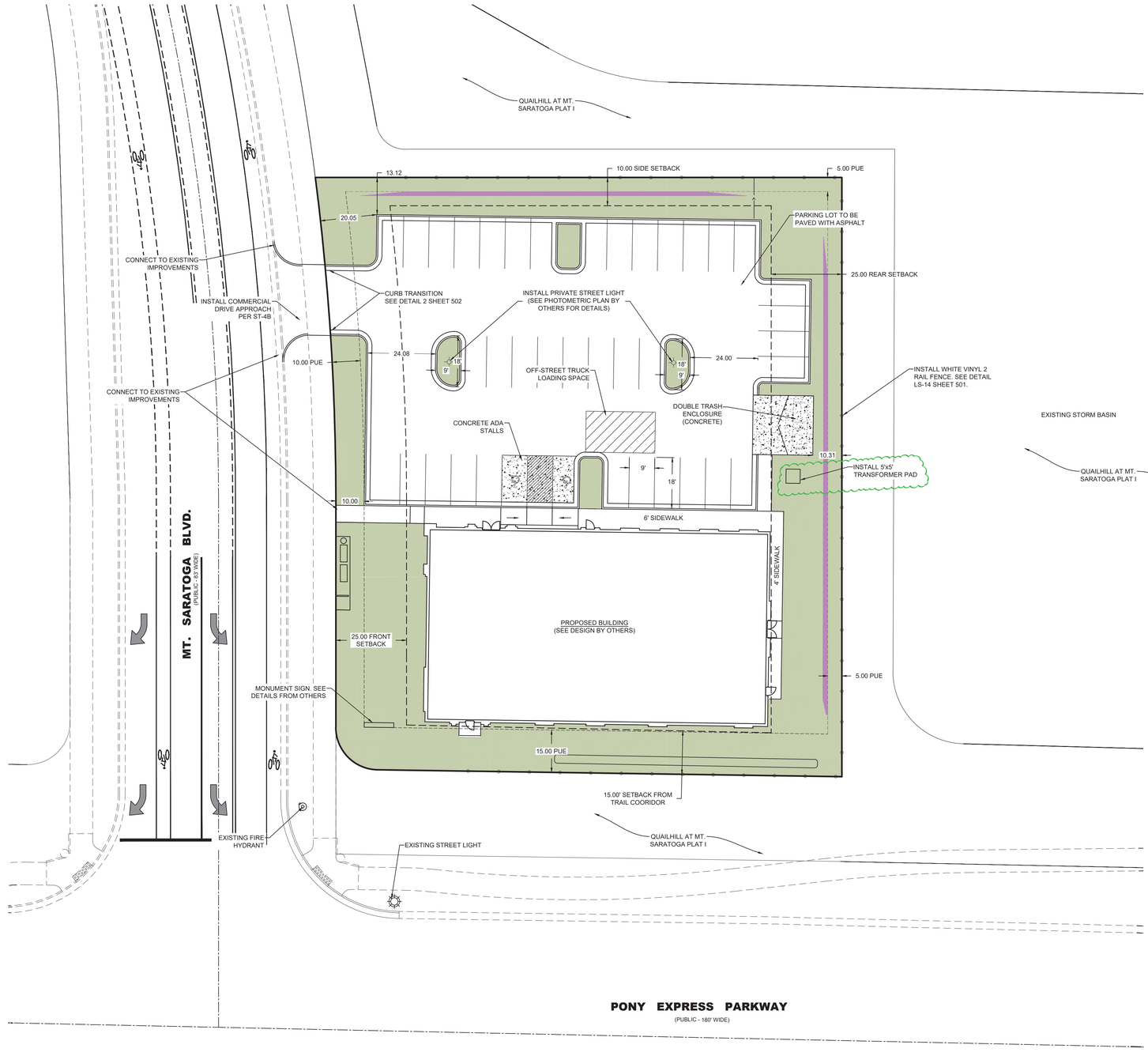
Historic significance, local sense of places, overall theme, compatibility with adjacent streets		
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**N/A.**	*Name already approved*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**N/A.**	*Name already approved*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**N/A.**	*Name already approved*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**N/A.**	
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**N/A.**	*East side of street*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*32 North Mt. Saratoga Boulevard*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*Numbered to street*
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.	**Complies.**	*A-3.1 - Notation for building address numbers*

		added in General Building Notes.
2. **Size.** 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.	**Complies.**	*A-3.1 - Notation for building address numbers added in General Building Notes.*
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 structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.	**Complies.**	*A-3.1 - Notation for building address numbers added in General Building Notes.*

Fiscal Impact

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

Exhibit 4: Site Plan



SCALE: 1"=20'

20 10 0 20

DATA TABLE		
DESCRIPITON	QUANTITY	U/M
3" ASPHALT	13408	SQFT.
UNTREATED BASE COURSE	13408	SQFT.
CURB & GUTTER	670	LFT.
SIDEWALK	235	LFT.
ADA RAMPS	0	EA.
STREET MONUMENTS	0	EA.

NOTES

1. 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 ENROACHMENT PERMIT AT HTTP://CITYWORKS.SARATOGASPRINGS-CITY.COM/PUBLICACCESS/TEMPLATELOGIN.ASPX
2. PROPOSED BUILDING WILL NOT BE SPRINKLED. NO FIRE RISER ROOM OR FDIC PROVIDED.

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
REGISTERED PROFESSIONAL ENGINEER

MT. SARATOGA VETERINARY CLINIC

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS	
1	
2	
3	CITY COMMENTS
CJI	03-17-26
4	-
-	-
5	-
-	-

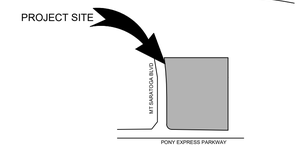
LEI PROJECT #: 2025-0032
DRAWN BY: BAP/CJI
DESIGNED BY: NKW
SCALE: 1"=20'
DATE: 03/17/2026
SHEET 104

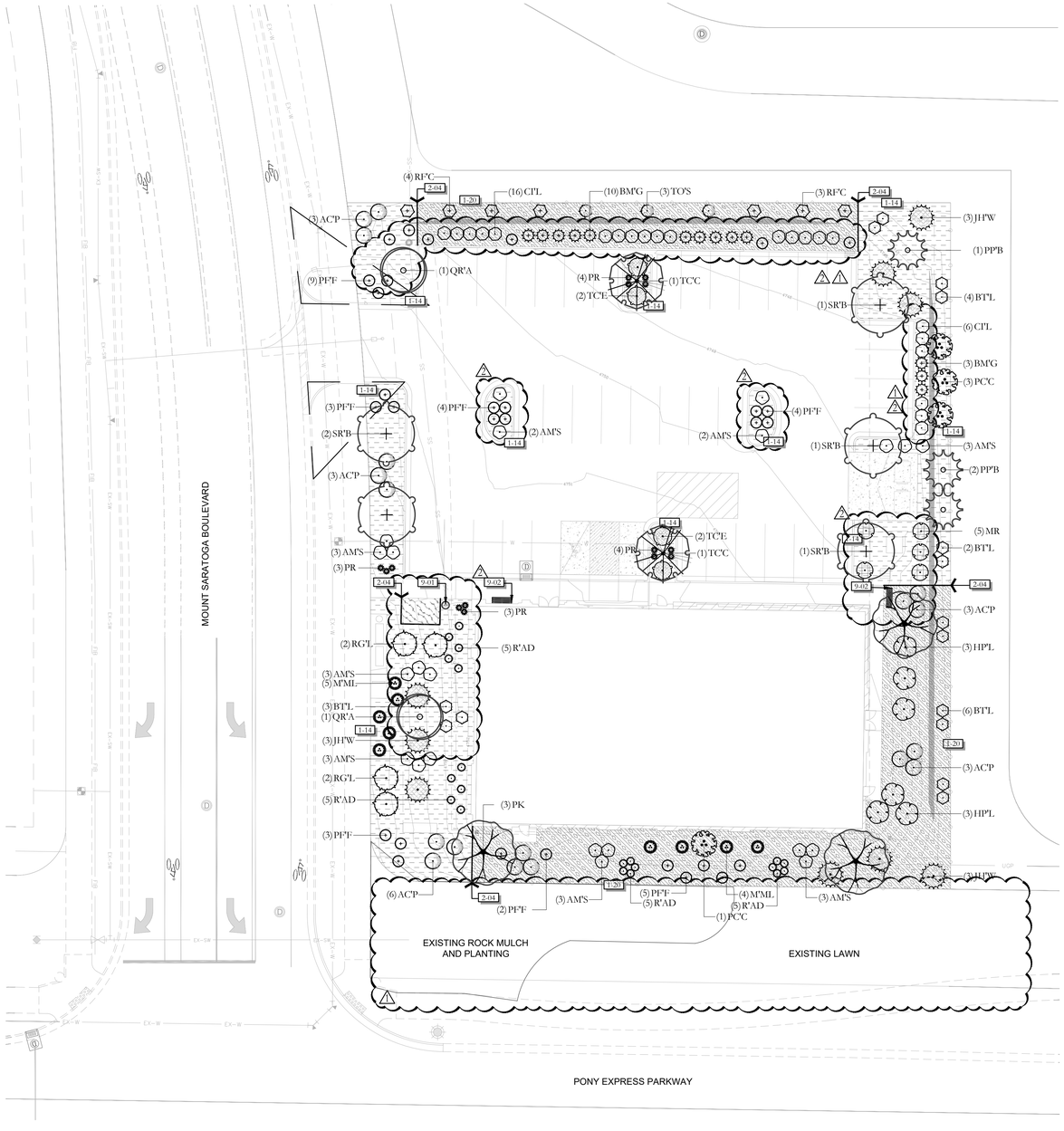
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

V:\0_LEI PROJECTS\2025\2025-0032 HIPPO JET GROUP-SSL\CAD\[MK]\25-0032 SITE PLAN.DWG 3/26/2026 4:00 PM

Exhibit 5: Landscape and Irrigation Plans

VICINITY MAP





PLANT LEGEND

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

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	M'ML	9	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	YES
	PR	14	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal	YES

ROSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	R'AD	20	Rosa x 'Meimirrote' Apricot Drift® Rose	5 gal	YES

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
	PP'B	3	Picea pungens glauca `Bakeri` Baker`s Colorado Blue Spruce Te3; 20x 10-15; AV 314; sun; z3	B & B		7`-9`	YES

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
	PK	3	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry	15 gal	2"Cal		YES
	QR'A	2	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal		YES
	SR'B	5	Syringa reticulata `Bailnce` Snowdance Tree Lilac Td3; 18x20; AV 314; sun; z3	B & B	2"Cal		YES
	TC'C	2	Tilia cordata 'Corzam' Corinthian® Littleleaf Linden Moderate; 40'x20'; sun; z3; Utah Lake water tolerant	20 gal.	2"Cal		YES

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	AM'S	22	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry 3-4' x 3-4'; sun to part shade; z3;	5 gal	YES
	BT'L	21	Berberis thunbergii `BailErin` TM Limoncello Barberry Sd3; 4x4; AV28; full to partial sun; z4	5 gal	YES
	HP'L	6	Hydrangea paniculata `Limelight` Limelight Hydrangea moderate; 6-8 x 6-8; full to part sun; z3; Utah Lake water tolerant	5 gal	YES
	PF'F	34	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal	YES
	PC'C	4	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; sun; z2	5 gal	YES
	RF'C	7	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	NO
	RG'L	4	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

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	AC'P	18	Arctostaphylos x coloradoensis `Panchito` Panchito Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	5 gal	NO
	BM'G	13	Buxus microphylla japonica 'Green Beauty' Green Beauty Japanese Boxwood moderate; 3-5 x 3-5; sun to part shade; z5; Utah Lake water tolerant	5 gal	YES
	CI'L	22	Cercocarpus intricatus Littleleaf Mountain Mahogony Sd1; 5x4; AV 19.5; sun; z3; Utah Lake water tolerant	5 gal	YES
	JH'W	9	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	5 gal	YES
	MR	5	Mahonia repens Creeping Mahonia	5 gal	YES
	TC'E	4	Taxus cuspidata 'Monloo' Emerald Spreader TM Emerald Spreader Yew moderate; 2.5 x 6; part sun to shade; z4; Utah Lake water tolerant	5 gal	YES
	TO'S	3	Thuja occidentalis `Smaragd` Emerald Green Arborvitae moderate; 15x4; sun; z4; Utah Lake water tolerant	10 gal	YES

SITE MATERIALS LEGEND

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-12	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	96 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,695 sf
	1-20	2-4" 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.	6,063 sf
2 HARDSCAPE			
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	94 lf
9 SITE FURNISHINGS			
	9-01	WASTE RECEPTACLE	1
	9-02	6' BENCH	2

ISSUE DATE: 3/30/2026

PROJECT NUMBER: UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/26

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

NORTH

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

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

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

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" 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 OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

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

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

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

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

4. 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 ½ 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 CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

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 WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

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 LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT[4'] DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **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 . COMPACTED 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.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/RATE OF 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 THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A 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 (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME 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 4 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 EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON 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.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **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.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRASSES

	M'ML	9	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
	PR	14	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal

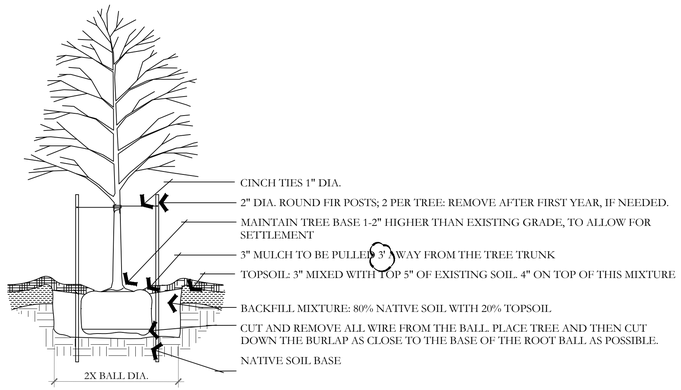
ROSES

	R'AD	20	Rosa x 'Meimirrote' Apricot Drift® Rose	5 gal

SITE MATERIALS LEGEND

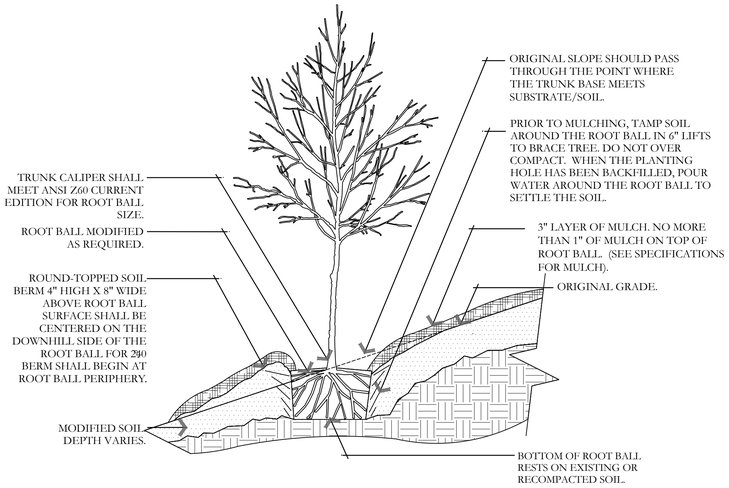
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-12	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	96 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,695 sf
	1-20	2-



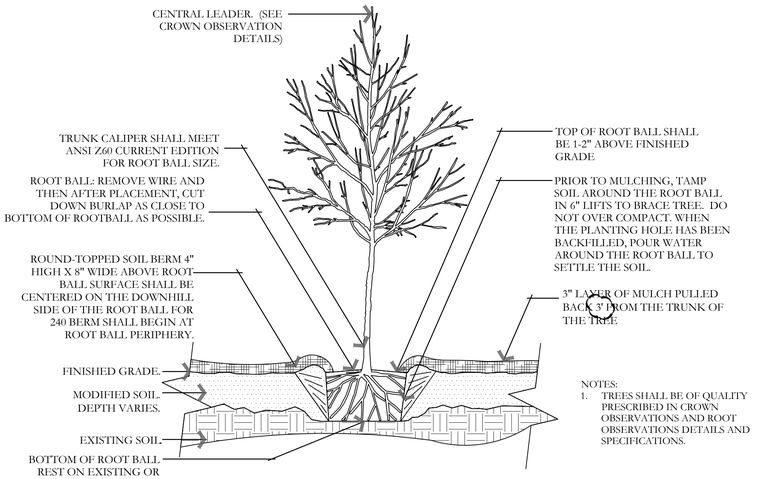
A DECIDUOUS TREE PLANTING

NOT TO SCALE



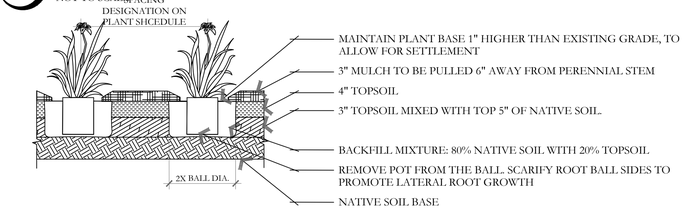
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



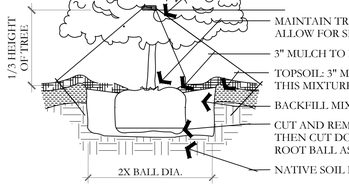
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



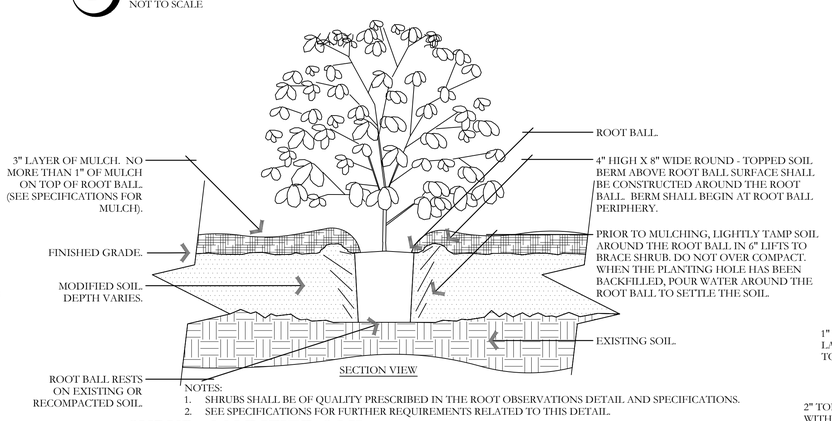
F PERENNIAL PLANTING

NOT TO SCALE



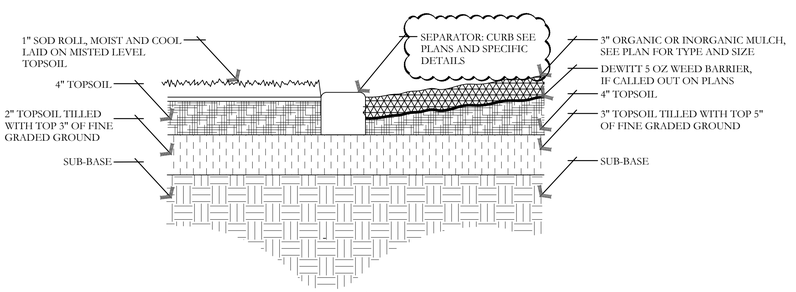
D EVERGREEN TREE PLANTING

NOT TO SCALE



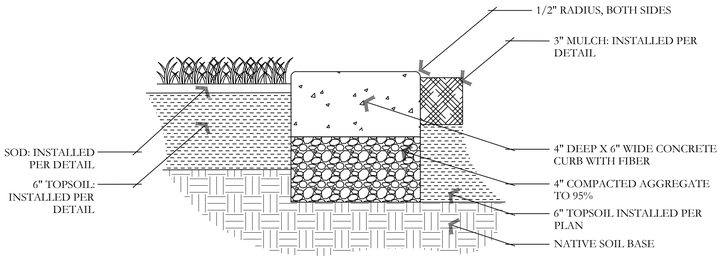
E SHRUB - MODIFIED SOIL

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

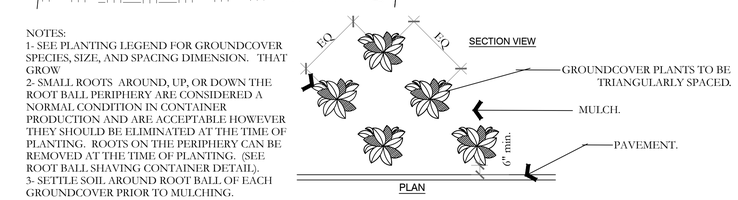
NOT TO SCALE



G CONCRETE MOWCURB

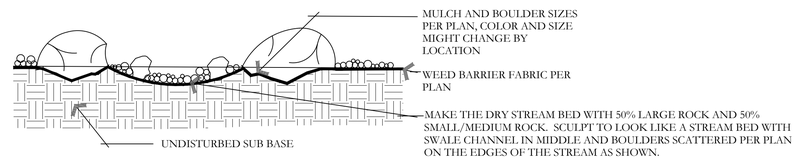
NOT TO SCALE

PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

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
3/30/2026	UT25110	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/26	MOUNT SARATOGA BLVD NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH	DANIEL HARRIS (248)-817-1693	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW AINSWORTH 8128121-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: DMS CHECKED: KBA PLOT DATE: 3/30/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

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

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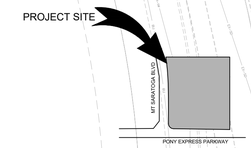
LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

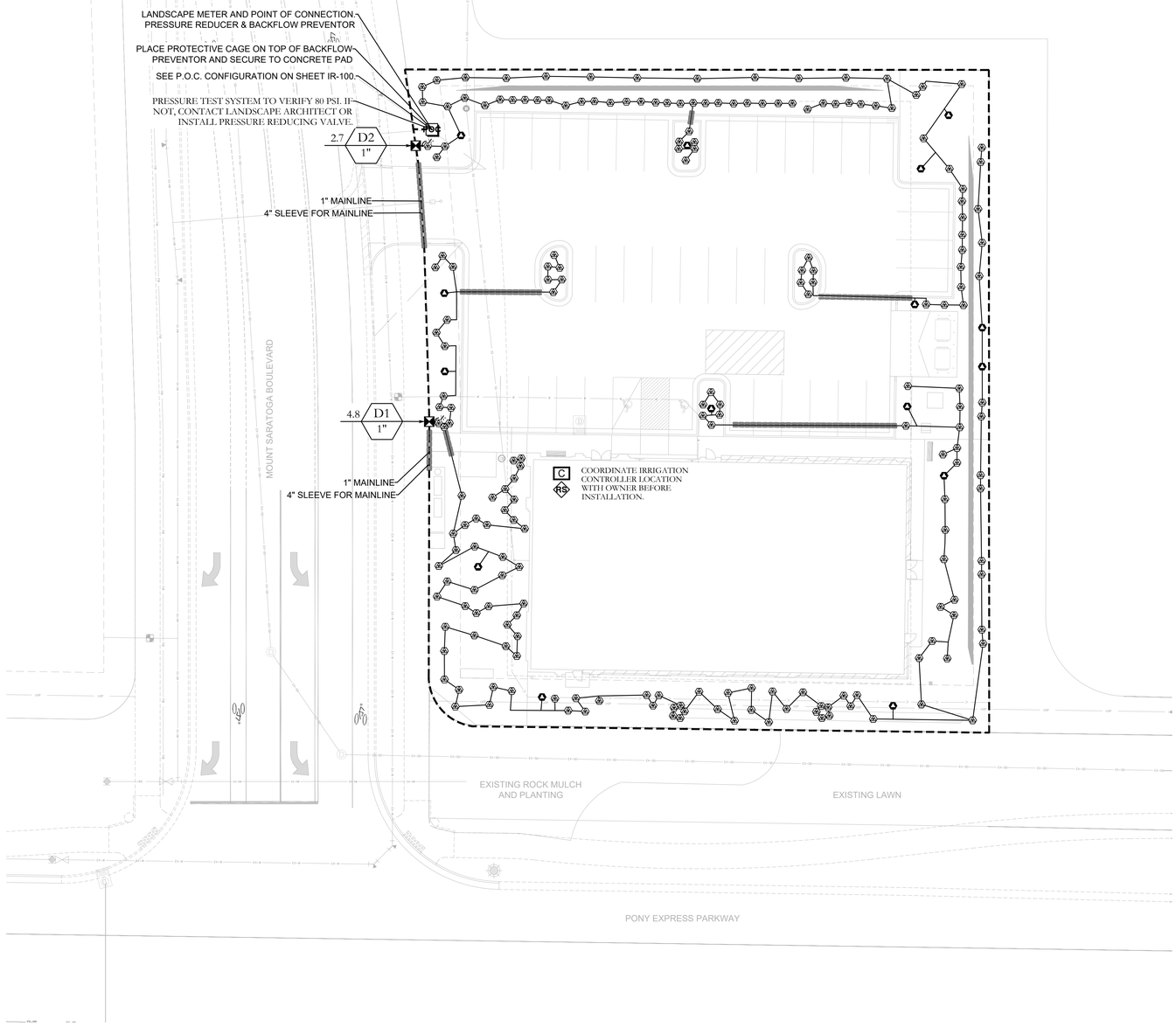
VICINITY MAP



P.O.C. CONFIGURATION

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

- POC SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-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	2
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	205
	Rain Bird XFS-09-18 Drip Ring(TREE)	15

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
M	Rain Bird EFB-CP-PRS-D 1" 1in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use 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
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,710 lf
	Irrigation Mainline: PVC Schedule 40	767.7 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.	157.8 lf

Valve Callout
- # Valve Number
- #" Valve Flow
- Valve Size

ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

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

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW KEITH 8128121-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM 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 pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto 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 revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 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, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop 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.

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install 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.

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

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

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

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

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

b. Common wire shall be white in color, 12 gauge. Control wire shall be red 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 control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. 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 CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk 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.

2.6 MAIN LINE PIPE

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

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

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

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

2.7 MAIN LINE FTTINGS

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.

2.8 ISOLATION VALVES

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

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

2.9 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.

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a 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 ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 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 ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 SPRAY SPRINKLERS

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

2.15 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 barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

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

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor 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.

3.2 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 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.

3.3 SLEEVING

A. Sleeve all 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.

3.4 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.

3.5 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 tented. 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.

F. Appropriate thrust blocking 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 o-ring.

3.6 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 VIT-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.

3.7 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 ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

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

B. Heads adjacent to walks, 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.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 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. Contractor 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 retested until able to pass testing.

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

3.10 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 arc, 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.

3.11 CLEANING

A. Contractor 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. Contractor is 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. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		45 MIN.		45 MIN.		45 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 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.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 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

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 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://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

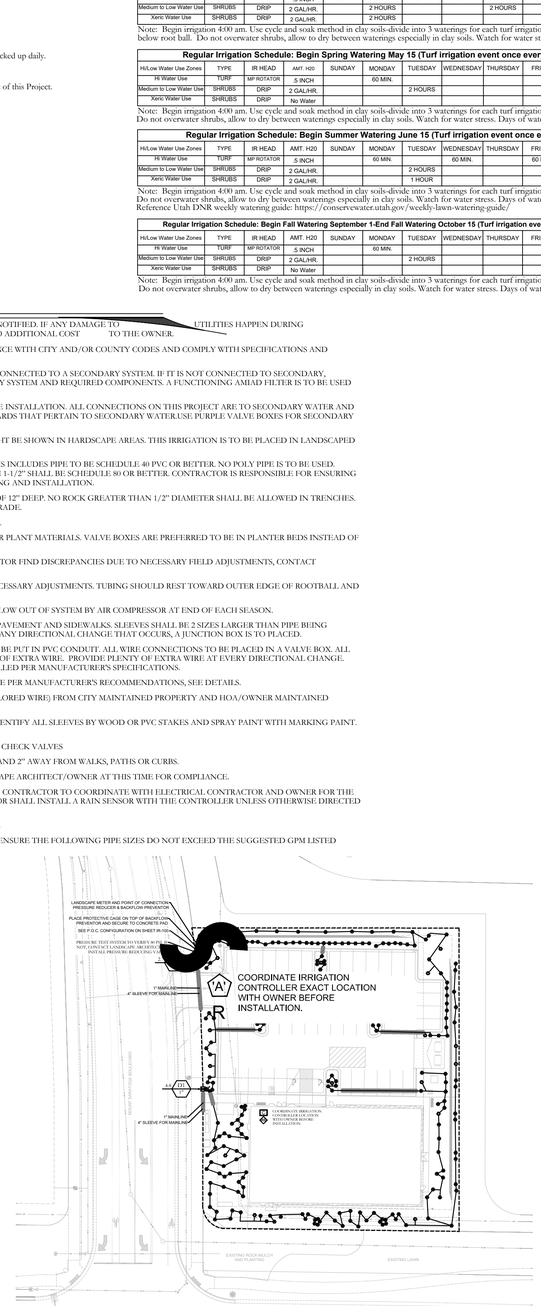
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 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

1. 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.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. 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 AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. 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.
5. 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.
6. 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.
7. 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.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. 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.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. 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.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES 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 PLACED.
14. 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 3' 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.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. 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.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. 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.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. 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



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
3/30/2026	UT25110	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
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NORTH

0' 25 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

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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LICENSED LANDSCAPE ARCHITECT JEROME ANDERSON 812801-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

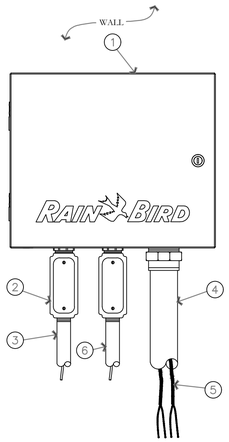
DRAWING INFO

PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE: 3/30/2026

IRRIGATION COVER

CITY PERMIT SET

IR-101



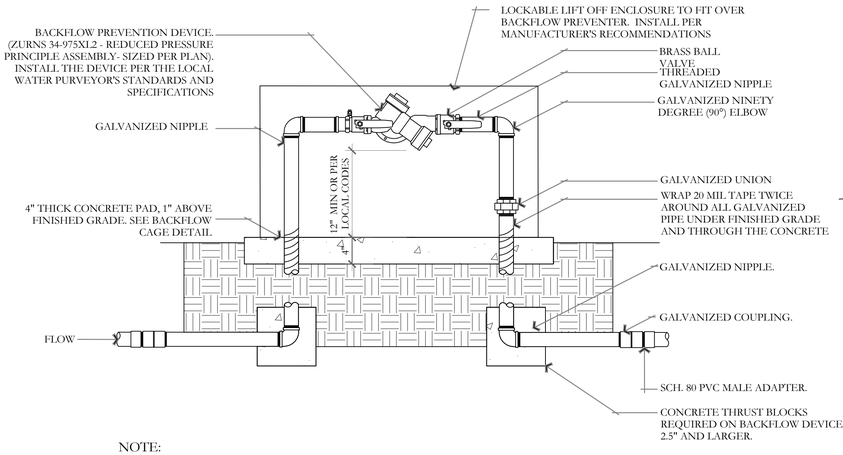
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE 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 LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O 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

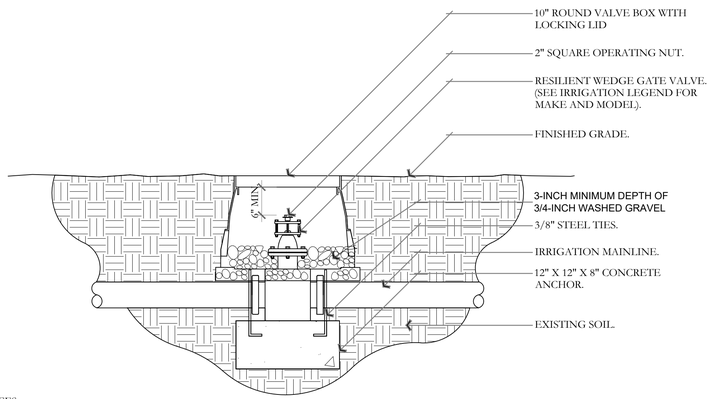
FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE — PKJ DESIGN GROUP



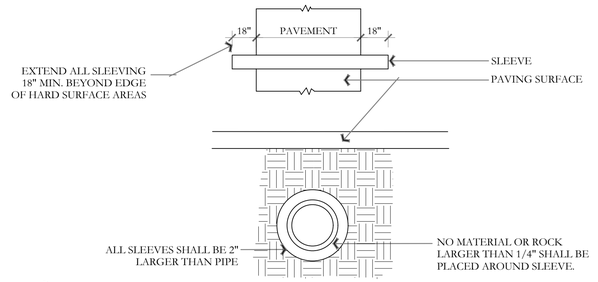
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE 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.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
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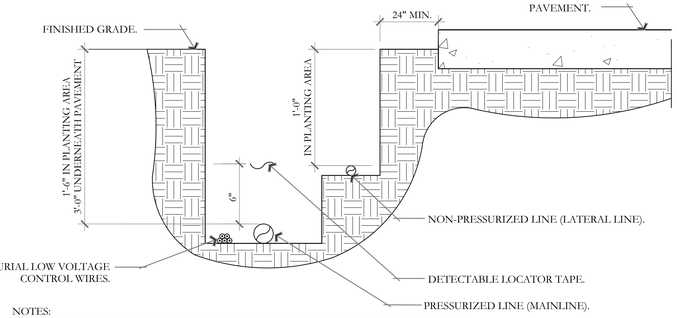
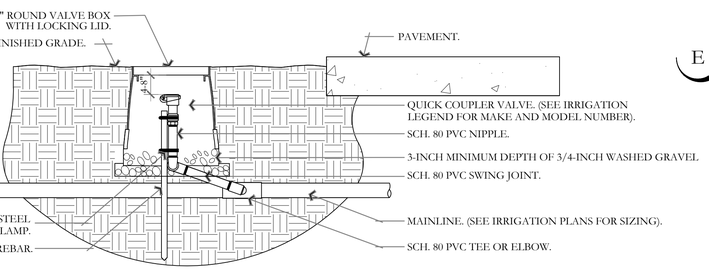


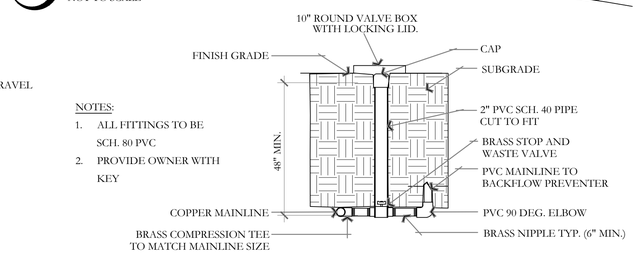
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



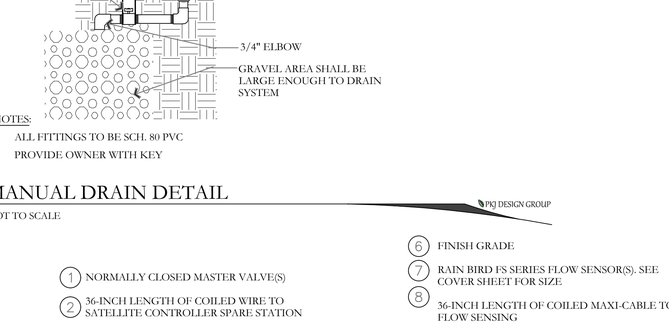
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

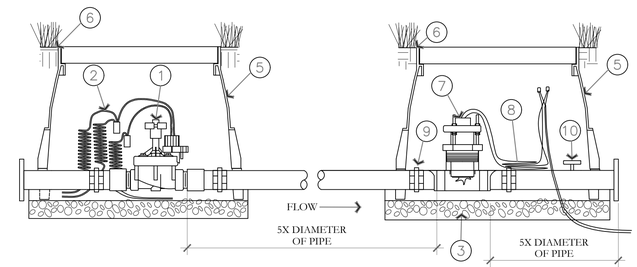
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 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



I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

PLAN INFORMATION
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PROJECT INFORMATION

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LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 3/30/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

IRRIGATION DETAILS
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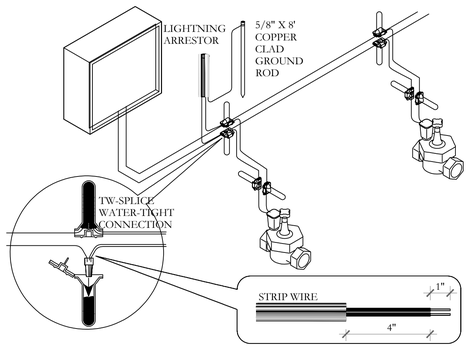
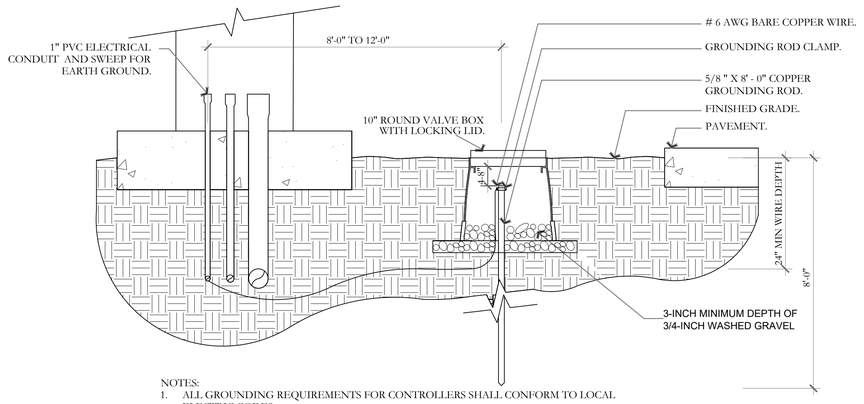
IR-501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



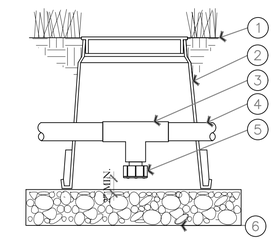
NOTES:

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

PKJ DESIGN GROUP

NOT TO SCALE

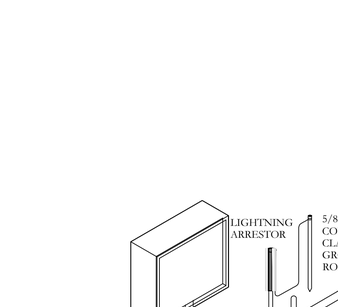


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (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

PKJ DESIGN GROUP

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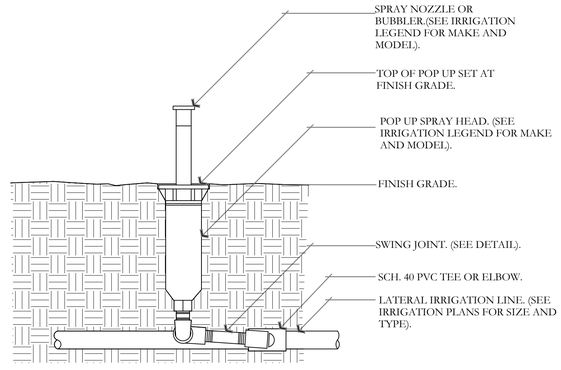

NOTE:

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

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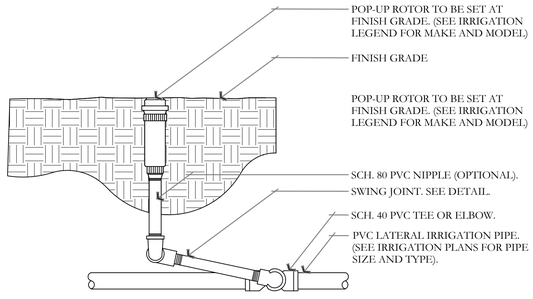

NOTES:

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

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ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

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LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREW HAITH — 8728121-5301 — 3/30/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
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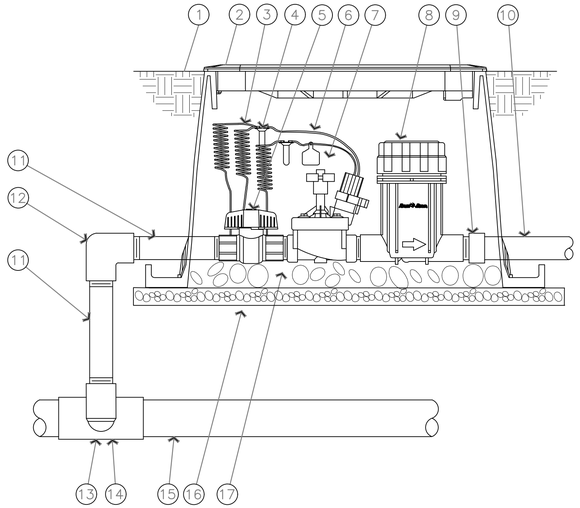
CHECKED:	KBA
PLOT DATE:	3/30/2026

IRRIGATION DETAILS

CITY PERMIT SET

IR-502



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 PESB (INCLUCED 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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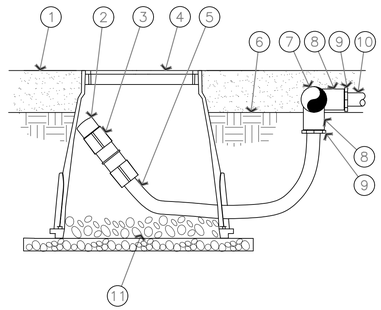

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE 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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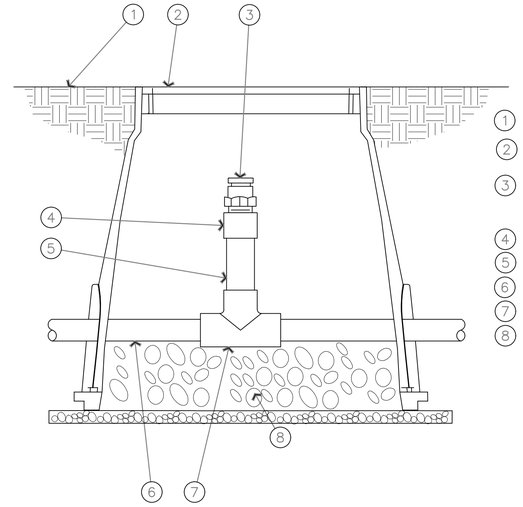

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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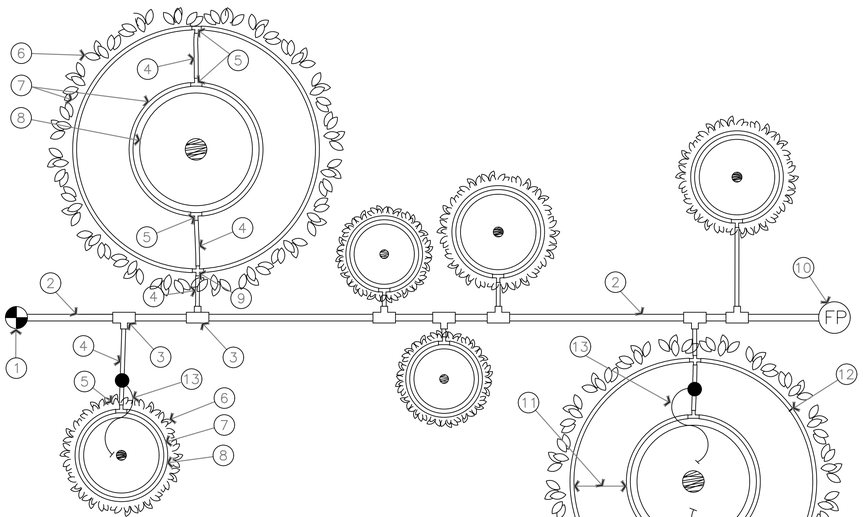

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (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.

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.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

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

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128211-5301 3/30/2026 STATE OF UTAH

DRAWING INFO

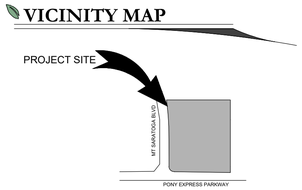
PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE:

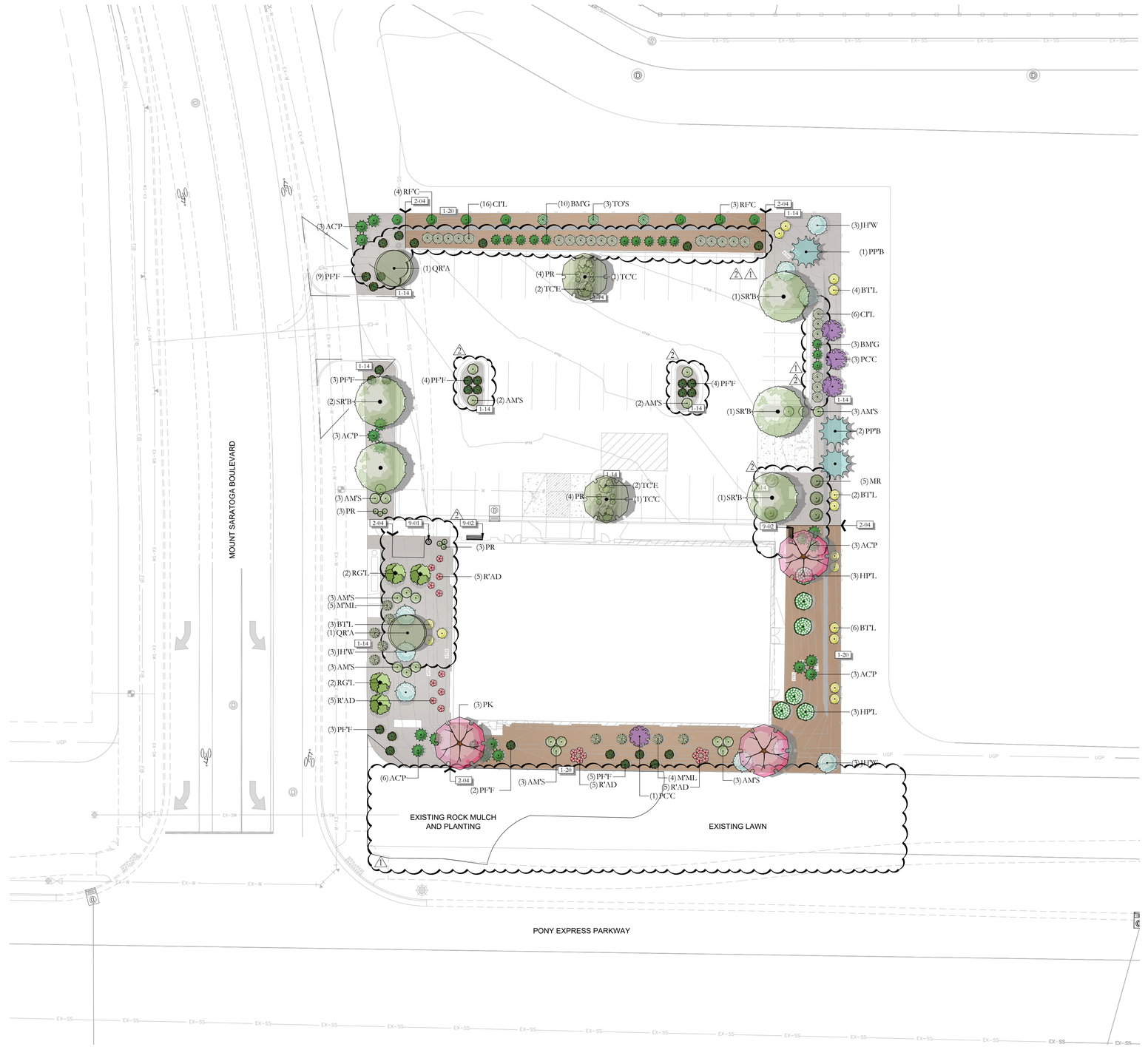
IRRIGATION DETAILS

CITY PERMIT SET

IR-503

VICINITY MAP





ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MY SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128141-5301
3/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

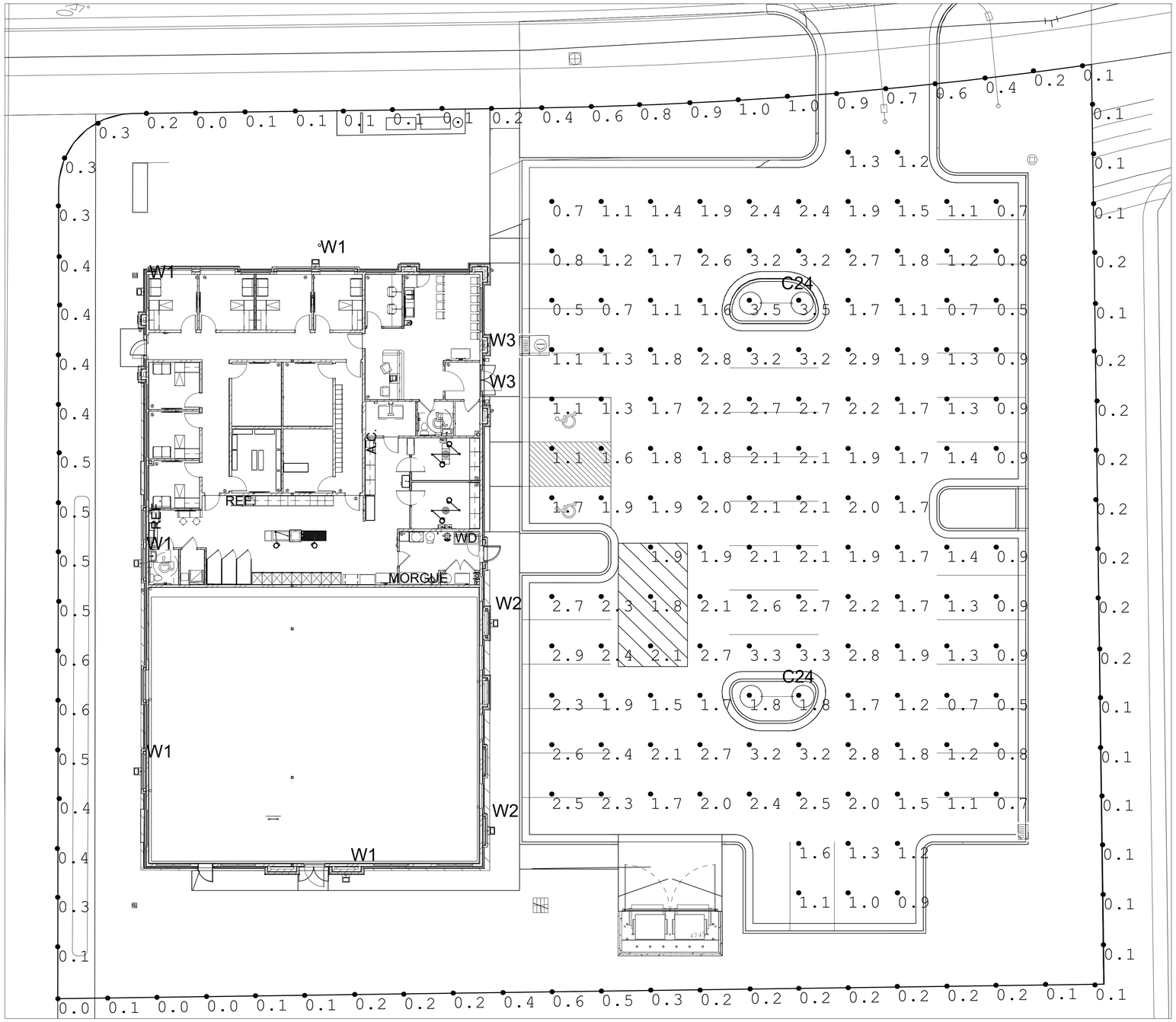
Exhibit 6: Photometric Plan

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	2	C24	Back-Back	CAL-1-T5W-32L-7-40K7	0.900	8946	71	16
	5	W1	Single	TWPM-2-PT2-940	0.900	2150	16.9	14
	2	W2	Single	TWPM-3-PT3-940	0.900	3369	24.9	14
	2	W3	Single	WTNW0810LAJUDBK-3000K	0.900	1100	21.22	5

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.81	3.5	0.5	3.62	7.00
Property Line	Illuminance	Fc	0.29	1.0	0.0	N.A.	N.A.



f. City Standard Notes for Lighting Plans including:

i. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.

ii. 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.

iii. All exterior lighting shall meet IESNA full-cutoff criteria.

iv. 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.

SITE PLAN
Scale: 1 inch= 12 Ft.

PLS Professional Lighting Services

SARATOGA SPRINGS VET

Photometric analysis conducted using project information provided by others. Actual light levels may vary from those indicated due to in-field conditions such as obstructions, furnishings, finishes, etc.

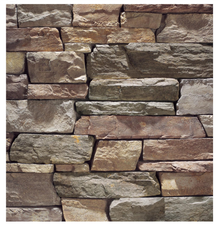
DRAWN BY : J. L. J.

DATE : 03-16-2026

PAGE : 1 OF 2

REVISION # :

Exhibit 7: Elevations



STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)

MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)

PRE-FINISHED ALUMINUM
AWNING
OIL RUBBED BRONZE

BLACK ANODIZED ALUMNINUM
DOOR AND WINDOW FRAMES

PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507
HEXCODE: b3a4911

PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626
HEXCODE: 3631d9

GENERAL BUILDING NOTES

1. Background. Numbers shall be set on a background of a contrasting color.
2. Size. 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.
4. 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.
5. All Surface mounted electrical panels on exterior of building, to be painted to match building finish.

1 A-3.1 NORTH
3/16" = 1'-0"

36% GLAZING

50% GLAZING

37% GLAZING

2 A-3.1 WEST
3/16" = 1'-0"

3 A-3.1 EAST
3/16" = 1'-0"

4 A-3.1 SOUTH
3/16" = 1'-0"

51% GLAZING

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Rome, Georgia
30161
Tel: 706.531.9998
Toll: 888.221.9232
hda-architects.com

3-17-2026

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

2
SARTOGA SPRINGS, UT
84005

BUILDING ELEVATIONS

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

HDA Job Number: 2527
Date: 3-17-2026

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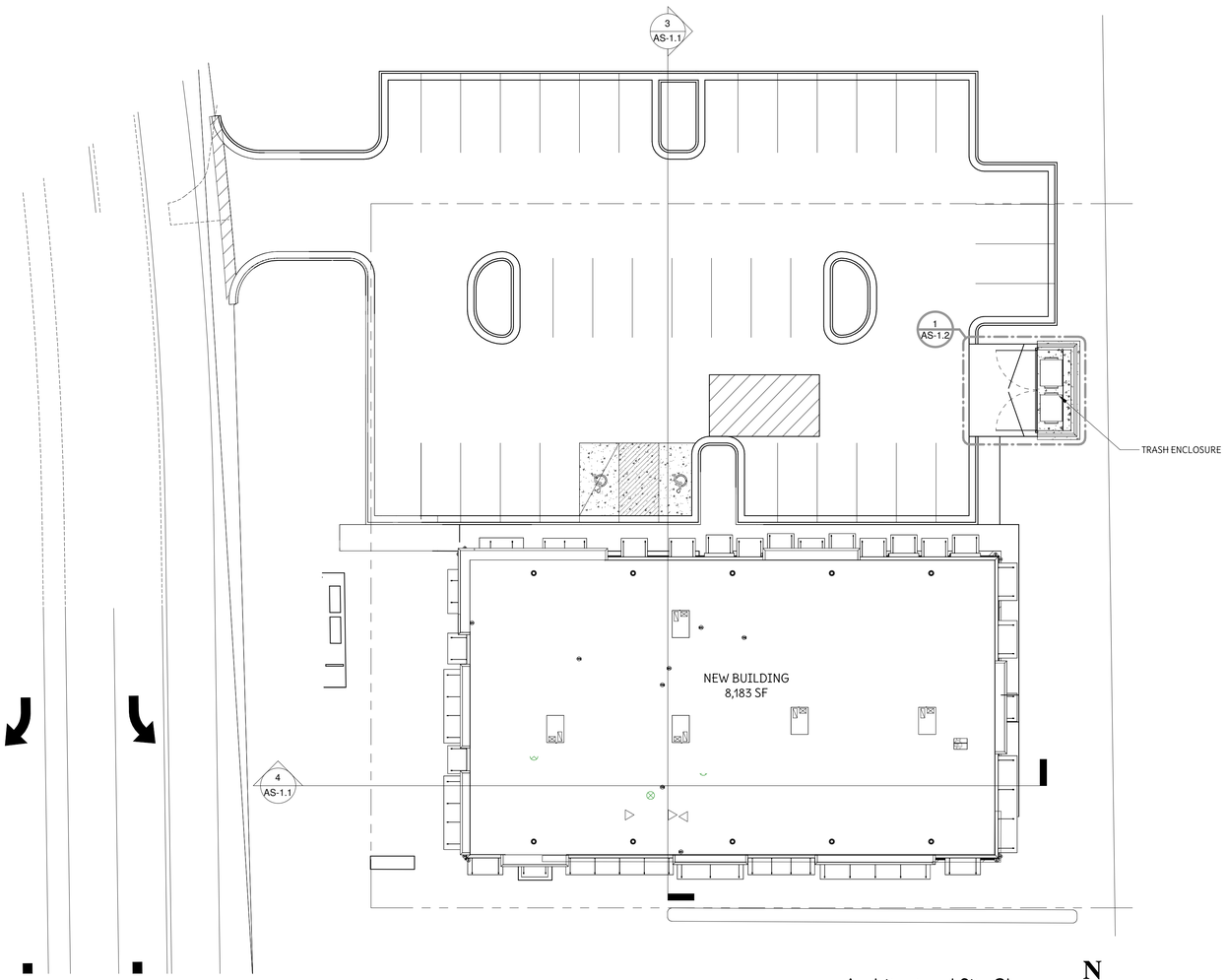
A-3.1

3/26/2026 4:03:06 PM

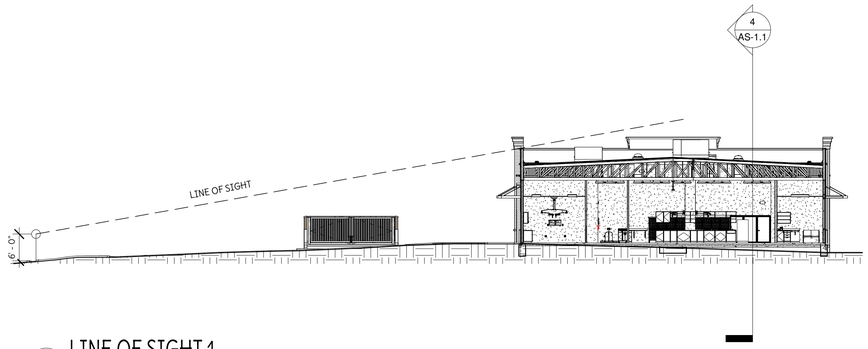
SITE PLAN NOTES

1. ALL GRADES SHALL BE 6" BELOW FINISH FLOOR ELEVATION & SLOPE AWAY FROM BUILDING.
2. ALL SIDEWALKS TO SLOPE 1/8" PER FOOT AWAY FROM BUILDING.

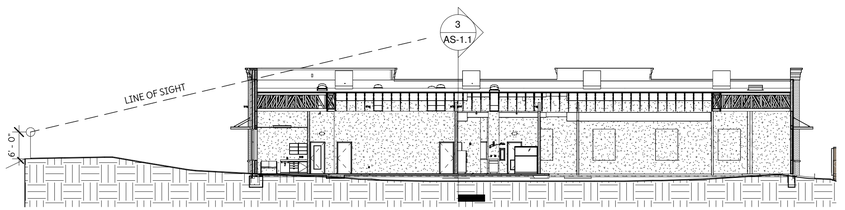


1 AS-1.1 Architectural Site Plan
1/16" = 1'-0"

N



3 AS-1.1 LINE OF SIGHT 1
1/16" = 1'-0"



4 AS-1.1 LINE OF SIGHT 2
1/16" = 1'-0"

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hda-architects.com

3-17-2026

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2
SARTOGA SPRINGS, UT
84005

OVERALL SITE PLAN

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

HDA Job Number: 2527
Date: 3-17-2026

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AS-1.1

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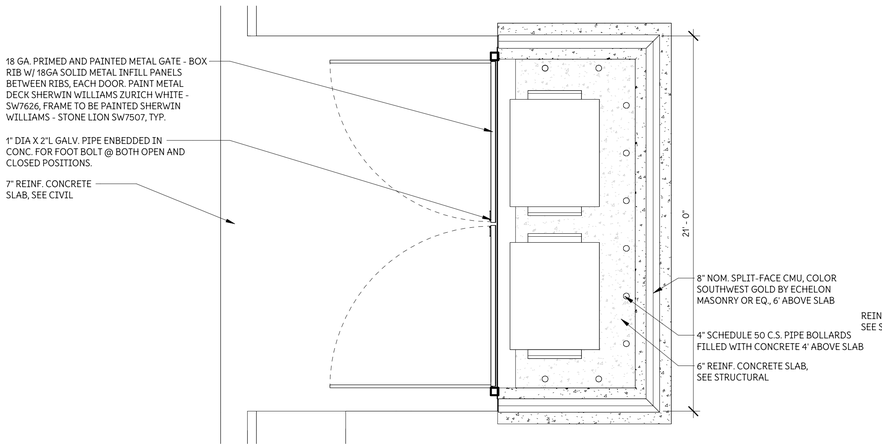
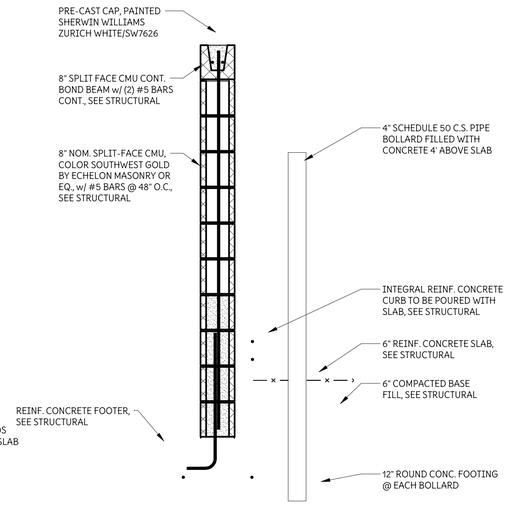


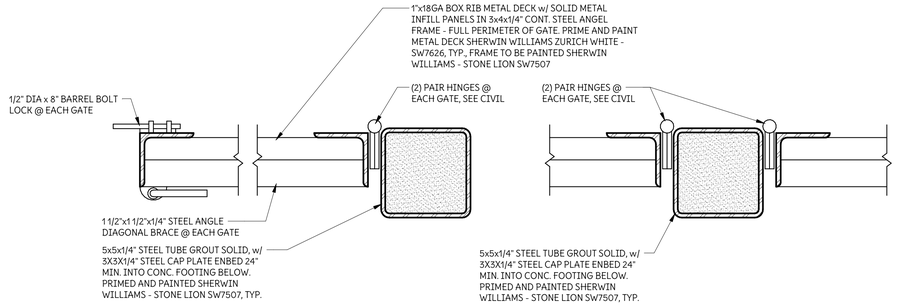
1 AS-12 **ENLARGED PLAN - TRASH ENCLOSURE**

1/4" = 1'-0"



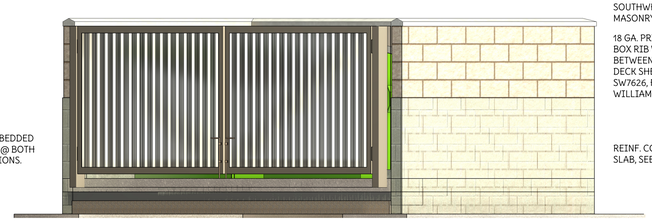
4 AS-12 **TYP. WALL SECTION - TRASH ENCLOSURE**

3/4" = 1'-0"



6 AS-12 **TYPICAL JAMB DETAIL**

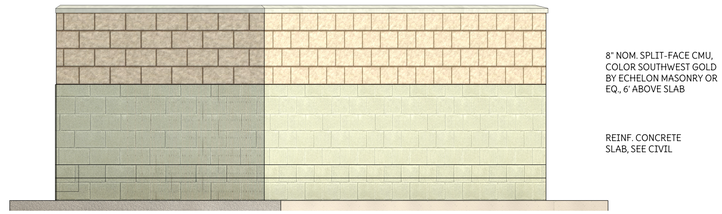
3" = 1'-0"



SPLIT FACE CMU
ECHELON MASONRY
-SOUTHWEST GOLD

2 AS-12 **TRASH ENCLOSURE 1**

3/8" = 1'-0"



3 AS-12 **TRASH ENCLOSURE 2**

3/8" = 1'-0"

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3-17-2026

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

&

SARTOGA SPRINGS, UT
84005

TRASH ENCLOSURE DETAILS

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

HDA Job Number: 2527
Date: 3-17-2026

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AS-1.2

3/26/2026 4:02:52 PM

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
Westport Business Park Lot 4
April 30, 2026
PUBLIC MEETING

Applicant:	Larry Lindstrom and Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	4.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Regional Commercial and Business Park
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2078 North Stagecoach Drive for Westport Business Park Lot 4. Uses include one flex warehouse building with 15 tenant spaces. There are multiple parking standards used to calculate the parking. While the spaces have not been leased, the spaces have been set aside to be warehouse, retail, or athletic uses. Each tenant space will have some office space. The parking ratios range from one stall per 1,000 square feet for warehouse to four stalls per 1,000 square feet for retail and athletic coaching. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. There is one sunken loading bay at the rear of the building. The property is 214,908 square feet (4.93 acres) in size. The proposed building is 32’ tall. The proposed site plan complies with all landscaping, parking, lighting, and architectural requirements. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line (see Figure 1 on next page and section F of this staff report for more information).

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

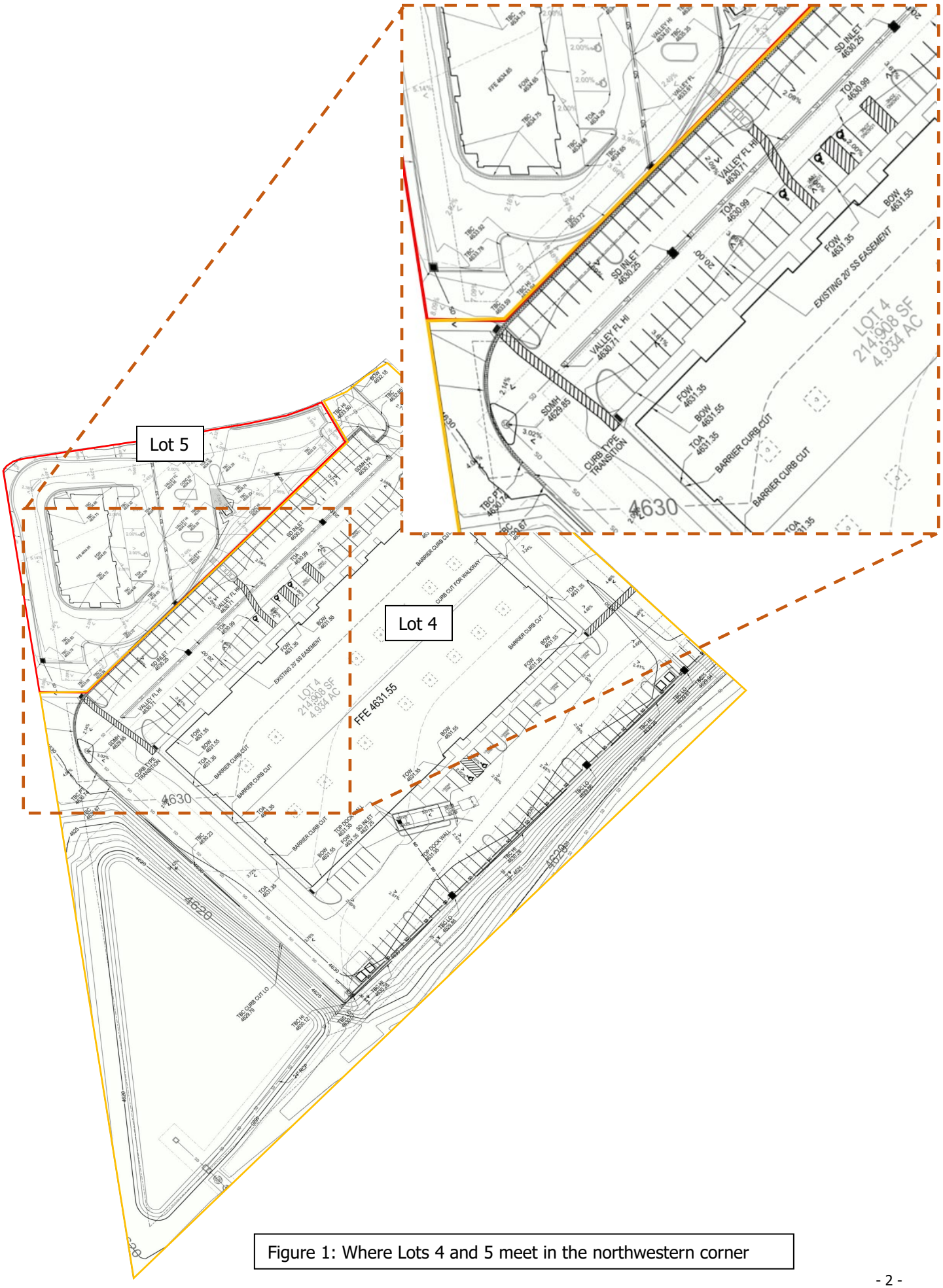


Figure 1: Where Lots 4 and 5 meet in the northwestern corner

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

B. Background:

The Westport Business Park Subdivision plat was recorded on January 15, 2026. The property is bordered by Stagecoach Drive to the north and Redwood Road to the west. The Land Development Code requires vehicle interconnection with the adjacent property to the north; however, the Code specifies instances where exceptions may be granted.

The site provides interconnection to the east through the shared drive access and pedestrian crossings. Cross-access easements have been obtained for the pedestrian connection to the north (Lot 5) and for vehicle and pedestrian connections to the east (Lot 3). An additional driveway access is provided on the east side of the site onto Stagecoach Drive. Interconnection to the south is not required as the property to the south is in a different municipality and the property is bordered to the south with a canal. Interconnection to the west is not required as access onto Redwood Road is not allowed from this property and there is a detention pond between the parking area and Redwood Road.

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 and lists the following reasons:

- 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. Westport Business Park Lot 4 seeks to provide warehouse, retail, and athletic uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

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

a. Extend streets sidewalks, and trails at least once in each direction to adjacent properties; and
b. Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and
c. Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and
d. Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and
e. Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.
f. Exceptions: **Connectivity Standards may be reduced by the Land Use Authority for** Preliminary Plats, Final Plats, or **Site Plans,** as applicable, **if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following**:
    i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or

ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.
iv. **Exceptions shall be construed narrowly by the Land Use Authority.**
v. These exceptions shall not apply to trail connections."

Code Section	**Compliance**
19.04, Land Use Zones: • Office Warehouse Zone Standards	Complies Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting:	Complies
19.12, Subdivisions: • 19.12.06(4), Connectivity Standards:	*Can Comply *Can Comply
19.13, Process:	Complies
19.14, Site Plans: • 19.14.05(7)(g):	*Can Comply *Can Comply
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies

*** Subject to approval of the exception to interconnection requirements.**

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 Westport Business Park Lot 4 located at 2078 North Stagecoach Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein, subject to City Council approval of an exception to interconnection requirements between lots 4 and 5.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.

3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Pursuant to Section 19.12.06(4)(f), interconnection to the property to the north [is required/is not required].
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Westport Business Park Lot 4 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 Westport Business Park Lot 4 located at 2078 North Stagecoach Drive with the Findings below:

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

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easements

Exhibit 1: City Engineer's Report

Staff Report

Author: Scott Petrik, Engineer I
Subject: Westport Business Park Lot 4– Site Plan
Date: 4/30/2026
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Westport Business Park Lot 4--Larry Lindstrom*
Request:	*Site Plan Approval*
Location:	*2078 N STAGECOACH DR*
Acreage:	*4.93 Acres – Lot 4*

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

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

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

3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.

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

5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

6. Developer shall provide easements for all public utilities not located in the public right-of-way.

7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

11. 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.

12. Traffic Study Recommendations:

TIS Recommendations

Lot 4 on its own does not generate sufficient trips to warrant auxiliary lanes. However, when the entire development is built, auxiliary lanes will be necessary.

From the 2023 traffic impact study, it was determined that UDOT requires a deceleration length of 505 feet and a taper rate of 15:1 for Redwood Road. Based on these guidelines and the anticipated full-build project traffic, it is recommended that the following deceleration (ingress) lanes be installed:

- Harvest Hills Boulevard / Redwood Road:
  - Southbound left-turn (can be accommodated in the existing middle turn lane)
  - Northbound right-turn

Right-turn acceleration lanes are generally not needed at signalized intersections. However, UDOT has lately required the installation of full-width auxiliary lanes between intersections along Redwood Road to accommodate both deceleration and acceleration movements. That may be required at this location, resulting in a full-width northbound auxiliary lane between Harvest Hills Boulevard and Cambria Drive.

Conclusions

The findings of this study are as follows:

- Lot 4 falls within the scope of the traffic impact study completed in 2023. As such, previous findings apply to this portion of the Westport development.
- The proposed Westport development consists of office flex space. It is anticipated that Lot 4 will have one access.

- It is anticipated that Lot 4 will generate approximately 502 trips on an average weekday, including 48 trips during the morning peak hour, and 40 trips during the evening peak hour.
- From the 2023 traffic impact study, it is recommended that the following deceleration (ingress) lanes be installed for full-build conditions:
    - Harvest Hills Boulevard / Redwood Road:
        - Southbound left-turn (can be accommodated in the existing middle turn lane)
        - Northbound right-turn

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

Exhibit 2: Location & Zone Map

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 10.15.2025

Application Information

SITE PLAN
WESTPORT BUSINESS PARK LOT 4

Applicant:	Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	4.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse and Mixed Use (across Redwood)
Adjacent Uses:	Regional Commercial and Community Commercial (across Redwood)
Past Action and Date:	Not Applicable
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	**1st submittal:** October 17, 2025
	2nd submittal: February 17, 2026
	3rd submittal: March 24, 2026
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal:** October 20, 2025
	2nd submittal: February 26, 2026
	3rd submittal: April 6, 2026
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	58:023:0116 / 6.54 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 17, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No

- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
  - Zone: Office Warehouse
  - General Plan Land Use: Business Park
  - Density: 1 unit/4.93 acres = .20 units per acre

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	40,000 sq. ft.	**Complies**	*Over 17 acres*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*4.93 acres*
Front/Corner Side Setback (Minimum)	20'	**Complies**	*83'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*58 ½'*
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*Almost 40'*
Building Separation (Minimum)	20'	**Complies**	*Will be much more than 20'*
Lot Width (Minimum)	70'	**Complies**	*Over 400' wide*
Lot Frontage (Minimum)	N/A	**N/A**	
Building Height (Maximum)	40'	**Complies**	*32'*
Lot coverage (Maximum)	50%	**Complies**	*23%*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	**Complies**	*49,909.22 sf*
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whicever is greater.	**Complies**	*Around 170' off centerline*

No density shall be calculated on sensitive lands.	**N/A.**	
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.**	*36.26%*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: • Pottery classes • Karate Studio • Specialty printing computer covers • Appliance sales and warehousing • Small fragrance manufacturing • Plumbing warehousing and assembly • Skin care internet sales and warehousing • Ice shack storage • Dog training video production and dog food internet sales • Product assembly • Personal training • Baseball training facility • Clothing internet sales • Cross fit gym • Skate board assembly, internet sales, and warehousing	**Complies.**	*All uses allowed in OW zone*

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.	**Complies.**	*Not in flood plain*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*See sheet UT01*
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.**	*Not on any such road*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Stagecoach Drive*
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	*Checked by Engineering*
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Scott T. Blake*
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.**	*See sheet EX01*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at	**Complies.**	*See table on page L101*

maturation. All existing vegetation that will be removed or remain must be identified.		
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See table on page L101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheets EX01 and GP01*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See L201*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*None proposed*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*See sheet L101*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See table on page L101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See sheet L101*
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.**	*See note 10 on sheet L102*
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.**	*458 total shrubs (34 required)* *127 are 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf proposed*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*No artificial turf proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*100% drought tolerant*
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.**	*Multiple sizes of rocks and colors are earth tone*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See sheet L101*

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.**	*See sheet L101*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See sheet L101*
Water Conservation: Water-conserving sprinkler heads and **rain sensors are required. Drip lines should be used for shrubs and trees.**	**Complies.**	*No sprinklers but rain sensors are provided. Drip lines provided for shrubs and trees*
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.**	*Deciduous trees placed where they are supposed to be and evergreens are placed where they can be.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See sheet L101*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See note 11 on sheet L102*
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.**	*Rock mulch to be used*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf areas*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See L201*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*See sheet L101*
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.**	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured	**N/A.**	*None proposed*

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.**		
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: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*See fencing detail on sheet SP01at top left of sheet*
Prohibited fencing: a. 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. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*None proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See sheet L101*

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.**	*36.26% landscaped*
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.**	*55% live vegetation*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	214,751 sf		
Required Landscaping	42,950 sf	**Complies**	*77,920 sf proposed*
Required Deciduous Trees	16	**Complies**	*50 proposed*
Required Evergreen Trees	14	**Complies**	*26 proposed*
Required Shrubs	34	**Complies**	*322 shrubs total (41.3% minimum 5 gallon)*
Drought Tolerant Plants	32	**Complies**	*All plants and trees drought tolerant (398 total)*

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.**	*Asphalt*
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.	**N/A.**	*Only one structure*
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.**	*Doesn't cross sidewalks*
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.**	*Recorded cross access easement for pedestrian connections to the north and east is provided*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See page 2 of photometric sheet for details.*
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.**	*Meet distances*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*Shared parking entrance is at Stagecoach*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*See sheet SP01*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*5 required, 5 provided*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Centered on building*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*None used in parking counts*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*See sheet L101*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**Complies.**	*The parking numbers as shown in the parking count sheet leave 25 extra stalls to accommodate for this situation*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*Multiple uses*
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*Rounded up*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*See parking evaluation*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the	**N/A.**	*Not adjacent to public street*

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.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*See sheets DS01 and DS02*
Clear Sight Triangles must be followed.	**Complies.**	*See sheet L101*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See sheet L101*
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.	**N/A.**	*No double rows of parking stalls on this lot*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*See sheet L101*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See sheet L101*
Required Minimum Parking		
See table in 19.09: *Warehouse Flex - Office and retail areas: 4 stalls per 1,000 sq. ft.* *Warehouse area: 1 stall per 1,000 sq. ft.* *(112 stalls provided (5 of which are ADA stalls))*	**Complies.**	*Exceeds what is required for Warehouse Flex use*

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' for all	N/A	26'-3" and 40'

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
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.**	*See page 2 of photometric plan.*

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.**	*See page 2 of photometric plan.*
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.**	*See page 2 of photometric plan.*
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.**	*See page 2 of photometric plan.*
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.**	*See page 2 of photometric plan.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Location shown on photometric sheet*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	
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.**	*See page 2 of photometric plan.*
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.**	*16'*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*See photometric plan*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • 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.**	*See page 1 of photometric plan*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See page 2 of photometric plan.*
Pole design shall include an arm and bell shade.	**Complies.**	*See page 2 of photometric plan.*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*See note on page one of photometric plan*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See note on page one of photometric plan*
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	**Complies.**	*See note on page one of photometric plan*

hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.		
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See photometric sheet*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See page 2 of photometric plan.*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See page 2 of photometric plan.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See page 2 of photometric plan.*

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.**	*N/A*
Notice/Land Use Authority.	*Public Meeting / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:	**Complies.**	

1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.		
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See sheet L101*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	*None proposed but would need to know what businesses are going in*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Submitted with application*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover page of Civil drawings*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See sheet EX01*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See sheet EX01*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See Record of Survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :	**Does Not Comply.**	*Missing interconnection and measurements of vehicle interconnection to the north.* *Asking for exception from City Council*

i. locations, dimensions, **floor plans**, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, **interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary;** iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and **heights of existing and proposed buffering and fencing elements**; vii. **location and treatment of refuse collection areas**, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. **tabulation of square footage devoted to various land uses**, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, **presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;** xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Checked by Engineering*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See Saratoga Springs Westport Lot 4 Trip Generation Study*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See DATA TABLE on cover page of Civil Drawings*

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See sheets L101 and L102*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See photometric plan's pages 1 and 2*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See fencing detail on sheet SP01, elevations for trash enclosures on sheet DS02, and building elevations in elevations sheets.*
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.**	*Proposed generic signage locations and rough sizes provided.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
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.**	*See plans on file with Planning*
Trails Master Plan: Shows required trails	**Complies.**	*Trails outside of lot boundaries shown*

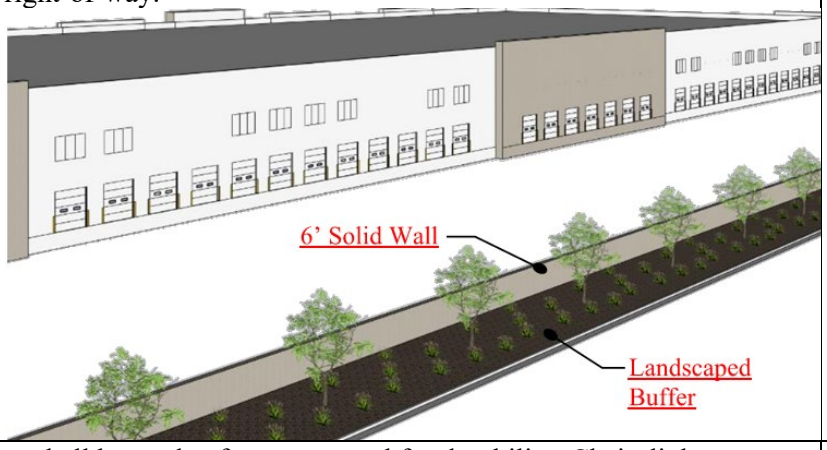
19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See sheet A3.1*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See sheet SP01*
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.**	*See sheet SP01*
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.**	*See sheet SP01*

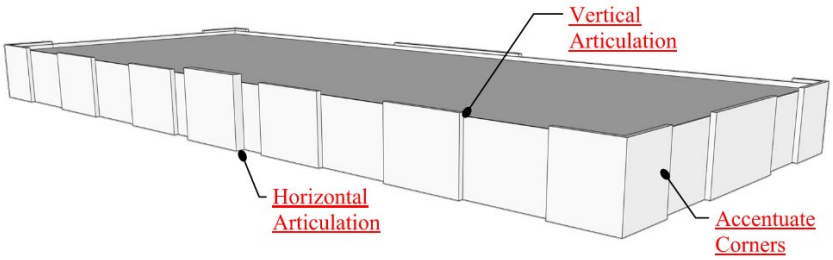
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet SP01*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels 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.**	*See sheet SP01*
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.**	*Major access drives do not have parking*
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.	**Complies.**	*Achieved with evergreen trees and shrubs*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
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.**	*See Sheets L101 and elevations for trash enclosures on sheet DS02*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*CMU allowed for this as it will be painted to match building*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See sheet L101*
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	**Complies.**	*See SP01*

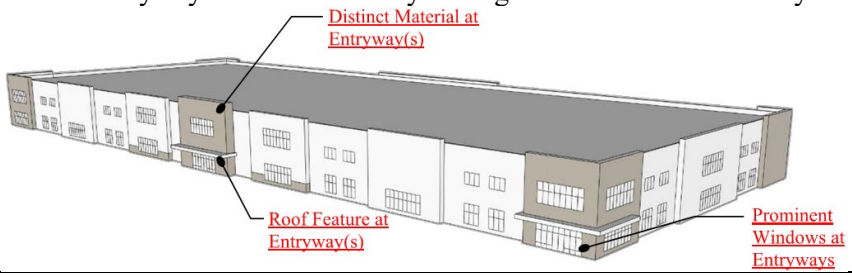
drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.		
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See planting example in top left corner of sheet L101*
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.	**Does Not Comply.**	*Pedestrian connections provided but interconnection between lots 4 and 5 is not provided.* *Asking City Council for exception*
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*None proposed outside*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*None proposed*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	*None proposed*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	*None proposed*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	*None proposed*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	*None proposed*
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	*None proposed*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*None proposed*
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	*None proposed*
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	*None proposed*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*None proposed*
Access Requirements:	**Complies.**	*39'*

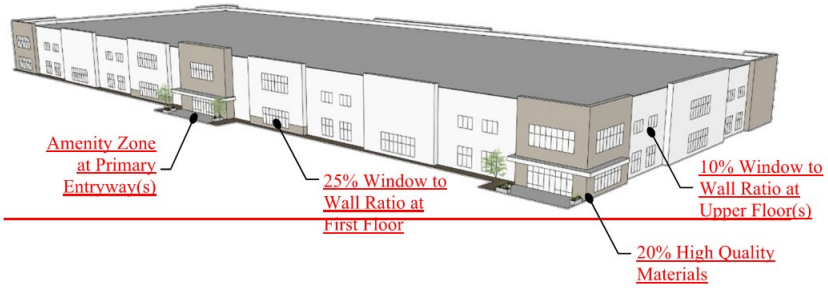
a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*See sheet SP01*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**Complies.**	*At rear of building*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*Achieved with evergreen trees and shrubs on south and west property lines and against loading dock*
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.  	**Complies.**	*Achieved with evergreen trees and shrubs on south and west property lines and against loading dock*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*See sheet A501*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*Will be painted the same colors as building.*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*Area added to store pallets behind dumpsters*
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.**	*See sheet SP01*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		

Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 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 50' of horizontal width: 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 36", gables or other similar devices.	**Complies.**	*Windows recessed and then popped out, and canopies added to comply with first portion. Also, walls pop out and then are recessed to add shadow lines. Change of materials less than every 50' and variations in roof line taller than 36" less than every 50'*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	*Flat roof*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*Parapet cover rooftop mechanical equipment*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Not visible*
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.**	*Integrated parapet that is part of the wall with same material*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Kawneer 451T treated with Bronze Finish*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*All mounted to wall*
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.**	*More than 4' over pedestrian traffic areas.*
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.**	*10'+*
Backlighting is not permitted.	**N/A.**	*None proposed*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*Parapet covers it*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*Parapet covers it*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Parapet covers it*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Part of the building so materials and color scheme are the same*
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	**Complies.**	*See A3.0*

probable location of residential dwellings) shall receive equal architectural design consideration as the building front.		
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.**	*Only concrete tilt material being proposed and is allowed in OW as long as there are variations and articulation*
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.**	*Each side has at least 2*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*None proposed*
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.**	*Tilt up in OW*
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.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Internal rooftop ships ladder proposed*
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.**	*See sheet A4.0*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Electrical meter locations shown on elevations*
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.**	*See elevations*
19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards		
At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).	**Complies.**	*See elevations*
"Warehouse/Flex" Use Standards. a. Each tenant shall designate at least 10% of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10% of the floor area equals 10,000 square feet this area may be split over multiple stories.	**Complies.**	*See sheets A2.0 and A2.1*
Additional Architectural Standards.	**Complies.**	*See sheets A3.0 and SP01*

a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building. i. Horizontal articulation is required every 50 feet, minimum, along the face of the primary façade, every 75 feet minimum along the sides or secondary façade(s), and every 200 feet minimum along the rear or loading façade. This variation shall include the following: 1. Modulate the facade by stepping portions of the building in or out horizontally to create shadow lines and visually delineate areas of the building. For facades 200 feet or longer a minimum horizontal articulation of 3 feet is required. For facades less than 200 feet, 2-foot horizontal articulation is required. 2. Building corners shall be highlighted through articulated masses at the corners to provide visual interest by incorporating a minimum projection of two feet in depth that spans at least 30 feet in horizontal length and the full height of building.  3. Add visual interest by distinctly changing the texture and color of wall surfaces at building entryways and corner elements.		
b. Building entryways shall be clearly identifiable with distinct materials and design features. i. Primary building entryways shall have an amenity zone extending a minimum of 15 feet in front of the building entry and be a minimum of 30 feet long. **These areas shall be concrete or pavers and provide space for outdoor seating, landscape planters, and other staff or visitor amenities.** ii. Building entryways shall include a prominent window wall or storefront system to clearly indicate the entryway. iii. Provide overhead projections such as roof elements, covered entrances, trellises, or pergolas at primary building entryways. These elements shall extend a minimum of 4 feet from the primary building façade and shall extend a minimum of 4 feet on either side of the entryway. iv. The architectural features at building entrances shall also include at least 3 of the following features: 1. a parapet or wall element that extends above the primary wall; 2. awnings or canopies; (need to be extended to 4') 3. horizontal articulation of a minimum of 3 feet at building entryways (this articulation shall extend a minimum of 10 feet on either side of the doorway); 4. a distinct material at the entryway; or 5. decorative lighting highlighting the entryway.;	**Complies.**	*See sheet SP01*

c. Buildings with multiple entrances shall employ the features above at all public entryway locations. Distinct unit or business entryways should be clearly distinguished from the site entry.  	**Complies.**	*See elevations*
d. All buildings shall include variation in roof height and appropriately sized parapets to obscure rooftop equipment from view. i. All roofs shall be flat and shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. ii. Roof profiles shall have a minimum of two feet of vertical articulation - aligned with the horizontal articulation - to create distinct building masses and reduce the perceived scale of the overall facade. Horizontally articulated corner elements must extend 2 feet above the primary roof parapet. iii. Lower roof elements, trellises, awnings, and other architectural shade elements are encouraged to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space.	**Complies.**	*See elevations*
e. The building façade facing public street frontage shall include large glass windows on the street level and smaller windows on the upper floors. i. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing a public street. ii. Buildings fronting a public street shall provide glass at a minimum of 25% of the façade area on the first floor and a minimum of 10% of the upper floor facing the street. iii. Where a building is located on a corner lot, the secondary street-facing façade shall have a minimum of 15% glass on the first floor and 10% on the upper floor(s). iv. All facades shall have a minimum of five % windows, including the receiving and loading areas. v. For purposes of determining the glass area, the first floor shall be the first 15 feet from the finished floor, and each full 15 feet of height above the first floor shall be considered an upper floor.	**Complies.**	*The west elevation has 42% and the north elevation has 8%.*
f. Building materials shall be high-quality and durable to reflect the quality of Saratoga Springs. i. A minimum of 20% of the primary facade shall be clad in high-quality materials such as brick masonry, natural stone, or architectural metal panel. 10% of all other facades should also include one or more of these materials for visual interest and quality. 1. Masonry and stone 2. Integral color CMU	**Complies.**	*100% concrete tilt-up with shiplap concrete tilt forms and a few different colors*

3. High-quality concrete systems 4. Finished and treated tilt-up concrete panels 5. Architectural metal panel ii. No more than 75% of any building facade shall consist of any one material or color. iii. No more than 20% of any façade shall be clad in corrugated metal. iv. Articulated corner and entry features shall have a distinct color or material feature. v. Office Warehouse and Heavy Commercial developments with more than one building shall be designed with different, but complementary colors and materials on each building to provide architectural variety. vi. Primary colors should be of a neutral color palette but contrast in tone to enhance visual interest. vii. Accent colors may be used to support a business brand, or highlight key architectural features or elements. Accent colors shall be complementary to the overall building color palette and shall be limited to 8% of the area of the façade. Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.  		

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Proposed locations and sizes provided. Signs meet size requirements as shown*
Monument sign location meets code and sign details provided	**N/A.**	*None proposed*
Wall signs and potential locations and details	**Complies.**	*Proposed locations and sizes provided. Signs meet size requirements as shown*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Only lots 1-5 in subdivision*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers?	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*

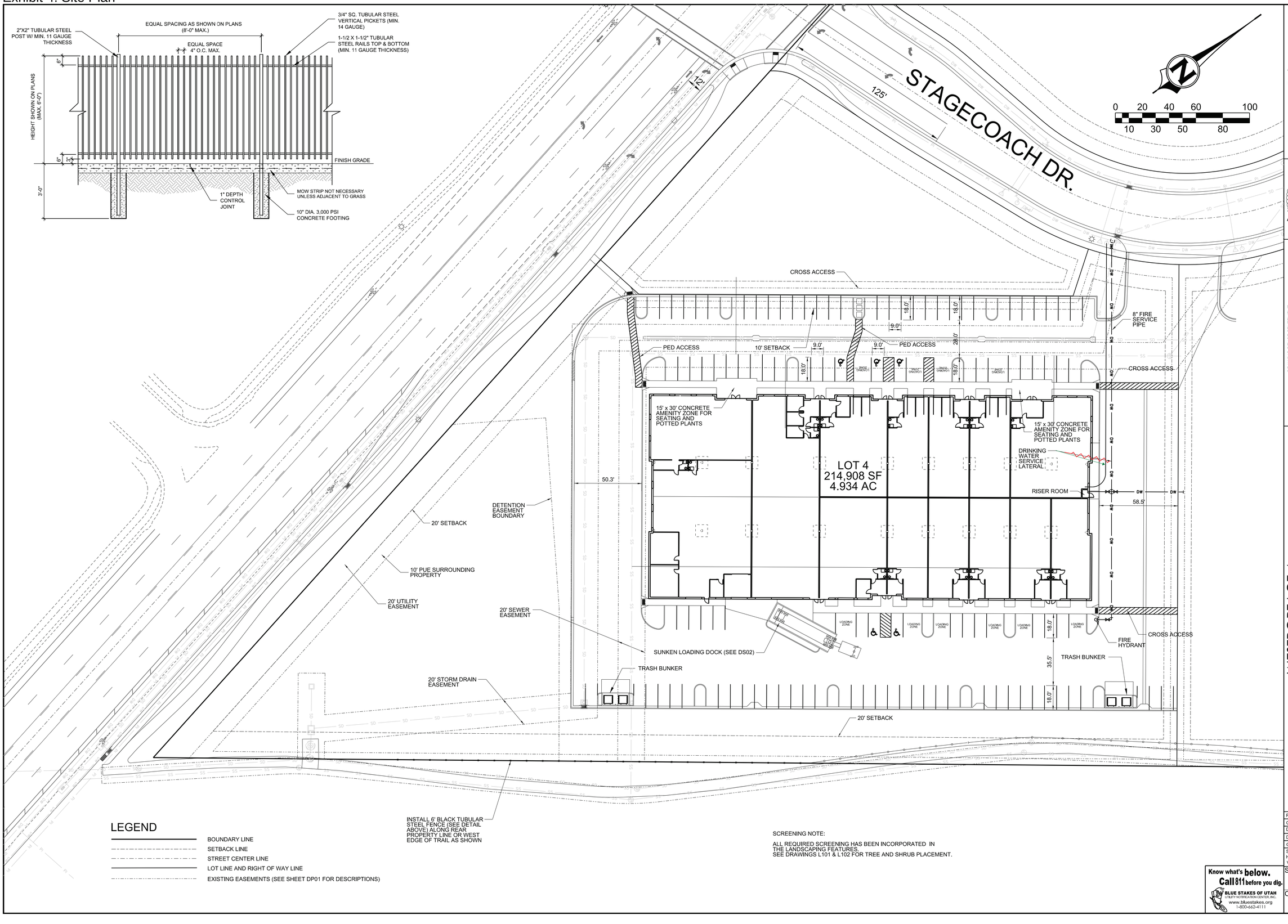
Do the street names match and line up with streets in other plats and across intersections?		
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**Complies.**	*Grade is not excessive*
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	*Not a duplicate*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Road name already approved*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**Complies.**	*Not in address*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Only 10 letters*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**Complies.**	*Meets description*

Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
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.	**Complies.**	*See notes on sheet A3.0*
2. **Size.** 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.	**Complies.**	*See notes on sheet A3.0*
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 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.	**Complies.**	*See notes on sheet A3.0*

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.		

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	*$0*
When will City maintenance begin?	*N/A*

Exhibit 4: Site Plan



LEGEND

- BOUNDARY LINE
- SETBACK LINE
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING EASEMENTS (SEE SHEET DP01 FOR DESCRIPTIONS)

SCREENING NOTE:

ALL REQUIRED SCREENING HAS BEEN INCORPORATED IN THE LANDSCAPING FEATURES.
SEE DRAWINGS L101 & L102 FOR TREE AND SHRUB PLACEMENT.

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

LICENSED PROFESSIONAL ENGINEER
H. JARED CHRISTENSEN
6474769345
STATE OF UTAH

DRAWING REUSE STATEMENT
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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

WESTPORT LOT 4
SITE PLAN
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020007-LOT4
CAD FILE:	2020007-LOT4-SP01.dgn
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	HJC
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	SP01
OF	1

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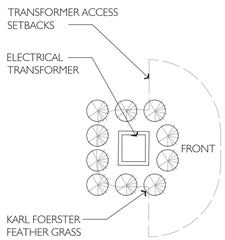
Exhibit 5: Landscape and Irrigation Plans

TYPICAL TRANSFORMER LANDSCAPE SCREENING

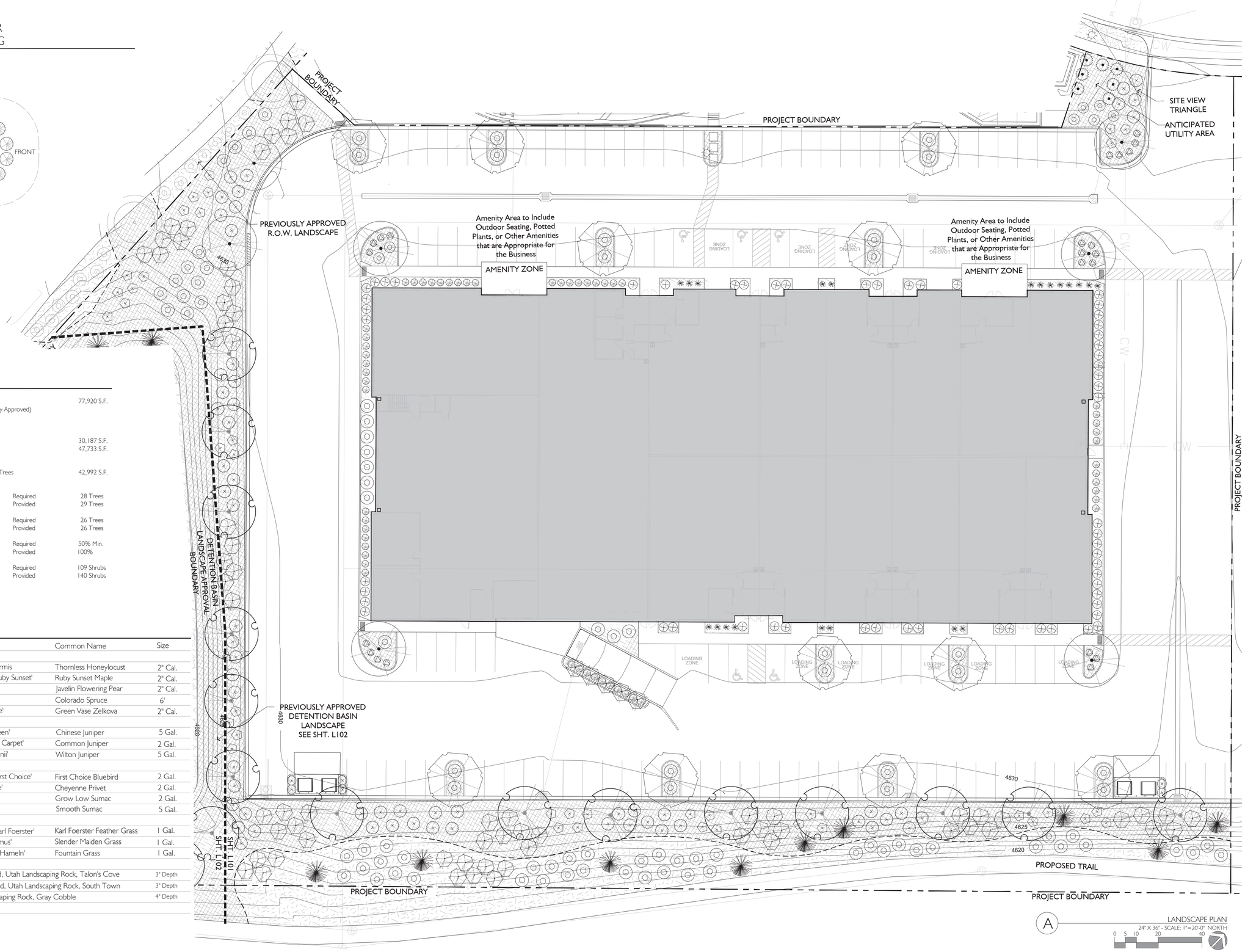


LANDSCAPE SUMMARY

LANDSCAPE AREA		77,920 S.F.
Detention Basin Area = 47,012 S.F. (Previously Approved)		
Additional Lot 4 Landscaping = 30,908 S.F.		
PLANTER AREAS		
Turf - 0%		
Rock - 39%		30,187 S.F.
Mulch - 61%		47,733 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		42,992 S.F.
50% Min Coverage = 38,960 S.F.		
DECIDUOUS TREES - (Excludes Parking Islands)	Required	28 Trees
	Provided	29 Trees
EVERGREEN TREES -	Required	26 Trees
	Provided	26 Trees
DROUGHT TOLERANT PLANTS	Required	50% Min.
	Provided	100%
5 GAL. SHRUB CONTAINER	Required	109 Shrubs
437 Shrubs Total - 25% Min 5 Gal.	Provided	140 Shrubs

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	TREES		
19	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2" Cal.
15	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
5	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	2" Cal.
26	Picea pungens	Colorado Spruce	6'
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	EVERGREEN SHRUBS		
7	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
58	Juniperus communis 'Alpine Carpet'	Common Juniper	2 Gal.
60	Juniperus horizontalis 'Wiltonii'	Wilton Juniper	5 Gal.
	DECIDUOUS SHRUBS		
22	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
6	Ligustrun vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.
95	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
73	Rhus typhina	Smooth Sumac	5 Gal.
	ORNAMENTAL GRASSES		
55	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
39	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
22	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	MULCH		
42,034 S.F.	Gravel Mulch, 3/4" Crushed, Utah Landscaping Rock, Talon's Cove		3" Depth
8,895 S.F.	Gravel Mulch, 1"-2" Crushed, Utah Landscaping Rock, South Town		3" Depth
30,187 S.F.	Cobble - 2"+, Utah Landscaping Rock, Gray Cobble		4" Depth
	EDGING		
	Metal, 3/16" x 4"		



A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 11509810 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	3.23.2026

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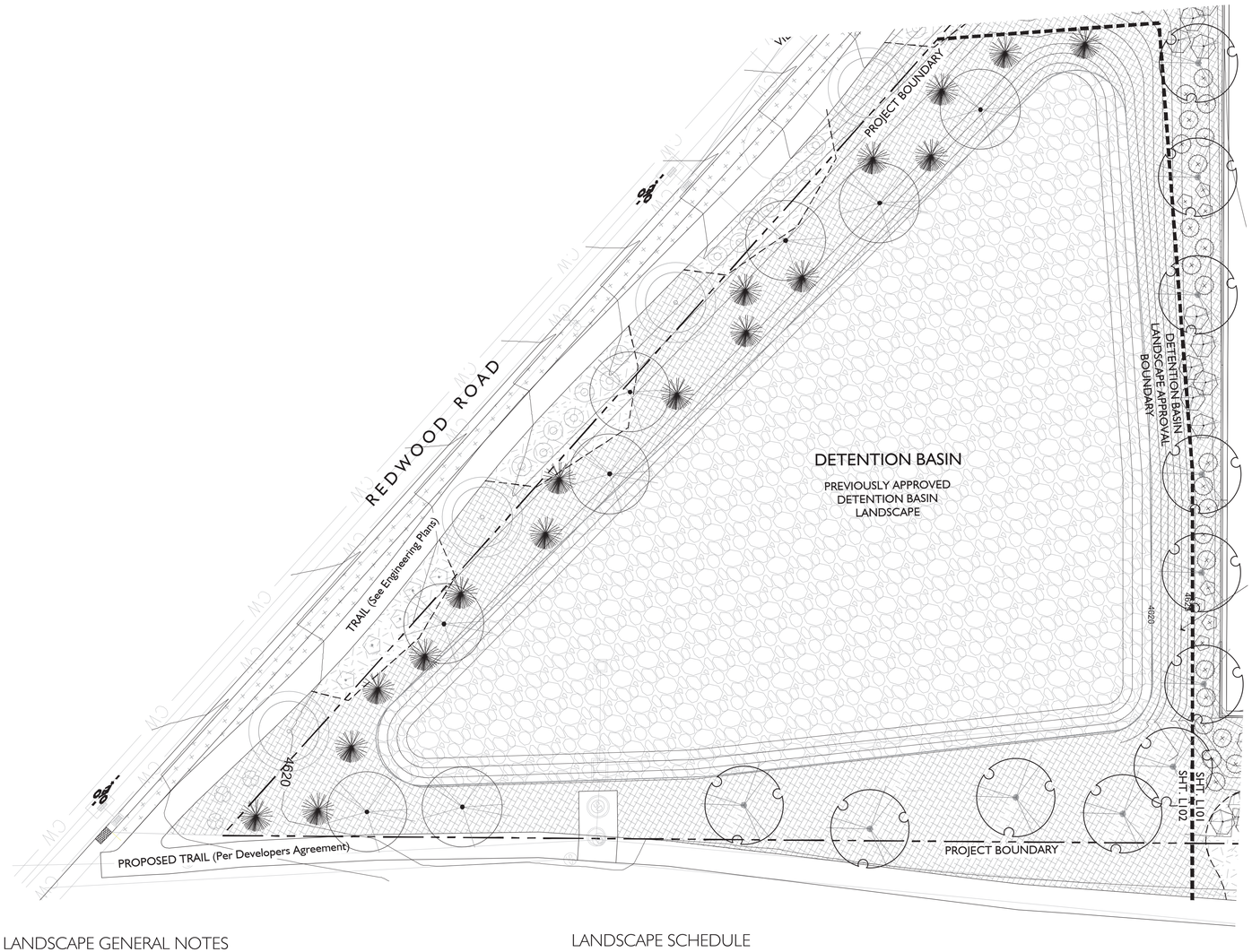
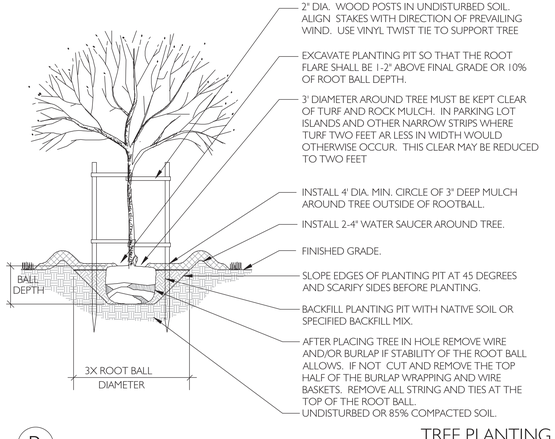
WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4

LANDSCAPE PLAN

L101





B TREE PLANTING

NOT TO SCALE

LANDSCAPE GENERAL NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL SHRUB, AND ORNAMENTAL GRASS PLANTING PITS TO RECEIVE BACKFILL PLANTING MIX CONTAINING 1 PART TOPSOIL WITH 1 PART NATIVE SOIL. PLATNING PITS TO BE TWICE THE SIZE OF PLANT CONTAINER.
8. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
9. APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.
10. 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 REDUCE TO 2'.
11. WEED BARRIER: A HIGH-QUALITY WEED BARRIER OR PRE-EMERGENT SHALL BE USED (SEE NOTE #9).

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	TREES		
19	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2" Cal.
15	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
5	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	2" Cal.
26	Picea pungens	Colorado Spruce	6'
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	EVERGREEN SHRUBS		
7	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
58	Juniperus communis 'Alpine Carpet'	Common Juniper	2 Gal.
60	Juniperus horizontalis 'Wiltonii'	Wilton Juniper	5 Gal.
	DECIDUOUS SHRUBS		
22	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
6	Ligustrun vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.
95	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
73	Rhus typhina	Smooth Sumac	5 Gal.
	ORNAMENTAL GRASSES		
55	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
39	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
22	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	MULCH		
42,034 S.F.	Gravel Mulch, 3/4" Crushed, Utah Landscaping Rock, Talon's Cove		3" Depth
8,895 S.F.	Gravel Mulch, 1"-2" Crushed, Utah Landscaping Rock, South Town		3" Depth
30,187 S.F.	Cobble - 2"+, Utah Landscaping Rock, Gray Cobble		4" Depth
	EDGING		
	Metal, 3/16" x 4"		

A LANDSCAPE PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

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SCOTT@STBDESIGNLLC.COM

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ISSUE DESCRIP.	DATE
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SARATOGA SPRINGS, UTAH

LOT 4
DETENTION BASIN
(Previously Approved)

LANDSCAPE PLAN

L102

IRRIGATION SCHEDULE

	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly - Rainbird 44RC
	Stop & Waste - Mueller SW-200
F	Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
C	Controller - Rainbird ESP4ME3 w/ ESP-SM6, ESP-SM3 Modules, LNK2 WiFi - 13 Stations
R	w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount
	Mainline - 2" Sch 40 PVC Mainline
S	Irrigation Sleeving (See Plan)

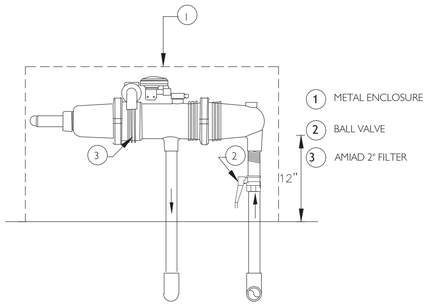
A-01 | 12.0 | 1" — Valve # / GPM / Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

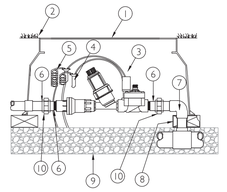
IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS.
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE. INSTALL SLEEVES UNDER ALL PAVED SURFACES INCLUDING DRIVEWAYS AND SIDEWALKS WHERE LINES AND CONTROL WIRES CROSS. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES. INSTALL ALL SLEEVES BEFORE HARDSCAPE IS INSTALLED. IF SLEEVES ARE TO BE INSTALLED AFTER HARDSCAPE IS INSTALLED, THERE WILL BE NO HAND DIGGING.
8. ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING AND POWER TO CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE DETERMINED BY OWNER.
9. IRRIGATION SYSTEMS SHAL BE PRESSURE CHECKED AND INSPECTED PRIOR TO BACKFILLING TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY.
10. DRIP SYSTEMS SHAL BE EQUIPPED WITH A PRESSURE REGULATOR, FILTER, FLUSH-END ASSEMBLY.



1. METAL ENCLOSURE
2. BALL VALVE
3. AMIAD 2" FILTER

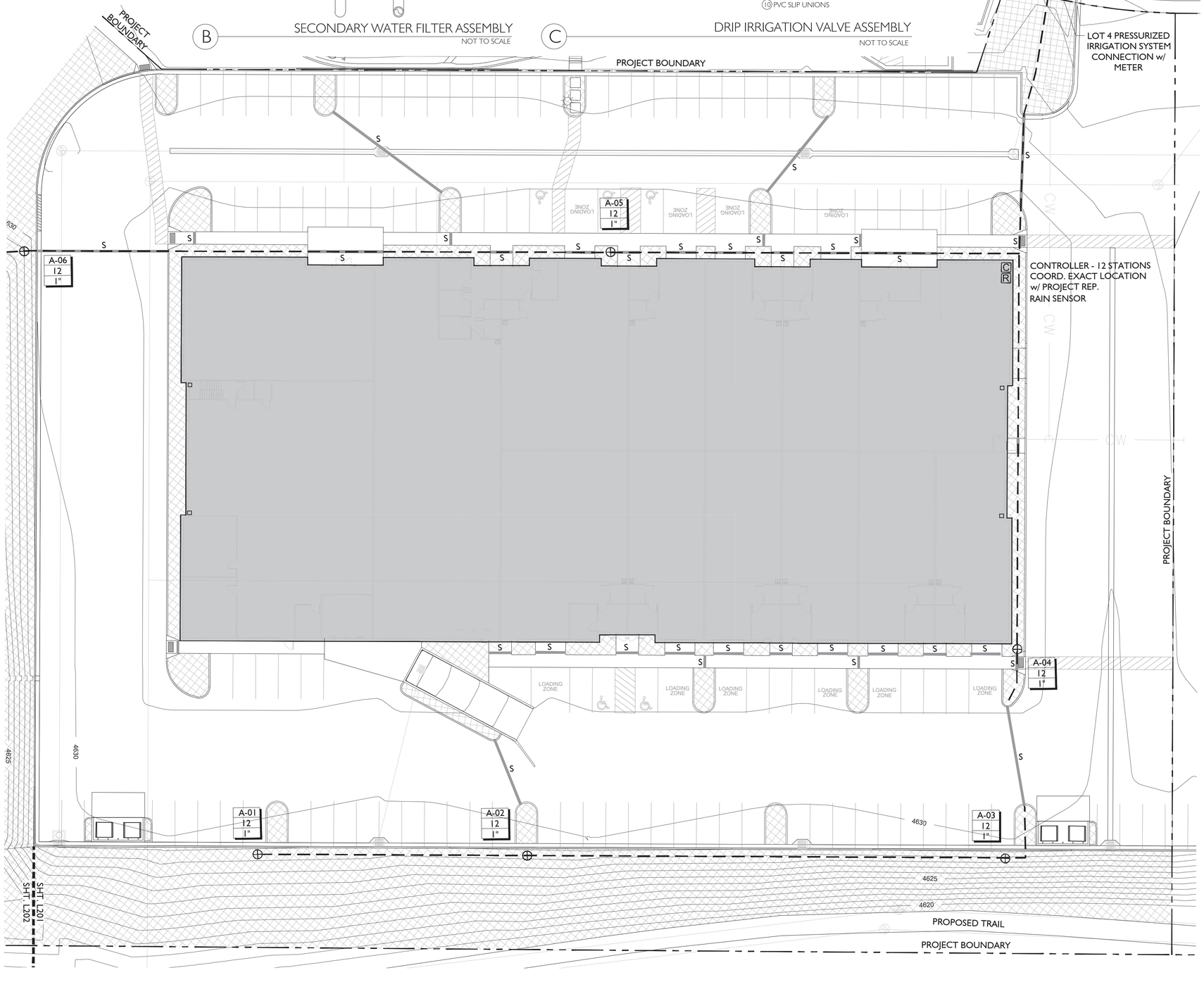
B SECONDARY WATER FILTER ASSEMBLY
NOT TO SCALE



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE CONTROL ZONE ASSEMBLY (SEE EQUIPMENT SCHEDULE)
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

C DRIP IRRIGATION VALVE ASSEMBLY
NOT TO SCALE

A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



STB DESIGN
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1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11082 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	3.23.2026

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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4

IRRIGATION PLAN

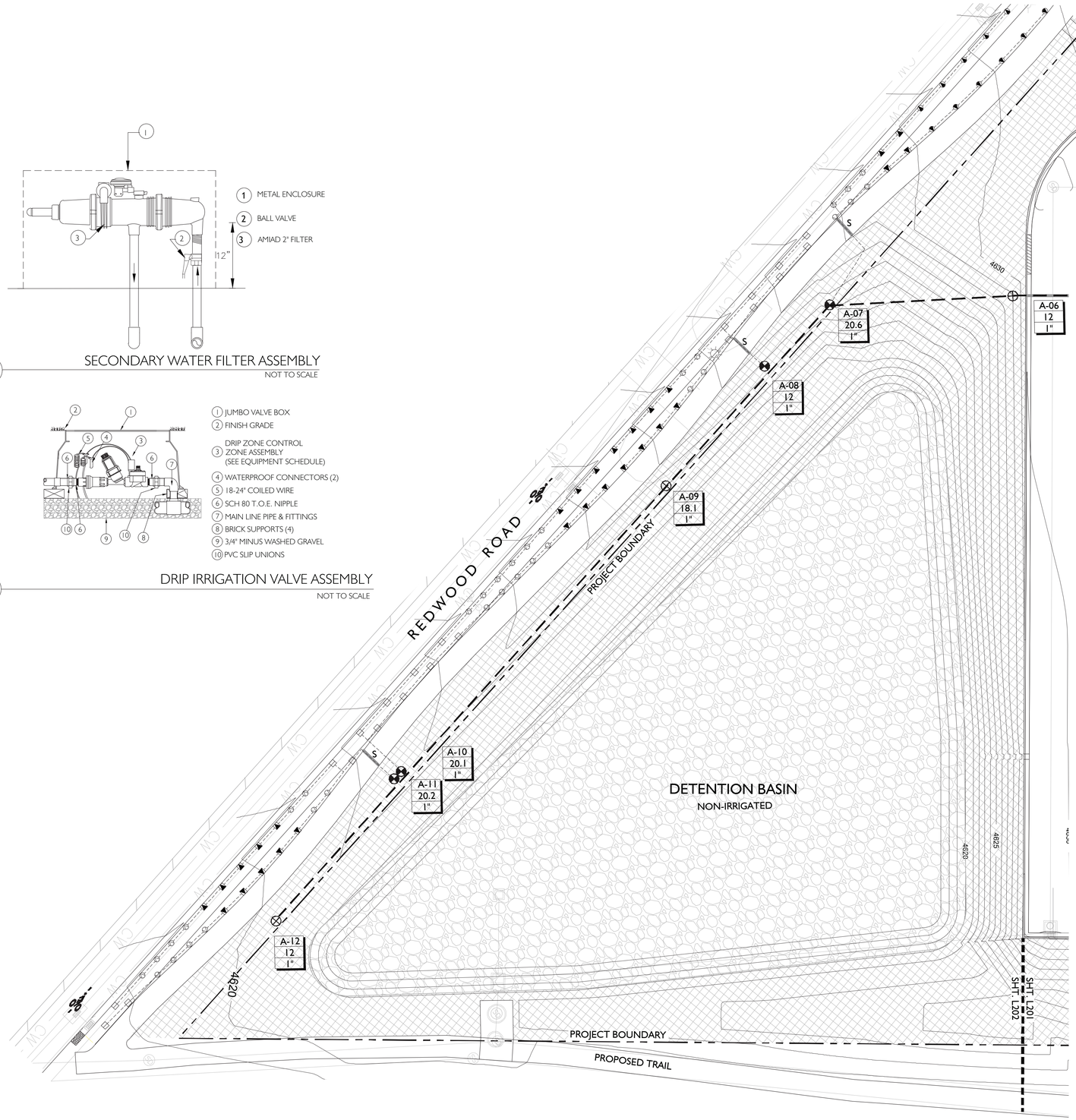
L201

B SECONDARY WATER FILTER ASSEMBLY

NOT TO SCALE

C DRIP IRRIGATION VALVE ASSEMBLY

NOT TO SCALE



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
⊟	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
⊠	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
⊛	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8'
▼	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
◉	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▽	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

Automatic Control Valve - Rainbird PEB - See Plan for Sizes
Drip Control Zone - Rainbird XCZ-100-PRBCOM
Quick Coupling Valve Assembly - Rainbird 44RC
Stop & Waste - Mueller SW-200

F Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
C Controller - Rainbird ESP4ME3 w/ ESP-SM6, ESP-SM3 Modules, LNK2 WiFi - 13 Stations
R w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount

Mainline - 2" Sch 40 PVC Mainline
S Irrigation Sleeving (See Plan)

A-01 Valve #
12.0 GPM
1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

A IRRIGATION PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

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STATE OF UTAH SCOTT THOMAS BLAKE No. 11088 REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
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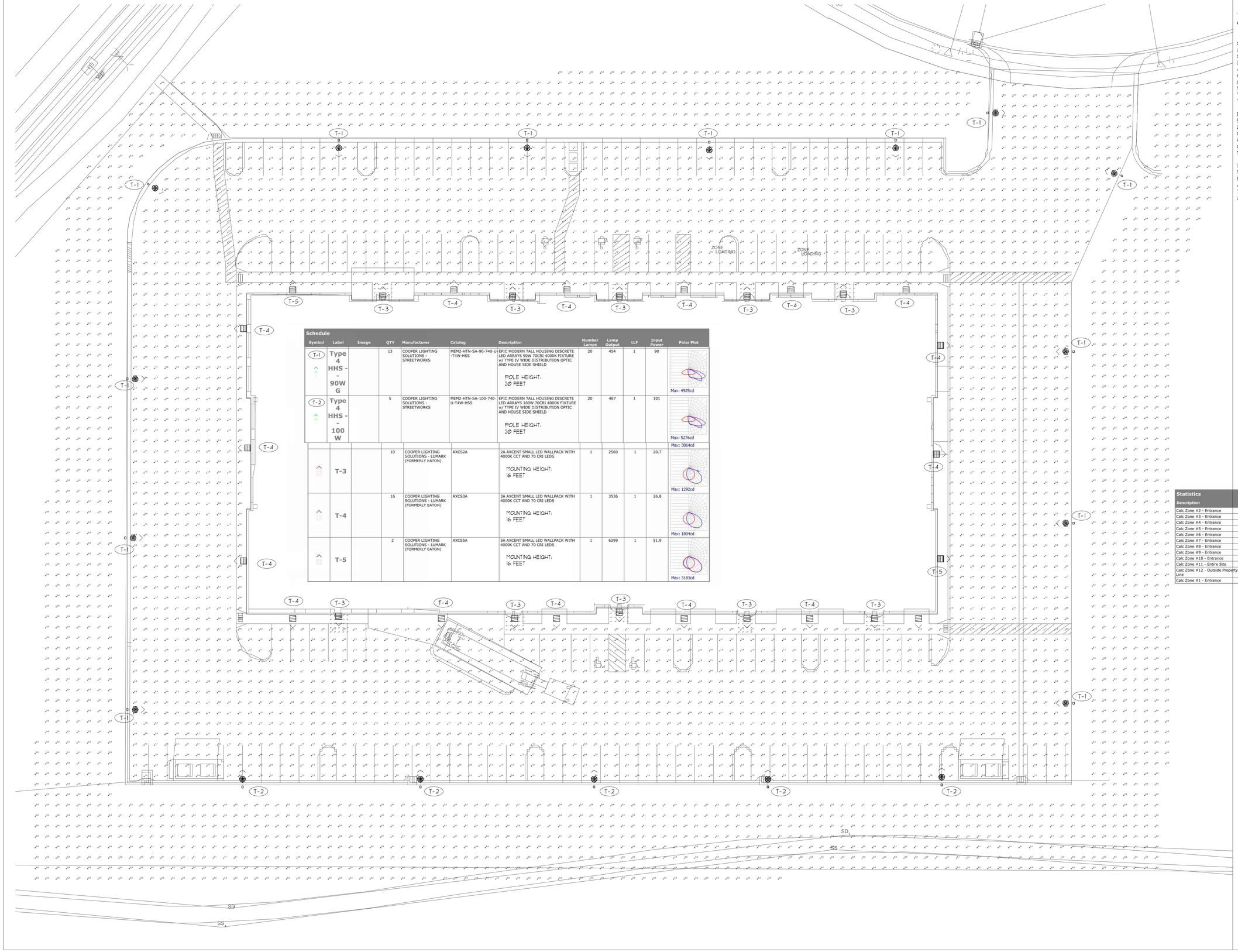
LOT 4

DETENTION BASIN IRRIGATION PLAN

L202

Exhibit 6: Photometric Plan



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
T-1	Type 4 HHS - - 90W G		13	COOPER LIGHTING SOLUTIONS - STREETWORKS	MEM2-HTN-SA-90-740-U-T4W-HSS	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 90W 70CRI 4000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD POLE HEIGHT: 20 FEET	20	454	1	90	Max: 4925cd
T-2	Type 4 HHS - - 100 W		5	COOPER LIGHTING SOLUTIONS - STREETWORKS	MEM2-HTN-SA-100-740-U-T4W-HSS	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 100W 70CRI 4000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD POLE HEIGHT: 20 FEET	20	487	1	101	Max: 5276cd
T-3			10	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS2A	2A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	2560	1	20.7	Max: 3864cd Max: 1292cd
T-4			16	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS3A	3A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	3536	1	26.8	Max: 1804cd
T-5			2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS5A	5A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	6299	1	51.9	Max: 3183cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2 - Entrance	+	9.7 fc	11.9 fc	6.7 fc	1.8:1	1.4:1
Calc Zone #3 - Entrance	+	9.5 fc	12.2 fc	6.7 fc	1.8:1	1.4:1
Calc Zone #4 - Entrance	+	9.2 fc	12.4 fc	6.3 fc	2.0:1	1.5:1
Calc Zone #5 - Entrance	+	8.7 fc	11.8 fc	5.4 fc	2.2:1	1.6:1
Calc Zone #6 - Entrance	+	9.1 fc	12.3 fc	5.2 fc	2.4:1	1.8:1
Calc Zone #7 - Entrance	+	9.6 fc	12.7 fc	6.1 fc	2.1:1	1.6:1
Calc Zone #8 - Entrance	+	9.7 fc	12.4 fc	7.1 fc	1.7:1	1.4:1
Calc Zone #9 - Entrance	+	9.3 fc	12.2 fc	5.8 fc	2.1:1	1.6:1
Calc Zone #10 - Entrance	+	9.5 fc	12.6 fc	6.1 fc	2.1:1	1.6:1
Calc Zone #11 - Entire Site	+	2.4 fc	9.8 fc	0.5 fc	19.6:1	4.8:1
Calc Zone #12 - Outside Property Line	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
Calc Zone #1 - Entrance	+	9.8 fc	12.4 fc	7.2 fc	1.7:1	1.4:1

REFERENCE NOTES:

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.

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 ON HALF HOUR BEFORE SUNRISE, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM.

INTERMITTENT LIGHTING SHALL 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.

POWELL ENGINEERING L.L.C
Kevin G. Powell, P.E.
395 W. 1510 N.
OREM, UT 84057
PHONE: 801.376.5480
KGPOWELL@MTSOPEN.COM

REVISIONS DATE

SARATOGA SPRINGS OFFICE BUILDING

SARATOGA SPRINGS, UTAH

PROFESSIONAL ENGINEER
No. 376218
KEVIN G. POWELL
03/24/2026
STATE OF UTAH

DATE:	03/24/2026
DESIGNER:	KGP
DRAWN BY:	KGP
CHECKED BY:	KGP

ELECTRICAL PHOTOMETRIC LIGHTING LAYOUT

E1.1

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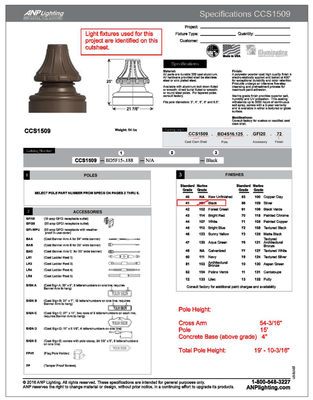
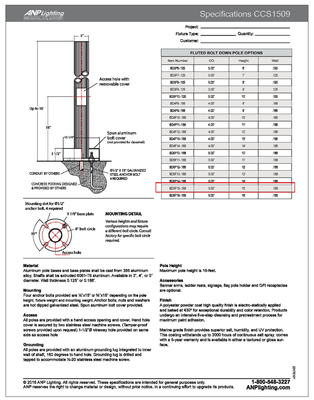
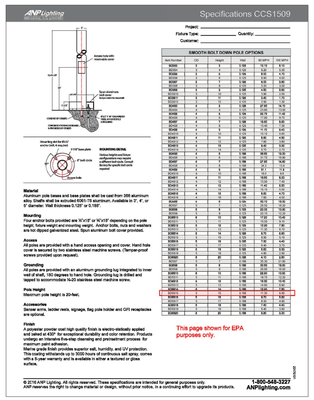
F:\Client Projects\Dain and Associates Projects\Saratoga Office Building - 2025-2026\cad\elec\2026-03-24 - Photometric Plan\Saratoga Springs Photometric Plan.DWG, 3/24/2026 6:37:21 AM, Bluebeam PDF







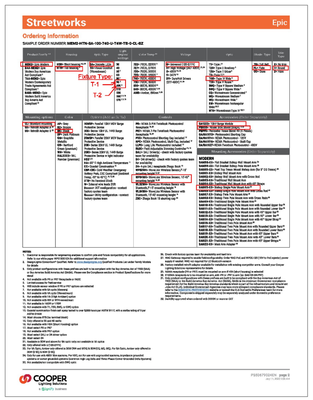
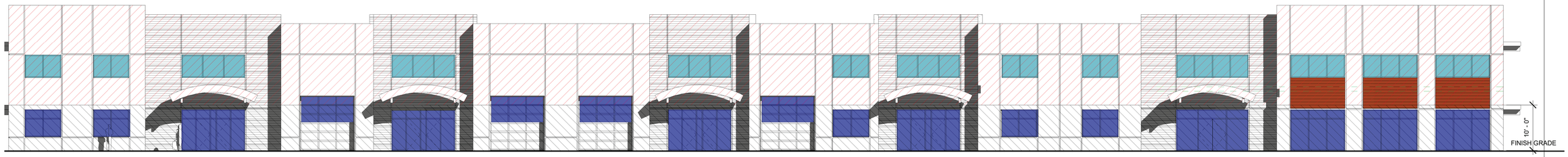

Streetworks
Epic
Ordering Information
SAMPLE ORDER NUMBER: SBRM3-WTR-SA-100-740-U-T4W-TS-U-GZ
Fixture Type
T-1
T-2
Mounting Options
Options
Finish
Notes
1) Not all combinations will be available.
2) Consult factory for availability of 480V.
3) Not available with 10kV/20kV surge protection.
4) Not available with 480V.
5) Not available with 5700K.
6) Not available with 0-10V dimming.
7) Not available with Red SAA Certification.
8) Not available with Red SAA Certification or NEMA receptacle.
9) Not available with Red SAA Certification or PER7 receptacle.
10) Not available with PER7 receptacle or NEMA.
11) Not available with Red SAA Certification or NEMA receptacle.
12) Not available with Red SAA Certification or NEMA receptacle.
13) Not available with 0-10V dimming.
14) Not available with 0-10V dimming or PER7 receptacle.
15) Not available with 0-10V dimming.
16) Not available with 0-10V dimming or PER7 receptacle.
17) Not available with 0-10V dimming or PER7 receptacle.
18) Not available with 0-10V dimming or PER7 receptacle.
19) Not available with 0-10V dimming or PER7 receptacle.

Exhibit 7: Elevations



West Front Elevation Copy 1 **1**
SCALE:3/32" = 1'-0"

NOTES:

WINDOWS WILL BE KAWNEER 451T TREATED WITH BRONZE FINISH

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. 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.
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.

WEST FRONT ELEVATION

BUILDING FACE UP TO 10'-0"	3,303 S.F.	100%
WINDOWS AND DOORS UP TO 10'-0"	1,399 S.F.	42 %
BUILDING FACE OVER 10'-0"	6,509 S.F.	100%
WINDOWS AND DOORS OVER10'-0"	735 S.F.	11%

SOUTH SIDE ELEVATION

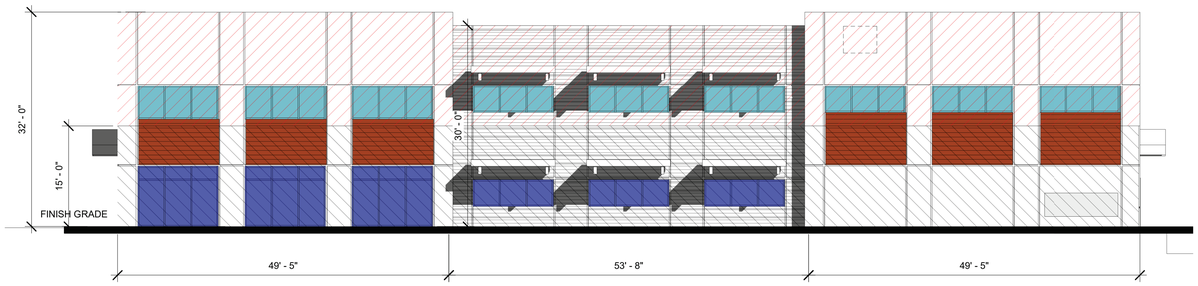
BUILDING FACE UP TO 15'-0"	2,285 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	470 S.F.	20.5%
BUILDING FACE OVER 15'-0"	2,487 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	470 S.F.	18.8%

NORTH SIDE ELEVATION

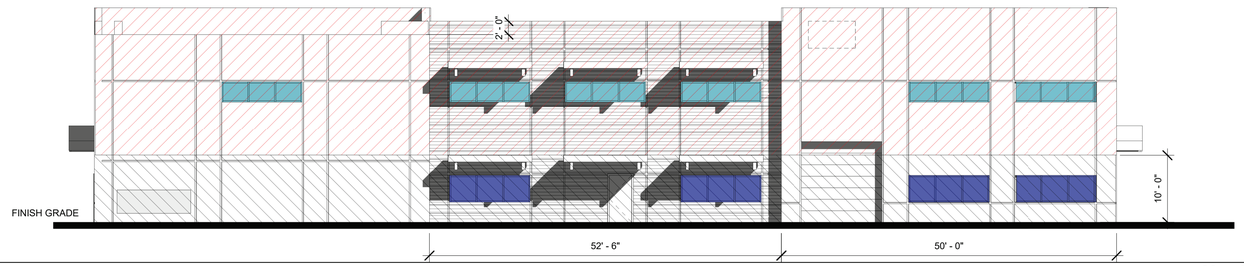
BUILDING FACE UP TO 10'-0"	1530 S.F.	100%
WINDOWS AND DOORS UP TO 10'-0"	192 S.F.	8%
BUILDING FACE OVER 10'-0"	3,242 S.F.	100%
WINDOWS AND DOORS OVER10'-0"	216 S.F.	6.5%

EAST BACK ELEVATION

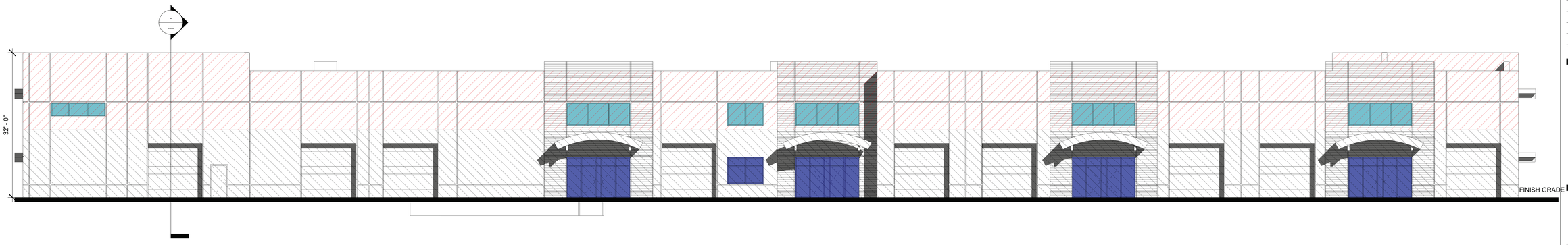
BUILDING FACE UP TO 15'-0"	4,950 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	552 S.F.	11%
BUILDING FACE OVER 15'-0"	4,698 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	356 S.F.	7.5%



South Side Elevation Copy 1 **2**
SCALE:3/32" = 1'-0"



North Side Elevation Copy 1 **3**
SCALE:3/32" = 1'-0"



East Back Elevation Copy 1 **4**
SCALE:3/32" = 1'-0"

SARATOGA SPRINGS OFFICE WAREHOUSE

DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

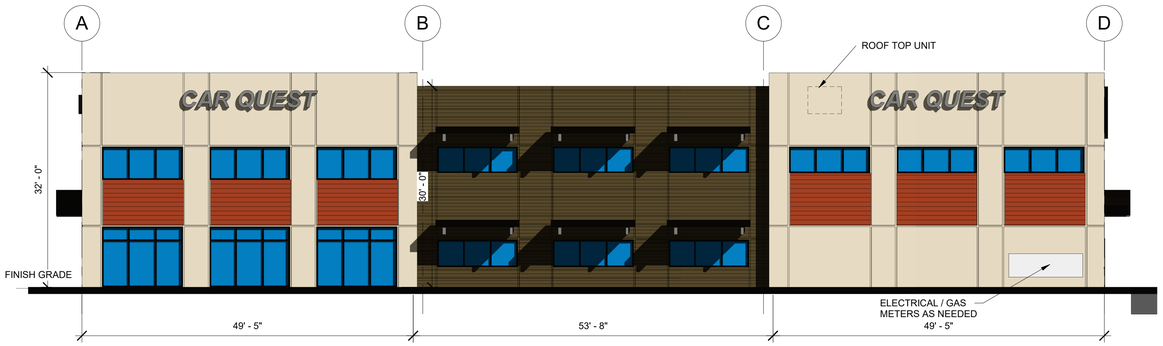
DATE: March 23 2026

REVISIONS:

A3.0

West Front Elevation 1
SCALE:3/32" = 1'-0"

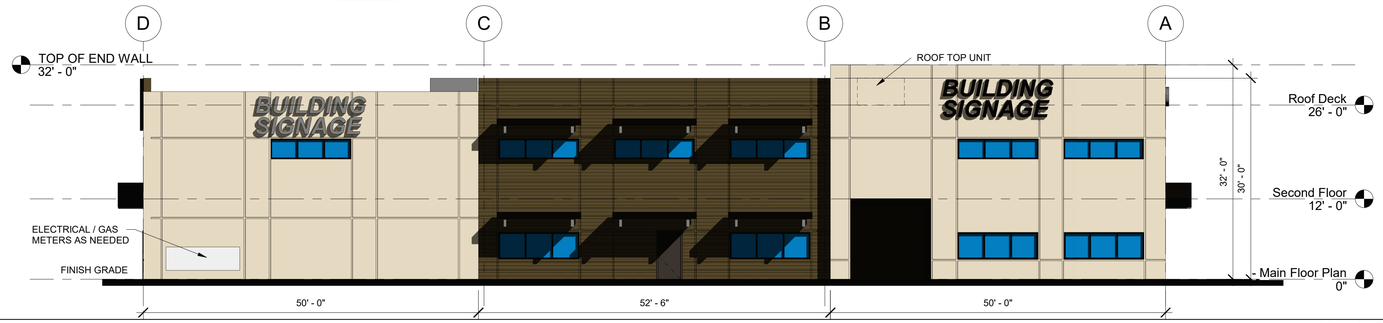
RENDERING 2 9
SCALE: 12" = 1'-0"



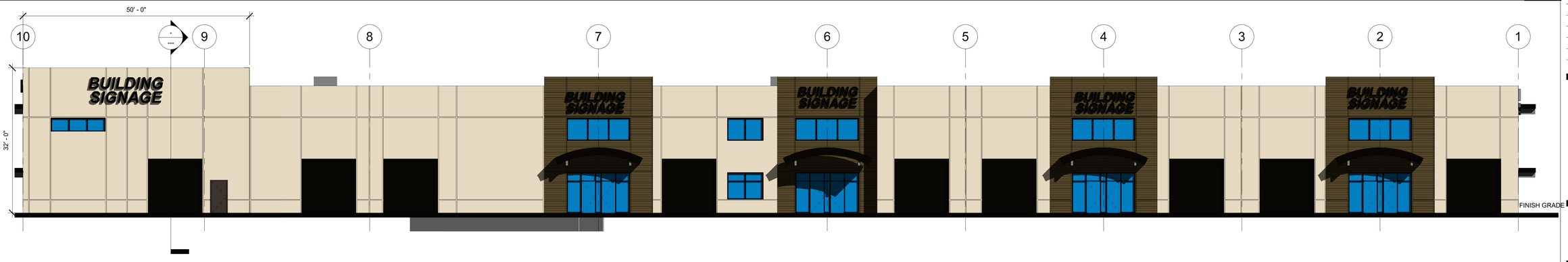
South Side Elevation 2
SCALE:3/32" = 1'-0"

ALL EXTERIOR WALLS TO BE CONCRETE TILT PAINTED WITH DIFFERENT FORM LINERS TO PROVIDE MATERIAL CHANGE

- PAINTED 6" SHIPLAP CONCRETE TILT FORM (RGB R134 G118 B89)
- PAINTED CONCRETE TILT (RGB R224 G211 B188)
- PAINTED CONCRETE TILT SHIPLAP (RGB R169 G74 B29)
- METAL WINDOW DOORS AND AWNINGS BRONZE (RGB R71 G65 B62)



North Side Elevation 3
SCALE:3/32" = 1'-0"



East Back Elevation 4
SCALE:3/32" = 1'-0"

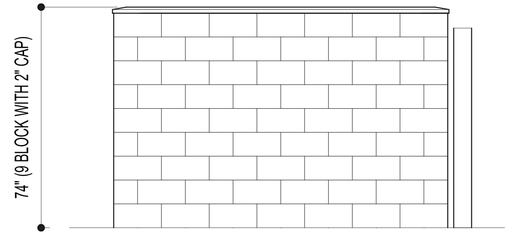
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

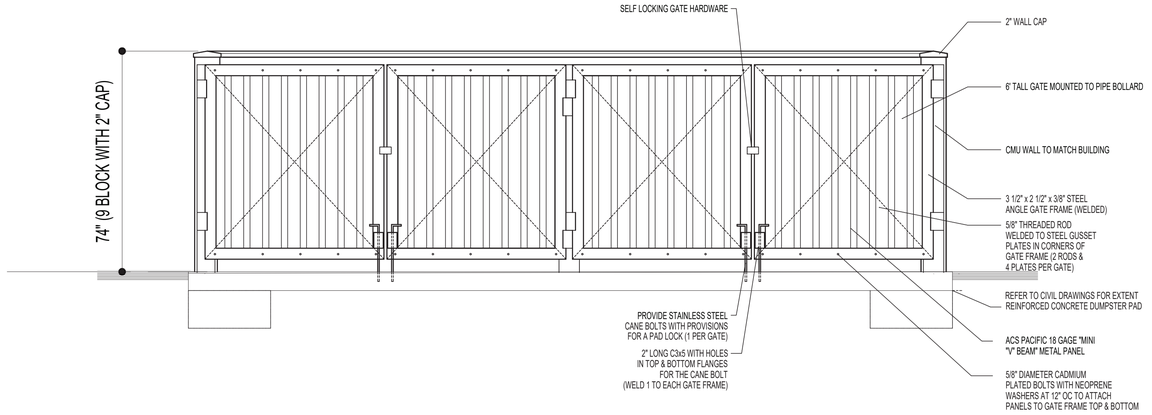
SARATOGA SPRINGS OFFICE WAREHOUSE

DATE: March 23 2026

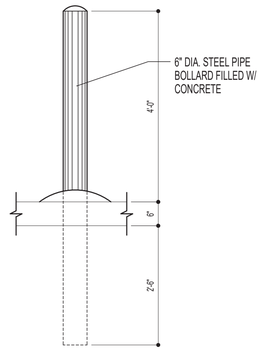
REVISIONS:

A3.1

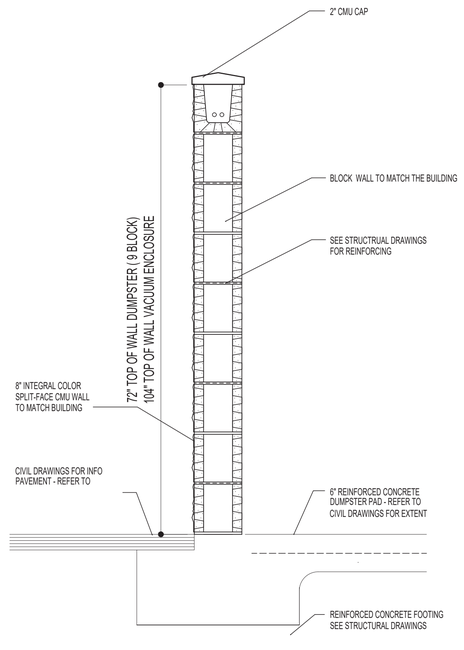




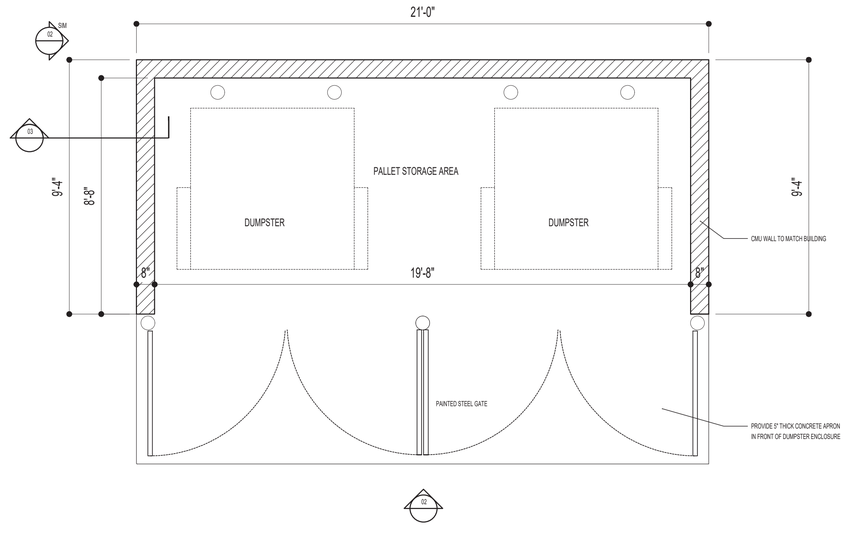
ELEVATION | SCALE: 1/2"=1'-0" | 02



DTL. | SCALE: 1"=1'-0" | 04



WALL SECTION | SCALE: 1"=1'-0" | 03



DUMPSTER ENCLOSURE PLAN | SCALE: 1/2"=1'-0" | 01

PROJECT NOTES

PROJECT TITLE

Saratoga Office Warehouse

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 225-8805

DATE: January 2022

REVISIONS:

A501

Exhibit 8: Cross-Access Easements

RECIPROCAL ACCESS AND PARKING AGREEMENT
(In the City of Saratoga Springs, Utah County, State of Utah)

This Reciprocal Access and Parking Agreement ("**Agreement**") is made and entered into this 13 day of MARCH, ***2026***, by and between:

Owner A (Manager of Lot 4):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

and

Owner B (Manager of Lot 3):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

Owner A and Owner B may be referred to individually as a "**Party**" and collectively as the "**Parties**."

1. Recitals
A. Owner A is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit A** attached hereto ("**Parcel A**").
B. Owner B is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit B** attached hereto ("**Parcel B**").
C. The Parties desire to provide **reciprocal vehicular and pedestrian access and shared parking rights** between Parcel A and Parcel B in order to facilitate the development and use of the properties.
D. The Parties intend that the rights granted herein shall be **perpetual easements running with the land** and binding upon all future owners.
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

2. Grant of Reciprocal Access Easement
Each Party hereby grants to the other Party, and to their respective tenants, customers, employees, invitees, and successors, a **perpetual non-exclusive easement for ingress, egress, and access** over and across the access drive areas located on their respective parcels as shown on **Exhibit C (Site Plan / Easement Area)**.
This easement shall include:

- Vehicular access
- Pedestrian access

- Emergency vehicle access
- Delivery and service access reasonably related to commercial use

No gate, barrier, or obstruction may be installed that would interfere with reasonable access without the **written consent of both Parties**.

3. Reciprocal Parking Rights

Each Party grants to the other Party a **non-exclusive reciprocal easement for the use of parking areas** located on their respective parcels as shown on Exhibit C.

Parking rights shall include:

- Use by customers, tenants, employees, and invitees of both parcels
- Circulation through parking areas

Nothing in this Agreement shall require a Party to **construct additional parking** beyond what is required by applicable municipal regulations.

4. Circulation and Traffic Flow

The Parties agree that internal drive aisles and circulation routes connecting the parcels shall remain open and unobstructed to allow for efficient traffic movement between the properties.

No Party shall:

- Install barriers that block circulation
- Restrict access to shared drive aisles
- Modify circulation patterns in a way that materially impairs access to the other parcel.

5. Maintenance

Each Party shall maintain the portions of the access drives and parking areas located on its own property in a **safe and operable condition**, including:

- Pavement repair
- Snow removal
- Striping
- Lighting
- Landscaping affecting access areas

If a shared driveway or parking aisle crosses a property line, the Parties shall share maintenance costs **equally unless otherwise agreed in writing**.

6. Utilities

Nothing in this Agreement shall prevent the installation, repair, or maintenance of utilities beneath the access or parking areas provided such work:

- Minimizes disruption to access
- Restores pavement and surfaces to original condition.

7. Insurance and Liability

Each Party shall maintain commercially reasonable liability insurance covering their respective parcels.

Each Party agrees to **defend, indemnify, and hold harmless** the other Party from claims arising from negligence or willful misconduct occurring on the indemnifying Party's property.

8. Default
If either Party fails to perform its obligations under this Agreement and such failure continues for **thirty (30) days after written notice**, the non-defaulting Party may:

- Perform the necessary work and recover costs, or
- Pursue any remedy available at law or equity.

9. Term
This Agreement shall be **perpetual** and shall run with the land.

10. Amendment
This Agreement may only be amended by **written instrument signed by both Parties** and recorded in the office of the **County Recorder of Utah County, Utah**.

11. Recordation
This Agreement shall be recorded with the **County Recorder** so that it becomes a matter of public record and runs with the land.

12. Governing Law
This Agreement shall be governed by and interpreted under the laws of the **State of Utah**.

13. Severability
If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

14. Entire Agreement
This document constitutes the **entire agreement** between the Parties regarding reciprocal access and parking.

SIGNATURES

Owner A:

Name: _____
Title: MANAGER
Date: 3/13/26

Owner B:

Name: _____
Title: MANAGER
Date: 3/13/26

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah)

On this 13 day of MARCH, ***2026***, before me, the undersigned notary public, personally appeared LARRY LINDSTROM and LARRY LINDSTROM who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument.

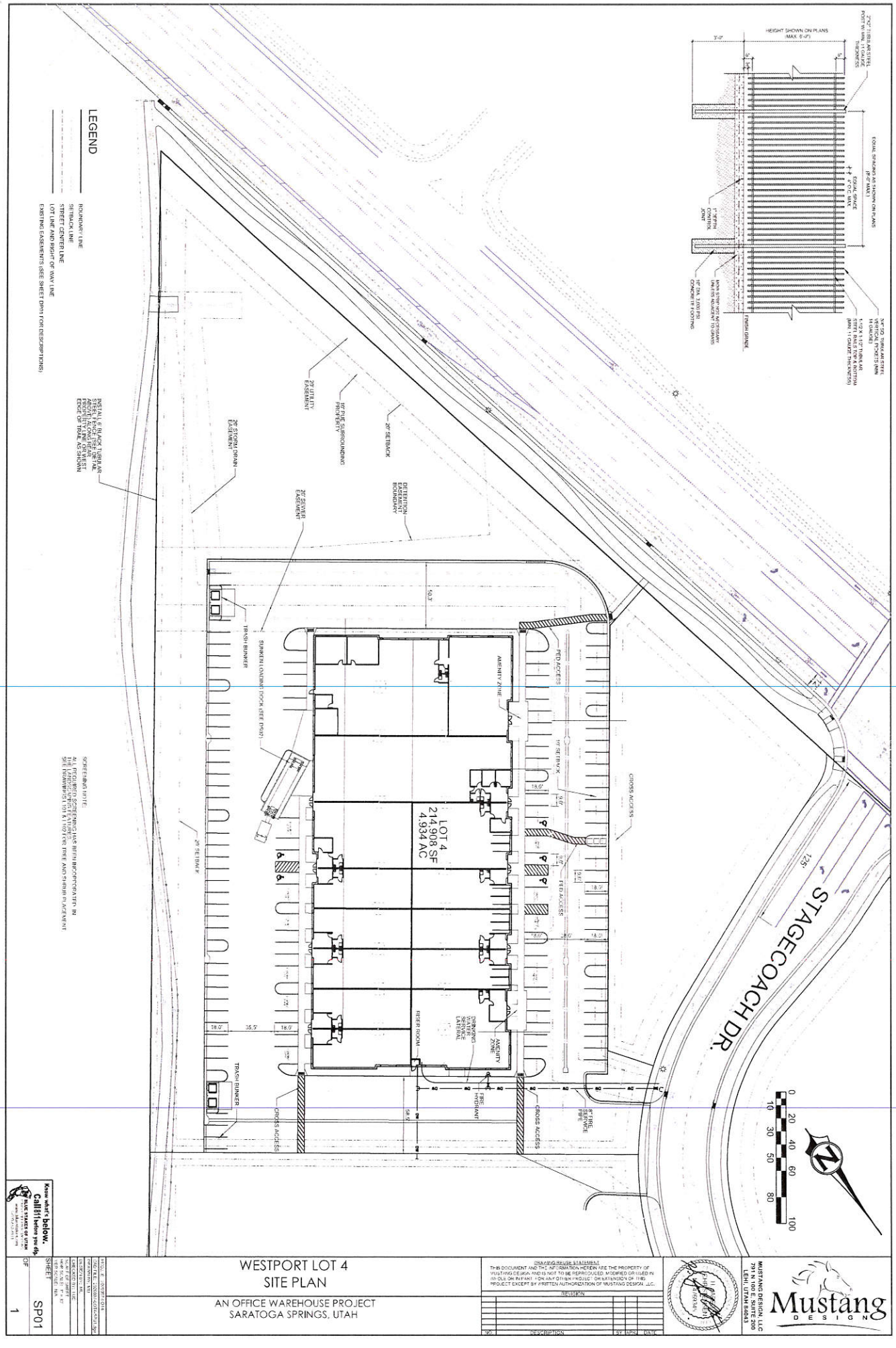
Notary Public _____
My Commission Expires: Apr 7 2027

KEITH LINDSTROM
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 07, 2027
COMMISSION NUMBER 730440

Exhibits:

Exhibit A – Drawing of Parcel A
Exhibit B – Drawing of Parcel B
Exhibit C – Site Plan Showing Access and Parking Easement Areas

Exhibit A



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811 or 1-800-662-4111
www.bluestakes.utah.com

SHEET	SP01
OF	1

WESTPORT LOT 4
SITE PLAN

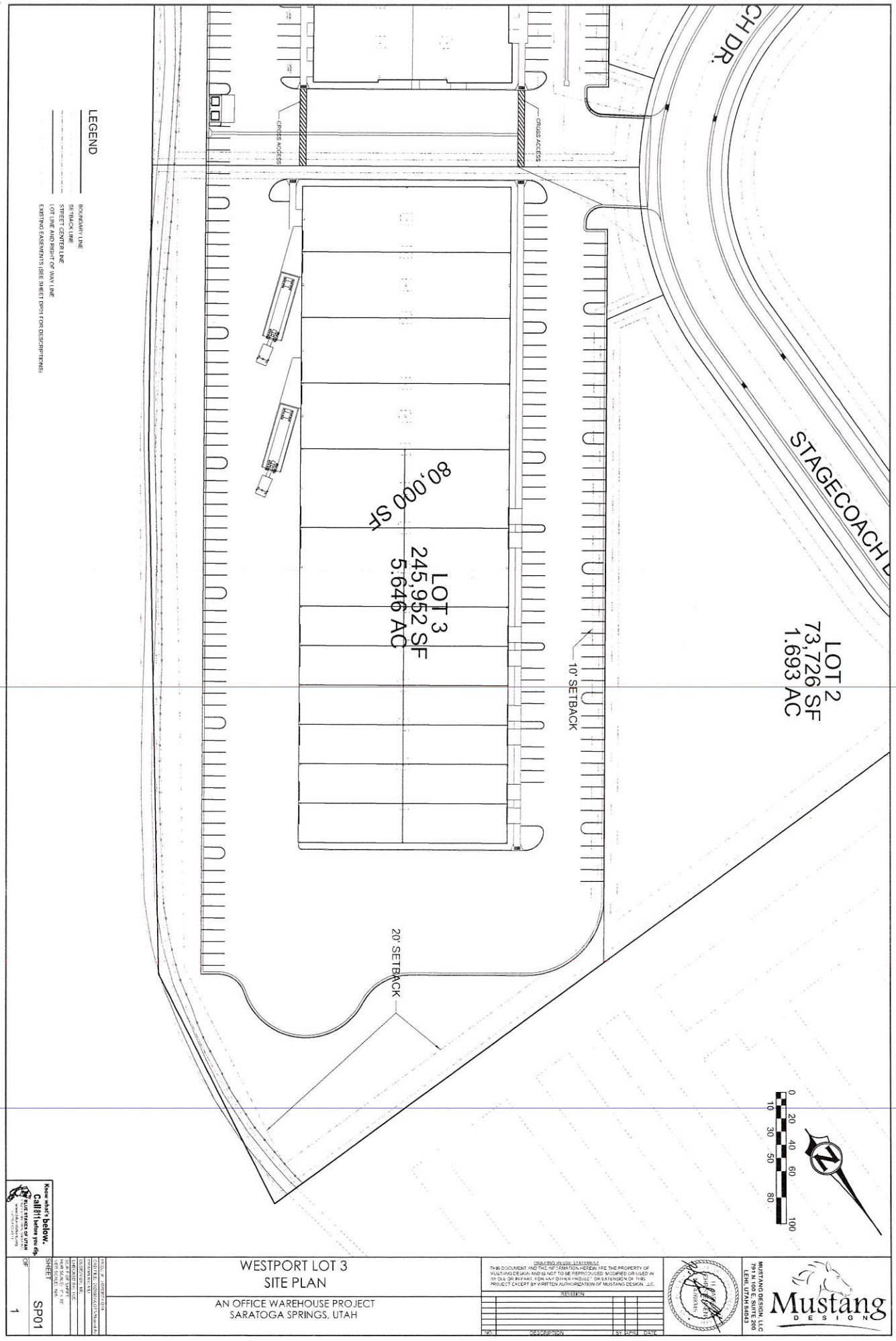
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

DRAWING REUSE STATEMENT
THIS DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	REVISION / DESCRIPTION	BY	APP'D	DATE

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
Mustang DESIGN

Exhibit B



WESTPORT LOT 3
SITE PLAN

AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

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NO.	REVISION DESCRIPTION	BY	APP'D	DATE

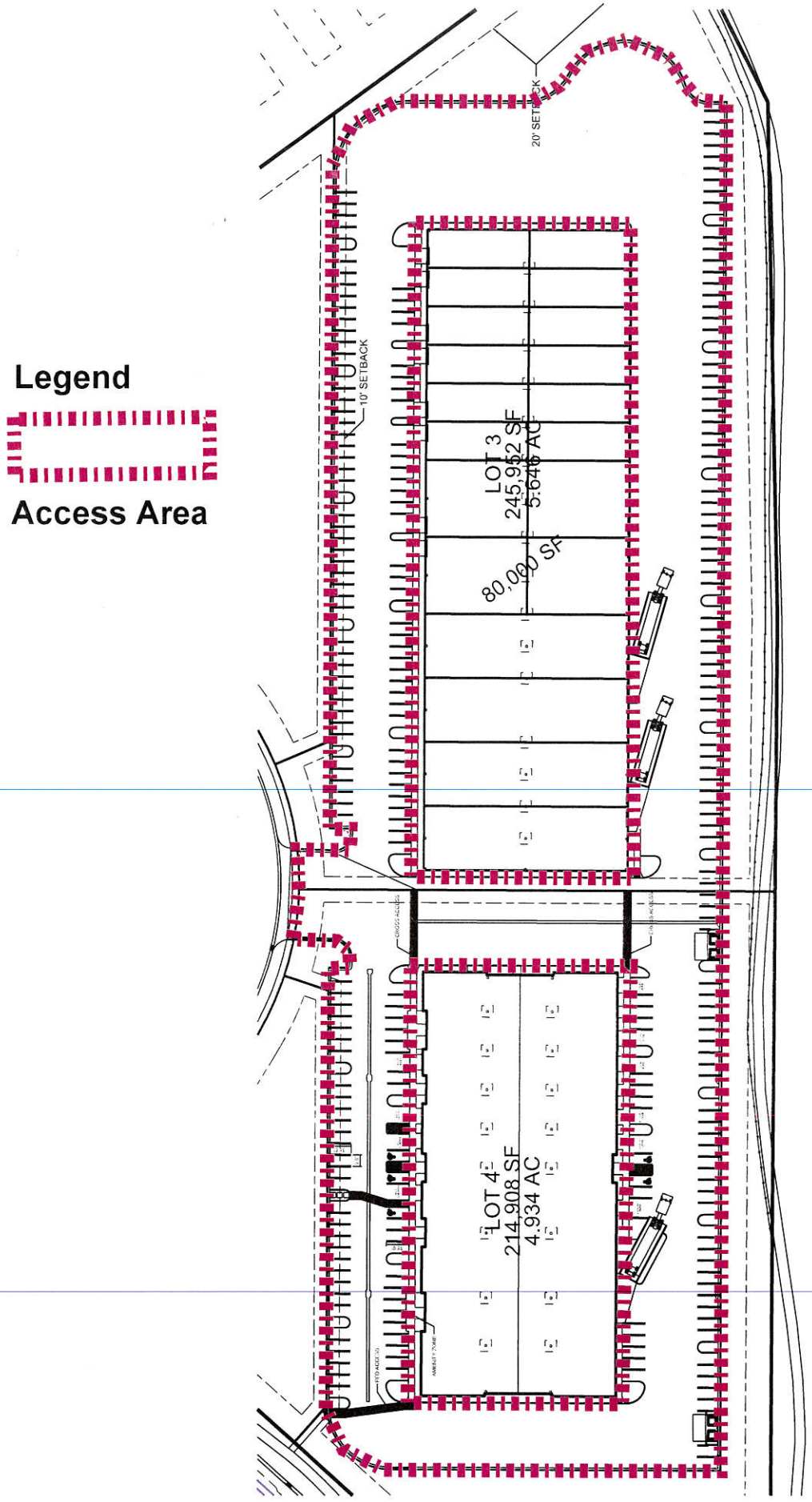
MUSTANG DESIGN, LLC
1911 N. MOUNTAIN SPRINGS PKWY
LEHI, UTAH 84043

Mustang DESIGN

Know what's below. Call811 before you dig.
BLUE STAKES OF UTAH

SHEET SP01
OF 1

Exhibit C


Legend
Access Area
20' SETBACK
10' SETBACK
LOT 3
245,952 SF
5.646 AC
80,000 SF
LOT 4
214,908 SF
4.934 AC

RECIPROCAL ACCESS AND PARKING AGREEMENT
(In the City of Saratoga Springs, Utah County, State of Utah)

This Reciprocal Access and Parking Agreement ("**Agreement**") is made and entered into this 13 day of MARCH, ***2026***, by and between:

Owner A (Manager of Lot 4):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

and

Owner B (Manager of Lot 5):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

Owner A and Owner B may be referred to individually as a "**Party**" and collectively as the "**Parties**."

1. Recitals
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- Pedestrian access

- Emergency vehicle access
- Delivery and service access reasonably related to commercial use

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Parking rights shall include:

- Use by customers, tenants, employees, and invitees of both parcels
- Circulation through parking areas

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- Striping
- Lighting
- Landscaping affecting access areas

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11. Recordation
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13. Severability
If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

14. Entire Agreement
This document constitutes the **entire agreement** between the Parties regarding reciprocal access and parking.

SIGNATURES

Owner A:

Name: _____
Title: MANAGER
Date: 3/13/26

Owner B:

Name: _____
Title: MANAGER
Date: 3/13/26

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah)

On this 13 day of MARCH, **2026**, before me, the undersigned notary public, personally appeared LARRY LINDSTROM and LARRY LINDSTROM who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument.

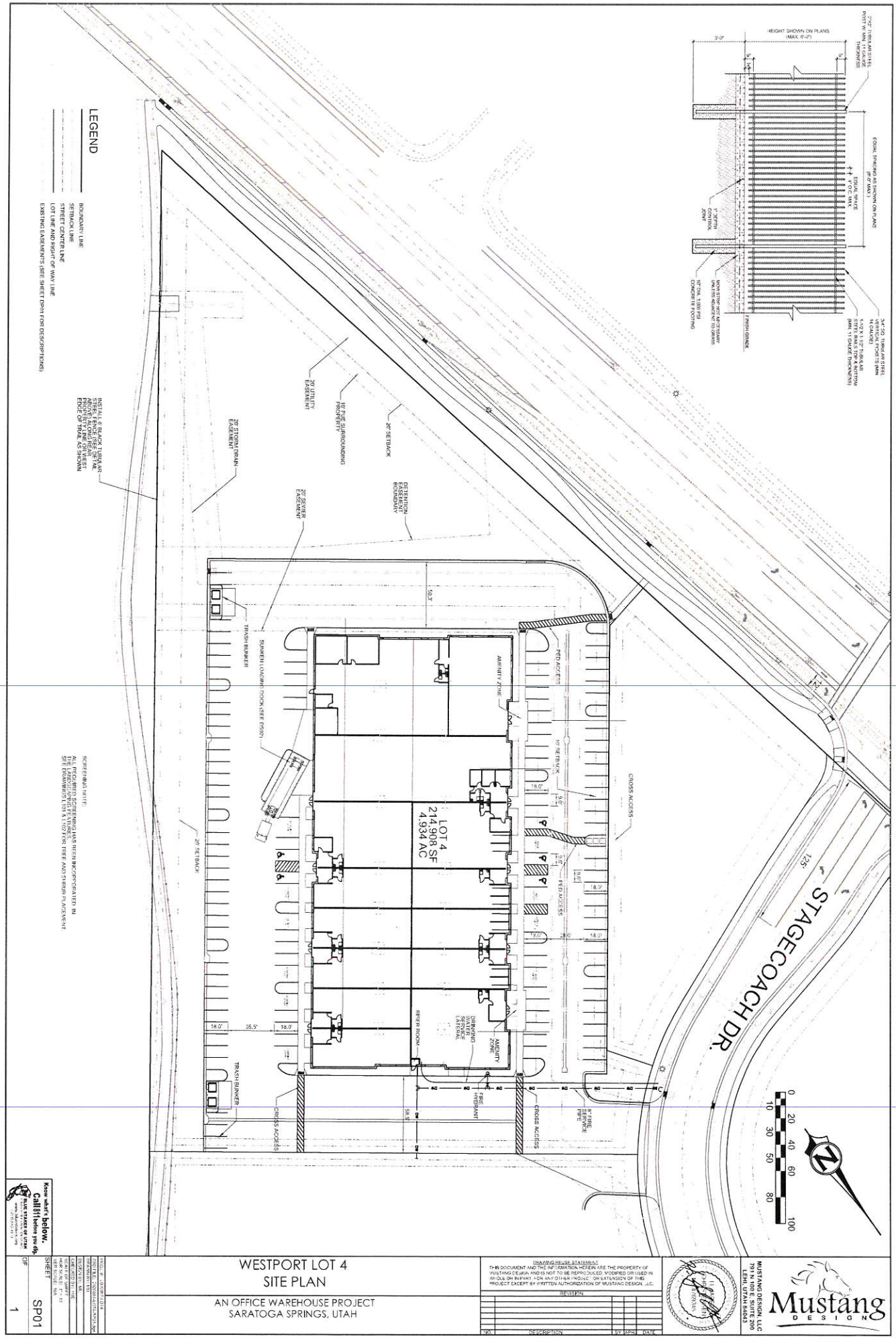
Notary Public
My Commission Expires: Apr 7 2027

KEITH LINDSTROM
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 07, 2027
COMMISSION NUMBER 730440

Exhibits:

Exhibit A – Drawing of Parcel A
Exhibit B – Drawing of Parcel B
Exhibit C – Site Plan Showing Access and Parking Easement Areas

Exhibit A



Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH www.bluestakes.org 811 or 811-811

WESTPORT LOT 4
SITE PLAN

AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

DRAWING REUSE STATEMENT
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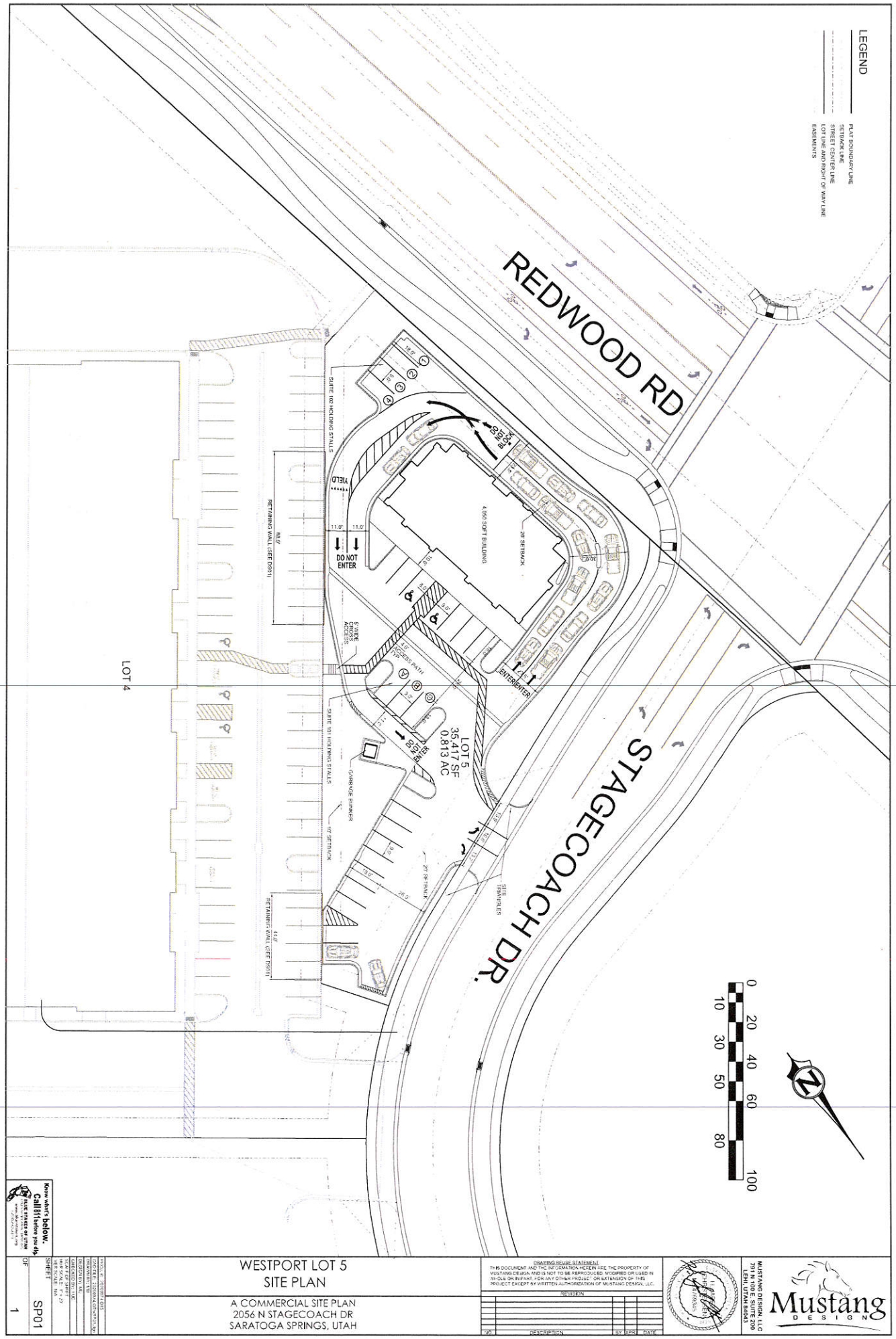
NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

PROJ. #: 2019PT1014
DRAWN BY: MT
CHECKED BY: MT
SHEET SIZE: 24" x 36"
SHEET
SP01
OF
1

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

Mustang DESIGN

Exhibit B



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www.bluestakes.org
811 or 1-800-662-4111

SHEET	OF
SP01	1

DRAWN BY: TYSON FOLEY
CHECKED BY: LHC
APPROVED BY: LHC
SCALE: 1" = 20'
SET SCALE: 1in

NO.	DESCRIPTION	BY	CHK	DATE

WESTPORT LOT 5
SITE PLAN

A COMMERCIAL SITE PLAN
2056 N STAGECOACH DR
SARATOGA SPRINGS, UTAH

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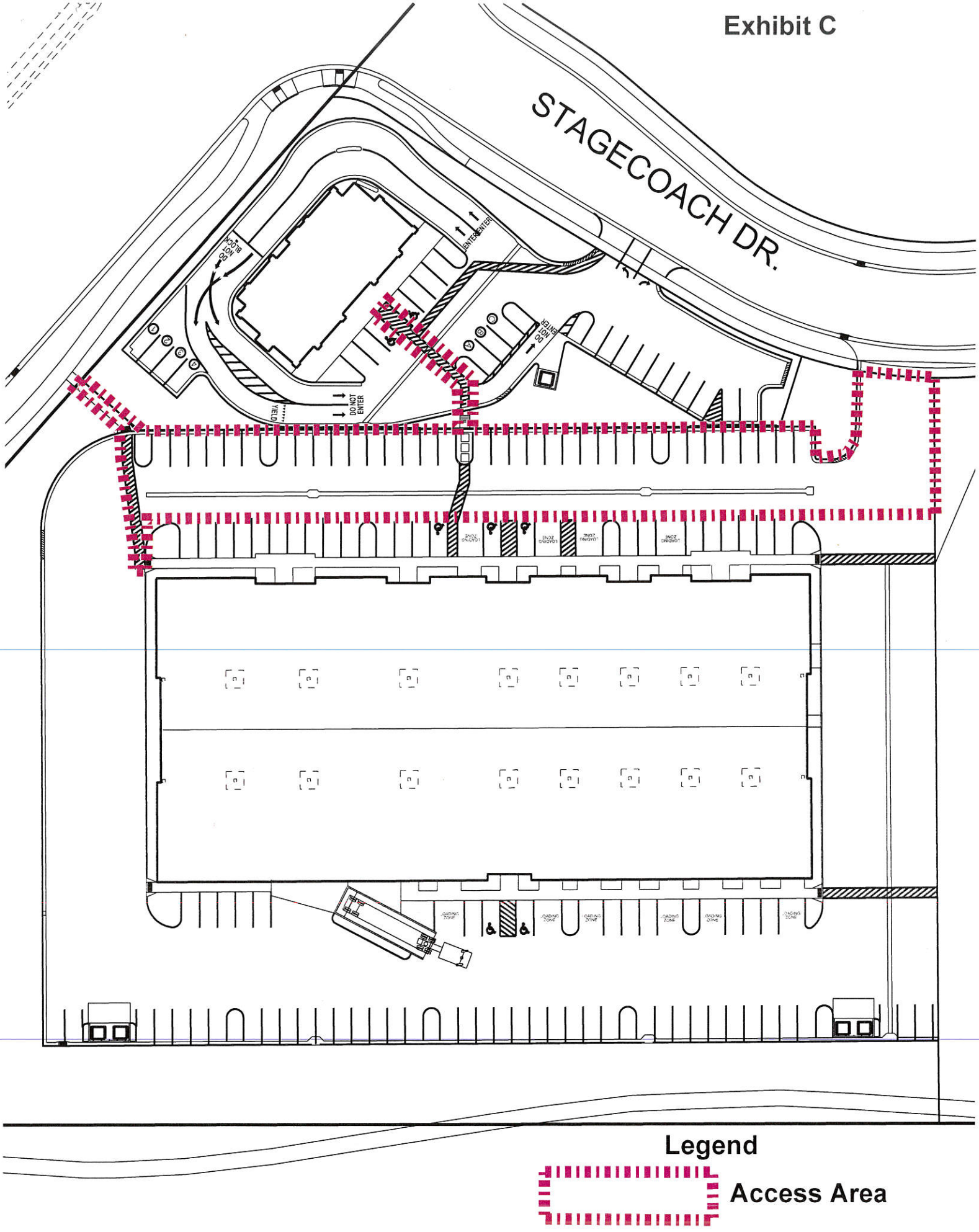
REVISION

MUSTANG DESIGN LLC
791 N 100 E SUITE 200
LEHI, UTAH 84043

Mustang DESIGN

Exhibit C


STAGECOACH DR.
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
DO NOT BLOCK
YIELD
LOADING ZONE
Legend
Access Area

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Preliminary Plat and Site Plan
Rider's Station Phase 1
April 30, 2026
PUBLIC MEETING

Applicant:	Adam Hurd, Black Spire Capital
Owner:	URE Fund 1 – Riders Station LLC
Location:	1193 W Fairfield Road
Project Acreage:	3.48 Acres
Residential Units/Lots:	N/A
Current Use:	Vacant
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	RA-5, PC, R1-10
Adjacent Uses:	Low Density Residential and Community Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of the preliminary plat and site plan for Rider's Station Phase 1. The proposed plan includes three commercial buildings on 3.48 acres. Two of the proposed buildings would be 9,000 square feet in size and one would be 6,000 square feet in size. The proposed buildings are each 19'-6' in height. There is a 130' transmission line easement that runs along the east side of the property, which limits landscaping and any structures in the easement. The proposed site plan and plat is Phase 1 of 3 for the Riders Station Subdivision development.

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:

On December 2, 2025 the City Council approved a development agreement for Riders Station. On December 23, 2025 the development agreement was recorded. The development

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

agreement outlines the phasing, improvement, water rights and sources, water facilities for development, sewer, storm drainage, road, trail improvement, and power line requirements.

C. **Process:** City Code Chapter 19.13 outlines the process for a prelim plat and site plan as outlined below.

Preliminary Plat
For commercial preliminary plats, the Planning Commission holds a public meeting and makes a recommendation. The City Council then review the item and makes the final decision. The City Council is the Land Use Authority.

Site Plan
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 included with Preliminary Plat.***
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.* ***Completed.***
    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 identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

Staff conclusion: Consistent. The proposed site plan and plat show uses compatible with the General Plan.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

Development Agreement

The Riders Station development agreement outlines site specific required improvements which will need to be installed with the project, including: a 24-inch master planned drinking water line, storm drain line, trail improvements along Woodhaven Blvd., burying distribution power lines and communication lines, and modifying the traffic signal at Woodhaven Blvd. and Pony Express Parkway. The development agreement also outlines an exception to allow loading bays facing Fairfield Road.

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 Preliminary Plat and Site Plan for Riders Station Phase 1 located at 1193 W Fairfield Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. Developer is planning to comply with the requirements found in the development agreement.

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. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Preliminary Plat and Site Plan for Riders Station Phase 1 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 Preliminary Plat and Site Plan for Rider's Station **Phase 1**
located at 1193 W Fairfield Road with the Findings below:

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

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Plat
5. Phasing Plan
6. Site Plan
7. Landscape Plan
8. Elevations & Renderings
9. Recorded Development Agreement

Staff Report

Author: Scott Petrik, Engineer I
Subject: Rider's Station Phase I – Final Plat
Date: 4/30/2026
Type of Item: Preliminary Plat, Final Plat, Site Plan Approval

SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted Preliminary Plat, Final Plat, and Site Plan applications. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Rider's Station—Adam Hurd*
Request:	*Preliminary Plat / Final Plat / Site Plan Approval*
Location:	*1193 W Fairfield*
Acreage:	*4.96 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. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

6. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.

7. Developer shall provide easements for all public utilities not located in the public right-of-way.

8. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

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 an electronic version of the 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. Developer shall install signal improvements at the intersection of Pony Express and Woodhaven Blvd. in accordance with the Traffic Impact Study, AASHTO, and City Standards and Specifications.

15. Developer shall install the master-planned 24" drinking water mainline for the future Zone 1 water tank. The line will be constructed in the proposed Wood Haven Blvd and extended to the property boundary on the southeast corner of the Rider's Station subdivision.

16. Traffic Study:

1 EXECUTIVE SUMMARY

This report describes a traffic impact study performed by Avenue Consultants (Avenue) for the proposed Rider's Station development in Saratoga Springs near the intersection of Pony Express Parkway and Woodhaven Boulevard. Figure 1 shows the proposed location and the general vicinity of the proposed development.

Figure 1. Project Location & Study Area

The proposed development includes a combination of four proposed ITE Land Uses: Supermarket, Fast-Food Restaurant with Drive-Thru Window, Bowling Alley, and Strip Retail Plaza. This study evaluates the existing and future 2030 traffic impacts of the proposed development and provides mitigation recommendations. Figure 2 depicts the site plan with the proposed land-uses of the development.

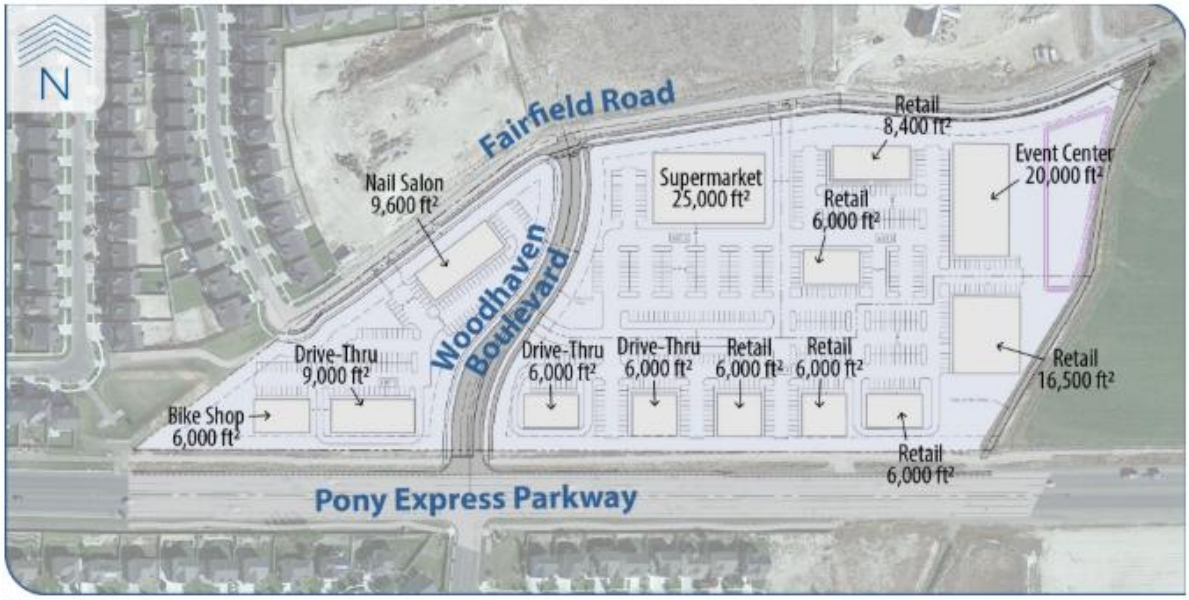


Figure 2. Site Plan

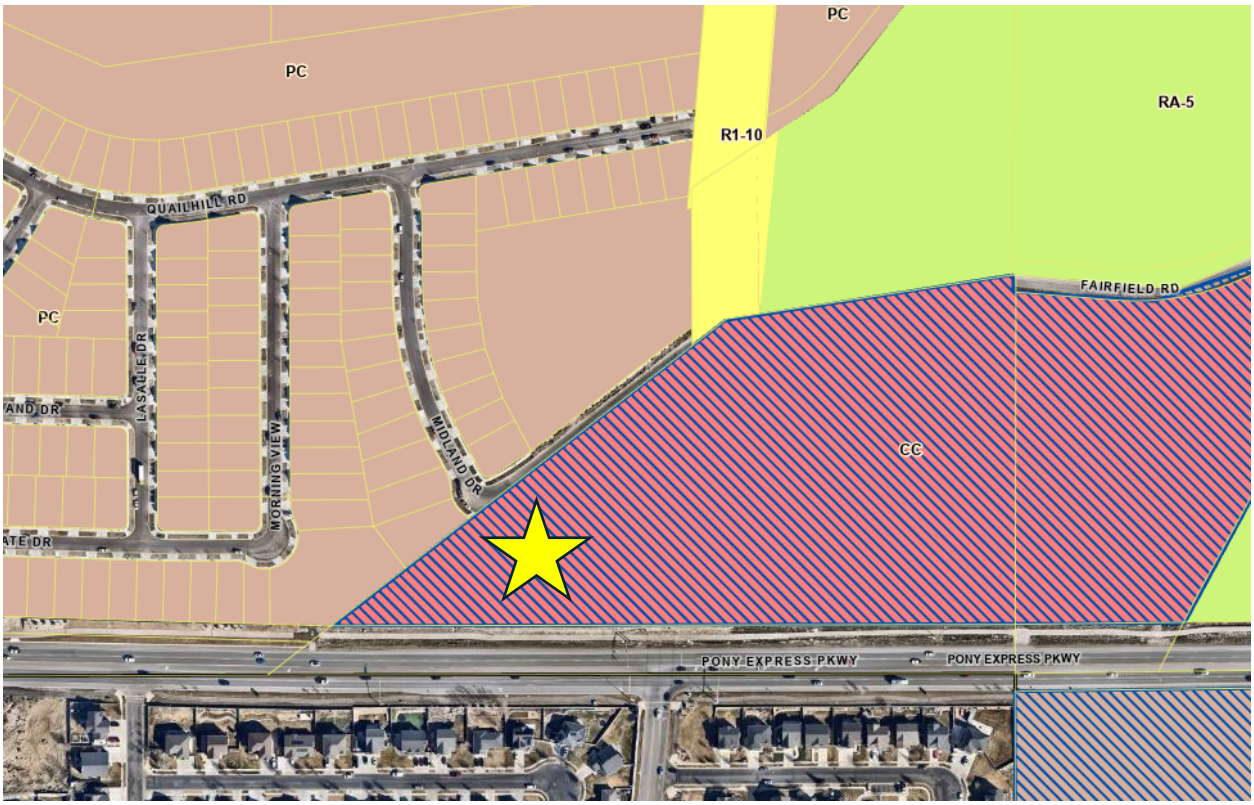
Avenue collected existing AM and PM peak period intersection turning movement traffic volumes along Pony Express Parkway at the intersection at Woodhaven Boulevard and tube counts along Fairfield Road north of the proposed development. The counts occurred in February 2023 and are used as the basis for the analysis.

Traffic volume projections for the anticipated development were estimated using the *ITE Trip Generation Manual, 11th Edition* which shows 15,771 new daily vehicle trips (weekday) with 1,177 trips during the AM peak hour and 1,366 trips during the PM peak hour. Avenue evaluated the study intersections and access operations for existing plus project traffic conditions according to methodologies from the *Highway Capacity Manual*. Due to heavy traffic volumes, the intersection on Pony Express Parkway and Woodhaven Boulevard operated at LOS F in 2023 during the AM Peak hour when it was a stop-controlled intersection. Eagle Mountain City recently constructed a signal at the three-legged intersection of Pony Express Parkway & Woodhaven Boulevard. Prior to the construction of the proposed development, a signal on the fourth leg of this intersection must be installed prior to allowing traffic from the proposed development to access this intersection. Coordination between the City of Saratoga Springs City, Eagle Mountain City and this development is required to effectively manage the construction of the additional north leg of the intersection. The planned traffic signal improves the operations to an acceptable LOS during both the AM and PM peak hours, continuing through 2030 with the proposed development. The other unsignalized development accesses are also anticipated to perform at LOS A in future scenarios.

By 2030, it is recommended that the proposed signal at Woodhaven Boulevard & Pony Express operate with an overlapping phase for the northbound and southbound right-turns with the complementary left-turn signals. Additionally, the left-turn phases at this intersection should operate with permissive protected flashing yellow arrows.

LOCATION

ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	3/20/2026
Date of Review:	4/2/2026
Project Name:	Rider's Station Phase 1
Project Request / Type:	Preliminary/Final Plat
Meeting Type:	Planning Commission/City Council
Applicant:	Adam Hurd
Owner:	URE Fund 1 – Rider's Station LLC
Location:	1193 W Fairfield Road
Major Street Access:	Pony Express Parkway
Parcel Number(s) and size:	55:353:0006/6.35 acres 58:034:0494/12.04 acres
Land Use Designation:	Community Commercial
Parcel Zoning:	CC
Adjacent Zoning:	RA-5, PC, & R1-10
Current Use:	Vacant
Adjacent Uses:	Low Density Residential, Agricultural
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	Planning Commission, City Council
Planner:	Austin Roy, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: Yes.
- Rezone Required: No.
- General Plan Amendment required: No.
- Additional Related Application(s) required: No.

Section 19.13.04 – Process

- DRC: 1/21/2025
- Neighborhood Meeting: 03/31/26 (3400 w Mayflower Avenue, Suite 350)
- PC: TBD
- CC: TBD

General Review

Building Department
- No comments.

Fire Department
- No comments.

GIS / Addressing
- See comments on proposed plat.

Additional Recommendations:
- No comments.

Code Review

- 19.04, Land Use Zones
  - Zone: CC
  - Use: Community Commercial

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*3.41 acres*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*>25'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>10'*
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*25'*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	100'	**Complies**	*>100'*
Lot Frontage (Minimum)	100'	**Complies**	*>100'*
Building Height (Maximum)	40'	**Complies**	*18'6"*
Lot coverage (Maximum)	50%	**Complies**	*16%*
Building Size (Minimum)	N/A		

Building Size (Maximum)	N/A		

19.04.14 Establishment of Land Use Zones: Gateway Overlay

Regulation	Compliance	Findings
Landscaping: In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to:		
a. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	**Complies.**	*Streetscape provided.*
b. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	**Complies.**	*Streetscape provided.*
Entrance Feature. A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as 10 amenity points.	**N/A.**	
Streetscape. Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:		
a. Gateway Overlay Streetscape Elements (Assign points only to applicable elements) – Points prorated **i. Every lot within a Gateway Overlay Zone shall contribute at least 10 points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within the Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.** **ii. Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.** iii. **Land Use Authority Approves at Site Plan.**	**Weight**	**Total**
1. Planter Beds or Boxes (20' square foot minimum)	2.00	
2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	*6*
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	*20*
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	*12*
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	
7. Drinking Fountain (ADA s/swivel head)	4.00	
8. Gas Fire Pit	4.00	
9. Tree Guard	2.00	
10. Tree Grate	2.00	
11. Entrance Feature	10.00	
	TOTAL	

Provides at least 10 points from table's amenities (see above)?	**Complies.**	*38 points provided. (37 required)*

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*C105*
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.**	*Compatible with TMP.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Woodhaven Drive.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*	**Complies.**	*None of these uses proposed.*
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jacob Hendrickson*
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.**	*See ALTA Survey*
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.**	*L100*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*L100*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See Boundary & Topographical Survey*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*L200*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*6' privacy fence shown.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*L100*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*L100*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*L100*
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.**	*L100*
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.**	*L100*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*L100*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*L100; 257 provided (>50%)*
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.**	*L100*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*L100*
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.**	*L101-103*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*L100*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*L200 Rain sensors shown.*
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.**	*L100*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*L101-103*

Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Distribution lines to be buried.*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Dewitt Pro 5*
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.**	*L100*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*L100*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*L200*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*L101-103*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
Retaining walls: for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Shall Comply.**	*Separate permit required.*
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*6'*
Prohibited fencing: a. 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	**Complies.**	*6' vinyl*

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. b. 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.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*6' vinyl*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	*Not residential.*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*L100*
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.**	*L100*
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.**	*L100*

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	151,668		
Required Landscaping	30,334	**Complies**	*62,713*
Required Deciduous Trees	12	**Complies**	*50*
Required Evergreen Trees	10	**Complies**	*66*
Required Shrubs	30	**Complies**	*254*
Drought Tolerant Plants	25	**Complies**	*257*

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.**	*C103*
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.**	*C103*
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.**	*C103*
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.**	*C103*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See lighting plan.*
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.**	*C103*

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances
Up to 1,500 square feet	150'
1,501 to 5,000 square feet	200'
5,001 to 10,000 square feet	250'
10,001 to 25,000 square feet	300'
25,001 to 50,000 square feet	350'
50,001 to 75,000 square feet	400'
75,001 to 100,000 square feet	450'
100,001 to 125,000 square feet	500'
Over 125,000 square feet	600'

Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.

i. The walking path travel distance from a business' main entrance shall not apply to these areas.

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when	**Complies.**	*C103*

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.		
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*C103*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*C103*
Certain types of medical facilities need more accessible stalls, see link.	**Complies.**	*No medical proposed.*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*C103*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*All proposed parking on site.*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*C103*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*C103*
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**Complies.**	*No tandem proposed.*
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*C103*
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)	**N/A.**	
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.	**N/A.**	
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons;	**N/A.**	

7. trip generation; and 8. peak demands.		
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Complies.**	*C103*
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	*C103*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*C103*
Clear Sight Triangles must be followed.	**Complies.**	*Shown in landscape plan.*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular	**Complies.**	*41% landscaped.*

driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.		
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Trees not required because of powerlines.*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Trees not required because of powerlines.*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*L100-L103*
Required Minimum Parking		
Restaurant, Takeout 5 stalls per 1000 sq. ft. *Restaurant 1 stall per 100 sq. ft.* *Retail Sales 4 stalls per 1000 sq. ft.*	**Complies.**	*C103*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	*5 stacking spaces shown.*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*5 stacking spaces shown.*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*5 stacking spaces shown.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*C105*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*See October 2024 TIS*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*C103*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*See landscape plan.*
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**Complies.**	*No parking shown between Pony Express and the buildings.*
Dimensions for Parking Stalls & Aisle		

	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18'	24'	30'
60° Parking				
Required	9'	18'	25'	18'
Provided	N/A	N/A	N/A	N/A
45° Parking				
Required	9'	18'	25'	14'
Provided	N/A	N/A	N/A	N/A
Parallel				
Required	9'	20'	N/A	12'
Provided	N/A	N/A	N/A	N/A

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See lighting plan.*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See lighting plan.*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See lighting plan.*
Angle: Shall be directed downward.	**Complies.**	*See lighting plan.*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*3000k*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See lighting plan.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Complies.**	*No flags proposed.*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*None proposed.*
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.**	*See lighting plan.*

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.**	*See elevations.*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*See lighting plan.*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	*See lighting plan.*

Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See lighting plan.*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See lighting plan.*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*See lighting plan.*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See lighting plan.*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See lighting plan.*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See lighting plan.*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See lighting plan.*
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'.	**Complies.**	*See lighting plan.*
Bollard lighting shall be limited to a height of 4'.	**Complies.**	*42"*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See lighting plan.*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See lighting plan.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See lighting plan.*
19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*See plat.*
Name and address of property owner and developer.	**Complies.**	*See plat.*
Name of land surveyor.	**Complies.**	*Curtis Brown*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Vicinity Map shown.*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See plat.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*See plat.*

Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*See plat.*
Subdivision name cleared with Utah County.	**Complies.**	
North arrow.	**Complies.**	*See plat.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat.*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*See plat.*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*See plat.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*See plat.*
Proposed road cross sections.	**Complies.**	*Included.*
Proposed fencing.	**Complies.**	*See landscape plan.*
Vicinity map.	**Complies.**	*See plat.*
All required signature blocks are on the plat.	**Complies.**	*See plat.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Collin Nolan Fawcett*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	*C104*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See plat.*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*See plat.*
Standard Plat Format followed.	**Complies.**	*See plat.*
Name and address of property owner and developer.	**Complies.**	*See plat.*
Name of land surveyor.	**Complies.**	*Curtis Brown*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See plat.*

The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See plat.*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*See plat.*
North arrow.	**Complies.**	*See plat.*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat.*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*See plat.*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*See plat.*
Lot Numbers.	**Complies.**	*See plat.*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat.*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*See survey.*
Proposed road ROW widths.	**Complies.**	*See plat.*
Vicinity map.	**Complies.**	*See plat.*
All required signature blocks are on the plat.	**Complies.**	*See plat.*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Collin Nolan Fawcett*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Fencing plans.	**Complies.**	*See landscape plan.*
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Existing and Proposed easements.	**Complies.**	*See plat.*
Street monument locations.	**Complies.**	*See plat.*
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	*Address approved by GIS.*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See plat.*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	

Developer shall ensure all rollback taxes are paid prior to recordation.	**Shall Comply.**	*Verify at recordation.*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*C104*
Trails Master Plan: Shows required trails	**Complies.**	*8' trail shown.*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*< 800'*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*C104*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**N/A.**	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**N/A.**	
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**N/A.**	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or	**N/A.**	

other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.		
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.	**N/A.**	
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**N/A.**	
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over	**N/A.**	

150 feet from the arterial roadway. Approval by UDOT may be required.		
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**N/A.**	
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*C104*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*C104*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*See plat.*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*C104*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**N/A.**	
No lot shall be created that is divided by a municipal or county boundary line.	**N/A.**	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*See plat.*
Double access lots are not permitted with the exception of corner lots.	**N/A.**	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*C104*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and	**Complies.**	*C104*

with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and		
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**N/A.**	
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*C104*
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**Complies.**	*C104*
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**Complies.**	*C104*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**N/A.**	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	**Complies.**	*C104*
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	**Complies.**	*C104*
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications	**Complies.**	*C104*

and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.		
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**Complies.**	*C104*
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*C104*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*C104*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*C104*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*C104*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required?	*Yes.*
Notice/Land Use Authority.	
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*C104*

Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*C104, L100*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*C105*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Complies.**	*C201, C203, C204*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Complies.**	*C201*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies.**	*C201*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies.**	*See survey.*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*No nuisances with proposed plan.*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Received.*

Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*C003*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See survey.*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See survey.*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See survey.*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See application.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of	**Complies.**	*Plan received.*

fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See Civil Solutions Group report.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See Avenue Consultants 2024 TIS.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*C104*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*L100-L103*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See lighting plan file.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Received.*
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.**	*C106 & monument sign package.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*

Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Complies.**	*Noticed per requirements.*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**Complies.**	*Ord. No. 25-69*
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.**	*See Avenue Consultants 2024 TIS.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**N/A.**	
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*Screening shown between residential.*
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.**	*C104*
The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*C201*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*C105*

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.**	*See checklist.*
Trails Master Plan: Shows required trails	**Complies.**	*8' trail shown on east side of Woodhaven Drive.*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Site Plan to be submitted at a later date.*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Connections shown.*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Connections shown.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*C104 & C107*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police 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.**	*C104*
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.**	*C104*
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.**	*L101-102*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*No comments from Engineering.*

Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	*Plantings and walls used to screen.*
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.**	*Plantings and walls used to screen.*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*A6-01*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*L103*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*L103*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*Vegetation used to buffer utility boxes.*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Sidewalks and trail connections shown.*

Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	*Site Plan to be submitted at a later date.*
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*C104*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*40'*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall	**Complies.**	*Fire truck turn analysis provided.*

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.		
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**N/A.**	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**N/A.**	
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.	**Complies.**	*6' vinyl*
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.	**Complies.**	*6' vinyl*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*6' vinyl*
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.**	*10' landscape buffer shown.*
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.**	*5' shown on Bldg. K drive-thru.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
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: 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).	**Complies.**	*See elevations.*

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.		
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 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 50' of horizontal width: 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". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.	**N/A.**	
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.	**N/A**	
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.**	*18" parapet shown*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Screening sufficient.*
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.**	*Screening sufficient.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*See elevations.*
Awnings, Canopies, Trellises, and Pergolas:		
If attached to a building, all such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**N/A.**	
All such features shall be compatible in architectural design and details with the primary structure through the use of similar colors and building materials. Any posts utilized by such features shall be no smaller than 6"	**N/A.**	

square or diameter and the roofing shall be compatible in color with the primary structure.		
All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.	**N/A.**	
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 and shall not obstruct any vehicular traffic.	**N/A.**	
All such features shall not be located within any public utility easement, unless an encroachment permit is approved by the City's Public Works Department.	**N/A.**	
Backlighting is not permitted.	**N/A.**	
g. All such features shall adhere to the maximum height requirements of the applicable zoning district or the height of the primary structure, whichever is more restrictive.	**N/A.**	
h. The following setbacks shall be applied to all such features located in non-residential zoning districts:		
i. All such features shall follow the applicable zoning district setback requirements for structures along streets classified as Arterials, as outlined in Chapter 19.04.	**N/A.**	
ii. All such features that are greater than 200 square feet in size shall be required to maintain a setback of 5 feet from the property line.	**N/A.**	
iii. All such features that are less than 200 square feet in size shall be required to maintain a setback of 2 feet from the property line.	**N/A.**	
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.**	*Ground equipment screened with landscaping.*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*Screened via landscaping or parapets.*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*RTU screened.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Screening uses same materials.*
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.**	*4-sided architecture shown.*
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.**	*2 materials and 3 colors shown.*
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.**	*2 materials and 3 colors shown.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*No bright colors.*
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.	**Complies.**	*<75%*

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.		
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*Stucco and cement board.*
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.**	*1 story*
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.**	*A1-1, 1-2*
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: 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.**	*See elevations.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*Windows shown facing streets.*
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.**	*37% glazing shown.*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**Complies.**	*No metal buildings proposed.*
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards		
Height and setbacks for buildings and structures that exceed 35 feet in height:	**N/A.**	

i. Waterfront buffer facing building facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.		
Ground floor transparency: i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50% of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas. ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt.	**Complies.**	*63% glazing on rear elevations shown.*
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	**Complies.**	*Not proposed.*
Entrances: i. Entrances in the Waterfront Buffer Overlay shall be as prominent on the waterfront side of a building as on the street side. ii. Entrances shall be placed so as to be highly visible.	**Complies.**	*Rear of building appears similar to front.*
Building Facades Treatment: i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the "back of a building". ii. All sides of a mixed-use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*Rear of building appears similar to front.*
View corridor: Each Waterfront Buffer development shall provide at least one 50' wide view corridor for every 3 acres of development. View corridors shall be kept free of structures and other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1)	**N/A.**	

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Signage plan submitted.*
Monument sign location meets code and sign details provided	**Complies.**	*Signage plan submitted.*
Wall signs and potential locations and details	**Shall Comply.**	*TBD with sign permit application.*
19.18.18 Signage in the Gateway Overlay Zone		
Regulation	**Compliance**	**Findings**
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	**Complies.**	*See supplemental document.*
b. Signs shall not obscure display windows or significant building features.	**Complies.**	*Proposed signs do not obscure windows.*

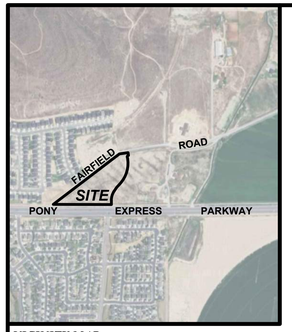
19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**

WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential	**Complies.**	*See plat.*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*See plat.*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*See plat.*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**Complies.**	*See plat.*
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*See plat.*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**Complies.**	*See plat.*
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*See plat.*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**Complies.**	*See plat.*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*See plat.*
Compass Directions. The four compass directions shall not be used as part of the street name.	**Complies.**	*See plat.*
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*See plat.*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.	**Complies.**	*See plat.*

f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*See plat.*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*See plat.*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*See plat.*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Shall Comply.**	*See plat.*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**N/A.**	
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**N/A.**	
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**N/A.**	
1. **Background.** Numbers shall be set on a background of a contrasting color.	**N/A.**	
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**N/A.**	
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 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.	**N/A.**	

c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*None.*
What is the anticipated cost to the City?	*None.*
When will City maintenance begin?	*N/A*



LEGEND

- SUBDIVISION BOUNDARY
- ADJOINING PARCEL LINES
- CL OF UT PWR & LIGHT CO. ESMT
- TRANSMISSION LINE EASEMENT
- ROADWAY CENTERLINE
- 10' WIDE ROCKY MTN PWR ESMT
- SECTION LINE
- PROPOSED STREET MONUMENT
- FOUND STREET MONUMENT
- CURVE TERMINATION POINT (NO MONUMENT TO BE SET)

DEVELOPER
UNIFIED BUSINESS ALLIANCE
3400 WEST MAYFLOWER AVE. SUITE 350
LEHI, UT 84043
PHONE (801)333-8921

PROPERTY OWNER
URE FUND 1 - RIDER'S STATION, LLC
240 NORTH 1200 EAST SUITE 201
LEHI, UT 84043

DATE OF PREPARATION
December 4, 2025
REVISED: April 8, 2026
PROJECT #24-209

FINAL PLAT OF RIDER'S STATION SUBDIVISION PHASE 1

LOCATED IN THE SE1/4 OF SECTION 21, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH

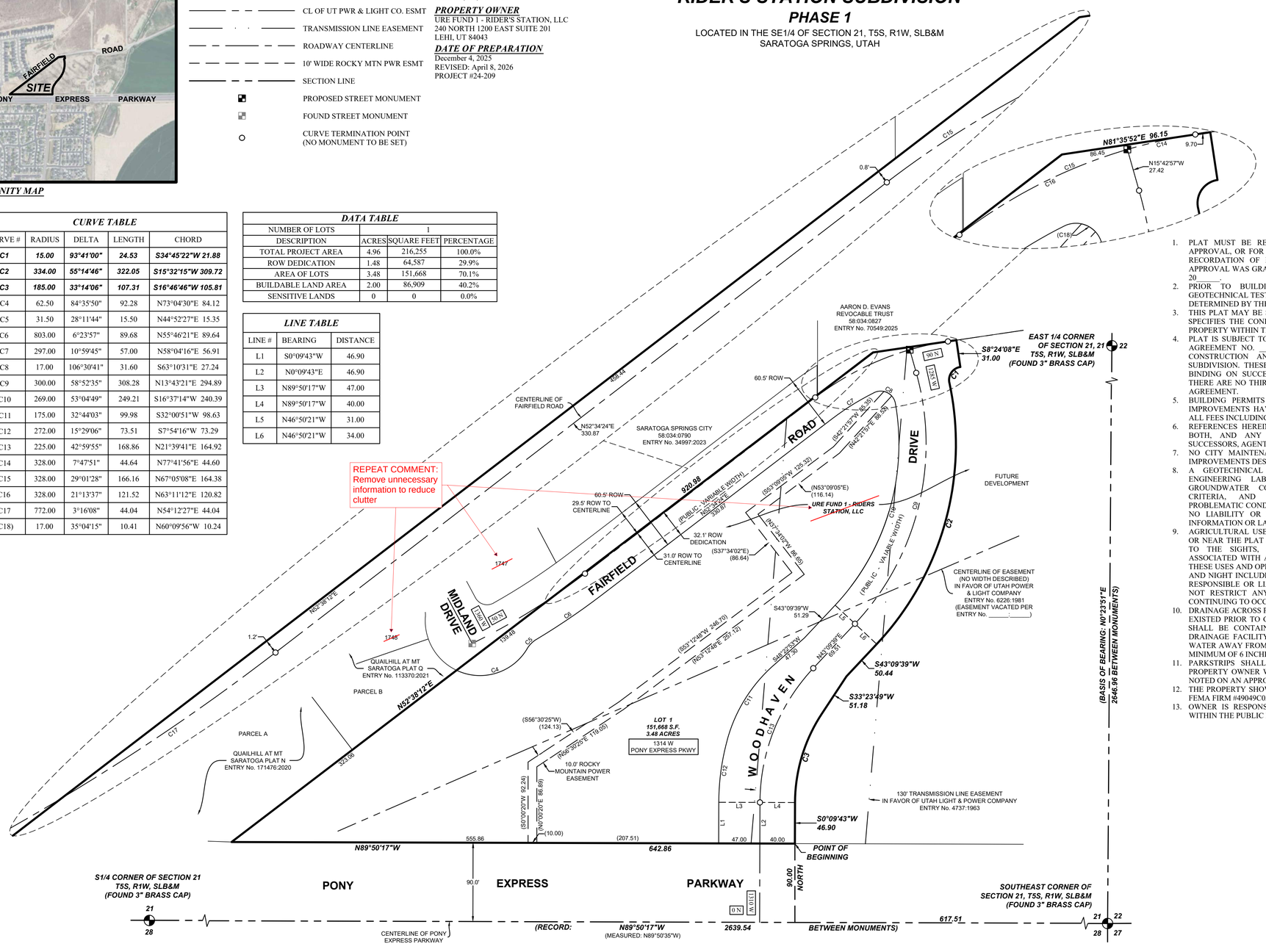
VICINITY MAP

NTS

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	***15.00***	***93°41'00"***	***24.53***	***S34°45'22"W 21.88***
C2	***334.00***	***55°14'46"***	***322.05***	***S15°32'15"W 309.72***
C3	***185.00***	***33°14'06"***	***107.31***	***S16°46'46"W 105.81***
C4	62.50	84°35'50"	92.28	N73°04'30"E 84.12
C5	31.50	28°11'44"	15.50	N44°52'27"E 15.35
C6	803.00	6°23'57"	89.68	N55°46'21"E 89.64
C7	297.00	10°59'45"	57.00	N58°04'16"E 56.91
C8	17.00	106°30'41"	31.60	S63°10'31"E 27.24
C9	300.00	58°52'35"	308.28	N13°43'21"E 294.89
C10	269.00	53°04'49"	249.21	S16°37'14"W 240.39
C11	175.00	32°44'03"	99.98	S32°00'51"W 98.63
C12	272.00	15°29'06"	73.51	S7°54'16"W 73.29
C13	225.00	42°59'55"	168.86	N21°39'41"E 164.92
C14	328.00	7°47'51"	44.64	N77°41'56"E 44.60
C15	328.00	29°01'28"	166.16	N67°05'08"E 164.38
C16	328.00	21°13'37"	121.52	N63°11'12"E 120.82
C17	772.00	3°16'08"	44.04	N54°12'27"E 44.04
(C18)	17.00	35°04'15"	10.41	N60°09'56"W 10.24

DATA TABLE			
NUMBER OF LOTS	1		
DESCRIPTION	ACRES	SQUARE FEET	PERCENTAGE
TOTAL PROJECT AREA	4.96	216,255	100.0%
ROW DEDICATION	1.48	64,587	29.9%
AREA OF LOTS	3.48	151,668	70.1%
BUILDABLE LAND AREA	2.00	86,909	40.2%
SENSITIVE LANDS	0	0	0.0%

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0°09'43"W	46.90
L2	N0°09'43"E	46.90
L3	N89°50'17"W	47.00
L4	N89°50'17"W	40.00
L5	N46°50'21"W	31.00
L6	N46°50'21"W	34.00



REPEAT COMMENT: Remove unnecessary information to reduce clutter

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____," WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT ENGINEERING LABORATORIES, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
11. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
12. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X ACCORDING TO FEMA FIRM #49049C0300F, MAP EFFECTIVE DATE: JUNE 19, 2020
13. OWNER IS RESPONSIBLE FOR ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO LOTS.

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of the southeast 1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows;

Beginning at a point on the north right-of-way line of Pony Express Parkway, located N89°50'17"W (measured: N89°50'35"W) along the Section line 617.51 feet and North 90.00 feet from the Southeast Corner of Section 21, T5S, R1W, SLB&M; thence N89°50'17"W along said right-of-way line 642.86 feet to the southeasterly corner of QUAILHILL AT MT. SARATOGA PLAT N, according to the Official Plat thereof on file in the office of the Utah County Recorder; thence N52°38'12"E along said Plat and the southeasterly line of QUAILHILL AT MT. SARATOGA PLAT Q and extension thereof 920.98 feet to a point on the south line of Parcel 58:034:0827; thence N81°35'52"E along said south line 96.15 feet; thence S8°24'08"E 31.00 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S8°24'08"E) to the left 24.53 feet through a central angle of 93°41'00" (chord: S34°45'22"W 21.88 feet) to a point of reverse curvature; thence southwesterly along the arc of a 334.00 foot radius curve to the right 322.05 feet through a central angle of 55°14'46" (chord: S15°32'15"W 309.72 feet); thence S43°09'39"W 50.44 feet; thence S33°23'49"W 51.18 feet; thence southwesterly along the arc of a 185.00 foot radius curve to the left 107.31 feet through a central angle of 33°14'06" (chord: S16°46'46"W 105.81 feet); thence S0°09'43"W 46.90 feet to the point of beginning.

Containing: 4.96 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

RIDER'S STATION SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

_____(SIGNATURE)
URE FUND 1 - RIDER'S STATION, LLC

BY: _____(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE _____ OF URE FUND 1 - RIDER'S STATION, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

APPROVED BY LEGISLATIVE BODY

THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PERPETUAL USE OF THE PUBLIC.

THIS DAY____ OF _____ A.D. 20___

MAYOR — CITY RECORDER

FINAL PLAT OF **RIDER'S STATION SUBDIVISION PHASE 1**

SHEET 1 OF 2

LOCATED IN THE SE1/4 OF SECTION 21, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — UTAH COUNTY RECORDER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENTS GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9A-603(4)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADAPTED BY SARATOGA SPRINGS AND DO NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS DAY___ OF _____ A.D. 20___
_____
LAND USE AUTHORITY

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS DAY___ OF _____ A.D. 20___
_____
CITY ENGINEER

PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS DAY___ OF _____ A.D. 20___
_____
PLANNING DIRECTOR

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS DAY___ OF _____ A.D. 20___
_____
LEHI CITY POST OFFICE REPRESENTATIVE

FIRE MARSHAL
APPROVED BY THE FIRE MARSHAL ON THIS DAY___ OF _____ A.D. 20___
_____
CITY FIRE MARSHAL

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS DAY___ OF _____ A.D. 20___.
_____
SARATOGA SPRINGS ATTORNEY

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	RECORDER SEAL

FINAL PLAT
OF
RIDER'S STATION SUBDIVISION
PHASE 1
LOCATED IN THE SE1/4 OF SECTION 21, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH

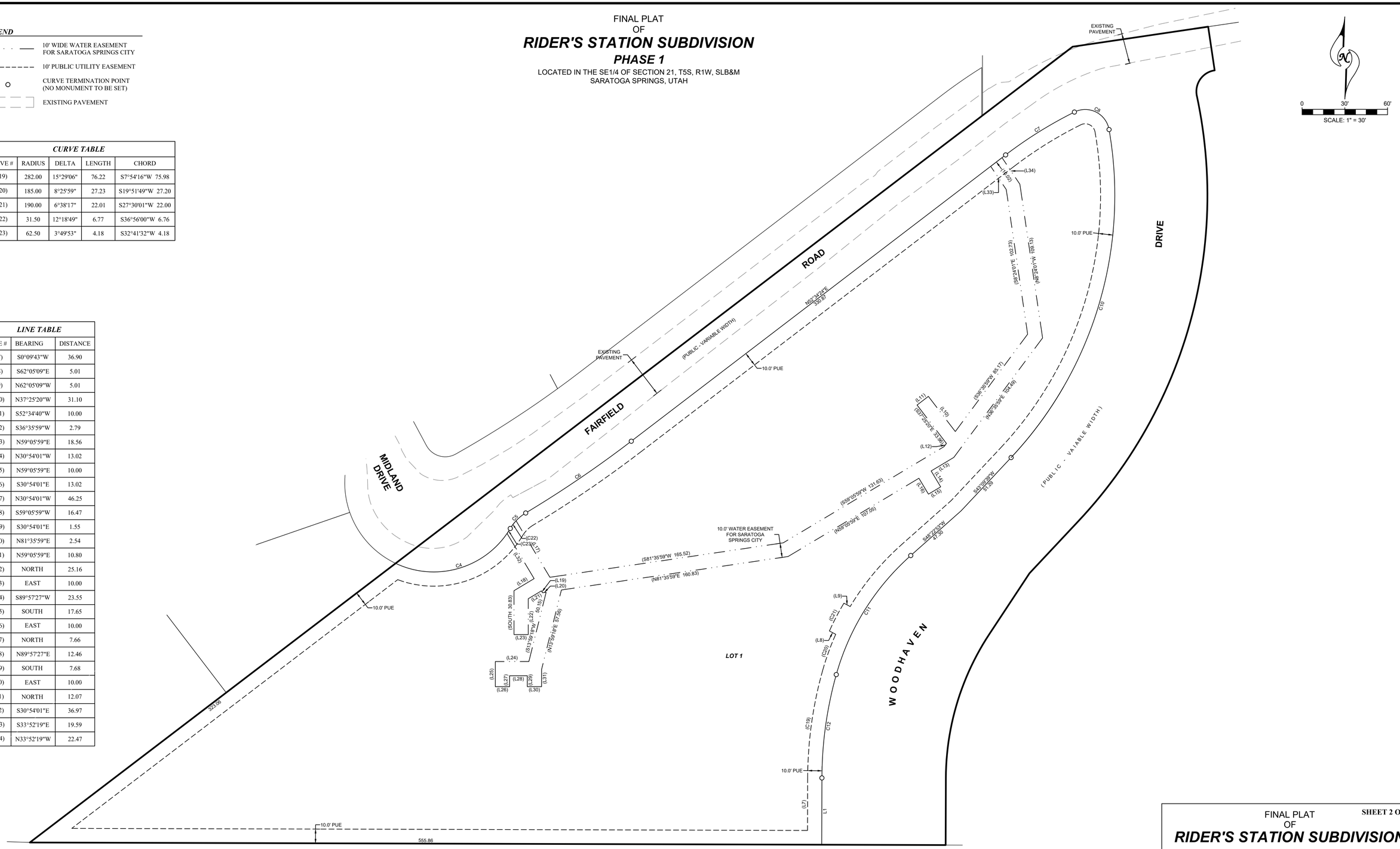
LEGEND

- 10' WIDE WATER EASEMENT FOR SARATOGA SPRINGS CITY
- 10' PUBLIC UTILITY EASEMENT
- CURVE TERMINATION POINT (NO MONUMENT TO BE SET)
- EXISTING PAVEMENT

0 30' 60'
SCALE: 1" = 30'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
(C19)	282.00	15°29'06"	76.22	S7°54'16"W 75.98
(C20)	185.00	8°25'59"	27.23	S19°51'49"W 27.20
(C21)	190.00	6°38'17"	22.01	S27°30'01"W 22.00
(C22)	31.50	12°18'49"	6.77	S36°56'00"W 6.76
(C23)	62.50	3°49'53"	4.18	S32°41'32"W 4.18

LINE TABLE		
LINE #	BEARING	DISTANCE
(L7)	S0°09'43"W	36.90
(L8)	S62°05'09"E	5.01
(L9)	N62°05'09"W	5.01
(L10)	N37°25'20"W	31.10
(L11)	S52°34'40"W	10.00
(L12)	S36°35'59"W	2.79
(L13)	N59°05'59"E	18.56
(L14)	N30°54'01"W	13.02
(L15)	N59°05'59"E	10.00
(L16)	S30°54'01"E	13.02
(L17)	N30°54'01"W	46.25
(L18)	S59°05'59"W	16.47
(L19)	S30°54'01"E	1.55
(L20)	N81°35'59"E	2.54
(L21)	N59°05'59"E	10.80
(L22)	NORTH	25.16
(L23)	EAST	10.00
(L24)	S89°57'27"W	23.55
(L25)	SOUTH	17.65
(L26)	EAST	10.00
(L27)	NORTH	7.66
(L28)	N89°57'27"E	12.46
(L29)	SOUTH	7.68
(L30)	EAST	10.00
(L31)	NORTH	12.07
(L32)	S30°54'01"E	36.97
(L33)	S33°52'19"E	19.59
(L34)	N33°52'19"W	22.47



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FINAL PLAT
OF
RIDER'S STATION SUBDIVISION
PHASE 1
LOCATED IN THE SE1/4 OF SECTION 21,
T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH

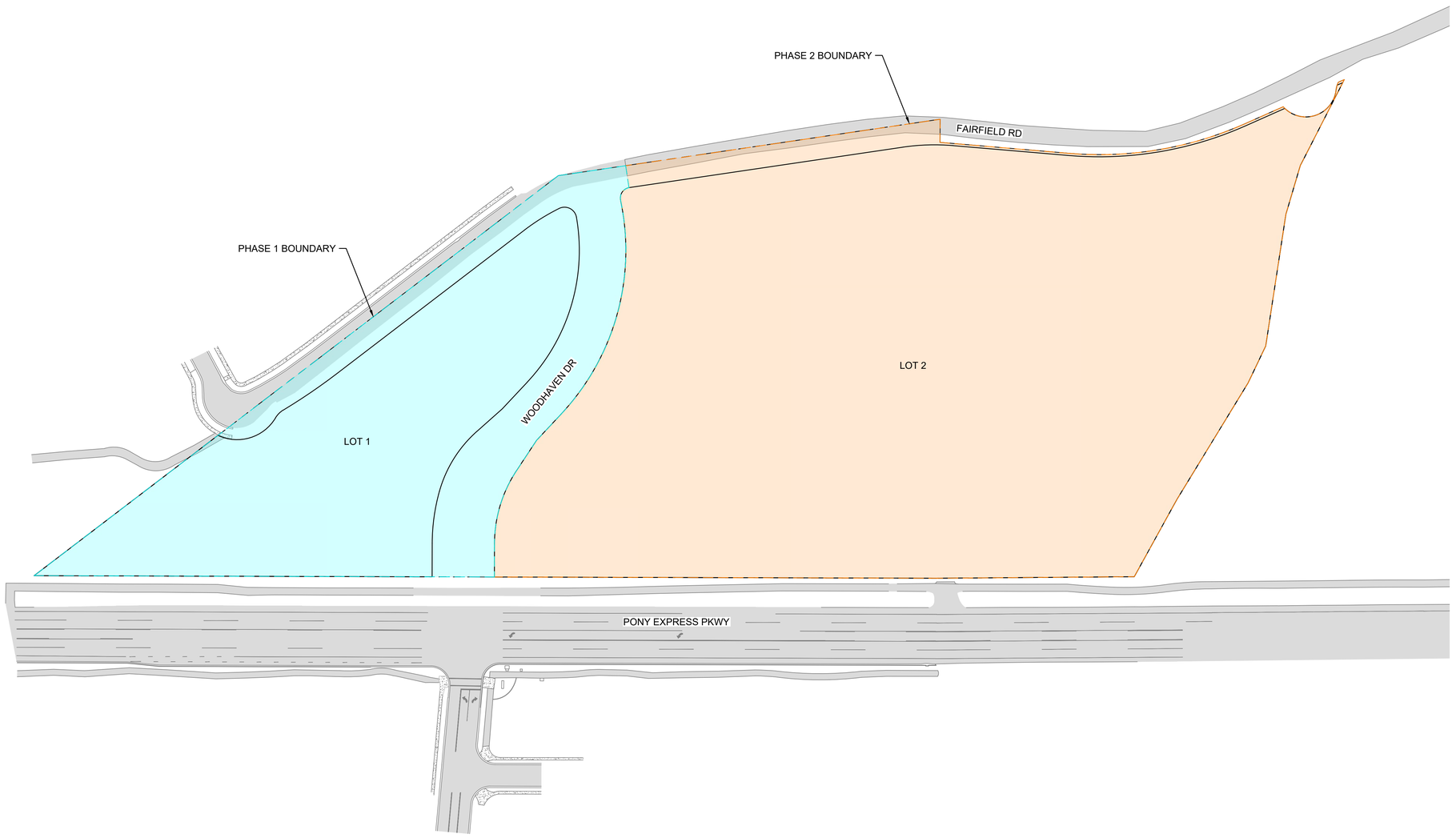
RECORDED # _____
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:

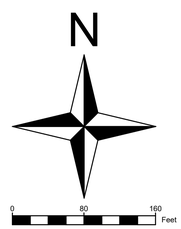
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE UTAH COUNTY RECORDER

PHASE 1 AREA TABLE			
SUBDIVISION	**SF**	**AC**	**%**
TOTAL	216,255	4.96	100%
ROW DEDICATION	64,587	1.48	30%
LOT 1	151,668	3.48	70%
LOT 1	**SF**	**AC**	**%**
TOTAL	151,668	3.48	100%
BUILDINGS	24,000	0.55	16%
HARDSCAPE	64,955	1.49	43%
LANDSCAPE	62,713	1.44	41%
TOTAL BUILDABLE AREA	86,909	2.00	57%
TOTAL SENSITIVE LAND AREA	0	0.00	0%

PHASE 2 AREA TABLE			
SUBDIVISION	**SF**	**AC**	**%**
TOTAL	565,130	12.97	100%
ROW DEDICATION	15,274	0.35	3%
LOT 2	549,856	12.62	97%
LOT 2	**SF**	**AC**	**%**
TOTAL	549,856	12.62	100%
BUILDINGS	TBD	TBD	TBD
HARDSCAPE	TBD	TBD	TBD
LANDSCAPE	TBD	TBD	TBD
TOTAL BUILDABLE AREA	TBD	TBD	TBD
TOTAL SENSITIVE LAND AREA	TBD	TBD	TBD





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RIDER'S STATION PHASE 1
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 03/18/2026

PROFESSIONAL ENGINEER
No. 4857300-2202
COLLIN JORDAN FAWCETT
STATE OF UTAH

PHASING PLAN

C006

P:\2024\24-209 Riders Station Saratoga\Civil\AutoCAD\Sheet Set\Phase 1\24-209 PHASING PLAN

1 SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. FAIRFIELD RD HALF ROW (3/C401)
2. FAIRFIELD RD ROW (2/C401)
3. WOODHAVEN DR ROW (1/C401)
4. PONY EXPRESS PARKWAY WIDENING (4/C401)
5. PARKING LOT ASPHALT CONCRETE (6/C401)
6. CONCRETE SIDEWALK (1/C501)
7. HEAVY DUTY CONCRETE PAVEMENT (7/C401)
8. 24" CATCH CURB & GUTTER (3/C501)
9. 24" SPILL CURB & GUTTER (4/C501)
10. TRANSITION BETWEEN CATCH AND SPILL CURB & GUTTER
11. COMMERCIAL DRIVE APPROACH (5/C501)
12. PERPENDICULAR ADA CURB RAMP (6/C501)
13. CORNER ADA CURB RAMP (7/C501)
14. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS
15. 4" WHITE PAINT STRIPE (TYP)
16. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
17. EXISTING TRAFFIC SIGNAL POLE AND STREET LIGHT (SEE SIGNAL DESIGN PLANS FOR UPDATES)
18. EXISTING STREET LIGHT TO REMAIN
19. STREET LIGHT (1-4/C502)
20. EXISTING FIRE HYDRANT TO REMAIN
21. FIRE HYDRANT (7/C504)
22. ROCKERY RETAINING WALL (SEE C203 AND C204 FOR GRADES. WALL DESIGN BY OTHERS.)
23. INSTALL SURVEY MONUMENT (CENTERLINE INTERSECTION) (8/C502)
24. 10' ASPHALT TRAIL (5/C401)
25. TAPER CURB DOWN TO SIDEWALK
26. 4' WATERWAY (8/C501)
27. SITE LIGHT (SEE SITE LIGHTING PLANS)
28. 6' OPAQUE FENCE (SEE LANDSCAPE PLANS)
29. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)

NOTES:

1. 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.saratogaspringscity.com/publicaccess/template/login.aspx
2. BUILDINGS ARE ANTICIPATED TO BE TYPE 5B (WOOD).

LEGEND

- 4' EXPOSED HEIGHT RETAINING WALL (DESIGN BY OTHERS)
- TAPERED 4' TO 1' EXPOSED HEIGHT RETAINING WALL (DESIGN BY OTHERS)
- [#] PARKING STALL COUNT
- — — — WATERLINE EASEMENT

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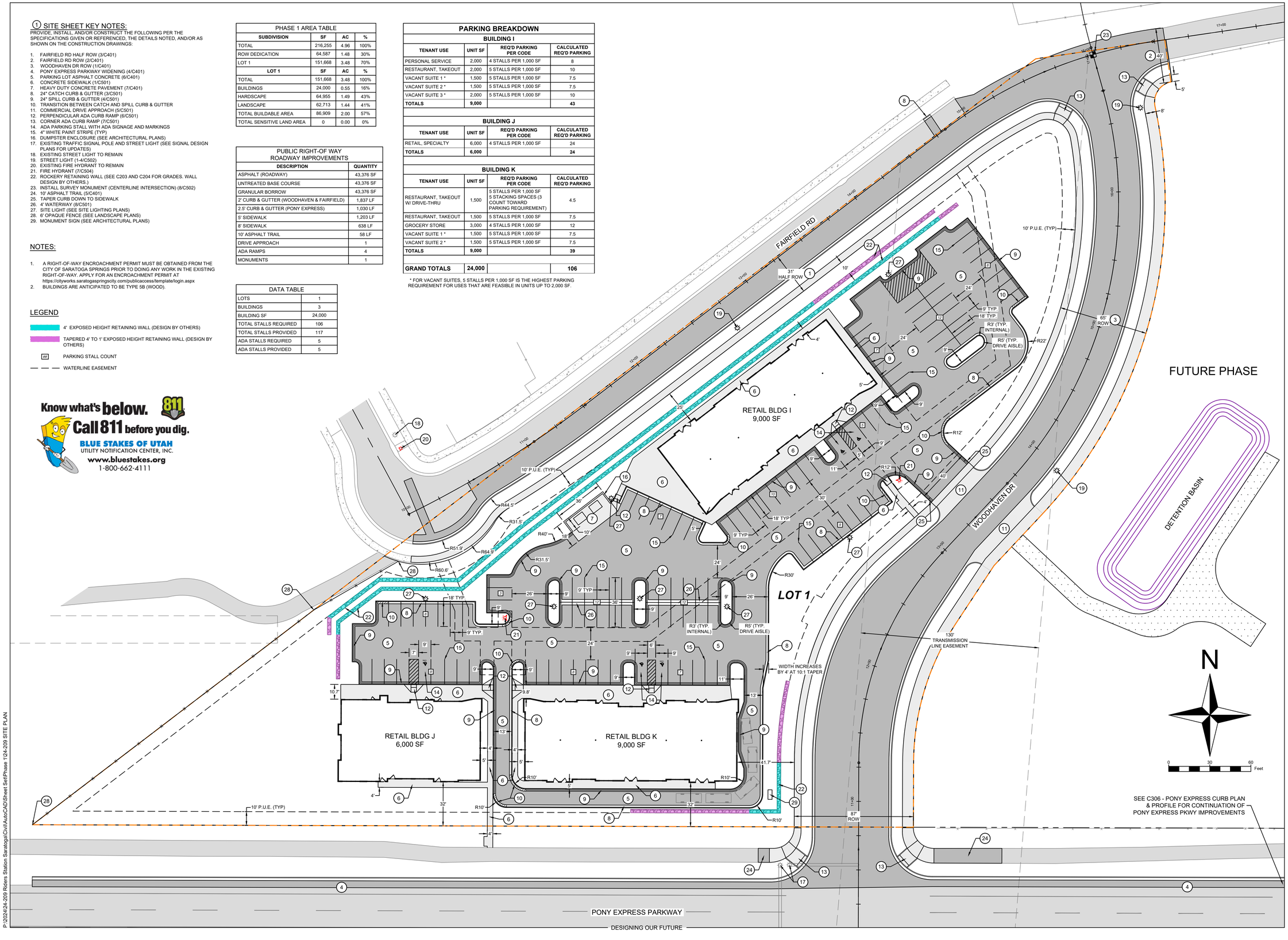
TOTAL SENSITIVE LAND AREA	0	0.00	0%

PUBLIC RIGHT-OF WAY ROADWAY IMPROVEMENTS	
DESCRIPTION	**QUANTITY**
ASPHALT (ROADWAY)	43,376 SF
UNTREATED BASE COURSE	43,376 SF
GRANULAR BORROW	43,376 SF
2' CURB & GUTTER (WOODHAVEN & FAIRFIELD)	1,837 LF
2.5' CURB & GUTTER (PONY EXPRESS)	1,030 LF
5' SIDEWALK	1,203 LF
8' SIDEWALK	638 LF
10' ASPHALT TRAIL	58 LF
DRIVE APPROACH	1
ADA RAMPS	4
MONUMENTS	1

DATA TABLE	
LOTS	1
BUILDINGS	3
BUILDING SF	24,000
TOTAL STALLS REQUIRED	106
TOTAL STALLS PROVIDED	117
ADA STALLS REQUIRED	5
ADA STALLS PROVIDED	5

PARKING BREAKDOWN			
BUILDING I			
TENANT USE	**UNIT SF**	**REQ'D PARKING PER CODE**	**CALCULATED REQ'D PARKING**
PERSONAL SERVICE	2,000	4 STALLS PER 1,000 SF	8
RESTAURANT, TAKEOUT	2,000	5 STALLS PER 1,000 SF	10
VACANT SUITE 1 *	1,500	5 STALLS PER 1,000 SF	7.5
VACANT SUITE 2 *	1,500	5 STALLS PER 1,000 SF	7.5
VACANT SUITE 3 *	2,000	5 STALLS PER 1,000 SF	10
TOTALS	**9,000**		**43**
BUILDING J			
TENANT USE	**UNIT SF**	**REQ'D PARKING PER CODE**	**CALCULATED REQ'D PARKING**
RETAIL, SPECIALTY	6,000	4 STALLS PER 1,000 SF	24
TOTALS	**6,000**		**24**
BUILDING K			
TENANT USE	**UNIT SF**	**REQ'D PARKING PER CODE**	**CALCULATED REQ'D PARKING**
RESTAURANT, TAKEOUT W/ DRIVE-THRU	1,500	5 STALLS PER 1,000 SF 5 STACKING SPACES (3 COUNT TOWARD PARKING REQUIREMENT)	4.5
RESTAURANT, TAKEOUT	1,500	5 STALLS PER 1,000 SF	7.5
GROCERY STORE	3,000	4 STALLS PER 1,000 SF	12
VACANT SUITE 1 *	1,500	5 STALLS PER 1,000 SF	7.5
VACANT SUITE 2 *	1,500	5 STALLS PER 1,000 SF	7.5
TOTALS	**9,000**		**39**
GRAND TOTALS	**24,000**		**106**

* FOR VACANT SUITES, 5 STALLS PER 1,000 SF IS THE HIGHEST PARKING REQUIREMENT FOR USES THAT ARE FEASIBLE IN UNITS UP TO 2,000 SF.



DESIGNING OUR FUTURE

P:\2024\24-209 Riders Station Saratoga\Civil\AutoCAD\Sheet Set\Phase 1\24-209 SITE PLAN

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RIDER'S STATION PHASE 1
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

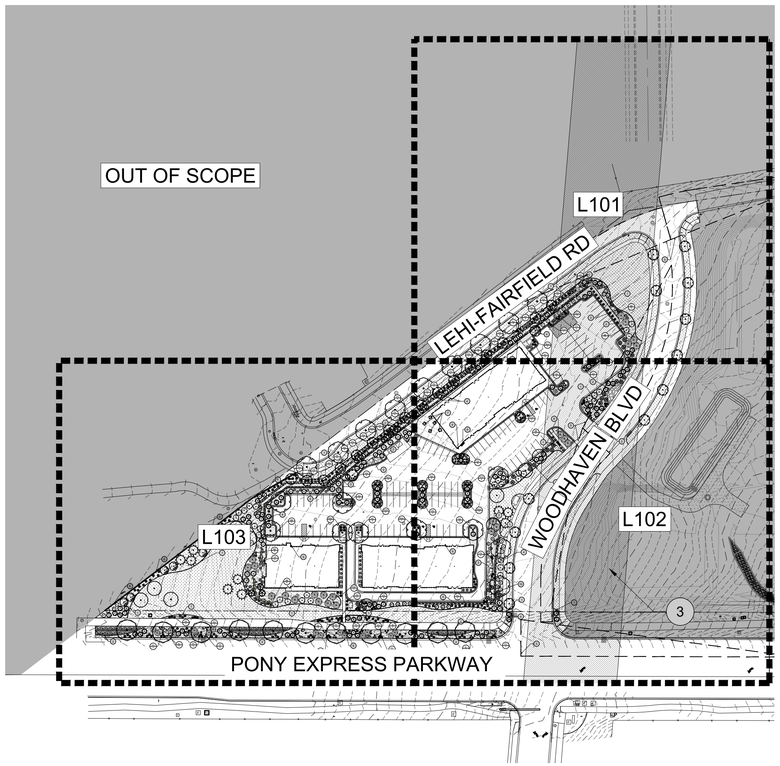
MARK:	DATE:	DESCRIPTION:

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 04/20/2026

PROFESSIONAL ENGINEER
No. 4857300-2202
COLLIN JARAM FANCETT
STATE OF UTAH

SITE PLAN

C103



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" CONCRETE MOWSTRIP		5/L301
2	NO EDGING BETWEEN ROCK OR GROUND COVER TYPES.		
3	POWER TRANSMISSION LINE EASEMENT		
4	WALL. SEE CIVIL PLANS		
5	ASHTO SIGHT TRIANGLE		
6	6' "AVIMORE MODERN" VINYL FENCE WITH "MOCHA WALNUT" COLORED PANELS FROM "ALLIANCEFENCESUPPLY.COM" BY OWNER. TO BE SET 6' INTO THE SITE WITH A 12" CONCRETE MOWSTRIP. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.		11/L303
7	36" STEELHEAD METAL MOVEABLE TABLE WITH "CATENA" SUPPORT AND UMBRELLA HOLE IN "SILVER METALLIC" POWDER COAT FINISH FROM "LANDSCAPE FORMS" OR APPROVED EQUAL WITH ARMLESS "VERONA" CHAIRS WITH "METAL GRID" IN A "SILVER METALLIC" POWDER COATED FINISH FROM "LANDSCAPE FORMS" OR APPROVED EQUAL.		3/L304
8	BENCH. SURFACE MOUNT "FGP BENCH" WITH BACK BY "LANDSCAPE FORMS" IN "SILVER METALLIC" POWDER COAT FINISH AND IPE WOOD SLATS. INSTALLED PER MANUFACTURERS RECOMMENDATIONS ON CONCRETE PAD. SEE CIVIL PLANS.		1/L304
9	MOVEABLE ORNAMENTAL TRASH RECEPTACLE. "FGP LITTER" BY "LANDSCAPE FORMS" IN "SILVER METALLIC" POWDER COAT FINISH AND IPE WOOD SLATS. INSTALLED PER MANUFACTURERS RECOMMENDATIONS.		
10	SIGN BY OTHERS		
	3-5' BOULDERS. ROMAN BOULDERS FROM ROCK UTAH OR APPROVED EQUAL. INSTALL 1/4-1/3 OF BOULDER BELOW GRADE.	52	1/L303
	TURF GRASS: SOD ("DESERT SAGE" FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER.	44,915 SF	5/L301
	ROCK MULCH, 1" - 2" (OQUIRRH STONE BLEND FROM ROCKUTAH OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	34,905 SF	5/L301
	COBBLE, 3-10" (BUCKAROO COBBLE FROM ROCKUTAH OR APPROVED EQUAL) INSTALLED 5" DEEP OVER DEWITT PRO 5 BARRIER FABRIC.	2,856 SF	5/L301
	BARK MULCH (SMALL BARK MULCH FROM MILLER COMPANIES LC OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" WITHOUT WEED BARRIER FABRIC. PLANTINGS WITHIN THIS AREA WILL INCLUDE TREES, SHRUBS, GRASSES AND PERENNIALS.	6,578 SF	5/L301

PLANTING PLAN NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. CONTRACTOR TO SUPPLY SUBMITTAL CUTSHEETS TO ARCHITECT FOR ALL PRODUCTS PRIOR TO INSTALLATION.
3. SEE L301 FOR PLANTING DETAILS AND NOTES.
4. CALL 811 BEFORE YOU DIG.
5. ALL TREES SHALL HAVE A CIRCLE AROUND THEIR TRUNKS WITH A 3' DIAMETER WHICH IS KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF OR MULCH AREAS ARE 2' OR LESS IN WIDTH CLEAR AREA DIAMETER MAY BE REDUCED TO 2'.
6. AT LEAST 50% OF THE LANDSCAPED AREA SHALL BE COVERED WITH LIVE VEGETATION AT MATURITY, INCLUDING SHRUBS, GRASSES, FLOWERS, TREE, AND SHRUB CANOPIES, AND OTHER LIVE VEGETATION. THE PERCENTAGE MAY BE REDUCED TO 40% IN AREAS WHERE BARK MULCH, WOOD OR PLANT FIBER MULCH, OR RUBBER MULCH IS USED INSTEAD OF ROCK MULCH.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
TREES					
	GI	19	GLEDITSIA TRIACANTHOS `IMPERIAL` / IMPERIAL HONEYLOCUST*	B&B	2"CAL
	JW	39	JUNIPERUS SCOPULORUM `WICHITA BLUE` / WICHITA BLUE JUNIPER	6` HT	
	MS	12	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2"CAL
	PC	6	PICEA ABIES `CUPRESSINA` / NORWAY SPRUCE	6` HT	
	PP	12	PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE	6` HT	
	PF	9	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	6` HT	
	SI	39	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC	B&B	2"CAL
	TS	19	TILIA TOMENTOSA `STERLING` / STERLING SILVER LINDEN*	B&B	2"CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
	CD	81	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD*	5 GAL	
	CI	20	CORNUS ALBA `IVORY HALO` TM / TATARIAN DOGWOOD	3 GAL.	
	CA	35	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL.	
	JS	32	JUNIPERUS CHINENSIS 'SHIMPAKU' / SHIMPAKU JUNIPER*	5 GAL	
	JB	39	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER*	5 GAL.	
	PN	11	PICEA ABIES `NIDIFORMIS` / NEST SPRUCE	5 GAL.	
	PC2	30	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL.	
	RR	41	RHAMNUS FRANGULA `FINE LINE` / FINE LINE BUCKTHORN	5 GAL.	
	RG	98	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC*	5 GAL	
	RG3	27	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL.	
	RW	11	ROSA X `MEICOUBLAN` / WHITE MEIDILAND	5 GAL.	
	SE	7	SAMBUCUS CANADENSIS / AMERICAN ELDERBERRY*	5 GAL.	
GRASSES					
	BB	41	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	
	PH	99	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.	
PERENNIALS					
	HO	46	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY*	1 GAL.	
	IE	30	IRIS PALLIDA `AUREO VARIEGATA` / GOLDEN VARIEGATED SWEET IRIS	1 GAL.	
	RG4	31	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	1 GAL.	

* DROUGHT TOLERANT PLANT SPECIES

SARATOGA SPRINGS CITY - COMMUNITY COMMERICAL ZONE

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
SITE DECIDUOUS TREES	7+1 Per each addional 3000 Sq.Ft. over 15,000 Sq.Ft.	55	57
SITE SHRUBS	25+1 Per each addional 3000 Sq.Ft. over 15,000 Sq.Ft.	73	432
EVERGREEN TREES	5+1 Per each addional 3000 Sq.Ft. over 15,000 Sq.Ft.	53	66
PARKING TREES	1 per single row island or two per double row island.	18	18

OPEN SPACE CALCULATIONS

DESCRIPTION	SQUARE FEET
TOTAL LANDSCAPE	89,861

* TREES ARE NOT TO BE PLANTED WITHIN TRANSMISSION LINE EASEMENT.

SARATOGA SPRINGS CITY - COMMUNITY COMMERICAL ZONE

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
PONY EXPRESS PARKWAY STREET TREES	1 tree/50' of frontage	11	11
WOODHAVEN BLVD STREET TREES*	1 tree/50' of frontage	12	12
LEHI-FAIRFIELD RD STREET TREES	1 tree/50' of frontage	9	9

* TREES ARE NOT TO BE PLANTED WITHIN TRANSMISSION LINE EASEMENT.

Irrigable Acreage By Point of Connection	
POC 1	1.89 acres
POC 2	0.11 acres

NOTE: COBBLE AREAS ARE NOT INCLUDED IN IRRIGABLE AREA CALCULATIONS.

Gateway Overlay Zone Points

Required points: 37.1 (10 per 150' of frontage - 19.04.14)

Amenity	Weight	Quantity	Total
Outdoor Restaurant Seating	4	5	20
Bench	4	3	12
Trash Receptacle	2	3	6
		Total	38

N

0 100' 200'

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RIDERS STATION
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT.

MARK	DATE	DESCRIPTION

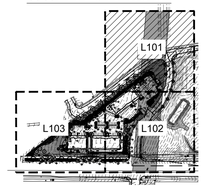
PROJECT #: 24-209
DRAWN BY: J. H.
REVIEWED BY: J. H.
ISSUED: 04.15.26

STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN

L100

CONTEXT MAP



GENERAL NOTE:

1. SEE L100 FOR NOTES AND LEGEND

PLANTING PLAN NOTES:

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2. SEE L301 FOR PLANTING DETAILS AND NOTES.
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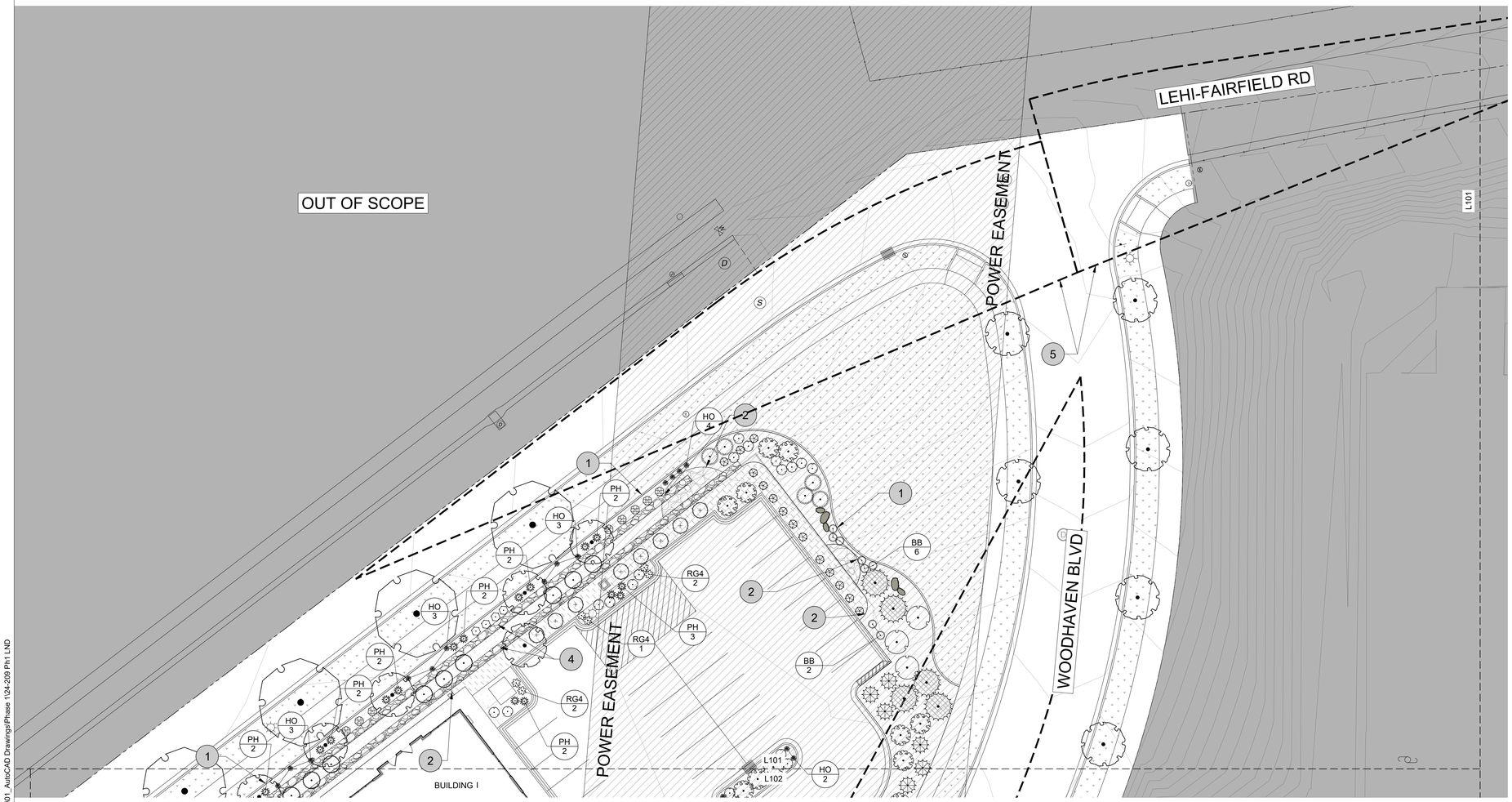

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STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

L101

BUILDING I

BUILDING K

OUT OF SCOPE

POWER EASEMENT

WOODHAVEN BLVD

POWER EASEMENT

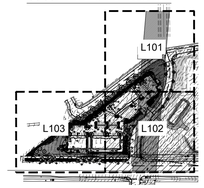
PONY EXPRESS PARKWAY

L101

L102

L103

CONTEXT MAP



GENERAL NOTE:

1. SEE L100 FOR NOTES AND LEGEND

PLANTING PLAN NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES
2. SEE L301 FOR PLANTING DETAILS AND NOTES.
3. CALL 811 BEFORE YOU DIG.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

N

0 20' 40'

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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RIDERS STATION
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT.

MARK:	DATE:	DESCRIPTION:

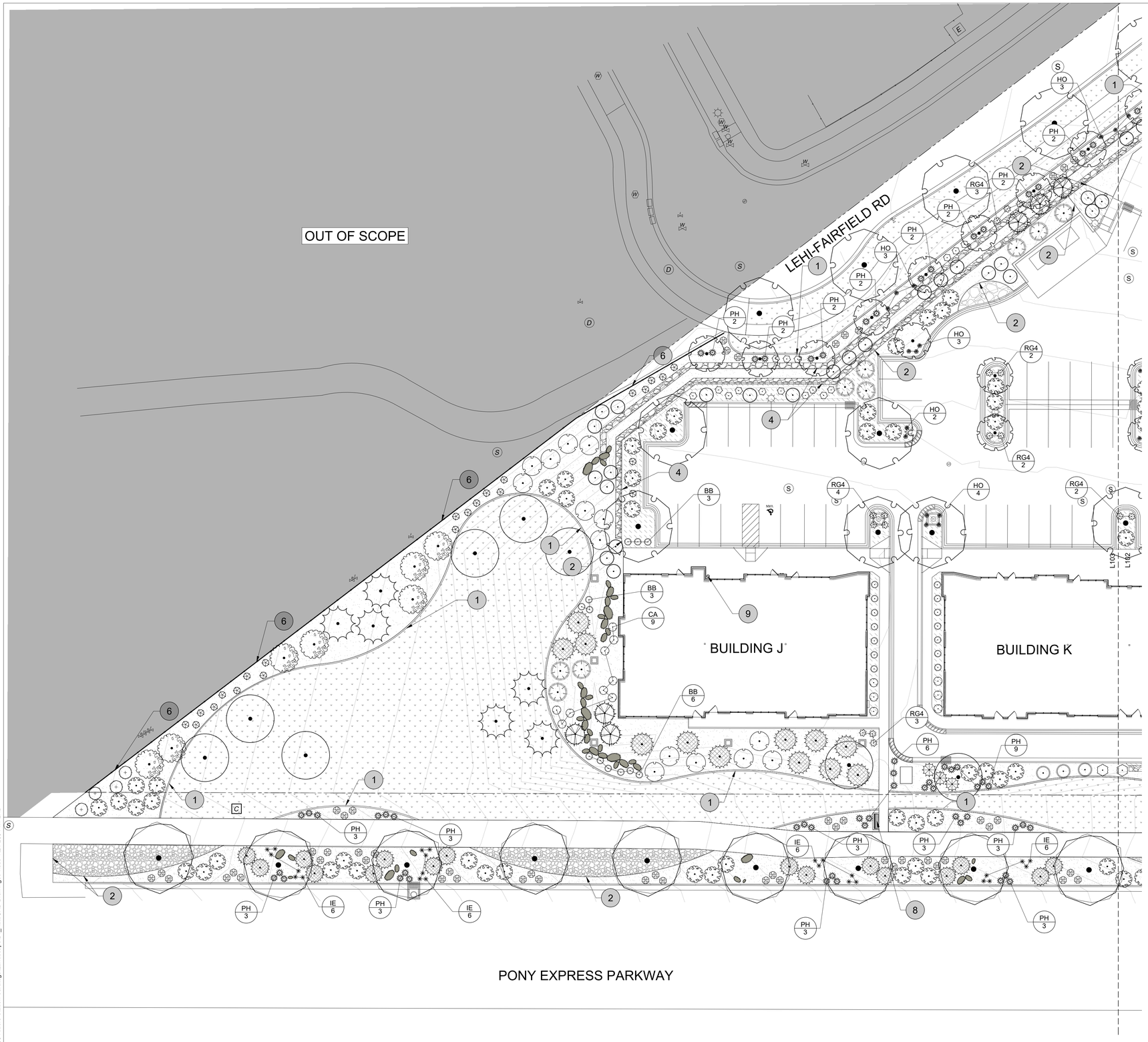
PROJECT #:	24-209
DRAWN BY:	J. H.
REVIEWED BY:	J. H.
ISSUED:	04.15.26

STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

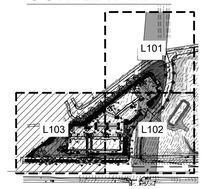
LANDSCAPE PLAN

L102

P:\2024\24-209 Riders Station Saratoga\Landscape\01_AutoCAD Drawings\Phase 1\24-209 PH1 LND



CONTEXT MAP



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STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

L103

1 BUIDLING 3D VIEW 1

2 BUILDING 3D VIEW 2

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		X

REVISION

DATE	DESCRIPTION	REV

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SHEET NAME:
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Author	TBD

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GLAZING CALCULATIONS PER CITY ORD. 19.16.05 & 19.16.10

NOTE: SF CALCULATIONS PROVIDED FROM FIRST 10'-0" ABOVE FINISHED FLOOR PER 19.16.05 (7)

FRONT ELEVATION :	**1,053**	**SF.**	**100%**
GLAZING:	610	SF.	58%
RIGHT SIDE ELEVATION :	**633**	**SF.**	**100%**
GLAZING:	225	SF.	36%
REAR ELEVATION :	**1,053**	**SF.**	**100%**
GLAZING:	549	SF.	52%
LEFT SIDE ELEVATION :	**633**	**SF.**	**100%**
GLAZING:	225	SF.	36%

NOTE: SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATIONS AND REQUIREMENTS TO BE DETERMINED AT TIME OF INTERIOR TENANT FINISHES AND UNDER SEPERATE SUBMITTALS.

EXTERIOR MATERIAL CALCULATIONS PER FACADE

FRONT ELEVATION :	**2,110**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	281	SF.	13%
CEMENT BOARD PANEL - CHARCOAL:	294	SF.	14%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	925	SF.	44%
FENESTRATION:	610	SF.	29%
RIGHT SIDE ELEVATION :	**1,210**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	88	SF.	07%
CEMENT BOARD PANEL - CHARCOAL:	216	SF.	18%
HOROZONTAL WOOD GRAIN CEMENT BOARD:	681	SF.	56%
FENESTRATION:	225	SF.	19%
REAR ELEVATION :	**2,129**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	336	SF.	16%
CEMENT BOARD PANEL - CHARCOAL:	331	SF.	16%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	830	SF.	39%
FENESTRATION:	632	SF.	30%
LEFT SIDE ELEVATION :	**1,322**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	613	SF.	46%
CEMENT BOARD PANEL - CHARCOAL:	0	SF.	00%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	453	SF.	34%
FENESTRATION:	256	SF.	19%

1 FRONT ELEVATION - NORTH
1/4" = 1'-0"

2 REAR ELEVATION - SOUTH
1/4" = 1'-0"

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SHEET NAME:
ENLARGED EXTERIOR BUILDING ELEVATION

JOB NUMBER:

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Author	TBD

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GLAZING CALCULATIONS PER CITY ORD. 19.16.05 & 19.16.10

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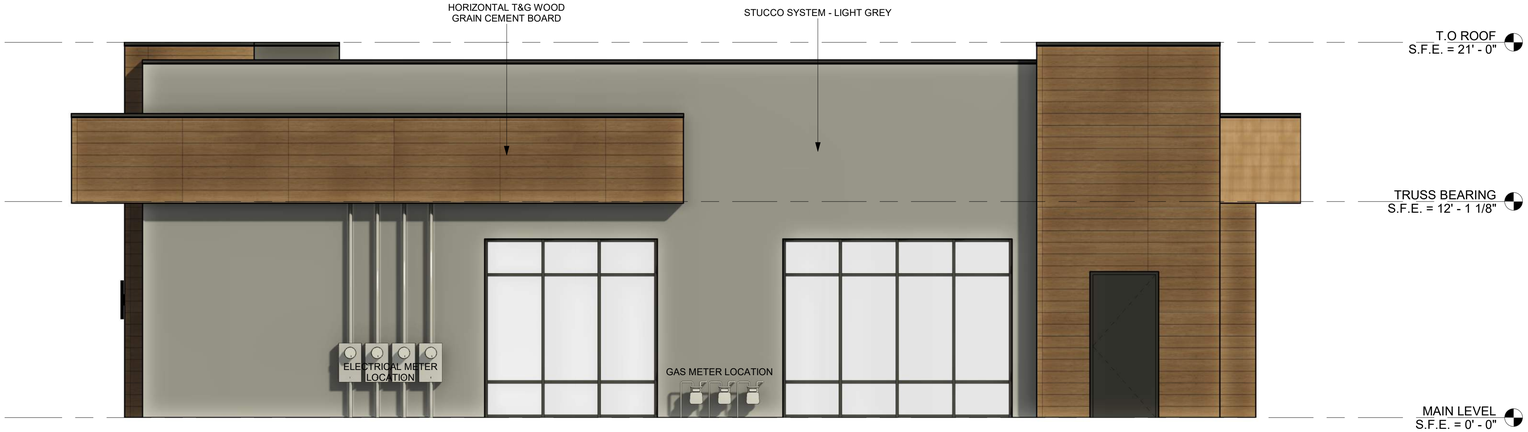
2 RIGHT SIDE ELEVATION - EAST
1/4" = 1'-0"



1 LEFT SIDE ELEVATION - WEST
1/4" = 1'-0"

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1 BUILDING 3D VIEW 1

2 BUILDING 3D VIEW 2

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BUILDING 3D VIEW

JOB NUMBER:

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Author	TBD

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GLAZING CALCULATIONS PER CITY ORD. 19.16.05 & 19.16.10

NOTE: SF CALCULATIONS PROVIDED FROM FIRST 10'-0" ABOVE FINISHED FLOOR PER 19.16.05 (7)

FRONT ELEVATION :	**1,573**	**SF.**	**100%**
GLAZING:	903	SF.	58%
RIGHT SIDE ELEVATION :	**613**	**SF.**	**100%**
GLAZING:	225	SF.	37%
REAR ELEVATION :	**1,573**	**SF.**	**100%**
GLAZING:	1000	SF.	63%
LEFT SIDE ELEVATION :	**613**	**SF.**	**100%**
GLAZING:	225	SF.	37%

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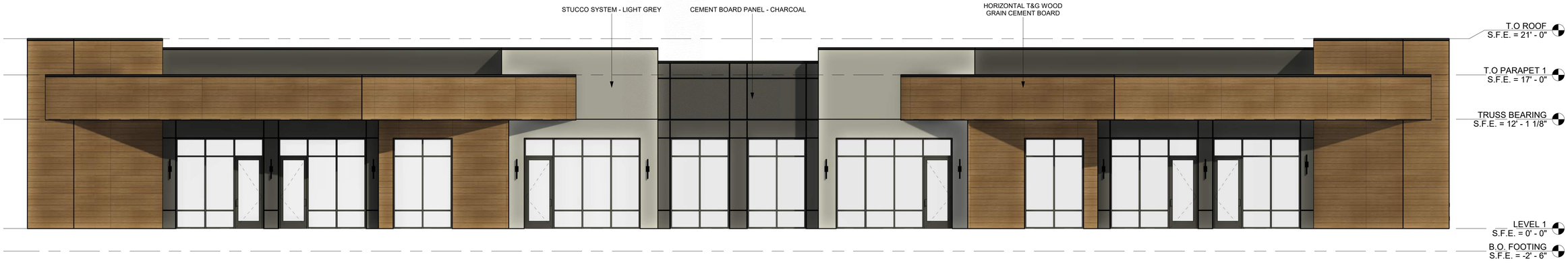
EXTERIOR MATERIAL CALCULATIONS PER FACADE

FRONT ELEVATION :	**3,124**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	328	SF.	10%
CEMENT BOARD PANEL - CHARCOAL:	591	SF.	19%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	1,302	SF.	42%
FENESTRATION:	903	SF.	29%
RIGHT SIDE ELEVATION :	**1,259**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	615	SF.	49%
CEMENT BOARD PANEL - CHARCOAL:	0	SF.	00%
HOROZONTAL WOOD GRAIN CEMENT BOARD:	419	SF.	33%
FENESTRATION:	225	SF.	18%
REAR ELEVATION :	**3,071**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	725	SF.	24%
CEMENT BOARD PANEL - CHARCOAL:	309	SF.	10%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	1,033	SF.	34%
FENESTRATION:	1,004	SF.	33%
LEFT SIDE ELEVATION :	**1,261**	**SF.**	**100%**
STUCCO SYSTEM - LIGHT GREY:	615	SF.	49%
CEMENT BOARD PANEL - CHARCOAL:	0	SF.	00%
HORIZONTAL WOOD GRAIN CEMENT BOARD:	390	SF.	31%
FENESTRATION:	256	SF.	20%



1 FRONT ELEVATION - SOUTH
3/16" = 1'-0"

2 REAR ELEVATION - NORTH
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Author	TBD

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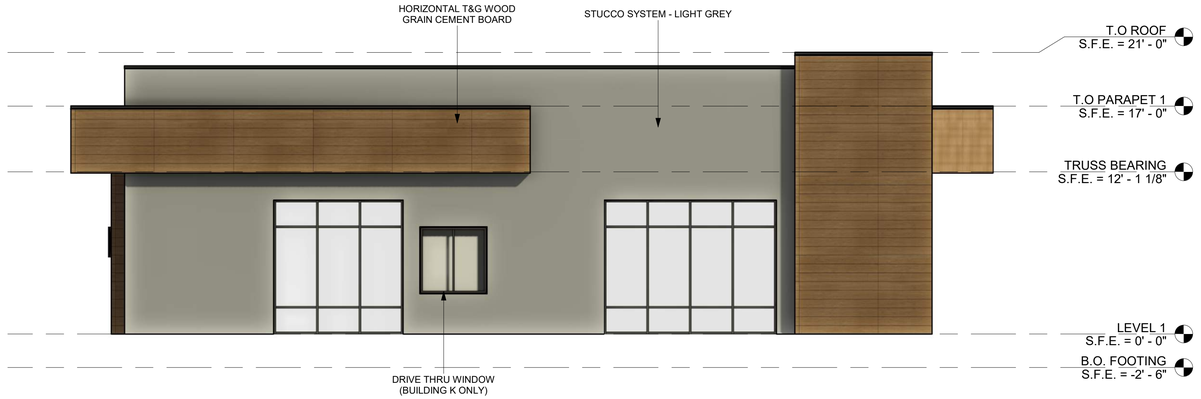
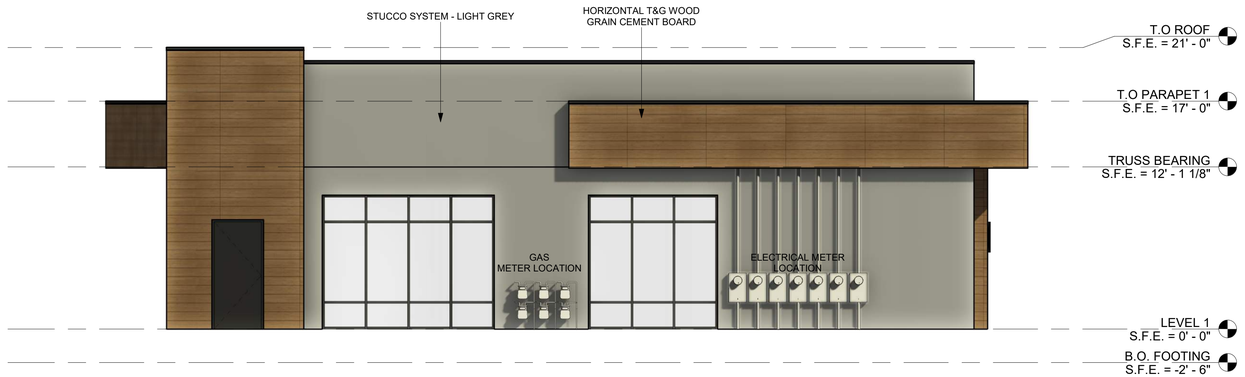


1 RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 LEFT SIDE ELEVATION
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DATE	DESCRIPTION	REV

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JOB NUMBER:

DRAWN BY	CHECKED BY
Author	TBD

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ORDINANCE NO. 25-69 (12-02-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING A DEVELOPMENT AGREEMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Utah Code § 10-20-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City and Unified Business Alliance desire to enter into a Development Agreement ("Agreement"), attached as Exhibit A, to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, pursuant to Utah Code § 10-20-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, after due consideration and after proper notice, the City Council, acting pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that the Agreement be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The City Manager is hereby authorized to sign the Agreement attached as Exhibit A. City Staff may make any non-substantive changes to the Agreements before the City Manager signs but may not make any changes inconsistent with the conditions of approval adopted by the Council.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 2nd day of December, 2025.

Signed: _____
Jim Miller, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY OF SARATOGA SPRINGS · EST. 1997 · STATE OF UTAH ·

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Development Agreement

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that the City Council of the City of Saratoga Springs, Utah, at their meeting of December 2, 2025, passed and adopted the following Ordinances:

- Ordinance 25-69 (12-02-25) Adopting a Development Agreement for Rider's Station.
- Ordinance 25-70 (12-02-25) Adopting a Development Agreement for Hidden Landing Phase 2.
- Ordinance 25-71 (12-02-25) Adopting a Development Agreement for Harbor Springs.
- Ordinance 25-72 (12-02-25) Updating the Sewer Impact Fee Facilities Plan, Sewer Impact Fee Analysis, and Sewer Impact Fee.
- Ordinance 25-74 (12-02-25) Adopting an Amendment to the Land Use Map of the General Plan; Adopting an Amendment to the Official Zoning Map; and Approving a Development Agreement specifying the terms of the development of certain real property in the City for Stout Development.
- Ordinance 25-75 (12-02-25) Adopting Amendments to the General Plan for the Water Element.
- Ordinance 25-76 (12-02-25) Adopting an Amendment to Title 19 of the Saratoga Springs City Code.

Copies of these Ordinances are on file in the office of the City of Saratoga Springs City Recorder and are available for review during business hours.

This notice has been posted on:
The Utah Public Notice Website,
The City of Saratoga Springs Website, and
The City of Saratoga Springs administration building notice board.

Dated: December 4, 2025
/s/ Nicolette Fike, City Recorder

ENT 100599:2025 PG 1 of 24
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 23 01:00 PM FEE 40.00 BY KC
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED RETURN TO:
Saratoga Springs City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

Ed Axley
Unified Business Alliance
3400 West Mayflower Ave. Suite 350
Lehi, Utah 84048

DEVELOPMENT AGREEMENT
Rider's Station

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on 11 December, 2025, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "**City**," and URE Fund 1 Rider's Station LLC, a Utah corporation/limited liability company; hereinafter referred to as "**Developer**."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 18.39 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("**Property**"); and

WHEREAS, the Property is currently zoned Community Commercial. Developer wishes to develop the project known as Rider's Station, which will consist of a commercial development, including restaurants, retail, fitness, and grocery ("**Project**") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, on 2 December, 2025, the Saratoga Springs City Council ("**City Council**"), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, legislatively approved this Agreement and the conceptual project plans, attached hereto as Exhibit B ("**Concept Plan**"); and

WHEREAS, the Concept Plan identifies among other things, configuration, density, housing product types, anticipated phasing, land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by

Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "**Public Purposes**"). As a result of such determination, City has elected to authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "**Effective Date**"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.

2. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the property are attached as Exhibit A. In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

Vesting, Zoning and City Regulations.

a. Vested Rights. The Parties specifically intend and agree that this Agreement grants to Developer "vested rights" to the maximum extent possible under law and equity, as that term is construed in Utah's common law and pursuant to UTAH CODE § 10-9a-509.

b. Exceptions to Vested Rights. The following City laws, as may be modified in the future, are excepted from vesting, and shall apply as they exist at the time of application:

i. City laws that Developer agrees in writing apply to the Project;

ii. City laws that are both generally applicable to all properties in the City' jurisdiction and that are required in order to comply with state and federal laws and regulations affecting the Project;

iii. City's development standards, City's Standards Technical Specifications and Drawings, engineering requirements, approval, and supplemental specifications applicable to public works, and any City Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety

related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the state or federal governments and are otherwise required to meet legitimate concerns related to public health, safety or welfare;

iv. Lawful taxes, or modifications thereto, provided that nothing in this Agreement shall be construed as waiving or limiting in any way Developer's right to challenge taxes imposed by City, which right to challenge is hereby reserved;

v. Changes to the amounts of utility rates, impact fees, service fees or charges, or fees for the processing of Development Applications that are generally applicable to all development within City's jurisdiction and that are adopted pursuant to state and local law.

vi. Changes authorized under Utah Code §10-9a-509, or its successor statutes.

c. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the CC zone in effect as of the Effective Date. To the extent that the provisions of the CC zone in effect conflict with the terms of this Agreement, this Agreement shall control. An application is determined to be complete in accordance with Utah Code § 10-9a-509.

d. Except to the extent this Agreement is more restrictive, the Property shall comply with all "City Regulations," which is defined either as all City ordinances, regulations, specifications, and standards in effect on the Effective date. City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

e. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*,

617 P.2d 388 (Utah 1988), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

3. Development of the Project.
   a. Phasing. The Project will be developed in Phases. Developer anticipates three (3) separate and independent phases (each a "**Phase**"), with each Phase constituting a separate parcel. Anticipated phasing is shown on the Phasing Plan, attached hereto as Exhibit C. Each Phase will be based upon the approved and attached Concept Plan, and will undergo preliminary plat review and approval through regular City processes. Improvements and infrastructure required for each Phase shall be completed as part of the Phase, including any offsite improvements necessitated by that particular Phase. Developer is not required to complete the infrastructure that will serve the entire Project as part of the first Phase; however, the City may require certain necessary infrastructure to be constructed earlier if necessary for system connectivity, public health, safety or welfare. Parks and open space that are planned for the entire project will be completed as part of each Phase, but each Phase is not required to provide an equal amount of parks and open space, provided that the total parks and open space calculation does not fall below the minimum requirements established by Title 19. Infrastructure requirements for each Phase shall be determined on a phase-by-phase basis at the time each phase submits its preliminary plat application. Such determination shall be made in accordance with applicable City code, engineering standards, and based on an evaluation of cumulative impacts from prior phases.

   b. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to service the Property, including without limitation the dedication of water rights and sources. Capacity shall be reserved once a Final Plat is recorded, accepted construction drawings are stamped, and all improvements necessary to resolve any existing system capacity issues are guaranteed to be installed by Developer through an improvement completion assurance or bond. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure, whether or not the minimum size may have additional capacity. In addition, in consideration of granting this Agreement, Developer may be required to upsize certain infrastructure in exchange for reimbursement, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

i. **Water Rights and Sources**. Developer shall either convey or purchase from City sufficient water rights and sources to meet the requirements of City Regulations. Any conveyance of water rights and sources shall be subject to a water banking agreement prepared by the City Attorney. Water rights and sources conveyed shall not be recognized as credits in the City's system until a change application is approved by the Utah Division of Water Rights (DWRi). A change application typically takes a minimum of 6 months to be approved by DWRi. If Developer wishes to convey water rights to the City (in lieu of purchasing water from the City), final plats shall not be approved for recordation until a change application is approved. City shall not be obligated to sell Developer water rights and sources unless the City has sufficient unused water rights and sources, which shall be determined in City's sole discretion.

ii. **Water Facilities for Development**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law.

   The Developer shall install the 24-inch master planned drinking water line DW03 across the Developer's property from the canal crossing at Pony Express to the Woodhaven Blvd / Pony Express intersection continuing on to the future drinking water tank on parcel 58:034:0790 in the proposed Woodhaven Blvd. The 24-inch drinking water line will not serve the project and accordingly is fully reimbursable. Reimbursement will be accomplished through a reimbursement agreement that is subject to approval by City Council.

   The Developer shall connect the secondary and drinking water lines from the existing lines in or near the Fairfield Rd / Midland Drive intersection to the 1000 W / Fairfield Rd intersection. These connections are needed to provide a looping of the zone 2 water systems and provide capacity to support the Rider's Station project.

iii. **Sewer, Storm Drainage, and Roads**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City

Regulations and any applicable law.

The Developer shall install City's master planned storm drain line PN3A in Fairfield Road. The storm drain line shall be designed to convey a minimum of 15 cubic feet per second from the north eastern corner of the Rider's Station development to the existing storm drain line east of Concord View Way / Fairfield Rd intersection. The upsize costs difference between the required project level improvements and the PN3A pipe are fully reimbursable. Reimbursement will be accomplished through a reimbursement agreement that is subject to being approved by the City Council.

The Developer shall be responsible for modifying the existing traffic signal at the intersection of Pony Express Parkway and Woodhaven Blvd to accommodate and support the construction of the proposed north leg of the intersection. Construction drawings for the signalized intersection modifications shall be submitted to the Cities of Saratoga Springs and Eagle Mountain for review and acceptance prior to any modifications occurring. The signal improvements may be eligible for reimbursement to the extent that they serve the City in excess of the Project.

iv. **Trail Improvements**. As an express condition of this Agreement, Developer shall be required to install and improve the trail improvements along Woodhaven Blvd. and along the Welby Jacob Canal and as more fully specified in the City's Parks, Recreation, Trails, and Open Space Master Plan. This shall be in addition to and not in lieu of all required landscaping/open space improvements according to City Regulations. Developer will receive credits towards the City's landscaping/open space requirements for the installation of the trail improvements per City Regulations, or alternatively Developer may choose to receive Parks, Trails, and Open Space impact fee credits, if applicable. Developer shall not receive both landscaping/open space credit under Title 19 of the City Code and impact fee credits. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the Welby Jacobs Canal.

Developer shall maintain the landscaping portion of trail improvements in perpetuity including repairing and replacing the vegetation, repairing and replacing all necessary irrigation infrastructure and improvements, and replacing rock and mulch landscaping. City shall be responsible for the perpetual repair and replacement of the trail surface. Developer shall ensure that an owners association maintains the trail landscaping in perpetuity once Developer no longer has a majority ownership interest in the Property.

v. **Power Lines**. As an express condition of this Agreement, Developer shall

be required to bury all distribution power lines and overhead communication lines at Developer's own expense that are located on the Property and power pole 2201-03 as shown in Exhibit D located off the property This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City Regulations. Furthermore, as an express condition of this Agreement, Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from any government entity for encroachment onto any public right-of-way at Developer's sole cost.

4. Final Project/Plat or Development Plan Approval.

   a. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "**Plans**") to be prepared for each phase of the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval. Each Phase shall submit its Plans separately and independently. In determining whether the Plans for each phase meet all requirements, Developer shall provide all information required by City Regulations for that specific Phase, as well as any information which City staff reasonably requests pertaining to that Phase.

   b. Notwithstanding any provision of the Saratoga Springs City Code, including the zoning regulations applicable to the Property as of the Effective Date or as later amended, the City agrees that Developer shall have the vested right to lease space within the Project to one gym or fitness center use of any size. Such gym or fitness center use shall be deemed a permitted use within the Project, and no conditional use permit, variance, or other special approval shall be required solely due to the size of the facility.

5. Dedication of Property. If the Developer is required to dedicate property to the City as a condition of this Agreement or as part of this Project, the Developer shall ensure that all such property is transferred to the City free and clear of any encumbrances, liens, claims, or other legal or financial liabilities. On a limited basis and only as approved in writing, the City may allow certain encumbrances, such as utility easements, to remain on the property if it furthers a legitimate governmental purpose and is in the best interests of the City.

6. Standards for Approval. City shall approve the Plans for each Phase if such Plans meet the requirements of this Agreement and City Regulations applicable to that specific Phase. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations for each Phase.

7. Architectural and Design Deviations. With the exception of the requirements in this section, the Project shall at all times comply with the architectural and design

requirement of Title 19 of the City Code. Loading bays shall be permitted on the sides of any buildings that face Fairfield Road and shall comply with all screening requirements as found in Title 19, except that the loading bay area shall not be required to follow the Title 19 glazing requirement of 35 percent of the first-floor elevation being glass or windows. However, where a loading bay exists, 15 percent of the upper floor elevation shall be windows or glass. For the purpose of this development agreement upper floor is anything above 15 feet as measured from final finish grade.

8. Term. The term of this Agreement shall commence on the effective date and shall continue for a period of five years and shall apply to all Phases. However, the two-year period for "failure to proceed with development" shall be measured independently for each Phase. A Phase shall be deemed to have proceeded with development upon submission of a complete site plan or preliminary plat application for that specific Phase. Failure to proceed with one Phase shall not affect the vested rights or status of any other Phase. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

9. Successors and Assigns.

Change in Developer. Developer may transfer individual phases to different Transferees, provided that each Transferee provides the required acknowledgment letter for their respective phase(s). The transfer of one Phase shall not affect Developer's rights or obligations with respect to the other Phases. This Agreement shall be binding on the successors and assigns of Developer.

a. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 10.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
ii. a determination by either Party made upon the basis of substantial evidence that the other Party has not complied in good faith with one or

more of the material terms or conditions of this Agreement;

iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty-day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 11.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default by Developer as set forth in Subparagraphs 11.a. and 11.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer.

d. Upon default by City, Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

11. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership Map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Concept Plan

Exhibit C: Phasing Plan

Exhibit D: Burial of Power Pole 2201-03

12. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event

Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City Regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer: Ed Axley
Unified Business Alliance
3400 West Mayflower Ave. Suite 350

Lehi, Utah 84048

With a copy to: Dentons Durham Jones Pinegar
Attn: Brent Bateman
1557 W Innovation Way, Suite 400
Lehi, UT 84043

To the City: City Manager
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on its behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance.

ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or

commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 12 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either Party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this

Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City Recorder

City of Saratoga Springs, a political subdivision of the State of Utah

By: _____

City Manager, Mark J. Christensen

State of Utah County of Utah

Subscribed and sworn to (or affirmed) before me on this 18 day of Dec., 2025 by Mark J. Christensen, City Manager city of saratoga springs

Notary Public Signature

URE Fund I - Riders Station LLC

DEVELOPER, _____, a Utah corporation/limited liability company/partnership.

By: _____ Adam Hurd

Its: Development Manager

State of Utah

County of Utah

NICOLETTE FIKE
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires Nov. 15, 2027
COMMISSION NUMBER 733548

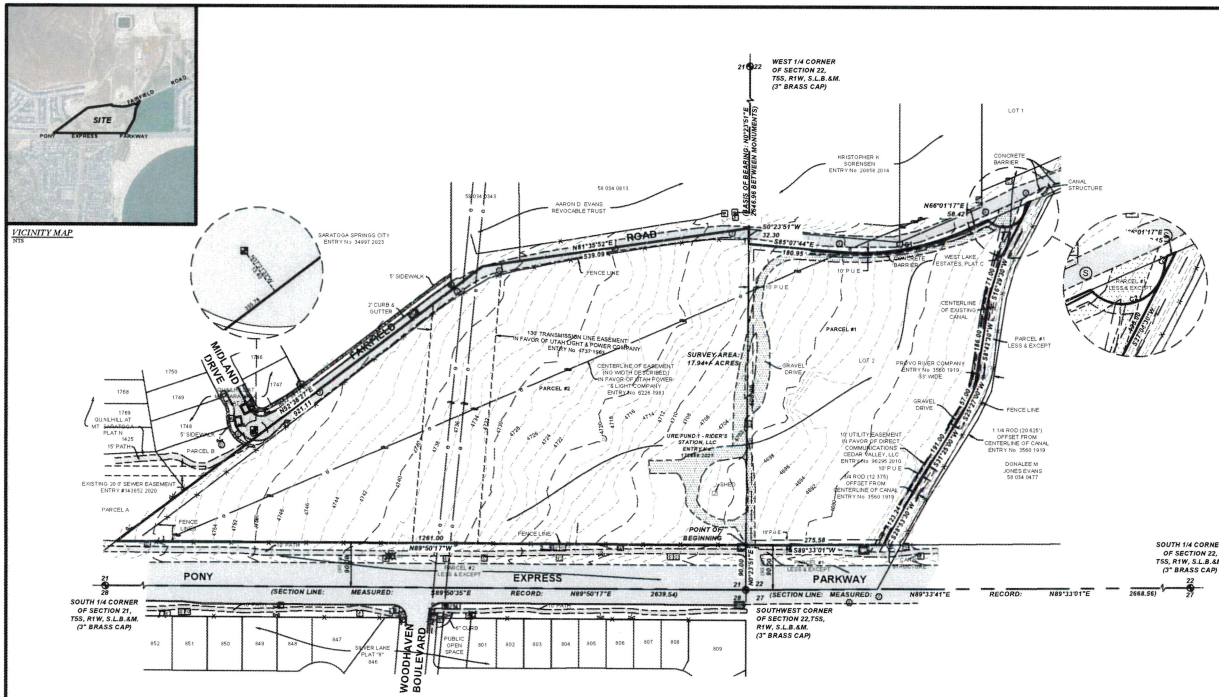
The foregoing instrument was acknowledged before me this 11 day of December 2025 by Adam Hurd of URE Fund I, a Utah corporation/limited liability company/partnership.

Notary Public

JENNIFER L. REYES-CAIRO
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 726659
COMM. EXP. 09-12-2026

Exhibit "A"

Property Ownership Map, Vicinity Map, and/or Legal Descriptions



NOTES

1. SURVEY NARRATIVE: The purpose of this Survey is to provide a Boundary and Topographical Survey & Certification for the property shown and described hereon. The south boundary follows the north right-of-way line of Pony Express Parkway. The north boundary follow the south lines of QUAILHILL AT MT. SARATOGA PLATS "N" and "Q" Subdivisions, fence lines, the north line of Lot 2, Plat "C", WEST LAKE ESTATES Subdivision, and the southerly lines of that Deed Entry No. 53445:2010. The east boundary follows the west line of a canal that is described in Deed Entry No. 3560:1919 which is a 3/4 rod offset from the centerline as per field measurements. Deeds and Plats were rotated to match the Basis of Bearing. Parcel lines and Deeds matched well with the physical improvements with no gaps or overlaps. An existing easement and right-of-way with no width described for roadway known as Fairfield Road is referenced in an ALTA/NSPS LAND TITLE SURVEY done by Benchmark Engineering & Land Surveying as survey No. 21-184 recorded in the Office of the Utah County Recorder. This easement is not shown on this survey due to lack of information from said survey.
2. A Title Commitment prepared by Provo Land Title Company, Pleasant Grove, Utah, Commitment No. 85413-20, Commitment Date: November 24, 2020, was provided by our client and utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions/easements noted on this Survey are referenced from this document.
3. The Basis of Bearing for this Survey is N0°23'51"E along the Section Line between the Southwest Corner and the West 1/4 Corner of Section 22, T5S, R1W, SLB&M. All deeds and plats of record have been rotated to match the afore mentioned basis of bearing, or to the other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
4. Vertical data as shown hereon is based on an assumed elevation of 4695.50' held on the 3" Utah County brass cap marking the Southwest Corner of Section 22, T5S, R1W, SLB&M.
5. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the original certified survey obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
6. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGEND

- ASPHALT
- GRAVEL
- CONCRETE
- POWER POLE/LINE
- FENCE LINE
- EASEMENT
- 4500 — CONTOUR LINE
- BEARING/DISTANCE — MEASURED
- (BEARING/DISTANCE) — (RECORD)
- REBAR AND CAP (FOUND)
- REBAR AND CAP (TO BE SET)
- ELECTRICAL BOX
- COMMUNICATION BOX
- FIBER BOX
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- IRRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- GAS VALVE
- STORM DRAIN BOX
- TRAFFIC SIGNAL POLE
- CENTERLINE MONUMENT

BOUNDARY DESCRIPTIONS

(FROM TITLE REPORT REFERENCED IN NOTE #2)

Parcel #1

Lot 2, Plat "C", WEST LAKE ESTATES SUBDIVISION, Utah County, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

LESS AND EXCEPT THEREFROM that portion within the Provo Reservoir Canal, as conveyed to the Provo Reservoir Company, being a 2 rod wide strip of land, being 3/4 rod to the right and 1 1/4 rod to the left along the described line as set forth of record by that certain Warranty Deed, recorded April 21, 1919 as Entry No. 3560, in Book 189 at Page 138 of Official Records.

ALSO LESS AND EXCEPT THEREFROM that portion conveyed to The City of Saratoga Springs, by that certain Warranty Deed, recorded February 12, 2010 as Entry No. 12376:2010, and that certain Corrective Warranty Deed, recorded January 23, 2012 as Entry No. 5204:2012, of Official Records, more particularly described as follows:

Beginning at the Southwest corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°23'51" East 90.00 feet along the West line of grantors property; thence North 89°33'01" East 310.26 feet to the Easterly line of grantors property; thence South 27°28'43" West 101.86 feet along the East line of grantors property; thence South 89°33'01" West 263.88 feet along the South line of grantors property to the point of beginning.

ALSO LESS AND EXCEPT THEREFROM that portion conveyed to The City of Saratoga Springs, by that certain Warranty Deed, recorded June 28, 2010 as Entry No. 53445:2010 of Official Records, more particularly described as follows:

A parcel of land situated in the Southwest Quarter of Section 22 Township 5 South, Range 1 West, Salt Lake Base and Meridian, and located in the City of Saratoga Springs, Utah County, Utah and being more particularly described as follows: Beginning at a point situated North 0°23'15" East 748.82 feet from the Southwest Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian and East 479.02 feet to the point of beginning; thence North 64°00'39" East 84.51 feet to a point on a 35.00 foot non-tangent radius curve to the left, bearing to center South 64°17'58" East; thence Southwesterly 11.61 feet along arc of said curve through a central angle of 19°00'08" (chord bearing South 16°11'58" West 11.55 feet) to a point of reverse curvature of a 42.5 foot radius curve to the right; thence Southwesterly 97.49 feet along arc of said curve through a central angle of 131°41'43" (chord bearing South 72°32'45" West 77.56 feet) to the point of beginning.

Parcel #2:

Commencing at the Southeast Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°50'17" West 1377.93 feet; thence North 52°38'36" East 1068.93 feet; thence North 81°35'52" East 539.12 feet; thence South 00°23'51" West 32.29 feet; thence South 00°23'51" West 699 feet to the beginning.

LESS AND EXCEPTING therefrom the following described property conveyed to the City of Saratoga by that certain Corrective Warranty Deed recorded January 23, 2012 as Entry No. 5205:2012:

Beginning at the Southwest corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°50'17" West 1377.93 feet along the South line of grantors property; thence North 52°38'36" East 147.78 feet along the West line of grantors property; thence South 89°50'17" East 1261.09 feet to the Easterly line of grantors property; thence South 00°23'51" West 90.00 feet along the East line of grantors property to the point of beginning.

COMPOSITE BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 22 & SE1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the north right-of-way line of Pony Express Parkway, located N0°23'51"E along the Section line 90.00 feet from the Southwest Corner of Section 22, T5S, R1W, SLB&M; thence N89°50'17"W along said right-of-way line 1,261.00 feet to the southeasterly corner of QUAILHILL AT MT. SARATOGA PLAT N, according to the Official Plat thereof on file in the office of the Utah County Recorder; thence N52°38'27"E (plat: N52°38'12"E) along said Plat and the southeasterly line of QUAILHILL AT MT. SARATOGA PLAT Q and extension thereof 921.11 feet to a point on the south line of Parcel 58:024:0343; thence S81°35'52"E along said south line and along the south line of Parcel 58:034:0813 539.09 feet to a point on the Section line common to said Section 21 & 22; thence S0°23'51"W along said Section line 32.30 feet to the northwest corner of Lot 2, Plat "C", WEST LAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: (1) S85°07'44"E 180.95 feet; (2) thence along the arc of a 300.00 foot radius curve to the left 251.76 feet through a central angle of 28°50'58" (chord: N80°26'46"E 249.11 feet); (3) thence N66°01'17"E 58.42 feet to a point on the southwesterly line of Deed Entry No. 53443:2010 of the Official Records of Utah County; thence along said Deed the following 2 (two) courses and distances: (1) northeasterly along the arc of a 42.50 foot radius non-tangent curve (radius bears: N48°11'04"E) to the left 97.54 feet through a central angle of 131°29'56" (chord: N72°26'46"E 77.50 feet); (2) thence along the arc of a 35.00 foot radius curve to the right 11.37 feet through a central angle of 18°36'36" (chord: N16°00'26"E 11.32 feet) to a point on the northerly line of Lot 2, Plat "C", WEST LAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N66°01'17"E along said plat 9.15 feet to a point on the west line of a canal that is described in Deed Entry No. 3560:1919 of the Official Records of Utah County, said line is a 3/4 rod offset to the west from the centerline of a canal as per field measurement; thence along said offset line the following 6 (six) courses and distances: (1) S27°04'30"W 135.00 feet; (2) thence S16°29'30"W 71.00 feet; (3) thence S8°42'30"W 186.00 feet; (4) thence S23°27'00"W 57.00 feet; (5) thence S31°25'00"W 191.00 feet; (6) thence S28°53'30"W 123.24 feet to a point on the north right-of-way line of Pony Express Parkway; thence S89°33'01"W along said right-of-way line 275.58 feet to the point of beginning.

Containing: 17.944+- acres

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	300.00	251.76	28°50'58"	N80°26'47"E 249.11
C2	42.50	97.54	131°29'56"	N72°26'46"E 77.50
C3	35.00	11.37	18°36'36"	N16°00'26"E 11.32

SURVEYOR'S CERTIFICATE

"I, Curtis Bown, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12606432-2201 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201

4.9.25

April 9, 2025
Date

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UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: SW1/4 OF SECTION 22 & SE1/4 OF SECTION 21, T5S, R1W, SLB&M, SARATOGA SPRINGS, UTAH

PROPERTY OF: URE FUND 1 - RIDERS STATION LLC

PREPARED FOR: UNIFIED BUSINESS ALLIANCE

REVISIONS BLOCK	NO.	DATE:	DESCRIPTION:

SCALE: 1" = 100'	DRAWN BY: L. CHUGG
DATE: 06-24-2024	PROJECT #: 24-209

SHEET 1 OF 1

Exhibit "B"

Concept Plan

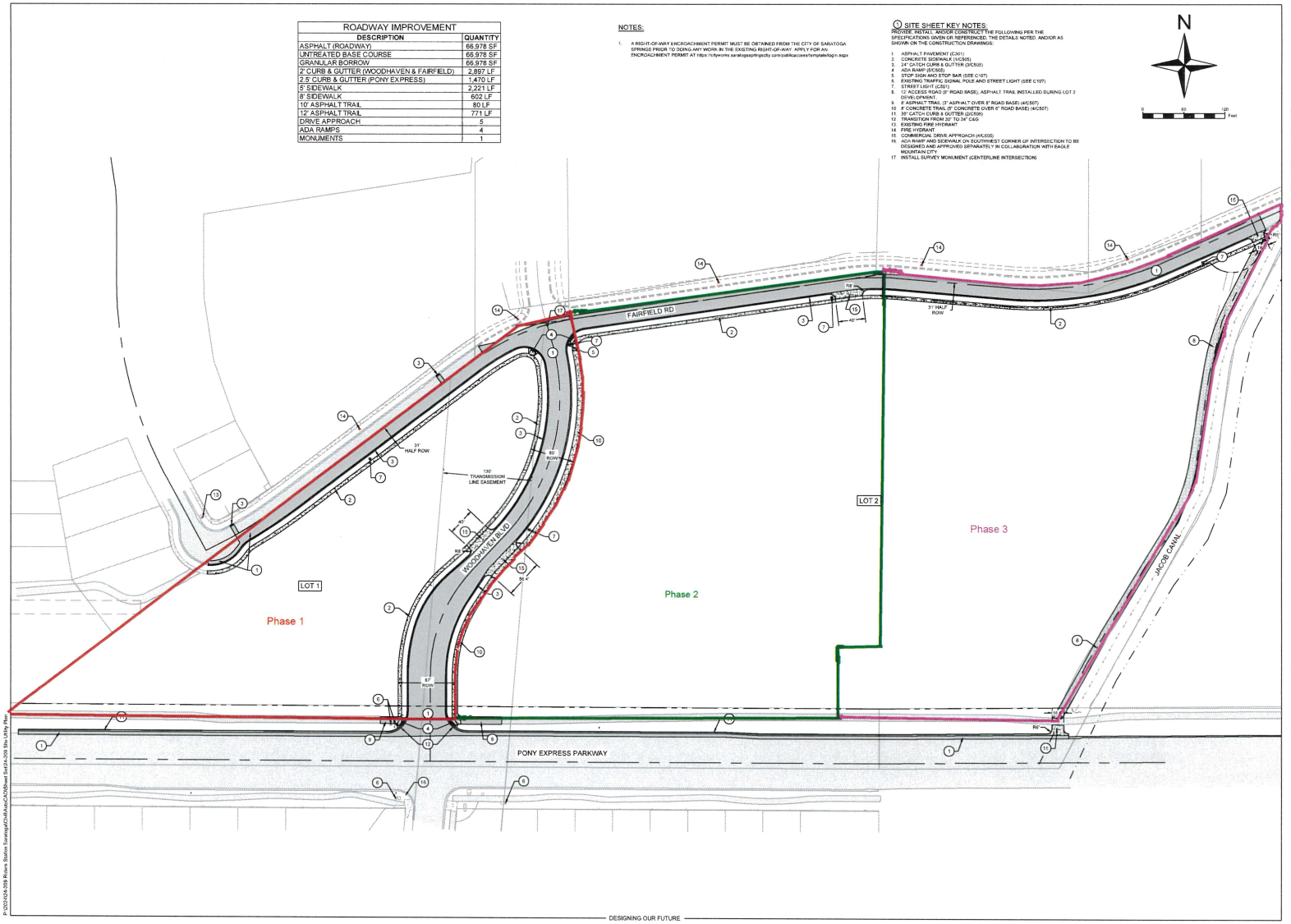
ROADWAY IMPROVEMENT	
DESCRIPTION	QUANTITY
ASPHALT (ROADWAY)	66,978 SF
UNTREATED BASE COURSE	66,978 SF
GRANULAR BORROW	66,978 SF
2' CURB & GUTTER (WOODHAVEN & FAIRFIELD)	2,897 LF
2.5' CURB & GUTTER (PONY EXPRESS)	1,470 LF
5' SIDEWALK	2,221 LF
8' SIDEWALK	602 LF
10' ASPHALT TRAIL	80 LF
12' ASPHALT TRAIL	771 LF
DRIVE APPROACH	5
ADA RAMPS	4
MONUMENTS	1

NOTES:

1. 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.saratogaspringscity.com/publicaccess/templatelogin.aspx

1 SITE SHEET KEY NOTES:
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT (C301)
2. CONCRETE SIDEWALK (VC505)
3. 24" CATCH CURB & GUTTER (SC502)
4. 30' CURB CUT ACCESS
5. STOP SIGN AND STOP BAR (SEE C107)
6. EXISTING TRAFFIC SIGNAL POLE AND STREET LIGHT (SEE C107)
7. STREET LIGHT (C501)
8. 12' ACCESS ROAD (8" ROAD BASE), ASPHALT TRAIL INSTALLED DURING LOT 2 DEVELOPMENT
9. 8' ASPHALT TRAIL (3" ASPHALT OVER 8" ROAD BASE) (eVC507)
10. 8' CONCRETE TRAIL (5" CONCRETE OVER 6" ROAD BASE) (eVC507)
11. 30" CATCH CURB & GUTTER (2xC506)
12. TRANSITION FROM 20" TO 24" C&G
13. EXISTING FIRE HYDRANT
14. FIRE HYDRANT
15. COMMERCIAL DRIVE APPROACH (eVC505)
16. ADA RAMP AND SIDEWALK ON SOUTHWEST CORNER OF INTERSECTION TO BE DESIGNED AND APPROVED SEPARATELY IN COLLABORATION WITH EAGLE MOUNTAIN CITY
17. INSTALL SURVEY MONUMENT (CENTERLINE INTERSECTION)



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RIDER'S STATION SUBDIVISION
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK	DATE	DESCRIPTION

PROJECT #:	24-209
DRAWN BY:	R. WEBER
PROJECT MANAGER:	J. BLACK
ISSUED:	7/18/2025

PROFESSIONAL ENGINEER — No. 9007295-5202 — CHAD WADE HAGLEY — STATE OF UTAH

OVERALL SITE PLAN

C102

EM1205599 • 2025 06 18 01 AM

P:\2024\24-209 Riders Station Saratoga\Civil\AutoCAD\Sheet Set\24-209 Site Utility Plan

MASS GRADING VOLUMES	
DESCRIPTION	QUANTITY
CUT	38,310 CY
FILL	128,320 CY
NET FILL (IMPORT)	90,010 CY

STORM DRAIN IMPROVEMENTS	
DESCRIPTION	QUANTITY
15" REINFORCED CONCRETE PIPE	2,980 LF
18" REINFORCED CONCRETE PIPE	624 LF
24" REINFORCED CONCRETE PIPE	518 LF
30" REINFORCED CONCRETE PIPE	303 LF
2'X2' CONCRETE INLET BOX	1
2'X3' CONCRETE CURB INLET BOX	6
2'X6' DOUBLE CONCRETE CURB INLET BOX	2
4'X6' CONCRETE COMBO BOX	6
4' DIAMETER CONCRETE MANHOLE	6
5' DIAMETER CONCRETE MANHOLE	14
5' DIAMETER CONCRETE MANHOLE W/ GRATE	2
6' DIAMETER CONCRETE MANHOLE	2
6' DIAMETER CONCRETE MANHOLE W/ GRATE	1
3'X3' CONCRETE CONTROL BOX	1
15" FLARED END SECTION	1
18" FLARED END SECTION	1
30" FLARED END SECTION	1
STORMWATER TREATMENT DEVICE	1

GRADING NOTES:

1. 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.saratogaspringscity.com/publicaccess/Template/login.aspx
2. SEE C200 SHEETS FOR PLAN AND PROFILES INDICATING ROADWAY GRADES
3. ALL GRADES SHOWN FOR PUBLIC ROADWAYS AND THE STORM DRAIN DETENTION BASIN ARE INTENDED TO BE FINISH GRADES.
4. ALL EITHER GRADES ACROSS LOT 1 AND LOT 2 ARE INTENDED TO BE APPROXIMATE AND TEMPORARY GRADES UNTIL THE LOTS DEVELOP. AT WHICH TIME FINAL GRADES WILL BE DESIGNED.
5. IT IS ANTICIPATED THAT FUTURE RETAINING WALLS WILL REPLACE THE SLOPES SHOWN ON THIS MASS GRADING PLAN WHEN THE LOTS DEVELOP.
6. VERTICAL DATA AS SHOWN HEREON IS BASED ON AN ASSUMED ELEVATION OF 4695.59' HELD ON THE 3" UTAH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 22, T5S, R1W, SLB&M.
7. RIM ELEVATIONS FOR STORM DRAIN STRUCTURES ARE REPORTING TO ANTICIPATED FUTURE FINISH GRADE. STRUCTURE LIDS MAY BE INSTALLED TO CORRESPOND TO MASS GRADING CONTOURS AS SHOWN. GRADE RINGS OR EXTENSIONS MAY BE INSTALLED IN FUTURE LOT 1 OR LOT 2 WORK.

N

0 60 120 Feet

FAIRFIELD RD

WOODHAVEN BLVD

PONY EXPRESS PARKWAY

POND (C302)

SEE OFFSITE STORM DRAIN PLAN C107

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.

ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 801-766-9793.

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RIDER'S STATION SUBDIVISION
WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK	DATE	DESCRIPTION

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 7/18/2025

PROFESSIONAL ENGINEER
No. 4867360-2202
RYAN WEBB DIRECTIT
STATE OF UTAH

GRADING & DRAINAGE PLAN

C104

P:\2024\24-209 Rivers Station Saratoga\Civil\Autos\Civil\Sheet Set\24-209 Grading & Drainage Plan

PRESSURIZED IRRIGATION IMPROVEMENTS	
DESCRIPTION	QUANTITY
6" PVC C-900 DR18	1,609 LF
1" SERVICE AND METER	1
1 1/2" SERVICE AND METER	2
6" GATE VALVE	3

SEWER IMPROVEMENTS	
DESCRIPTION	QUANTITY
8" PVC ASTM 3034 DR35	64 LF
15" PVC ASTM 3034 DR35	73 LF
5' CAST-IN-PLACE MANHOLE	2

CULINARY WATER IMPROVEMENTS	
DESCRIPTION	QUANTITY
24" DIP C151	1,734 LF
BLOW OFF VALVE	2
SAMPLING STATION	2
30" STEEL ASTM A53 GRADE B CASING	56 LF
8" PVC C900 DR18	1,425 LF
FIRE HYDRANT W/ VALVE AND TEE	5
8" GATE VALVE	6
3/4" SERVICE AND METER	1

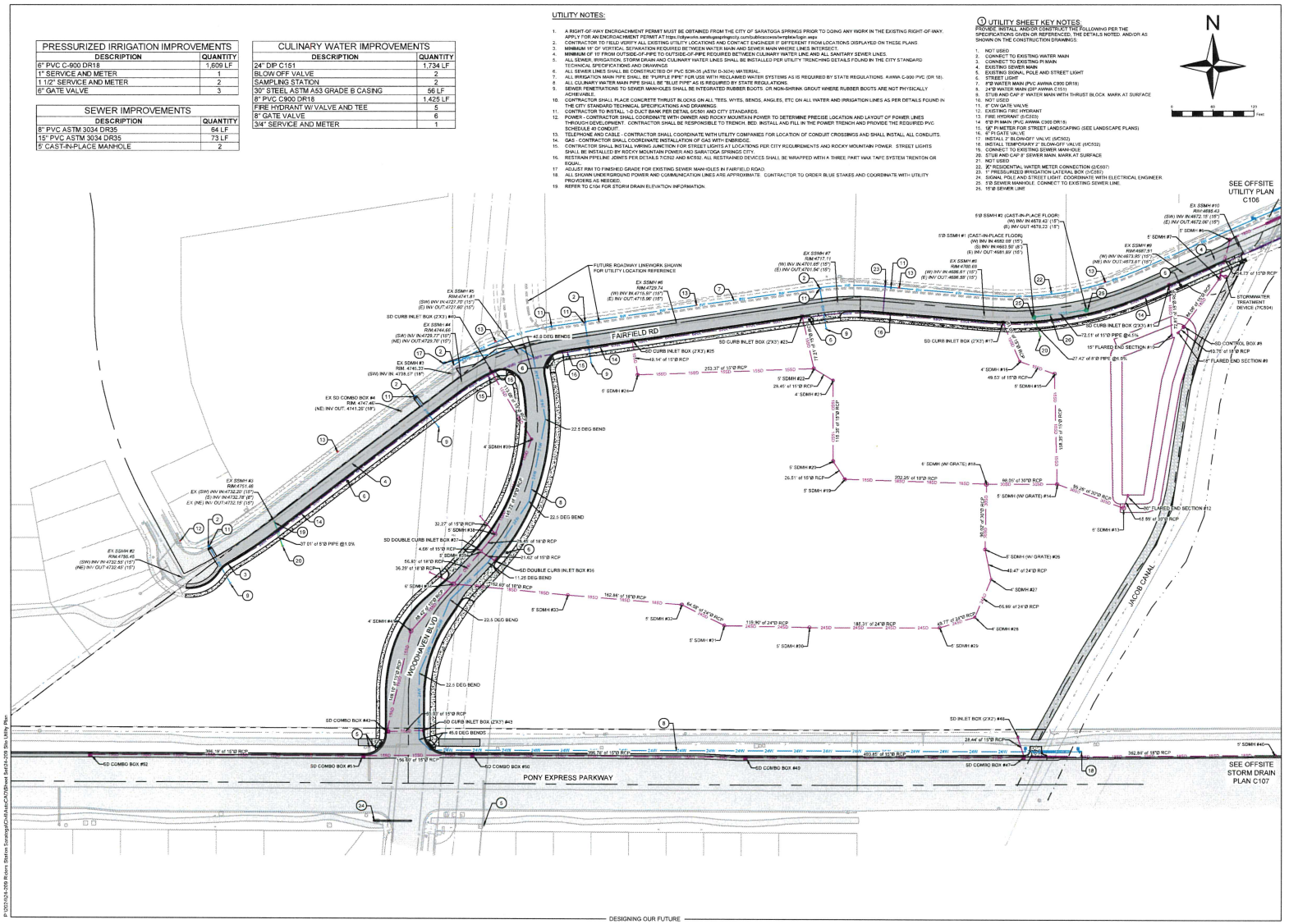
UTILITY NOTES:

1. 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.saratogaspringscity.com/LoBiscicosis/Template/Login.aspx
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS
3. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
4. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL SANITARY SEWER LINES.
5. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAILS FOUND IN THE CITY STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS
6. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 (ASTM D-3034) MATERIAL.
7. ALL IRRIGATION MAIN PIPE SHALL BE "PURPLE PIPE" FOR USE WITH RECLAIMED WATER SYSTEMS AS IS REQUIRED BY STATE REGULATIONS. AWWA C-900 PVC (DR 18).
8. ALL CULINARY WATER MAIN PIPE SHALL BE "BLUE PIPE" AS IS REQUIRED BY STATE REGULATIONS.
9. SEWER PENETRATIONS TO SEWER MANHOLES SHALL BE INTEGRATED RUBBER BOOTS. OR NON-SHRINK GROUT WHERE RUBBER BOOTS ARE NOT PHYSICALLY ACHIEVABLE.
10. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER AND IRRIGATION LINES AS PER DETAILS FOUND IN THE CITY STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS.
11. CONTRACTOR TO INSTALL 1-ID DUCT BANK PER DETAIL 6/S01 AND CITY STANDARDS.
12. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
13. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
14. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH ENBRIDGE.
15. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER AND SARATOGA SPRINGS CITY.
16. RESTRAIN PIPELINE JOINTS PER DETAILS 7/CS02 AND 8/CS02. ALL RESTRAINED DEVICES SHALL BE WRAPPED WITH A THREE PART WAX TAPE SYSTEM TRENTON OR EQUAL.
17. ADJUST RIM TO FINISHED GRADE FOR EXISTING SEWER MANHOLES IN FAIRFIELD ROAD.
18. ALL SHOWN UNDERGROUND POWER AND COMMUNICATION LINES ARE APPROXIMATE. CONTRACTOR TO ORDER BLUE STAKES AND COORDINATE WITH UTILITY PROVIDERS AS NEEDED.
19. REFER TO C104 FOR STORM DRAIN ELEVATION INFORMATION.

① UTILITY SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. NOT USED
2. CONNECT TO EXISTING WATER MAIN
3. CONNECT TO EXISTING PI MAIN
4. EXISTING SEWER MAIN
5. EXISTING SIGNAL POLE AND STREET LIGHT
6. STREET LIGHT
7. 8"Ø WATER MAIN (PVC AWWA C900 DR18)
8. 24"Ø WATER MAIN (DIP AWWA C151)
9. STUB AND CAP 8" WATER MAIN WITH THRUST BLOCK. MARK AT SURFACE
10. NOT USED
11. 8" GATE VALVE
12. EXISTING FIRE HYDRANT
13. FIRE HYDRANT (C-C102)
14. 6"Ø PI MAIN (PVC AWWA C900 DR18)
15. 1½" PI METER FOR STREET LANDSCAPING (SEE LANDSCAPE PLANS)
16. 1½" GATE VALVE
17. INSTALL 2" BLOW-OFF VALVE (WC502)
18. INSTALL TEMPORARY 2" BLOW-OFF VALVE (WC532)
19. CONNECT TO EXISTING SEWER MANHOLE
20. STUB AND CAP 8" SEWER MAIN. MARK AT SURFACE
21. NOT USED
22. 3/4" RESIDENTIAL WATER METER CONNECTION (2/C501)
23. 1" PRESSURIZED IRRIGATION LATERAL BOX (IVC557)
24. SIGNAL POLE AND STREET LIGHT. COORDINATE WITH ELECTRICAL ENGINEER.
25. 5'Ø SEWER MANHOLE. CONNECT TO EXISTING SEWER LINE.
26. 15"Ø SEWER LINE



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RIDER'S STATION SUBDIVISION

WOODHAVEN BLVD & PONY EXPRESS PKWY
SARATOGA SPRINGS, UT

MARK	DATE	DESCRIPTION

PROJECT #:	24-209
DRAWN BY:	R. WEBER
PROJECT MANAGER:	J. BLACK
ISSUED:	7/18/2025

PROFESSIONAL ENGINEER — No. 10813201-2202 — JOSH M. BLACK — STATE OF UTAH

UTILITY PLAN

C105

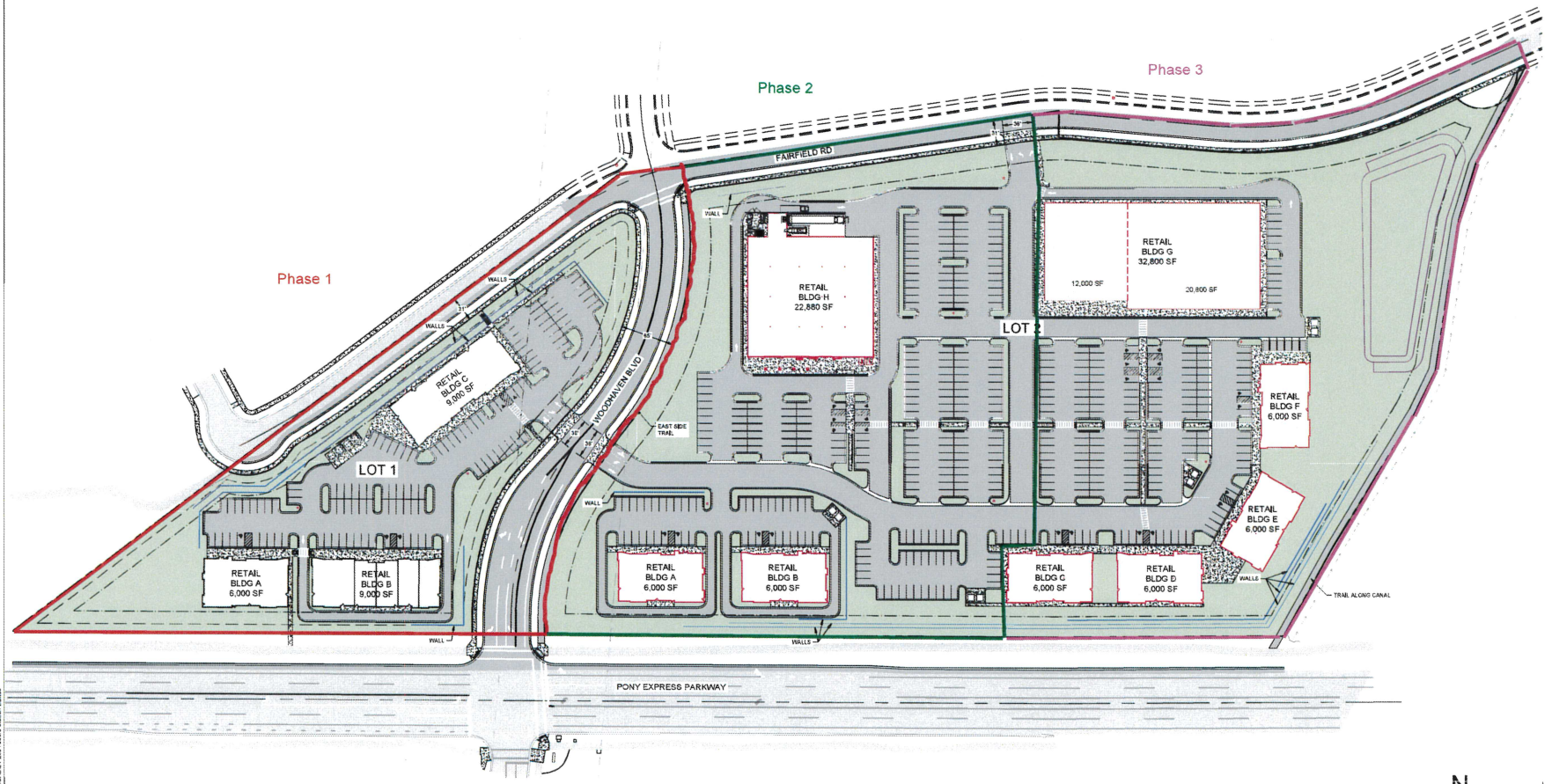
P:\2024\24-209 Riders Station Saratoga\Civil\AutoCAD\Sheet Set\24-209 Site Utility Plan

Rendering

Exhibit "C"
Phasing Plan

ENT 105799:2025 PG 23 of 24

TABULATIONS						
LOT #	LOT AREA S.F.	BLDG S.F.	STALLS	ADA STALLS	PARKING RATIO	LANDSCAPE AREA S.F.
1	148,682	24,000	117	5	1:205	61,413
2	553,450	91,680	420	24	1:218	201,597
TOTAL	702,132	115,680	537	29	1:215	263,010



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RIDER'S STATION
SARATOGA SPRINGS, UT

MARK	DATE	DESCRIPTION

PROJECT #: 24-209
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 1/8/2025

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OVERALL CONCEPT

1

Exhibit "D"
Burial of Power Pole 2201-03

MINUTES – Planning Commission

Thursday, April 16, 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.

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

Present:
Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Owen Jackson, Assistant City Manager; Austin Roy, Senior Planner; Kendal Black, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
Others: Chris McCandless, Tom Sellers, Denise Sellers, Ashleigh Schuldt, Troy Pearson, Kristie Pearson, Russell Greene, Mindy Greene, Dean Rigby, June Rigby, Heather Bruck, Matt Harris, Andrea Harris, Brent Brainich, Jason Ririe, Jeff Kirk, Iryna Swallow, Johanna Eliason, Sterling Eliason, Cristy Robison, Tammi Christofferson, Jacob Crandall, Kayla Crandall, Sam Roberts, Kristen Nelson, Jessie Green, Matt Gerard.
Excused: Commissioner Doug Willden.

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

PUBLIC HEARINGS

1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter19.04 – 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 presented the item. 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.

Applicant Chris McCandless of West Jordan was in attendance to answer questions and presented an overview of the Beehive Academy proposal. He stated the site was well-suited for a school despite traffic concerns and recommended a right-in/right-out access configuration. He referenced a Hales Engineering memorandum indicating that a school would generate more favorable traffic impacts than typical commercial uses. He noted the proposal met all site requirements except building size, which prompted the requested code amendment. While he preferred a three-story building, he indicated willingness to comply with the two-story limit. He also proposed adding a provision that they had titled item #4 under the Land Use Regulations stating, "The NC maximum footprint size of 15,000 sq. ft. does not apply to schools. School buildings can have a maximum footprint of up to 60,000 sq. ft."

Commissioner Sprosty Burns received clarification regarding the location of the power lines near Ring Road.

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Planning Director Sarah Carroll advised that the Smith's grocery store was over 100,000 square feet, and sat on a 12.3-acre parcel. She explained that the Ring Road site was only about 7 acres and she thought it would be very difficult to have any buildings that equated to that size on this particular site.

Public Hearing Open by Chair Rachel Sprosty Burns.

Senior Planner Austin Roy read a summary of all comments listed below that were telephoned or emailed in.

Emailed and Telephoned Public Comments:

Sam Roberts of Eagle Mountain said he owned land in Saratoga Springs and was in support of the amendment.

Morgan Barney of Washington State said he owned land in Saratoga Springs and thought the charter school would be good for the City and neighborhood. He loved the concept and thought they had a good plan for traffic decongestion.

Andrew Tice, Doug Larson, Travis Sorenson, Stan Robbins, Jeff Pincock all of Eagle Mountain; Ray Kinghorn of Lehi; Ryan Stewart of South Jordan; and Erik Hulbert of Riverton were all in favor of the code amendment.

George M. Wright of Eagle Mountain said he had lived in the area and had children graduate from Westlake High School and thought the charter school would be a great asset to the community and was in favor of the amendment.

Ruston Sullivan of Spanish Fork shared that he had previously lived in Eagle Mountain for 17 years and was familiar with growth in Saratoga Springs and was in favor of the amendment.

James Edwards of Eagle Mountain was supportive of the code amendment and said he had lived in Saratoga Springs for 9 years. He thought that while there may be an increase in traffic, it was likely to be limited and manageable. He felt it could bring a benefit to local residents, and that allowing a larger building would be a reasonable and positive step for the area.

Jim Kohl, a current resident of Saratoga Springs, was in support of the amendment and thought it would be good to include a variance for taller buildings.

Justin Barney of Salt Lake City was in favor of the amendment. He thought a school would be a better fit in this location than other commercial alternatives. He felt that allowing additional space would have a minimal impact on the neighborhood.

Jennifer Chamberlain, a current resident of Saratoga Springs opposed the amendment, citing concerns about potential parking shortages and increased traffic. Drawing on her experience as a business owner, she felt parking needs were often underestimated. As a local resident, she reported existing traffic challenges during soccer season and expressed safety concerns regarding vehicle access in and out of the neighborhood, particularly during school drop-off and pick-up times. She also noted that parking or stopping along Ring Road could create visibility hazards. She thought the current building size limits were established for valid reasons and recommended that the amendment be denied.

Sandra Steele, a current resident and former Planning Commissioner of Saratoga Springs, is opposed to the amendment. She felt the planned 60,000 square foot building would be too large for the Neighborhood Commercial zoning, and would even be excessive in heavier commercial zones. She was concerned about the building's mass on a small lot (under 2 acres) and believed adding upper high school grades to the school would create parking shortages, potentially impacting nearby residential streets. She was hopeful Planning Commission would give the project a negative recommendation.

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Heather Bruck, current resident of Saratoga Springs, shared that she lived in the area, and strongly opposed the proposed commercial rezoning, primarily due to concerns about increased traffic and safety. She emphasized that school pick-up and drop-off traffic would overwhelm nearby roads that were already strained by existing and anticipated growth from surrounding developments. She also expressed concern that changing the zoning code would allow a wide range of future commercial uses beyond the current proposal, removing long-term control over development. Ultimately, she urged the Planning Commission to preserve the neighborhood's quiet character and scenic views, which were key reasons she chose to live there.

Madelyn Schnepf thought that changing the zone would be a serious mistake. She felt the neighborhood already faced unsafe traffic conditions and did not think the existing infrastructure could support any expansion. She was concerned a decision like this might be driven by developer interests, and was opposed to the code amendment.

Parker Schnepf was opposed to the code amendment. He felt that the current limits existed for a reason. He thought that the major retailers nearby were sufficient for the current needs, and that further commercial growth would be unnecessary.

Public Comments given in person:

Mindy Greene, Saratoga Springs resident for 25 years, and did not think a school was a bad thing to be built, but was concerned about a change in zoning that would affect the entire city. She noted that two of the areas potentially affected by the zone change were on the same street, and could have a negative impact. She explained that Lariat Blvd was already problematic, and worried it could be used as a collector road if a school were to be built when the road had never been intended as such.

June Rigby of Saratoga Springs was concerned the applicant's presentation didn't tell the whole story. She thought the zoning had been created for a reason, and noted the requested building size wasn't even allowed in Heavy Commercial. She cited zones it would be allowed in, but didn't think those sounded neighborhood friendly. She also mentioned this was the second attempt to change the zoning in this same area.

Tom Sellers of Saratoga Springs made note that the application was from a developer, not a school. He was concerned the zone change request had come in first, and was concerned the developer may change their mind and build something else.

Matt Gerard of Saratoga Springs felt it was a public safety issue first. He was concerned the area was prone to fires, and cited the fire and subsequent evacuation in 2020, and went on to explain the difficulty and lengthy travel times for that evacuation. He was uneasy regarding future possible safety risks.

Matt Harris of Saratoga Springs was concerned about current traffic on Ring Road, and noted a park west of the road where parking was already a problem. He thought adding a charter school could make the road nearly impassable. He found it interesting that supporters of the code change did not live in Saratoga Springs.

Cristy Robison of Saratoga Springs said she had seen a similar situation play out in Provo with a charter school that had a designated right-in/right-out, that had not been adhered to. She explained that often the pick-up line had extended 2 blocks and obstructed traffic, and was much more challenging than had originally been presented. She felt the applicant had not considered all the extracurricular activities schools have throughout the week and in the evenings that would add more traffic than had been presented.

Brent Brainich, Saratoga Springs resident since 2002, felt the proposal was mainly for the benefit of an outside company to come in and make a profit. He didn't think the plan was aesthetically pleasing or a good fit for the area. He shared that his experience working with emergency management had led him to feel that logistically Saratoga Springs was already very difficult, and building something of this scale would be irresponsible.

Kayla Crandall of Saratoga Springs acknowledged the valid concerns of her neighborhood, but said she was in support of the zone change and charter school. She was concerned that several options had been denied in

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the past, and worried something worse could be built in the area that might bring a lot of noise. She appreciated that the developer had made plans for traffic mitigation, and had addressed building height to stay within code. She asked the Planning Commission to consider a conditional approval.

Iryna Swallow of Saratoga Springs explained that her understanding was that the neighborhood had not been opposed to businesses per se, but more opposed to code and zoning changes. She noted the fire station was adjacent to Ring Road and felt it was already difficult for them to navigate the neighborhood in emergencies.

Ashleigh Schuldt of Saratoga Springs said she was in favor of the school, but was concerned about traffic. She liked that the developer had addressed traffic concerns. She was in favor of the idea of only allowing the change for building size to be for schools, and felt a school would provide more green space and better views than other commercial projects may bring. She thought a school would really benefit the neighborhood.

Dean Rigby of Saratoga Springs shared that he liked charter schools, but did not feel the proposed location was an appropriate place for it. He expressed concern that approval of the zone change, absent construction of the school, could result in other businesses locating in the area that may be inappropriate.

Sam Roberts of Eagle Mountain has lived in the area for 22 years, and is a partial owner of the property on Ring Road. Three years ago, he presented a rezone proposal to develop an events and recreation center, which was not approved. He was concerned that if the rezone wasn't approved and the school wasn't built, the area could instead develop into multiple small buildings with drive-thru traffic, resulting in increased vehicle circulation. He noted the charter school required a larger facility and he felt they could be a strong partner. He added that the City could not indefinitely prohibit development on the site, and that future development would likely occur at some point. He believed the proposed school represented a favorable option.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Sprosty Burns noted she had gone back and viewed the Planning Commission meeting from 2023 when there had been another rezone request for the area that had been denied. She asked about item #4 that the applicant had referenced regarding the addition to the table summary of Land Use Regulations.

Senior Planner Austin Roy responded that item #4 was new information that the City had not previously seen and it was different from the original proposal. He noted that the new request would change things.

Planning Director Sarah Carroll asked Assistant City Attorney Rulon Hopkins to weigh in on the updated information regarding item #4, and advise Planning Commissioners on whether or not it could be discussed.

Assistant City Attorney advised that since it was the same part of the code and the request was not asking for more, it could be considered by the City Council under the Public Hearing notice that was posted.

Commissioner Sprosty Burns received clarification that each 15,000 square foot building would have a minimum required separation between buildings; she also received information regarding setbacks listed in City code.

Commissioner Sprosty Burns asked if there were any two-story commercial buildings in the City around 15,000 square feet. She felt the probability of construction of a lot of two-story buildings was likely low. She stated that neighborhood commercial uses should provide a direct benefit to the surrounding area and expressed concern, based on public comments, about whether a charter school would offer a significant neighborhood benefit.

Senior Planner Austin Roy noted that the Central Bank building and Precision Medical were both two-story buildings that were of a similar size.

Commissioner Rather wanted to know if any other avenues had been explored for the school. He questioned whether approval of the code amendment might encourage similar rezone requests for other properties to

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neighborhood commercial in order to accommodate larger buildings. He thought it would better to pursue a condition that was specific to them- independent of a citywide code amendment.

Planning Director Sarah Carroll advised that a possible option would be to add an asterisk limiting the provision to schools. She further explained that conditional uses were no longer part of the code under state law, and variances were intended only to address property hardships such as size, shape, or topography, not to allow additional uses beyond zoning limits; because of this, those options would be difficult to pursue in this case. She noted that the proposed asterisk could be considered based on legal input.

Commissioner Rather received clarification that a development agreement could be used to ensure the property was developed as a school only, addressing concerns raised by residents that the property could be purchased, resold, and developed for another use.

Planning Director Sarah Carroll also noted that a development agreement could be pursued if agreed to by both parties.

Commissioner Hill thanked the public for the respectful Public Hearing. He liked the Beehive Academy plan, and had spent time driving the Ring Road neighborhood, and while doing so, he thought the General Plan should be considered very carefully, and the integrity of it should be protected.

Commissioner Miles expressed that he thought most people felt a school was a good thing overall and would add merit and value to a neighborhood. However, he felt the biggest concern would be adopting a citywide amendment change and felt apprehensive about how that might impact the local community.

Commissioner Mann concurred with her fellow Planning Commissioners. She felt it was the duty of the Planning Commission to listen to and consider the voice of the citizens. She thought the school looked great, but her main concern was the location.

Commissioner Rather acknowledged the study from Hales Engineering. He said he did not know if the numbers that had been cited were correct, but he felt it might be something to consider.

Commissioner Miles reminded Commissioners that the City Council would make the final decision.

Commissioner Sprosty Burns was uncomfortable with adding item #4 until Staff and Legal had been given more time to review it.

Assistant City Attorney Rulon Hopkins gave direction that if #4 were approved, it would need to be worked on and worded correctly and could be added to the City Council packet for future consideration.

Commissioner Hill expressed his wish that there was a piece of property that would be more conducive to construct the school. He said he was leaning towards a denial based on a desire to honor the General Plan.

Planning Director Sarah Carroll clarified that the traffic numbers provided by the applicant had not been reviewed by the city, and would require further evaluation.

Commissioner Sprosty Burns said she was not in favor of approval because she felt the property was not designated for the proposed use.

Planning Director Sarah Carroll said they could still build in the proposed location; it would just need to be four smaller buildings instead of the larger ones they wanted.

Motion made by commissioner Mann that the Planning Commission forward a recommendation for denial of the proposed code amendments to Chapter 19.04, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.

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No: None.
Absent: Doug Willden.
Motion passed: 6 - 0.

BUSINESS ITEMS

1. **Redwood Sports Harvest Point B Site Plan located at 2113 North Hillcrest Road. Nathan Brown as applicant.**

Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial/residential building. 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.

Applicant Zach Cooper of Saratoga Springs was in attendance representing the applicant. He felt it would be a complimentary addition to the area.

Commissioner Sprosty Burns received clarification regarding the terrain of the project.

Commissioner Hill appreciated the 3D rendering. He thought it would add character to the area, and was pleased that everything was compliant. He really liked adding residential above the commercial areas, and felt like it was good to provide more residential options.

Commissioner Roman was familiar with the area and thought the elevation worked really well. He also liked the 3D rendering quite a bit.

Commissioner Sprosty Burns received clarification that the project would be locally owned and operated.

Planning Director Sarah Carroll addressed some of the grading and explained that along the Redwood Road side, there would be a slight increase in elevation; the site already sloped up a few feet from the road, and it would rise an additional four feet on that side. She noted that this approach was consistent with typical grading requirements for the site.

Commissioner Rather received clarification that the residences above the commercial would be rental apartments.

Motion made by Commissioner Rather 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. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

2. **Approval of Minutes: March 26, 2026.**

Motion made by Commissioner Roman to approve the minutes of March 26, 2026. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.

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Absent: Doug Willden.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Hill shared that he had been to the APA conference. He mentioned several Staff members that had also been in attendance: Sarah Carroll, Tippe Morlan, Kendal Black and Austin Roy. He noted that Saratoga Springs Staff were very well respected throughout the state. He noted the professionalism of City Staff, and said he was very impressed with each of them.

Commissioner Sprosty Burns and Planning Director Sarah Carroll also took a moment to recognize Commissioner Hill for his contributions, noting his service on the APA board. They expressed their appreciation for his dedication and commended him for his hard work and commitment in that role.

Commissioner Sprosty Burns also went on to say how much she appreciated City Staff, and valued the support she consistently felt in her role as a Planning Commissioner.

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 30th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:49 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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Planning Commission Staff Report

Author: **Ken Knight, Staff Engineer**
Subject: **Update to Grading Code**
Date: **April 30, 2026**
Type of Item: **Legislative**
Description: **Updates to Title 18.05 – Building and Construction Grading Cuts and Fills**

SARATOGA SPRINGS

A. **Executive Summary:** This item is for the approval of an Ordinance amending Title 18.05 of the City Code related to grading cuts and fills.

B. **Background:** Within Title 18.05 of the City code, rules and regulations have been established to safeguard life, limb, property, and the public welfare by regulating grading on property within the City of Saratoga Springs.

C. **Review:** The current grading code allows slopes of four feet horizontal to one foot vertical (4H:1V). To align with other code sections and adopted standards and specifications, the proposed change reduces this to 3H:1V. Within setbacks, slopes would be limited to 5H:1V adjacent to public rights-of-way and 3H:1V in all other areas.

D. **Recommendation and Alternatives:** Staff recommend that the City Council choose from the following alternatives:

Alternative 1 – Adoption

"I move to approve the proposed updates to Title 18.05 of the city code".

Alternative 2 – Recommendation for Adoption with Modifications

"I move to approve the proposed updates to Title 18.05 of the city code with the direction to the Staff to modify it as follows:"

1. _____
2. _____
3. _____

Alternative 3 – Recommendation for Denial
"I move to deny the proposed updates to Title 18.05 of the city code with the following direction to the Staff for changes needed:

E. **Attachments:**

1. Proposed code amendments

Chapter 18.05. Grading.

Sections:

18.05.01. Purpose.
18.05.02. Scope.
18.05.03. Definitions.
18.05.04. Grading Permit Required.
18.05.05. Grading Permit Requirements in General.
18.05.06. Specific Engineered Grading Requirements.
18.05.07. Grading Permit and Inspection Fees.
18.05.08. Bonds.
18.05.09. Hazards.
18.05.10. Cuts.
18.05.11. Fills.
18.05.12. Setbacks.
18.05.13. Grading Inspection.
18.05.14. Completion of Work.

18.05.01. Purpose.

The purpose of this Chapter is to safeguard life, limb, property, and the public welfare by regulating grading on property within the City of Saratoga Springs.

(Ord. 14-14)

18.05.02. Scope.

This Chapter establishes rules and regulations to regulate grading, excavation, and earthwork construction including fills and embankment, establishes the administrative procedure for issuance of permits, and provides for approval of plans and inspection of grading construction.

(Ord. 14-14)

18.05.03. Definitions.

As used in this Chapter:

1. **"Cut"** means the removal of soil, rock, or earth material from an area of land.

2. **"Cut slope"** means an artificial incline or decline created by a cut.

3. **"Fill"** means a deposit of soil, rock, or earth material placed onto an area of land by artificial means such as the placement of soil for an embankment or fill slope.

4. **"Fill slope"** means an artificial incline or decline created by a fill.

5. **"Grade"** means the ground surface contour.

6. **"Grading"** means excavation, filling, in-place ground modification, removal of roots or

stumps, ground disturbance, stockpiling of earth materials, establishment of a grade following demolition of a structure, or any combination of the foregoing.

7. **"Slope"** means an inclined ground surface.

(Ord. 14-14)

18.05.04. Grading Permit Required.

1. Except as specified in subsection 2. no person shall perform any grading without first having obtained a grading permit from the City Engineer.
2. A grading permit is not required for the following:
   a. An excavation authorized by a valid building permit below finished grade for basements and footings of a building, retaining walls, or other structures. This shall not exempt any fill made with the material from such excavation or exempt any excavation remaining after the completion of such structure.
   b. Approved and permitted cemetery graves.
   c. Approved and permitted refuse disposal sites controlled by other regulations.
   d. Exploratory excavations under the direction of a soils engineer or engineering geologist where no more than 500 square feet of land surface is disturbed or where bore holes are 12" in diameter or less.
   e. An excavation and/or fill that is no more than two feet in depth and covers an area less than 1000 sq. ft.
   f. Work covered by a City approved encroachment/excavation permit
3. Exemption from the permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of any other laws or ordinances.

(Ord. 14-14)

18.05.05. Grading Permit Requirements in General.

1. Permit Required. Except as exempted in this Section 18.05.05, no person shall perform any grading without first obtaining a grading permit from the City. A separate permit shall be obtained for each site and may cover both cuts and fills.

2. Grading Designation. Grading equal to or greater than 1,000 cubic yards shall be performed in accordance with an approved grading plan prepared by a licensed civil engineer and shall be designated as "engineered grading." Grading involving less than 1,000 cubic yards shall be designated "regular grading," unless the permittee chooses to have the grading performed as engineered grading or the City Engineer determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

3. Regular Grading Requirements. Regular grading shall be required to comply with all sections of this Chapter except for Section 18.05.06. In the event of a conflict, the more restrictive provision shall apply.

4. Engineered Grading Requirements. Engineered grading shall be required to comply with all sections of this Chapter including the specific requirements in Section 18.05.06. In the event of a conflict, the more restrictive provisions shall apply.

5. Issuance. The provisions of this Chapter are applicable to grading permits. The City Engineer may require that grading operations and project designs be modified if delays occur that create issues, such as weather-generated problems, not considered at the time the permit was issued. The City Engineer may require professional inspection and testing by a soils engineer. When the City Engineer has evidence that geologic factors may be involved, the grading will be required to conform to engineered grading.

(Ord. 14-14)

18.05.06. Specific Engineered Grading Requirements.

Engineered grading shall comply with all sections of this Chapter including the specific requirements in this Section. In the event of a conflict, the more restrictive provision shall apply. The following specific requirements shall apply to engineered grading:

1. Application for a permit shall be accompanied by two sets of construction drawings (a 24" x 36" size set and an 11" x 17" set) and details, an erosion control plan, permanent stabilization plans for all disturbed areas, and supporting data consisting at a minimum of a soils engineering report and drainage report. If requested by the City, additional supporting data may also be required including a Geology Report, Liquefaction Study and re-vegetation plan.
   a. Soils Engineering Report. The soils engineering report shall include: (a) data regarding the nature, distribution, and strength of existing soils; (b) conclusions and recommendations for grading procedures and design criteria for all proposed cuts and fills; and (c) opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors including the stability of slopes.
   b. Drainage Report. The drainage report shall include: (a) data regarding the intensity, duration, and frequency of historic rainfall; (b) analysis of pre and post project drainage conditions; and (c) conclusions and recommendations on how site can accommodate and mitigate peak storm drain flows during and after construction without harmful impacts to the site or downstream properties.
   c. Geology Report (if requested by the City). The geology report shall include at a minimum:
      i. An adequate description of the geology of the site;
      ii. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development; and
      iii. Opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.
   d. Liquefaction Study (if requested by the City). The City Engineer may require a geotechnical investigation and report in accordance with this Chapter. The report shall address the potential of liquefaction when, during the course of an investigation, all of the following conditions are discovered:
      i. Shallow ground water, fifty feet or less;
      ii. Unconsolidated sandy alluvium; and

iii. Seismic Zones 3 and 4.

e. Re-vegetation Plan (if requested by the City). The City may require complete landscaping and irrigation plans prepared by a qualified professional to ensure adequate re-vegetation and stabilization of all disturbed areas.

2. Specifications, if requested by the City, shall contain information covering construction and material requirements.

3. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this Chapter and all relevant laws, ordinances, rules, and regulations.

4. The first sheet of each set of plans shall give the location of the work, the name and address of the owner, and the person by whom they were prepared.

5. The plans shall include the following information:

i. general vicinity of the proposed site;

ii. property limits;

iii. accurate contours of existing ground;

iv. details of terrain and area drainage;

v. limiting dimensions, elevations, or finish contours to be achieved by the grading, and proposed drainage channels and related construction;

vi. detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains;

vii. location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on adjacent land that are within fifteen feet of the property or that may be affected by the proposed grading operations;

viii. specific recommendations contained in the soils engineering report that are applicable to grading shall be included in the plans by reference; and

(Ord. 14-14)

18.05.07. Grading Permit and Inspection Fees.

1. General. Fees shall be assessed in accordance with the Consolidated Fee Schedule adopted by the City.

2. Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee shall be as set forth in the Consolidated Fee Schedule adopted by the City. Separate plan review fees may apply to retaining walls or major drainage structures as required elsewhere in this Code. For excavation and fill on the same site, the fee may be based on the volume of excavation or fill.

3. Inspection Fees. A fee for each grading permit shall be paid to the City of Saratoga Springs as set forth in the Consolidated Fee Schedule adopted by the City. Separate permits and fees may apply to retaining walls or major drainage structures as required elsewhere in this Code.

(Ord. 14-14)

18.05.08. Bonds.

The City Engineer may require bonds in such form and amounts as may be deemed necessary to ensure that the work will be completed in accordance with the approved plans and/or specifications and/or will be corrected to eliminate hazardous conditions. Cash, escrow, or letter of credit bonds are acceptable.

(Ord. 14-14)

18.05.09. Hazards.

Whenever the City Engineer determines that any existing excavation, embankment, or fill on private property has become a hazard to life and limb, endangers property, or adversely affects the safety, use, or stability of public property or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the City Engineer, shall within the period specified in the notice repair or eliminate such excavation, embankment, or fill to eliminate the hazard and to be in conformance with the requirements of this Chapter.

(Ord. 14-14)

18.05.10. Cuts.

1. General. Unless otherwise recommended in the approved soils engineering report or approved engineering geology report and approved in writing by the City, cuts shall conform to the provisions of this Chapter and the most recent City Engineering Technical Specifications and Drawings.

2. Slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than one unit vertical in ~~four~~ three units horizontal, unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property. Said report must be by a reputable engineer or engineering geologist and be acceptable by the City Engineer.

(Ord. 14-14)

18.05.11. Fills.

1. General. Unless otherwise recommended in the approved soils engineering report and approved by the City, fills shall conform to the provisions of this Chapter and the most recent version of the Engineering Standard Technical Specifications and Drawings.

2. Slope. The slope of fill surfaces shall be no steeper than is safe for the intended use and shall be no steeper than one unit vertical in ~~four~~ three units horizontal, unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating

that the site has been investigated and giving an opinion that a fill at a steeper slope will be stable and not create a hazard to public or private property. Said report must be by a reputable and certified engineer or engineering geologist and be acceptable to the City Engineer.

(Ord. 14-14)

18.05.12. Setbacks.

1. General. Cut and fill slopes shall be set back from site boundaries in accordance with this Chapter. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as required by the City.

2. Top of Cut Slope. The top of cut slope shall not be made nearer to a site boundary line than one-fifth of the vertical height of cut with a minimum of five feet. The setback may need to be increased for any required interceptor drains, utilities, or utility easements.

3. Toe of Fill Slope. The toe of fill slope shall not be made nearer to the site boundary line than one-half the height of the slope with a minimum of five feet. Where a fill slope is to be located near the site boundary and the adjacent offsite property is developed, special precautions shall be incorporated in the work as the City Engineer deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:
   a. Additional setbacks.
   b. Provision for retaining or slough walls.
   c. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
   d. Provisions for the control of surface waters.

4. Modification of Slope Location. The City Engineer may approve alternate setbacks. The City Engineer may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this Section has been satisfied.

5. Slope. Notwithstanding any other provision of this title, the slope of the surface in a setback shall be no steeper than one unit vertical in five units horizontal when adjacent to public right-of-way and no steeper than one unit vertical in three units horizontal in all other setback locations.

(Ord. 14-14)

18.05.13. Grading Inspection.

1. General. Grading operations for which a permit is required shall be subject to inspection by the City. The City Engineer may require that Professional inspection of grading operations is provided by a civil engineer, soils engineer, and/or engineering geologist.

2. Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade, and surface drainage of the development area. If revised

plans are required during the course of the work they shall be prepared by the civil engineer.

3. Soils Engineer. The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this Chapter. Revised 10 recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the City Engineer, and the civil engineer. Materials testing shall be provided as recommended by the Soils Engineer and as directed by the City Engineer.

4. Engineering Geologist. The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report.
Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

5. Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this Code.
   a. The permittee shall engage consultants, if required, to provide professional inspections on a timely basis.
   b. The permittee shall act as a coordinator between the consultants, the contractor, and the City Engineer.
   c. In the event of changed conditions, the permittee shall be responsible for informing the City Engineer of such change and shall provide revised plans for approval.
   d. The permittee shall engage and pay for all materials testing.

6. City Engineer. The City Engineer may inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants and that the requirements of this Chapter are being complied with.

7. Notification of Noncompliance. If, in the course of fulfilling their respective duties under this Chapter, the civil engineer, the soils engineer, or the engineering geologist finds that the work is not being done in conformance with this Chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to the City Engineer. If the permittee is not responsive to notification and does not bring work into compliance, the permit may be revoked and bond called.

8. Transfer of Responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of

the permittee to notify the City Engineer in writing of such change prior to the recommencement of such grading. The City Engineer must approve of the replacement before work can continue.

(Ord. 14-14)

18.05.14. Completion of Work.

1. Final Reports. Upon completion of the grading work and at the final completion of all stabilization per the City Standard Technical Specifications and Drawings, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable:
   a. An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with this Chapter showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations, and details of subsurface drains shall be shown as reported by the soils engineer. Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.
   b. A report prepared by the soils engineer retained to provide such services in accordance with this Chapter, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this Chapter.
   c. A report prepared by the engineering geologist retained to provide such services in accordance with this Chapter, including a final description of the geology of the site, any new information disclosed during the grading, and the effect of the grading on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this Chapter.
   d. The grading contractor shall submit in a form prescribed by the City Engineer a statement of conformance to said as-built plan and the specifications.

2. Notification of Completion. The permittee shall notify the City Engineer when the grading operation is ready for final inspection. Final approval shall not be given until:(a) all work has been completed, including installation of all drainage facilities and their protective devices;(b) all erosion-control measures have been completed in accordance with the final approved plans; and (c) all required reports have been submitted.

(Ord. 14-14)