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, May 14, 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 Preliminary Plat, located at 30 North Mt. Saratoga Blvd. Daniel Harris as applicant. Senior Planner Kendal Black.
2. Winco Foods Site Plan, located at 353 West Lake Drive. Lee Lizama, of WPI as applicant. Senior Planner Austin Roy.
3. McDonalds at Jacob Ranch Marketplace Site Plan, located at 1900 South Redwood Road. Meghana Chachra of McDonalds as applicant. Senior Planner Austin Roy.
4. Approval of Minutes: April 30, 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 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09.11 – Drive-thru Requirements, removing the drive-thru landscape median requirement. Meghana Chachra as applicant. Citywide. Developer-initiated. Senior Planner Austin Roy.

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
Mount Saratoga Veterinary Clinic
May 14, 2026
PUBLIC MEETING

Applicant:	Daniel Harris
Owner:	Clay and Kelly Keller
Location:	30 North Mt. Saratoga Boulevard
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 preliminary plat for the Mount Saratoga Veterinary Clinic, located at 30 North Mt. Saratoga Boulevard. The total area being platted is 37,924 square feet (0.87 acres).

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.

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.

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

C. Process:

Preliminary Plat

City Code Chapter 19.13 outlines the process for a preliminary plat and specifies that plats that are in a Community Plan and / or Village Plan, the Planning Commission shall be reviewed by the Planning Commission with a recommendation to the City Council. The City Council is the Land Use Authority.

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 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 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 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
3. The application does not comply with the CP or VP: _____.

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Preliminary Plat
4. Application Review Checklist
5. Landscape and Irrigation Plans

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

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.

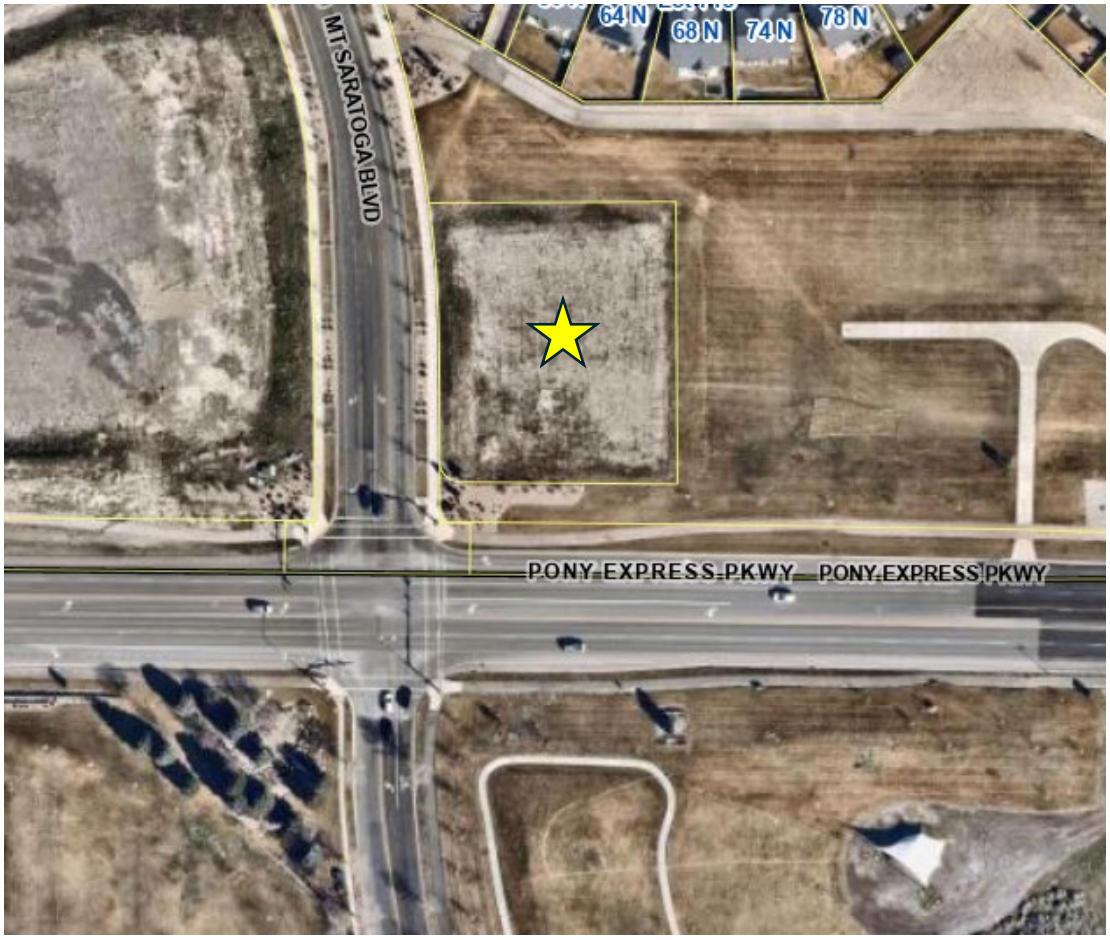
8. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

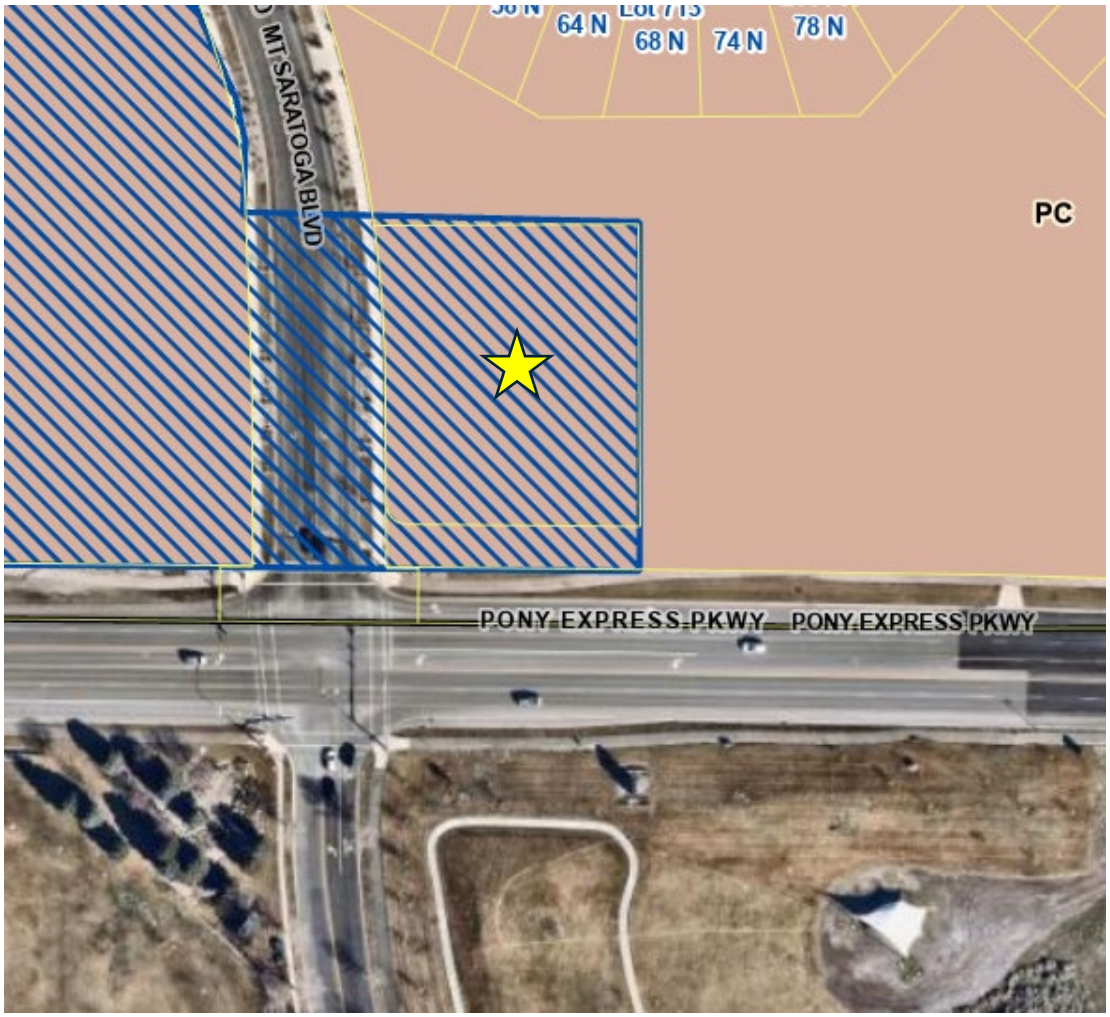
9. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

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

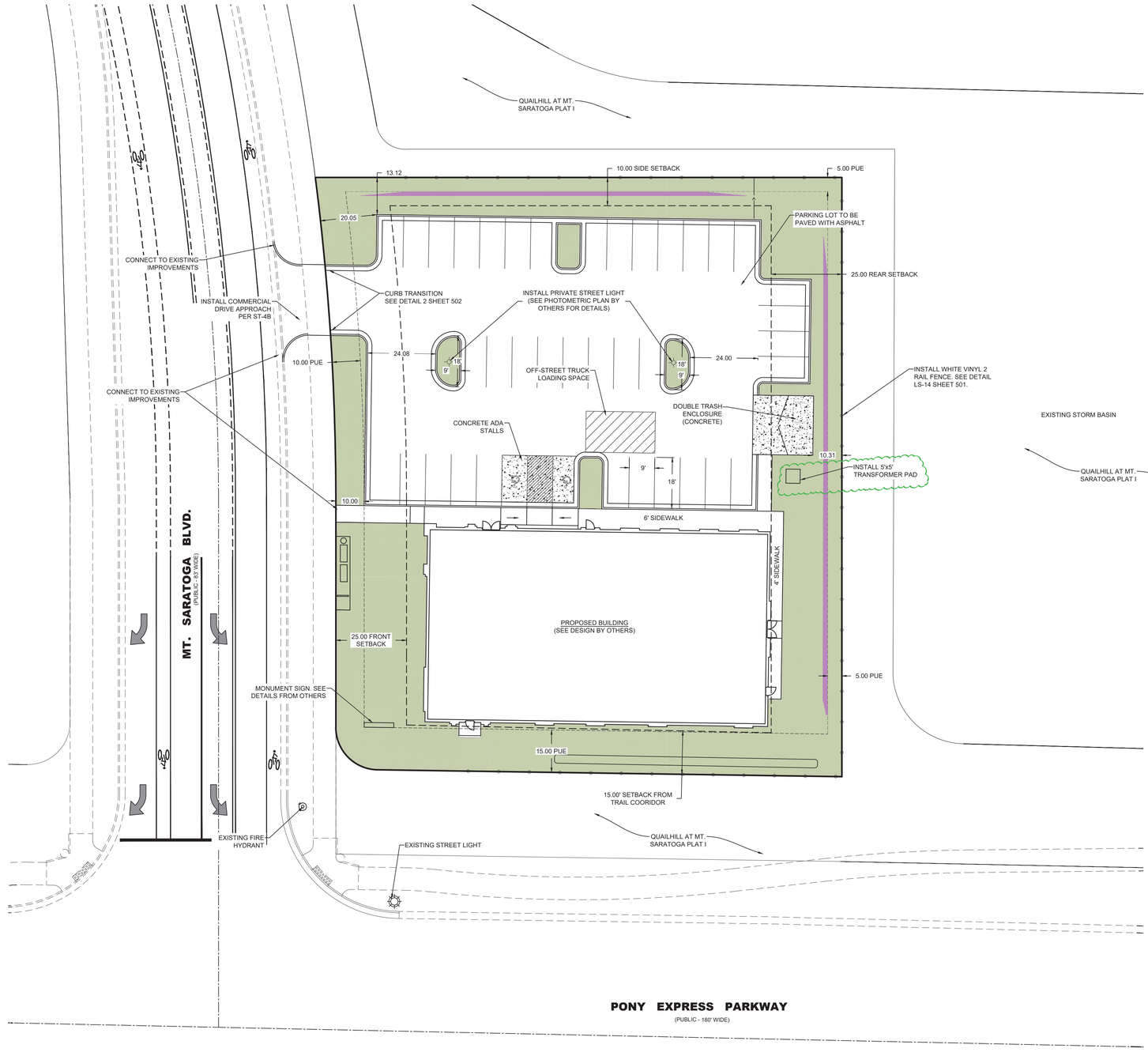
Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. 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



NORTH

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

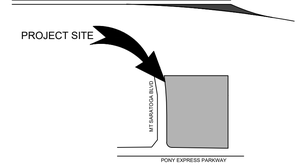
SHEET 104

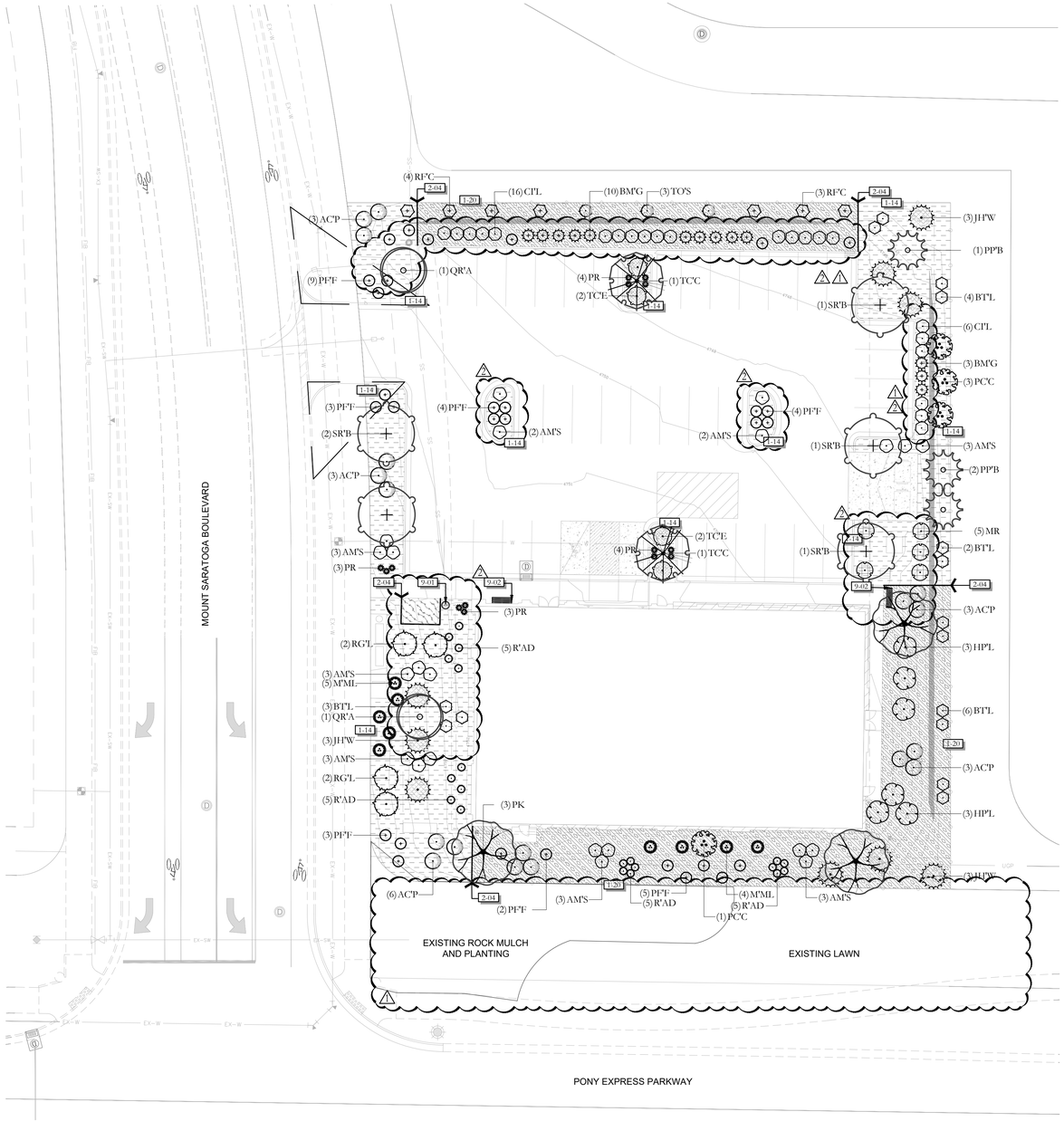
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

V:\0_LEI PROJECTS\2025\2025-0032 HPPO_IET GROUP-SS\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.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
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			YES
	PR	14	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal			YES
ROSES							
	R'AD	20	Rosa x 'Meimirrote' Apricot Drift® Rose	5 gal			YES
CONIFERS							
	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							
	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							
	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							
	AC'P	18	Arctostaphylos x coloradoensis `Panchito` Panchito Manzanita Sc1; 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	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 01/03/26

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

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Landscape Architecture Planning & Visualization
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www.pkjdesigngroup.com

LICENSE STAMP

LANDSCAPE ARCHITECT · JEREMY AINSWORTH · 8128321-5301 · 3/30/2026 · ELECTRONIC SEAL · STATE OF UTAH

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
  - 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
  - **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.
  - **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.
  - **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.
  - **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 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.
  - **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.
  - **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.)
  - **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
  - IF 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.
  - 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.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - 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
  - 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.
  - 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.
  - 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

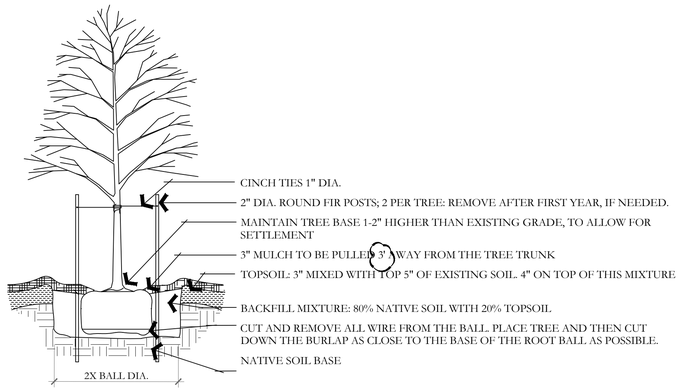
ROSES

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

SITE MATERIALS LEGEND

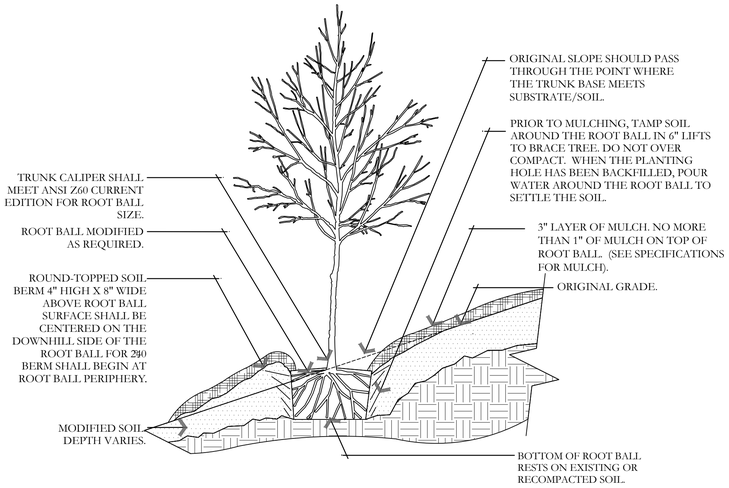
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

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	2-4" BROWN CRUSHED ROCK. S



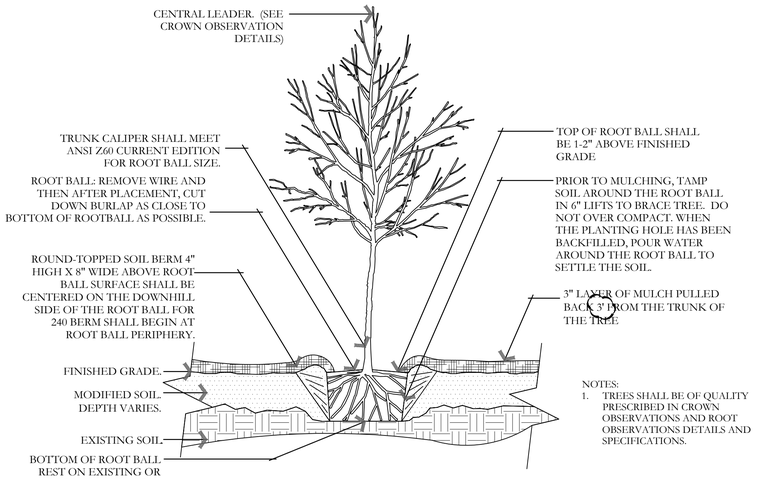
A DECIDUOUS TREE PLANTING

NOT TO SCALE



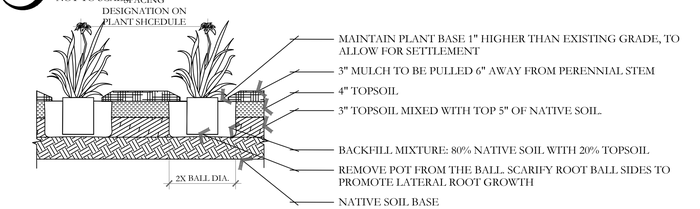
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



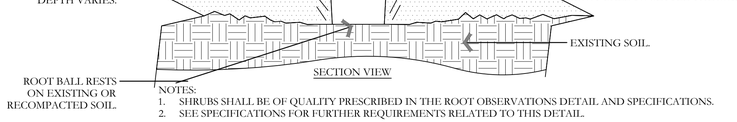
F PERENNIAL PLANTING

NOT TO SCALE



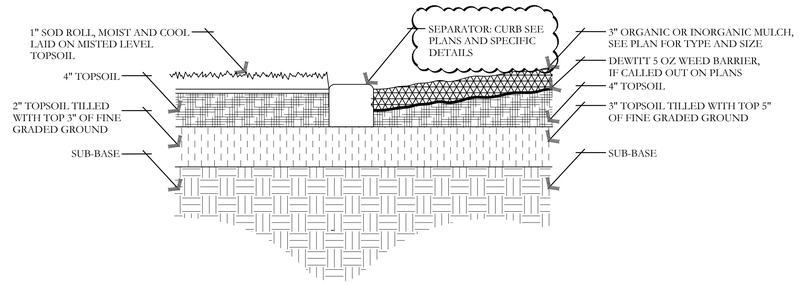
D EVERGREEN TREE PLANTING

NOT TO SCALE



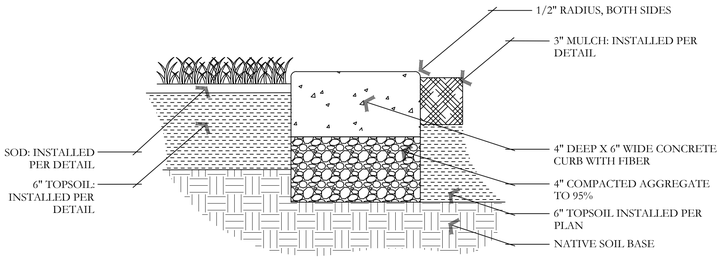
E SHRUB - MODIFIED SOIL

NOT TO SCALE



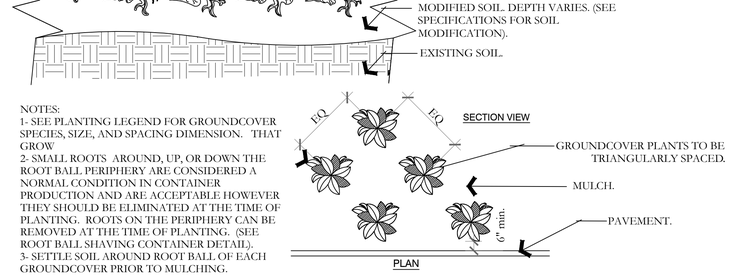
I SOD LAYING/MULCH DETAIL

NOT TO SCALE



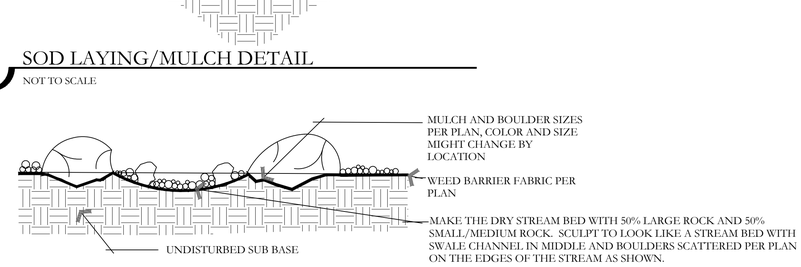
G CONCRETE MOWCURB

NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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 ANSWORTH 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		

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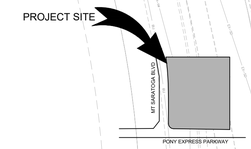
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LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

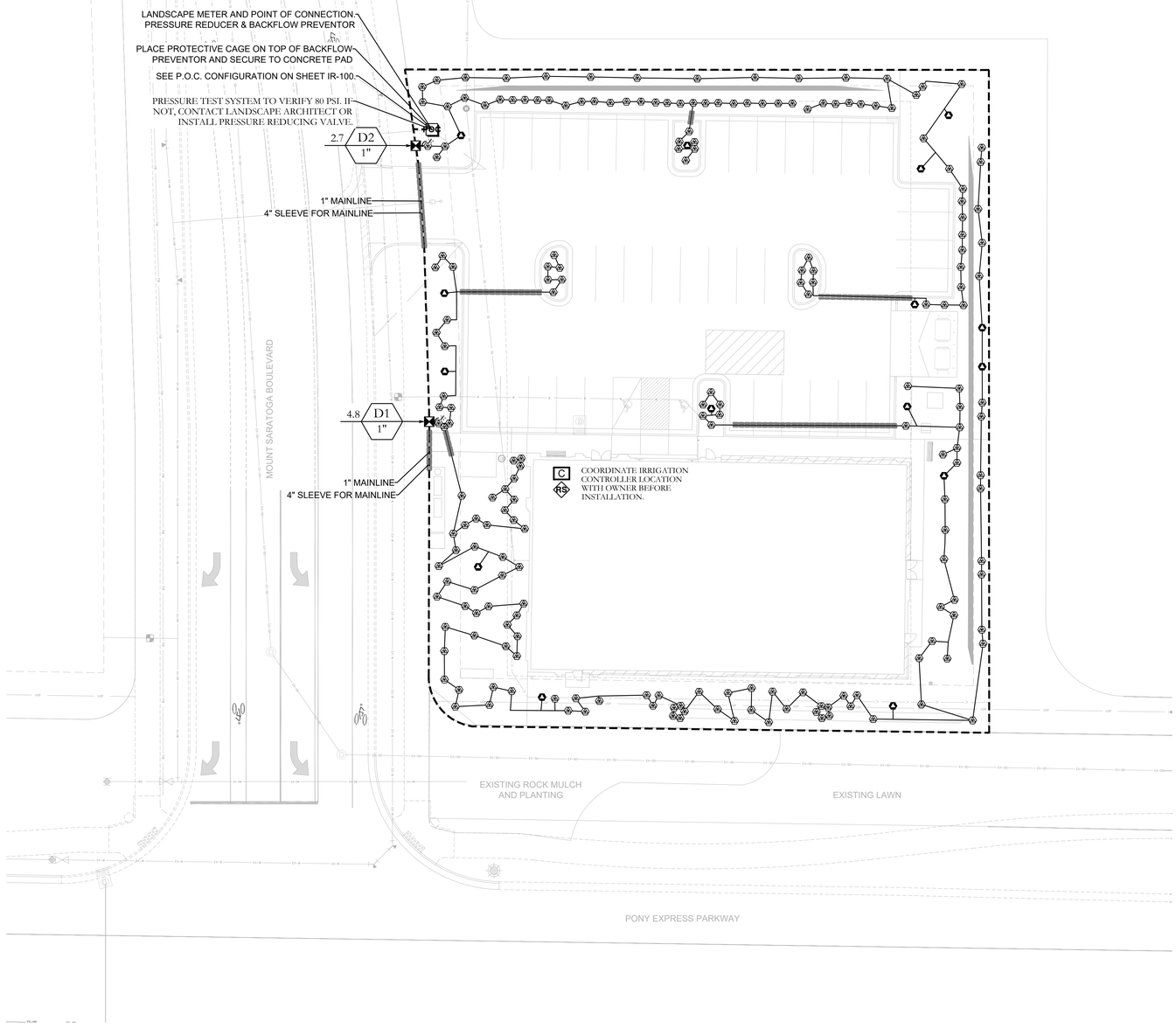
VICINITY MAP



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

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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 ANDREATH 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 ¾" 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

H/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)

H/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)

H/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)

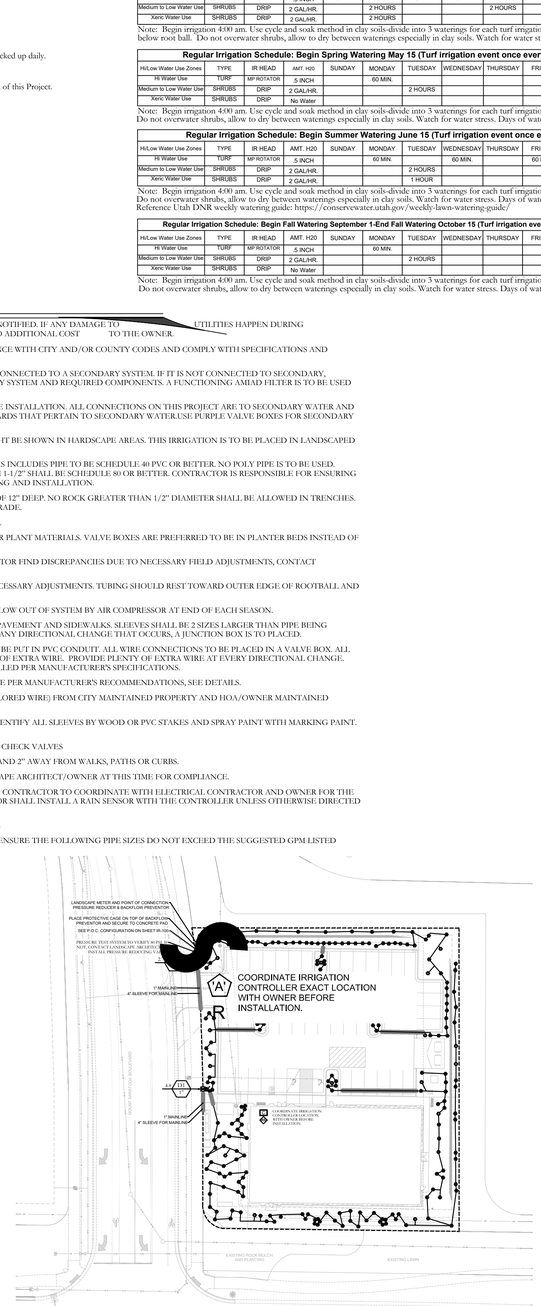
H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric 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		
4		

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

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

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LICENSED LANDSCAPE ARCHITECT JEROME ANDREWSKI 8128017301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

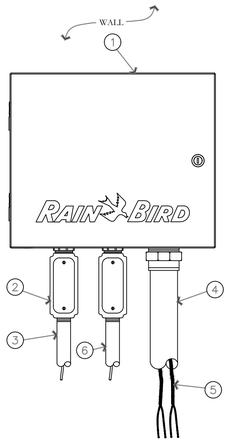
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IRRIGATION COVER

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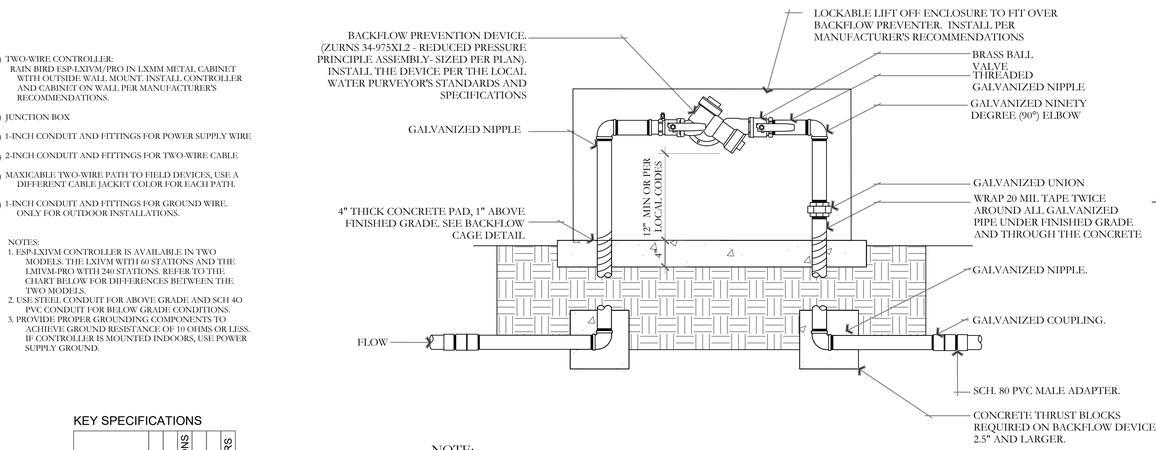
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE 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

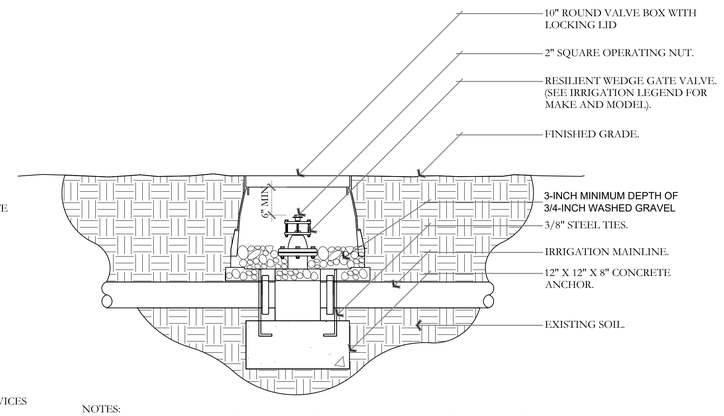
FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
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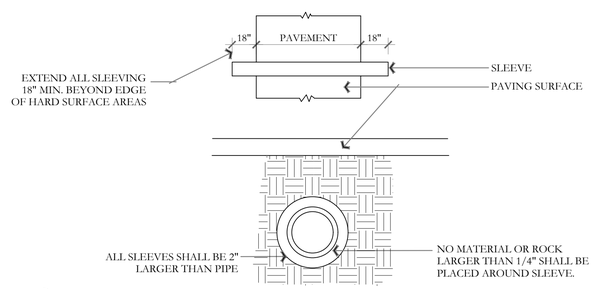
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE 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
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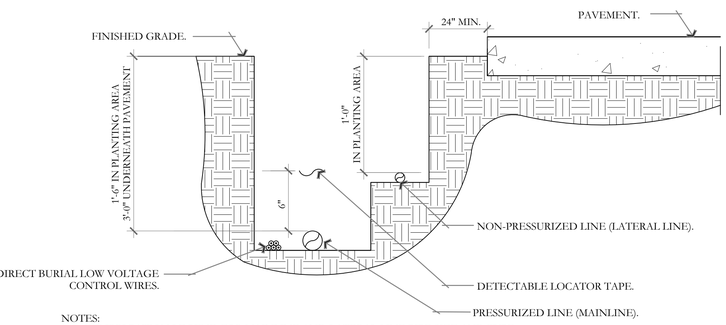


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

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

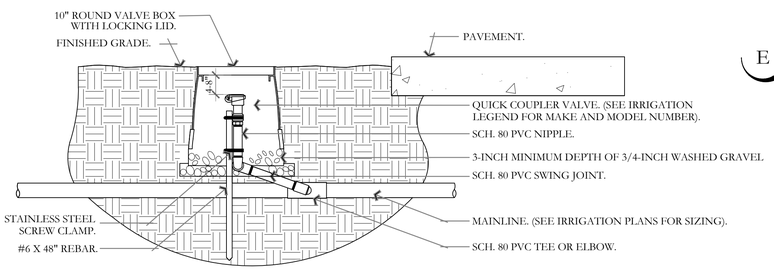


D TYPICAL SLEEVING DETAIL
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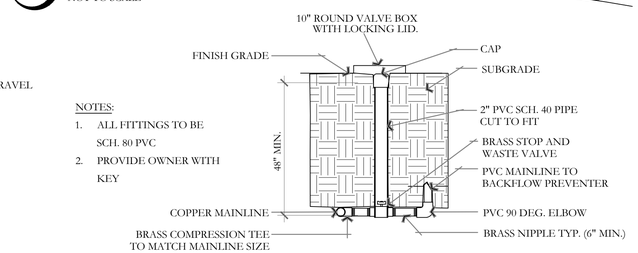
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

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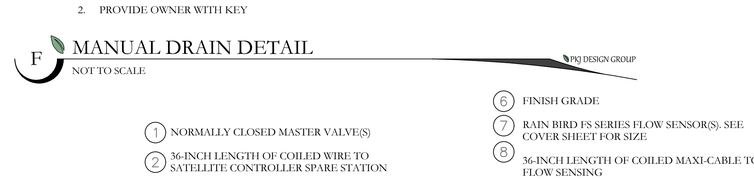
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

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

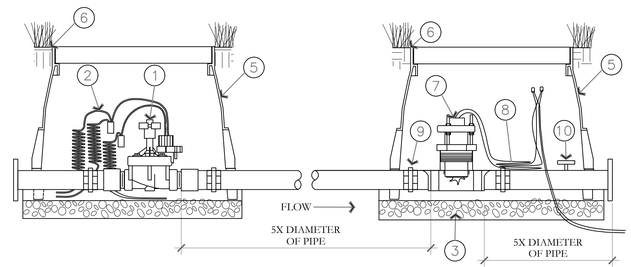
H STOP AND WASTE VALVE ASSEMBLY DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
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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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3/30/2026	UT25110

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1	CITY COMMENTS	01-05-2026
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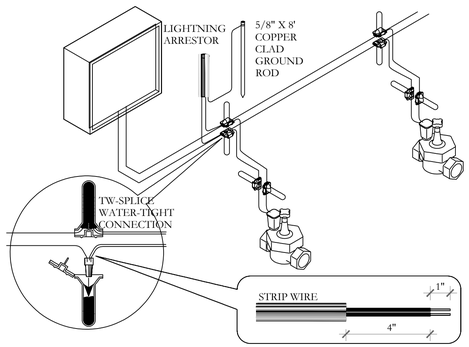
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LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 3/30/2026 — STATE OF UTAH

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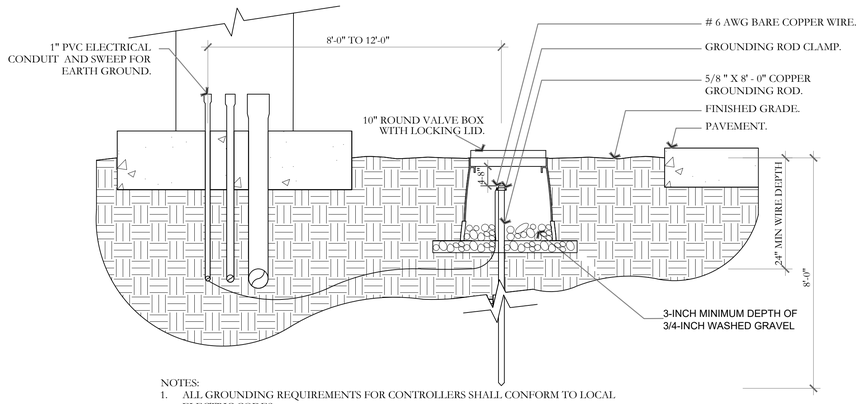
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J 2-WIRE CONNECTION DETAIL

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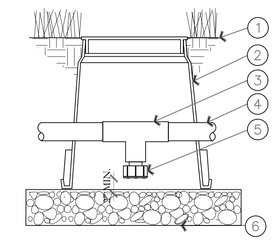
NOTES:

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

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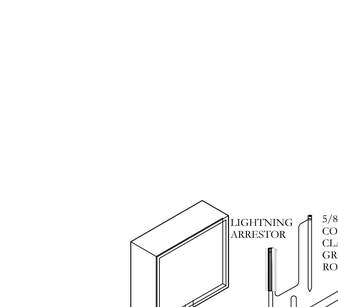


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

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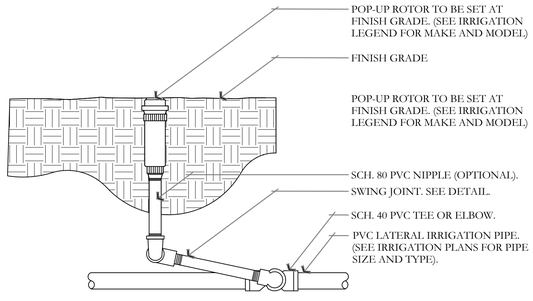


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
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

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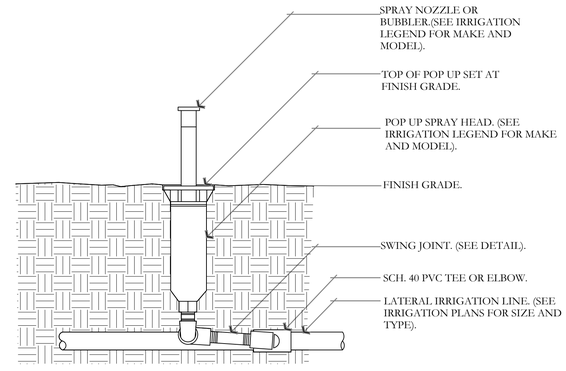
NOTES:

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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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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3/30/2026	UT25110

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PROJECT INFORMATION

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DEVELOPER / PROPERTY OWNER / CLIENT

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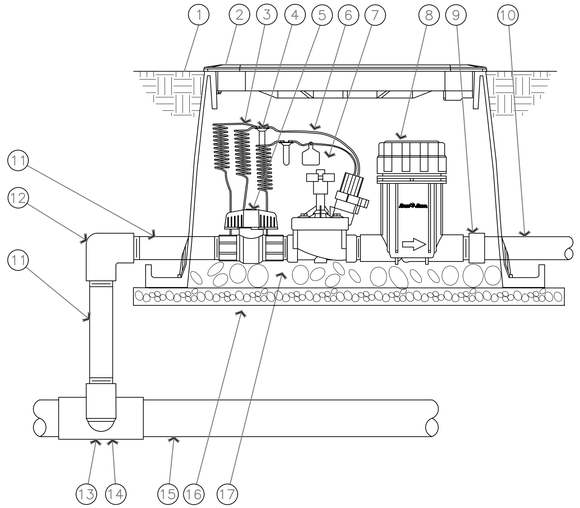
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW TH 8728121-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

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IRRIGATION DETAILS

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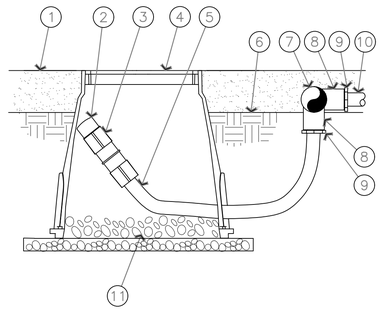


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE 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

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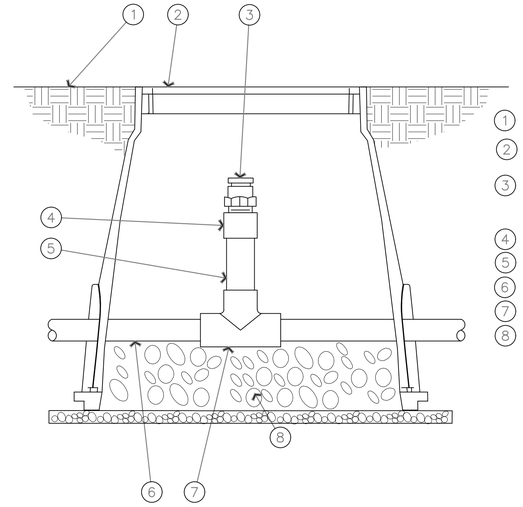
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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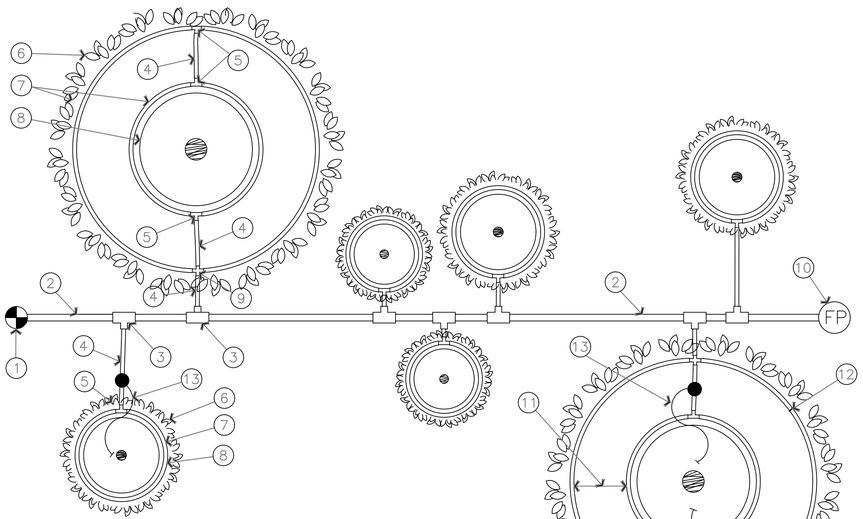


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

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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

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ISSUE DATE 3/30/2026

PROJECT NUMBER UT25110

PLAN INFORMATION

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

DRAWING INFO

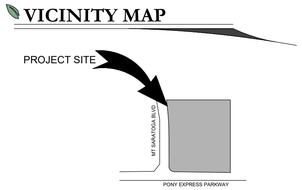
PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE:

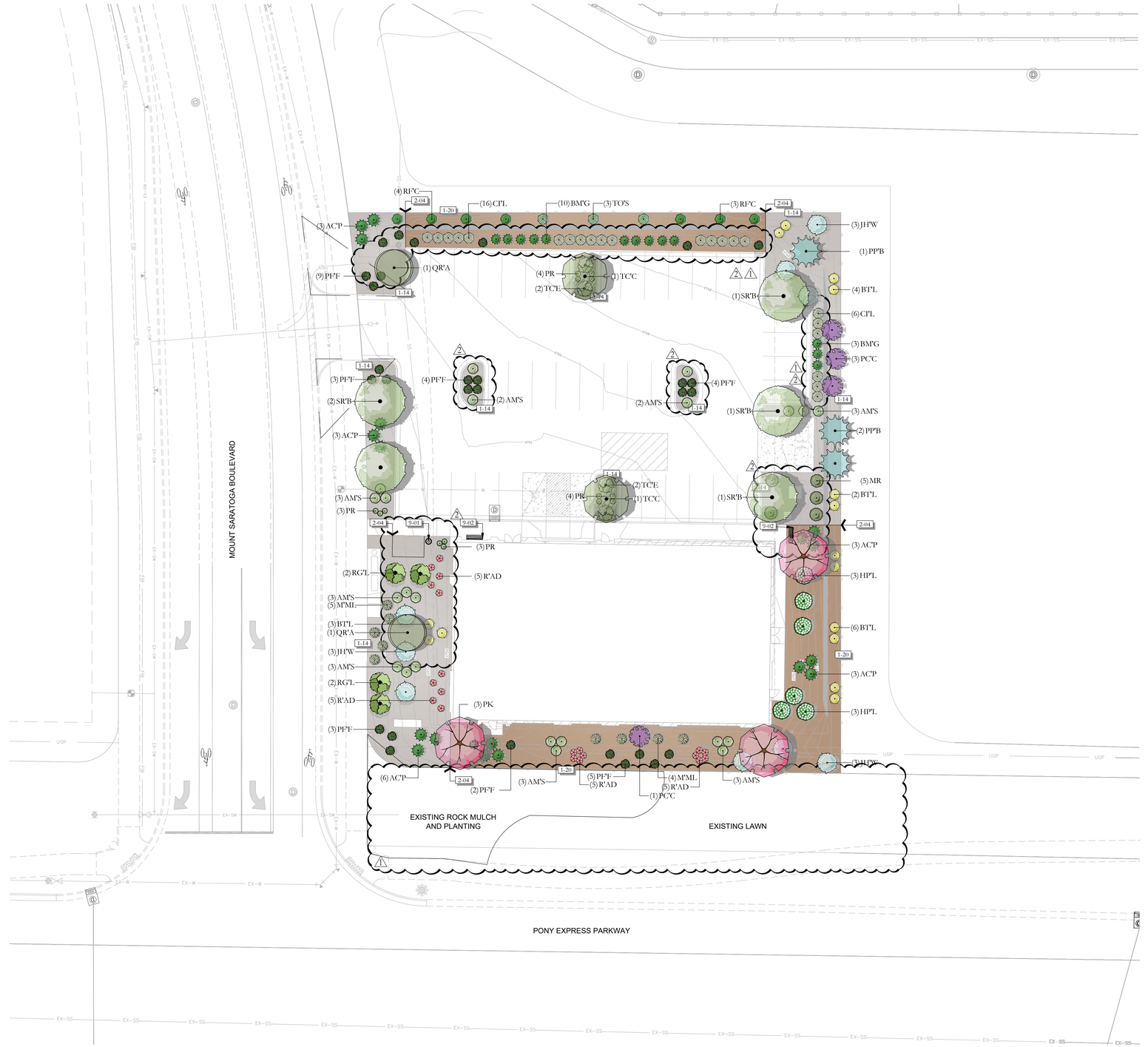
IRRIGATION DETAILS

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

** 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 MY 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
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

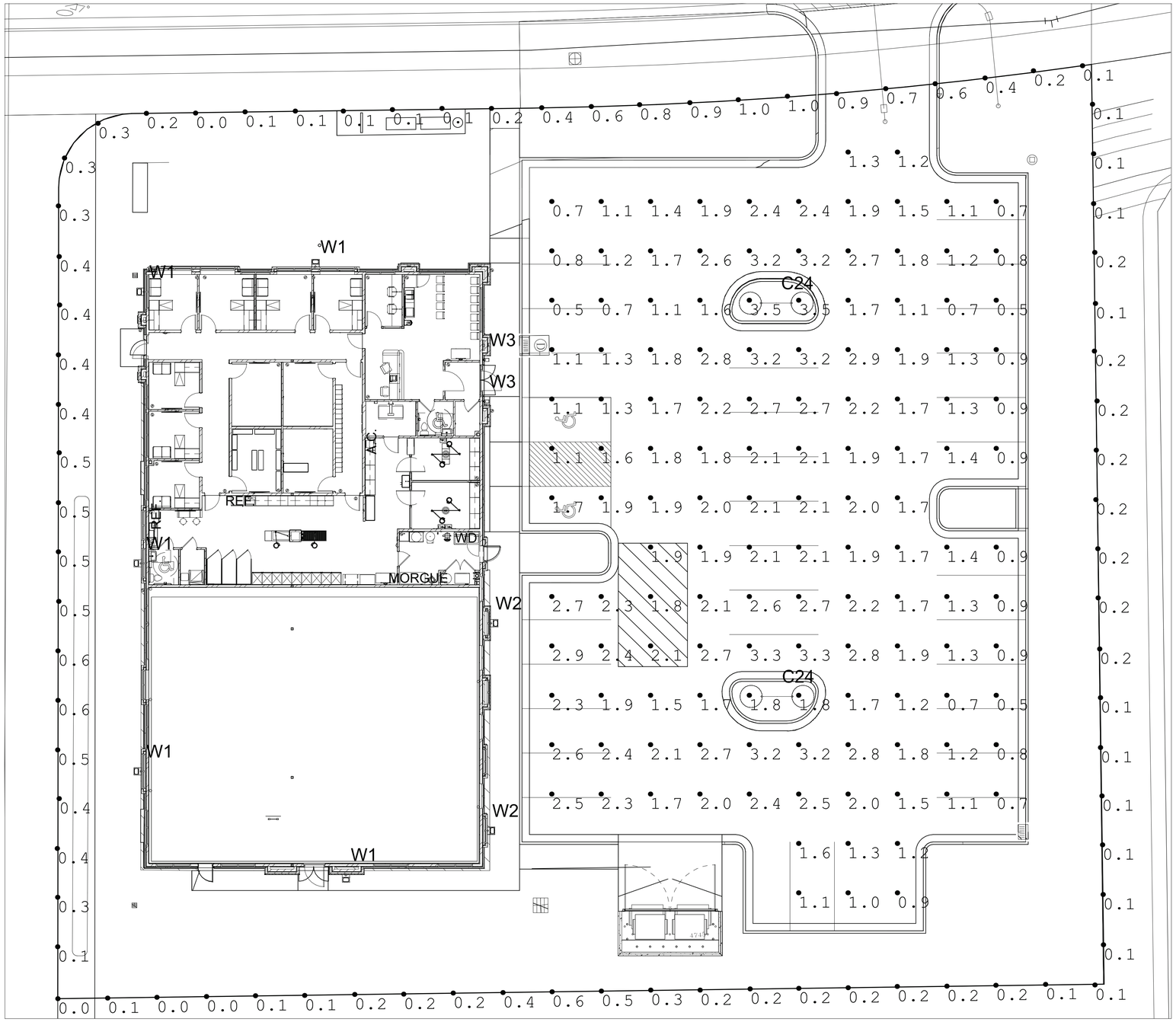
Exhibit 6: Photometric Plan

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.

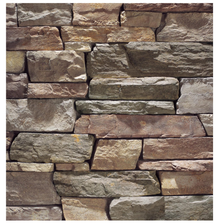
DRAWN BY : J. L. J.

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.



36% GLAZING

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



50% GLAZING

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



37% GLAZING

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



51% GLAZING

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

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HDA ARCHITECTS, INC.
101 East 2nd Ave.
Suite 350
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

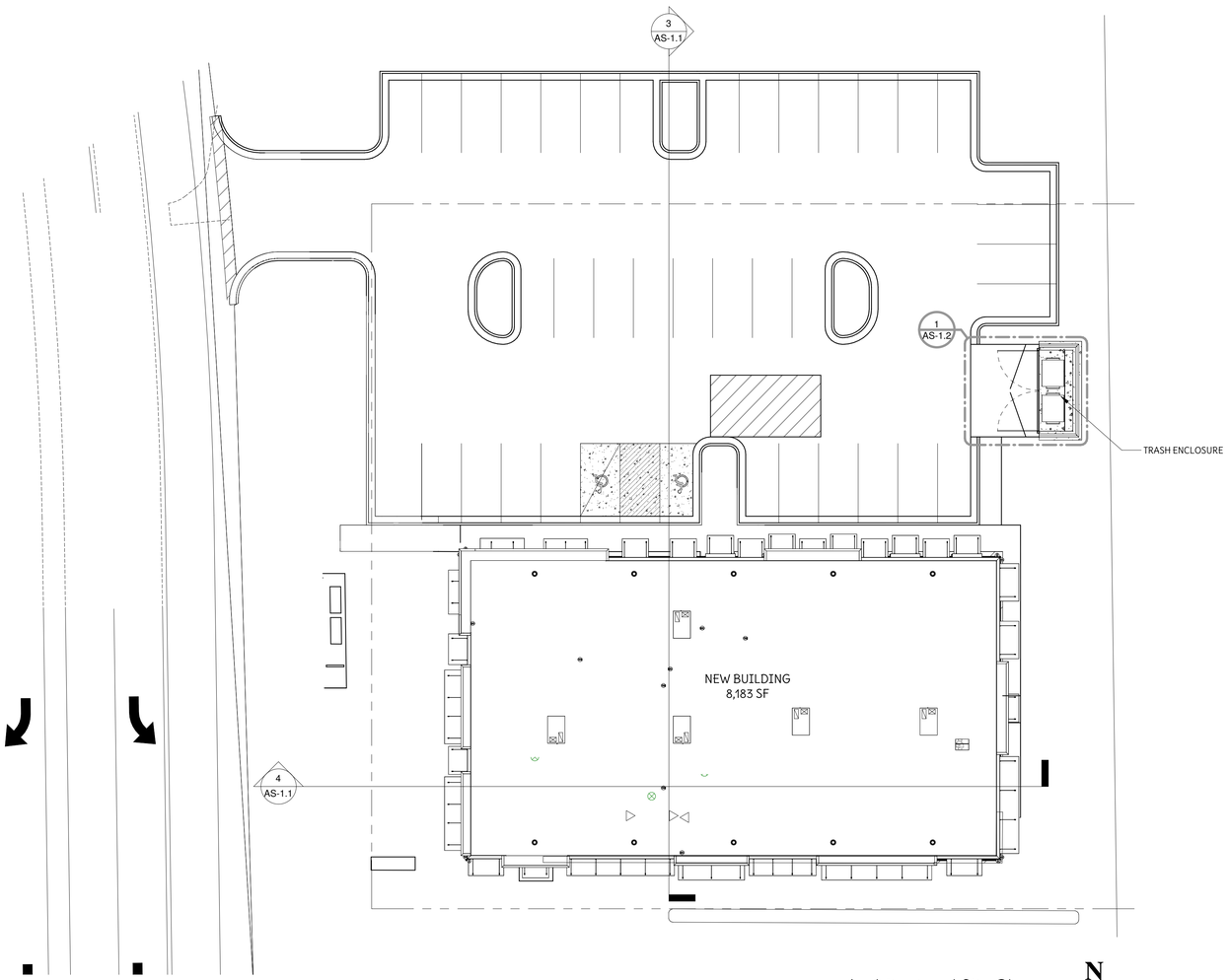
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SITE PLAN NOTES

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.

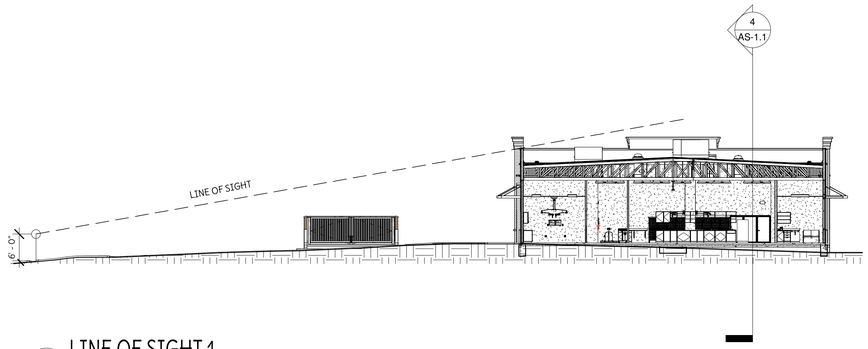




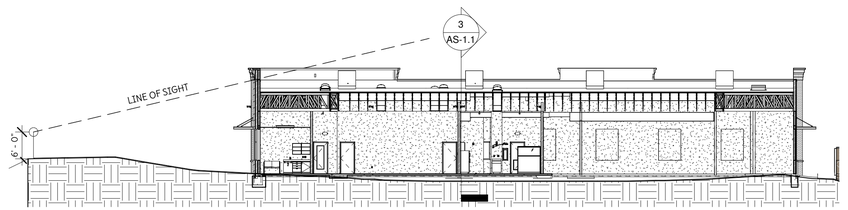


1 AS-1.1 Architectural Site Plan
1/16" = 1'-0"

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

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

SARTOGA SPRINGS, UT
84005

OVERALL SITE PLAN

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

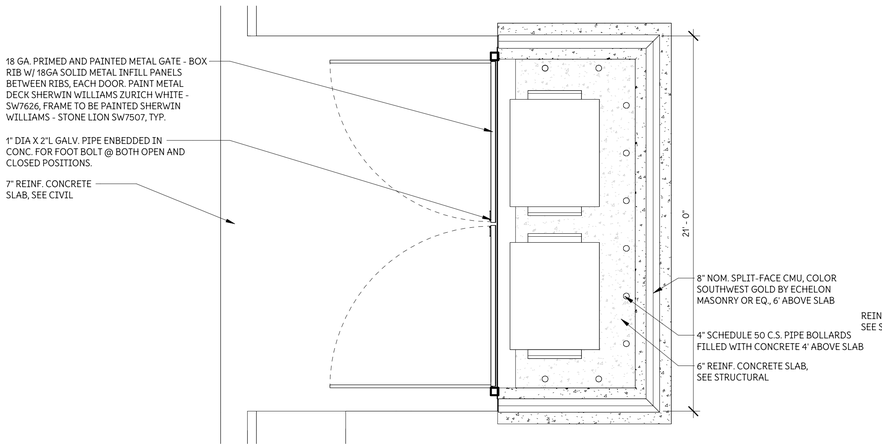
HDA Job Number: 2527
Date: 3-17-2026

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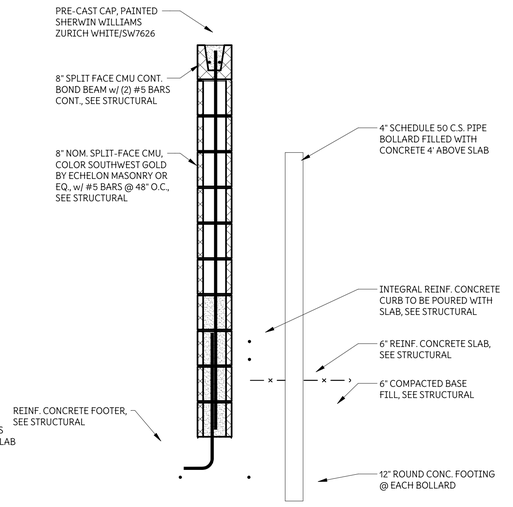
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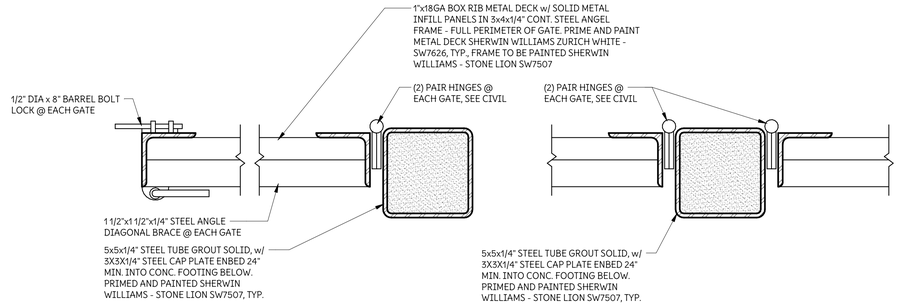
1 AS-1.2 **ENLARGED PLAN - TRASH ENCLOSURE**

1/4" = 1'-0"



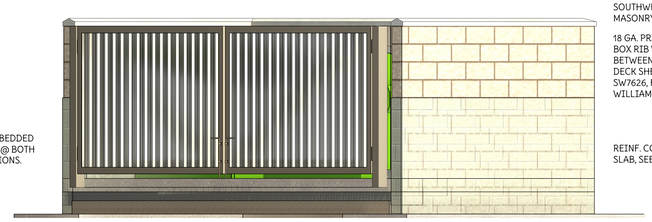
4 AS-1.2 **TYP. WALL SECTION - TRASH ENCLOSURE**

3/4" = 1'-0"



6 AS-1.2 **TYPICAL JAMB DETAIL**

3" = 1'-0"

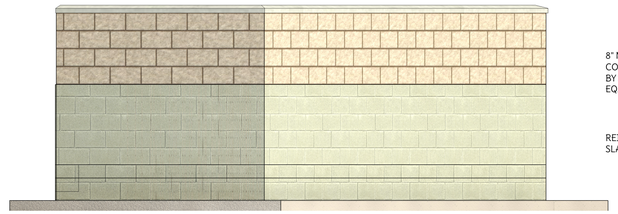




SPLIT FACE CMU
ECHELON MASONRY
-SOUTHWEST GOLD

2 AS-1.2 **TRASH ENCLOSURE 1**

3/8" = 1'-0"



3 AS-1.2 **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

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SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
Winco Foods
May 14, 2026
PUBLIC MEETING

Applicant:	Lee Lizama
Owner:	WPI
Location:	353 W Lake Drive
Project Acreage:	9.33 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial/MF-14
Adjacent Uses:	Regional 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 site plan for Winco Foods. The proposed plan includes one commercial buildings on 9.33 acres. The proposed building would be 84,000 square feet in size. The proposed building height is 45'. The applicant is requesting to provide some of the required landscaping for this project with other future phases of Saratoga Springs Commercial.

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 June 23, 2025, the Final Plat for Saratoga Springs Commercial Plat G Phase 1 was recorded, which included the Winco Lot (Lot 714).

C. Process: City Code Chapter 19.14 outlines the process for site plan as outlined below.

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

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 Regional Commercial, for areas that incorporate retail, employment, entertainment and civic uses.

Staff conclusion: Consistent. The proposed site plan is a retail use consistent with the General Plan and compatible with the surrounding uses in the area.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Shall Comply.**
- 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).**

Landscaping
The site plan shows 9% of the site being landscaped. City Code requires 20%. The applicant has provided a letter from the master developer that the remaining landscaping is to be provided with future phases of the Saratoga Springs Commercial Development.

Staff conclusion: Consistent. The remaining landscaping still needs to be provided with a future phase. This should be a condition of approval.

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 Winco Foods located at 393 W Lake 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 complies with the criteria in the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:
1. All conditions of the City Engineer shall be met, including but not limited to those in the attached 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 remaining 43,000 square feet of required landscaping shall be provided by WPI in future phases of Saratoga Spring Commercial.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Winco Foods 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 Winco Foods
located at 393 West Lake 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 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. Site Plan
5. Landscape Plan
6. Elevations & Renderings
7. Lighting Plan
8. Landscape Letter from Master Developer

Staff Report

Author: Scott Petrik, Engineer I
Subject: Winco– Site Plan
Date: 5/14/2026
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:	*Lee Lizama- Petersen Staggs Architects LLP*
Request:	*Site Plan Approval*
Location:	*353 W Lake Dr*
Acreage:	*9.32 Acres - 1 Lot*

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

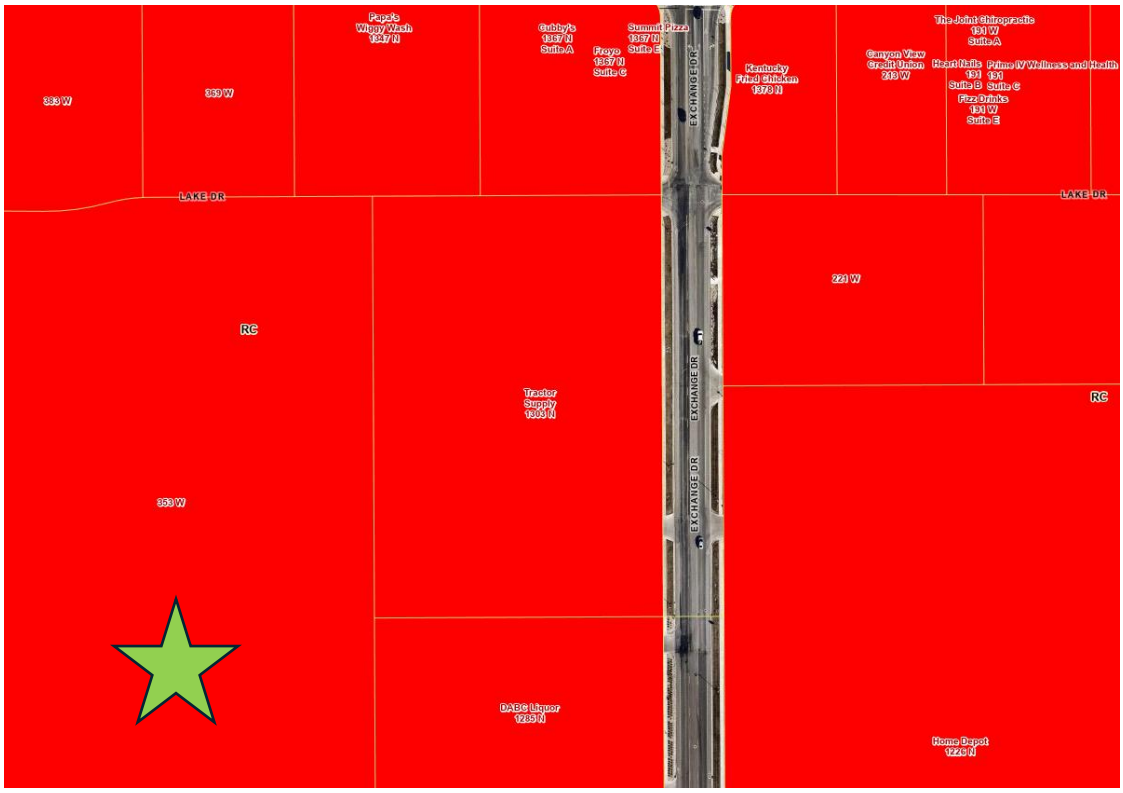
11. Developer shall bury the power lines less than 46 kV and the underbuilt that are within this plat.

12. 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.

LOCATION



ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

Site Plan
Winco Grocery Store

Applicant:	Lee Lizama
Owner:	WPI
Location:	353 W Lake Dr
Project Acreage:	9.33 acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial/MF-14
Adjacent Uses:	Regional Commercial
Past Action and Date:	City Council / Approval, February 18, 2025 – Prelim Plat Approval Planning Director / Approval, May 27, 2025 – Final Plan Approval
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** January 29, 2026 **2nd submittal:** April 10, 2026
Date of Review:	**1st submittal:** February 12, 2026 **2nd submittal:** April 23, 2026
Parcel Number(s) and size:	58:032:0221/ 9.33 acres of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): January 29, 2026
- Rezone Required: No

- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.

DRC Review

DRC Review Comments:

February 6, 2026 – No comments

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*406,250 sq. ft.*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*>15'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*86'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*75'*

Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*Proposed building height is 45'*
Lot coverage (Maximum)	50%	**Complies**	*21%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*Proposed building size is 84,000 sq. ft.*
Building Size (Maximum)	N/A		
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*Lot 710 & 711 to the north*

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% 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.	**Shall Comply**	*9% landscaping, remainder to be completed with other phases of SS Commercial including retention basin.*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Big Box Grocery Store	**Complies**	*Permitted in RC zone.*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**N/A.**	

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base	**Complies**	*Not in flood plain*

flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies**	*UT-01*
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**	*Complies with TMP*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies**	*Lake Drive access*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	*This use is not part of the proposed site plan.*
Automobile Repair, Minor:	**N/A.**	*This use is not part of the proposed site plan.*
Car Wash (full service).	**N/A.**	*This use is not part of the proposed site plan.*
Hotels.	**N/A.**	*This use is not part of the proposed site plan.*
Kennel, Private.	**N/A.**	*This use is not part of the proposed site plan.*
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	*This use is not part of the proposed site plan.*
Vehicle Storage.	**N/A.**	*This use is not part of the proposed site plan.*
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	*This use is not part of the proposed site plan.*
Bars.	**N/A.**	*This use is not part of the proposed site plan.*

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**	*SD-01*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies**	*Trent Lee Grantham*
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**	*LS-01 to LS-05*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies**	*LS-01 to LS-05*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies**	*CG-01*
Irrigation: Irrigation plans showing the system layout and details.	**Complies**	*IR-01 to IR-07*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies**	*Private road separates commercial and residential.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf	**Complies**	*LS-01*

grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies**	*LS-01 to LS-05*
Evergreen Trees: Minimum 6' in height.	**Complies**	*LS-01 to LS-05*
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**	*LS-06*
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**	*LS-01 to LS-05*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies**	*LS-01 to LS-05*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies**	*LS-01 to LS-05*
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.	**N/A**	*Not proposed*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies**	*LS-06*
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**	*LS-01 to LS-05*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies**	*LS-01 to LS-05*
Drip Lines: Drip lines must be used in planter beds.	**Complies**	*LS-01 to LS-05*
Artificial Turf is not permitted	**Complies**	*Not proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies**	*LS-01 to LS-05*
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**	*LS-01 to LS-05*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies**	*LS-01 to LS-05*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies**	*IR-01 to IR-07*
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**	*LS-01 to LS-05*
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**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies**	*LS-01 to LS-05*
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**	
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**	*LS-01 to LS-05*
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.	**Shall Comply**	*Full 20% landscaping shall be met with future phases.*
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**	*LS-01 to LS-05*

Required Landscaped Area[1]	Minimum Deciduous Trees[2]	Minimum Evergreen Trees[2]	Minimum Shrubs
< than 1,000	1	1	7
1,001 - 3,000	3	1	10
3,001 - 5,000	5	2	13
5,001 - 7,000	5	3	14
7,001 - 9,000	6	3	17
9,001 - 11,000	6	4	19
11,001 - 13,000	6	4	22
13,001 - 15,000	7	5	25
15,001>	7 + 1 per additional 3000 sq. ft.	5 + 1 per additional 3000 sq. ft.	25 + 1 per additional 3000 sq. ft.

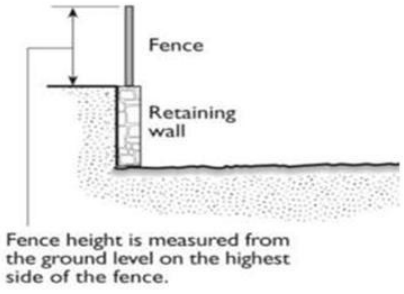
[1]Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

[2] This number shall be increased per the requirements of Section 19.06.06 above.

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	406,374		
Required Landscaping	81,275	**Complies**	*39,200 provided; remainder to be provided w/ future phase.*
Required Deciduous Trees	29	**Complies**	*81*
Required Evergreen Trees	27	**Complies**	*28*
Required Shrubs	47	**Complies**	*748*
Drought Tolerant Plans	51	**Complies**	*100%*

Screening and Fencing		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
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.**	**Shall Comply.**	*Retaining wall shall require a separate permit.*
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.**	*No fences shown in the plans.*

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: i. 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. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.	**Complies.**	*No fences shown in the plans.*
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.**	

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.**	
a. 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.**	
b. Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
c. 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 commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.	**N/A.**	
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.**	
The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied: a. compatibility with fences or walls of surrounding uses; b. aesthetics of proposed materials; c. requirements of applicable development agreements; d. intensity of existing surrounding uses; and e. applicable conditions of approval	**N/A.**	
Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:  Fence height is measured from the ground level on the highest side of the fence.	**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**	*LS-01 to LS-05*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion	**Complies**	*LS-01 to LS-05*

of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.		

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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies**	*SD-4*
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. **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.	**Complies**	*<450'*
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**	*SP-01 to SP-03*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct	**Complies**	*SP-1*

number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies**	*SP-1*
Certain types of medical facilities need more accessible stalls, see link.	**Complies**	*SP-1*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies**	*SP-1*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies**	*SP-1*
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**	*336 required, 479 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**	*SP-1*
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.	**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; 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. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	

Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies**	*SP-1*
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**	*SP-1*
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**	*SP-1*
Clear Sight Triangles must be followed.	**Complies**	*SP-1*
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**	*SP-1 to SP-03*
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.	**Complies**	*SP-1 to SP-03*
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**	*SP-1 to SP-03*

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**	*SP-1 to SP-03*
Required Minimum Parking		
See table in 19.09	**Complies.**	*Required stalls = 340 stalls* *Provided stalls = 469*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**N/A.**	
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**N/A.**	

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	*Complies*	*Complies*	*Complies*	*Complies*
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.**	*16" shown*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Bell and arm shown*
Angle: Shall be directed downward.	**Complies.**	*See lighting plan*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See lighting plan*
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.**	*Verified on details sheet*
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.**	*SD-4*

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.**	*EL-1*
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.**	*No motion sensor lighting is 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.**	*SD4.1*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	*No service station canopies are proposed*
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.**	*Black shown in 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.**	*Bell and arm shown*
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.**	*18'6" shown in plans*
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 light plans*
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.**	*SD3*
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.**	*SD3*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Illuminated by parking lighting.*
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.**	*Illuminated by parking lighting.*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed, using standard parking lot lighting.*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Lighting plans submitted.*

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.**	*Lighting plans submitted.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Lighting plans submitted.*

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*
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.	*None*
Phasing Improvements.	*None*
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.**	*SP-1 to SP-03*
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.**	*SP-1 to SP-03*

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.	**Complies.**	*SSC Plat G previously recorded*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*Proposed use has no nuisances*
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.	**Complies.**	*Vacant land*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See application*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover sheet*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See ALTA 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 ALTA 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 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 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 : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells,	**Complies.**	*See civil drawings*

and balconies, and the locations of all structures on adjoining properties; b. 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; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. 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; j. 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.**	*Plans received*
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: a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. 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 TIS 07/17/24*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*CV-01*
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	**Complies.**	*LS-01 to LS-05*

compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.		
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.**	*SD4.1*
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.**	*EL-1*
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.	**Shall Comply.**	*To be submitted with building permit*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Trails Master Plan: Shows required trails	**Complies.**	*No trails through this site*

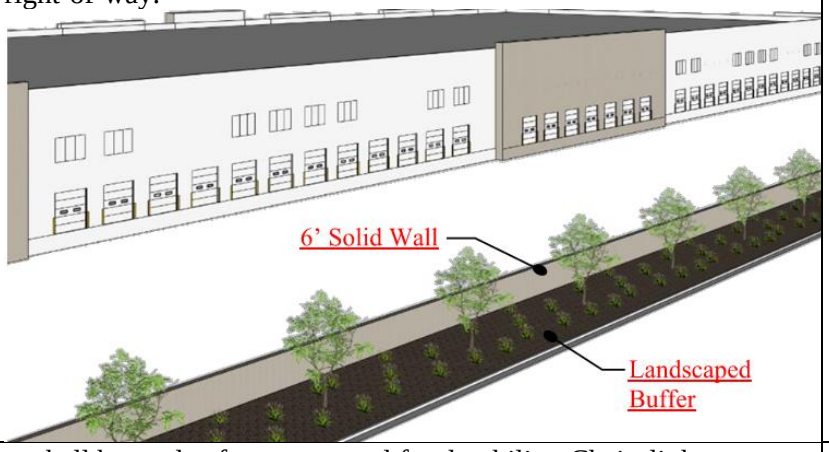
19.16 Site and Architectural Design Standards

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.**	*Elevations and perspectives submitted.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*SP-01 & SP-1*
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.**	*Overall connectivity shown. SP-01 & SP-1*
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.**	*SP-01 & SP-1*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*SP-01 & SP-1*
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	**Complies.**	*SP-01 & SP-1*

Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*SP-01 & SP-1*
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.**	*SP-01 & SP-1*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*SP-01 & SP-1*
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.**	*No parking structure proposed*
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.**	*No parking structure proposed*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*No parking structure proposed*
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.**	*No parking structure proposed*
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.**	*No parking structure proposed*
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 elevations*
All trash dumpsters shall be provided with solid enclosures. i. 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	**Complies.**	*SP-1*

opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**N/A.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*SP-1*
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.**	*LS-01 to LS-05*
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.**	*SP-1*
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.	**Complies.**	*EL-2*
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.	**Complies.**	*EL-2*
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.**	*See floor plan*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**Complies.**	*No outdoor displays 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.	**Complies.**	*No outdoor displays proposed*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**Complies.**	*No outdoor displays proposed*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**Complies.**	*No outdoor displays 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.**	*No outdoor storage 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	**N/A.**	*No outdoor storage proposed.*

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.		
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No outdoor storage 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.**	*No outdoor storage 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.**	*No outdoor storage proposed.*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*No outdoor storage proposed.*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
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.  	**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.	**Complies.**	*See elevations*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	*No change in grade buffer required*
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	*No change in grade buffer required*
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	*No change in grade buffer required*
ii. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	*No change in grade buffer required*
No drive-thru lanes shall be permitted within the setback area.	N/A.	*No drive-thru proposed*
This buffer shall be in addition to any other required buffers.	N/A.	*No drive-thru proposed*

Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	*The site plan is not adjacent to residential, canal, trail corridor or powerline easement.*
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	*No existing natural or man-made feature exists surrounding this site plan*
iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	*No physical separation needed*
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.	**N/A.**	*Building is greater than 20,000 sq. ft.*
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.	**Complies.**	*See elevations*
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.**	*Top of parapet =28' top of roof=25'*
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.**	*Proposed site plan is commercial*
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 shown*
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 shown*
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.	**Complies.**	*See elevations*
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" square or diameter and the roofing shall be compatible in color with the primary structure.	**Complies.**	*See elevations*
All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
Backlighting is not permitted.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
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.**	*Screened on rooftop*

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.**	*Integrated into building*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Screened on rooftop*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Masonry is 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 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.**	*See elevations*
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.**	*See elevations*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*See elevations*
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 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.	**Complies.**	*See elevations*
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.**	*No exterior stairways*
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.**	*Internal shown*
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.		
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See floor plans*

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*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	*The proposed building is not a metal building*
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.**	*The proposed building is not a metal building*
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.**	*The proposed building is not a metal building*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See elevations*
Monument sign location meets code and sign details provided	**Complies.**	*A sign permit is required for all signs*
Wall signs and potential locations and details	**Complies.**	*See elevations*

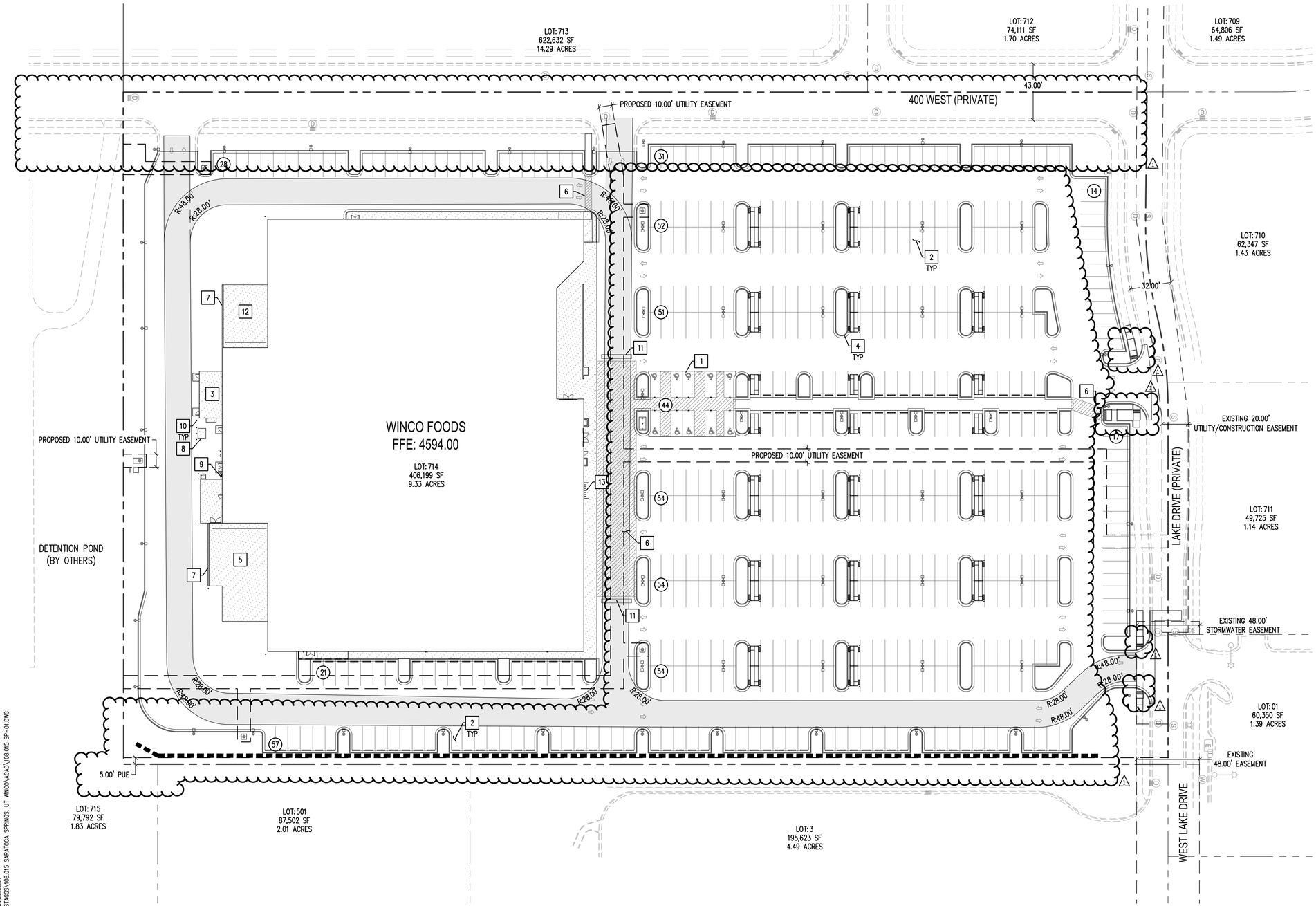
19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and 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.	**N/A.**	*Completed with final plat*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**N/A.**	*Completed with final 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?	**N/A.**	*Completed with final 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.	**N/A.**	*Completed with final 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.**	*Completed with final plat*

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.**	*Completed with final plat*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	*Completed with final 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.	**N/A.**	*Completed with final 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.	**N/A.**	*Completed with final plat*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**N/A.**	*Completed with final plat*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**N/A.**	*Completed with final plat*
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.**	*Completed with final 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. 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.**	*Completed with final plat*
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:	**N/A.**	*Completed with final 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".	**N/A.**	*Completed with final plat*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**N/A.**	*Completed with final plat*

3. Where possible, property addresses shall be even on the north and east sides of a street.	**N/A.**	*Completed with final 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.**	*Completed with final plat*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**TBD**	*Building identification shall be completed at building permit*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**TBD**	*Building identification shall be completed at building permit*
2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**TBD**	*Building identification shall be completed at building permit*
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. 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	**TBD**	*Building identification shall be completed at building permit*

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?	*None*



N

0 40 80

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- PROPOSED BUILDING: SEE BUILDING PLANS
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE PAVING WITHIN BUILDING/SITE LINE: SEE BUILDING PLANS
- 20' WIDE FIRE LANE
- CART CORRAL PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- RETAINING WALL: SEE STRUCTURAL PLANS
- PROPOSED FENCING: SEE BUILDING PLANS
- FIRE HYDRANT: SEE S1260 – WT-01
- LIGHT POLE: SEE BUILDING PLANS
- DIRECTIONAL ARROWS: SEE SP-04
- FLAG POLE, APPROVED BY WINCO: SEE BUILDING PLANS
- (XX) STALL COUNT
- PRECAST CEMENT CONCRETE WHEEL STOP: SEE S1100 – SP-04

[X] CONSTRUCTION NOTES

1. ACCESSIBLE PARKING STALLS: SEE SP-04
2. STANDARD PARKING STALLS: SEE SP-04
3. GENERATOR ENCLOSURE: SEE BUILDING PLANS
4. LANDSCAPE ISLAND: SEE LANDSCAPE PLANS
5. LOADING DOCKS: SEE BUILDING PLANS
6. CROSSWALK MARKING
   4" WIDE 45° DIAGONAL STRIPING @ 2' O.C.
   TWO (2) COATS OF WHITE PAINTING
   W/ 7 MIL. DFT PER COAT
7. SCREEN WALL: SEE BUILDING PLANS
8. TRANSFORMER AND PAD: SEE BUILDING PLANS
9. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION: SEE BUILDING PLANS
10. PIPE BOLLARDS: SEE BUILDING PLANS
11. SPEED BUMP: SEE SP-04
12. DRY AND WET COMPACTORS: SEE BUILDING PLANS
13. BIKE RACK: SEE BUILDING PLANS

GENERAL 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

DATA TABLE	
PAVEMENT	225,886 SF
CURB & GUTTER	6,838 FT
SIDEWALK	59 FT
DRIVE APPROACH	4 EACH
ADA RAMPS	8 EACH
MONUMENTS	0 EACH

*QUANTITIES FOR PERMITTING PURPOSES ONLY

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM
NAVD 88 – 3.38'

Apr 01, 2026 7:23:25pm – User: JasonBrehn
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S1070_WNC182_SP-01_OVERALL SITE PLAN

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO.
108.015
DRAWN
A. GARCIA
CHECKED
S. JANIK
SUBMITTAL DATES
1/16/2026
OTB DATE
–

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE B203
TUMWATER, WA 98501

STAMP
4/1/2026

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
OVERALL SITE PLAN

SHEET
SP-01

PLANT SCHEDULE

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	23	D/T	ACER TATARICUM 'GARANN" HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	21	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	17	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	24	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	4	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	20	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

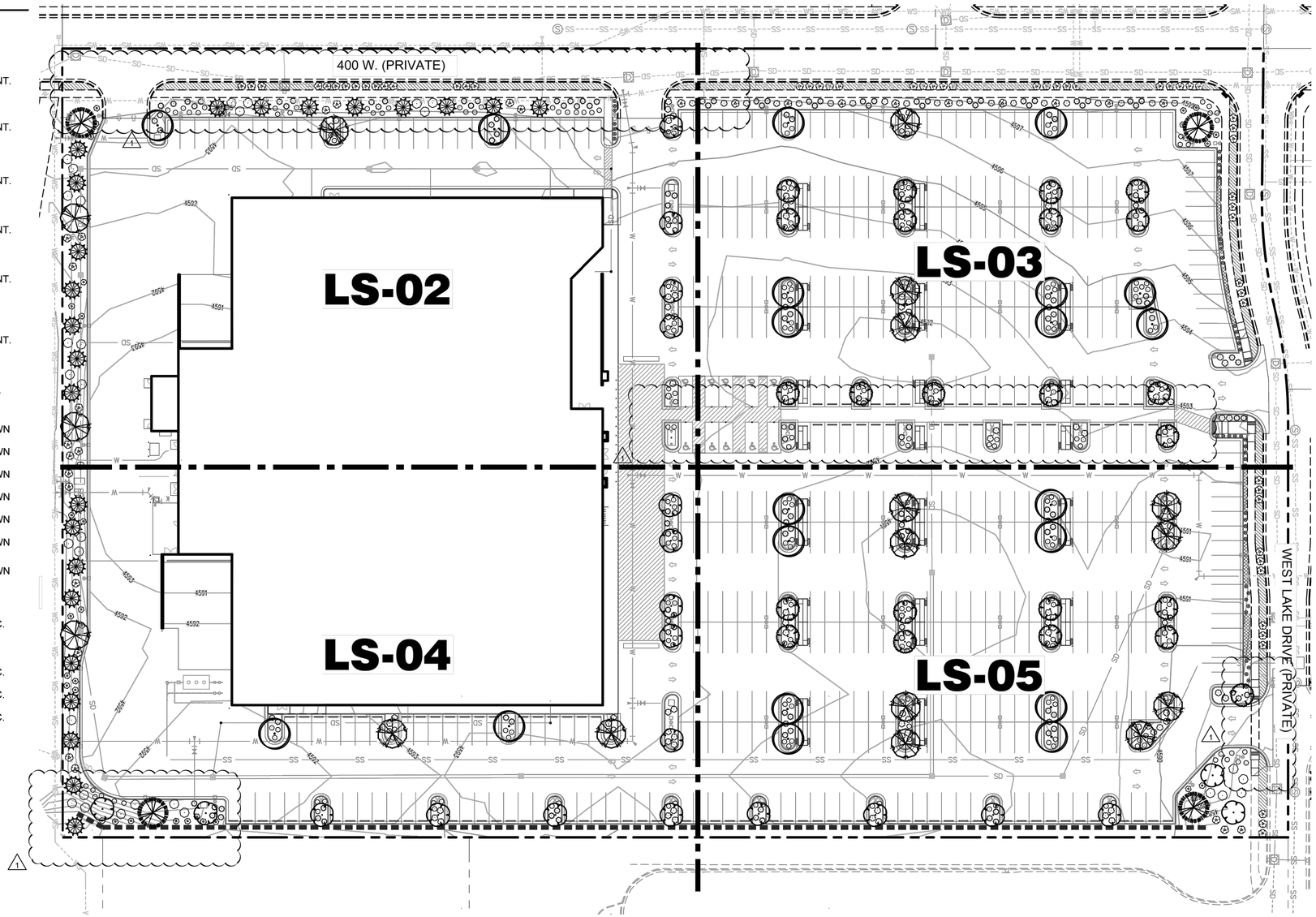
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	30	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	30	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	266	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	87	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	170	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	118	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
1	47	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	85	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	3,530 SF		FLWR`G GROUNDCOVER		
	196	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	196	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	196	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT

LANDSCAPING DATA TABLE

TOTAL SITE AREA:	406,374 SF	SHRUBS (25 + 1 ADD'L. PER 3,000 SF)	
LANDSCAPE AREA REQUIRED: (20% OF TOTAL SITE AREA)	81,275 SF	QTY. REQUIRED @ 20%: QTY. REQUIRED @ 12%:	47 33
LANDSCAPE AREA PROVIDED: (10% OF TOTAL SITE AREA)	39,200 SF	QTY. PROVIDED:	732
LANDSCAPE AREA REQUIRED FOR FUTURE PHASES OF PROJECT:	42,048 SF	DROUGHT TOLERANT PLANTING PERCENTAGE REQUIRED: PERCENTAGE PROVIDED:	50% 100%
DECIDUOUS TREES (7 + 1 ADD'L. PER 3,000 SF)		SHRUBS 5 GAL OR LARGER PERCENTAGE REQUIRED: PERCENTAGE PROVIDED:	25% 41%
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	29 15 81		
EVERGREEN TREES (5 + 1 ADD'L. PER 3,000 SF)			
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	27 13 29		

NOTES:
1.) THE FULL 20% LANDSCAPE REQUIREMENT SHALL BE MET BY INCORPORATING FUTURE PHASE(S) OF THE OVERALL DEVELOPMENT.
2) PARKING LOT TREES ARE INCLUDED IN TOTAL SITE TREE CALCULATIONS.



SHEET NOTES (ALL SHEETS)

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
5. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

0 40 80 120 feet
SCALE: 1" = 40'

NORTH

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE -

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
P: (360) 352-1465
SCJALLIANCE.COM

STAMP
LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET
LS-01
OF 13

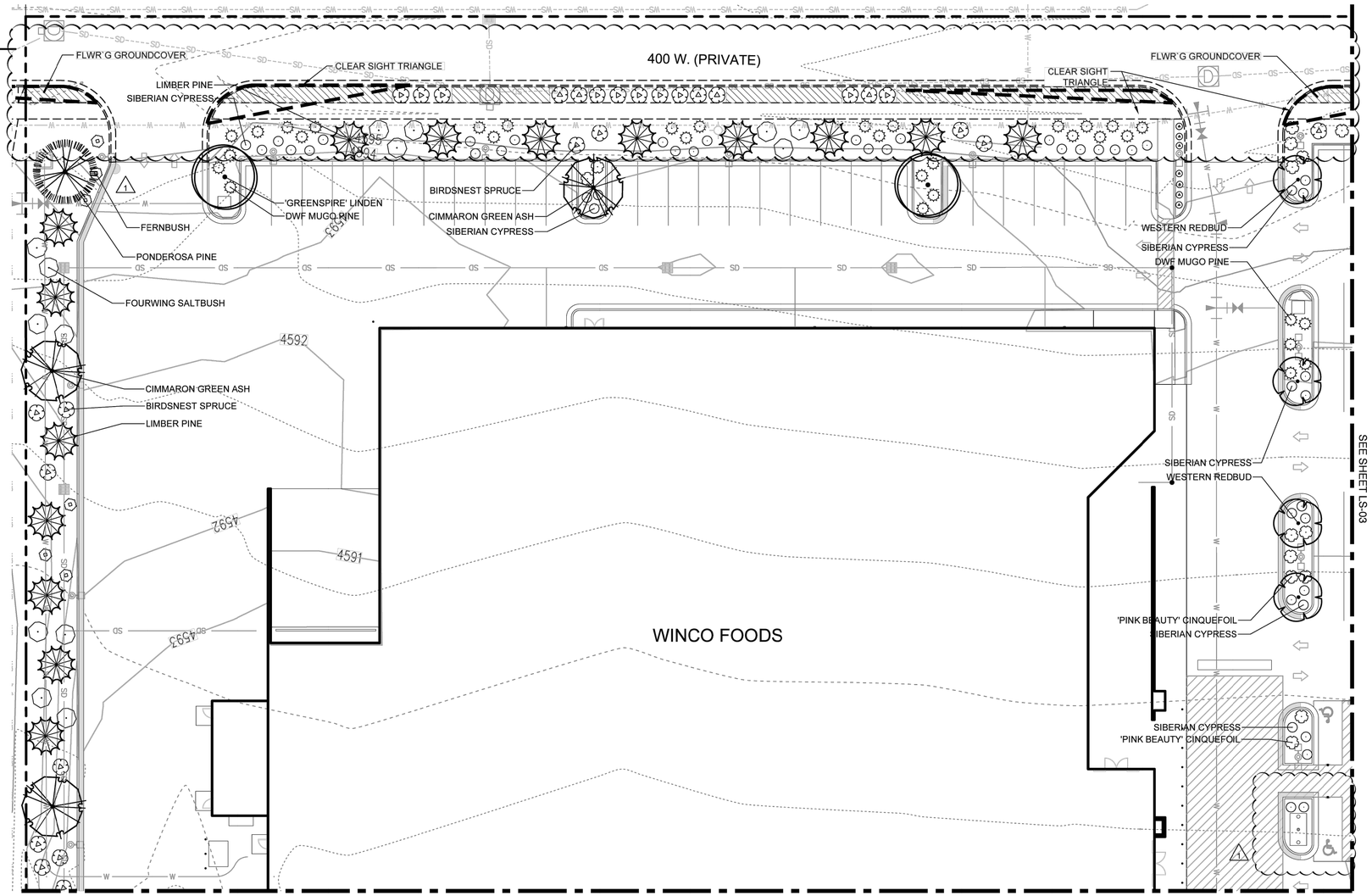
Apr 01, 2026 - 1:38:40pm - User: trent.grantham
N:\PROJECTS\5275 JSA CIVIL, LLC\25-000276 WINCO SARATOGA SPRINGS, UT CDS\CAD_25-000276 X-LS.DWG

PLANT SCHEDULE LS-02

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	4	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	15	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	2	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	14	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	6	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	45	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	28	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	33	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	14	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	7	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	1,477 SF		FLWR`G GROUNDCOVER		
	82	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	82	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	82	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE –

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
360.352.1465
SCJALLIANCE.COM

STAMP
LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905415-5301 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD & EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE PLAN

SHEET
LS-02
OF 13

Apr 01, 2026 - 1:38:40pm - User trent.grantham
N:\PROJECTS\5275 .SJA CIVIL, LLC\25-000276 WINCO SARATOGA SPRINGS, UT CDS\CAD_25-000276 X-LSLDWG

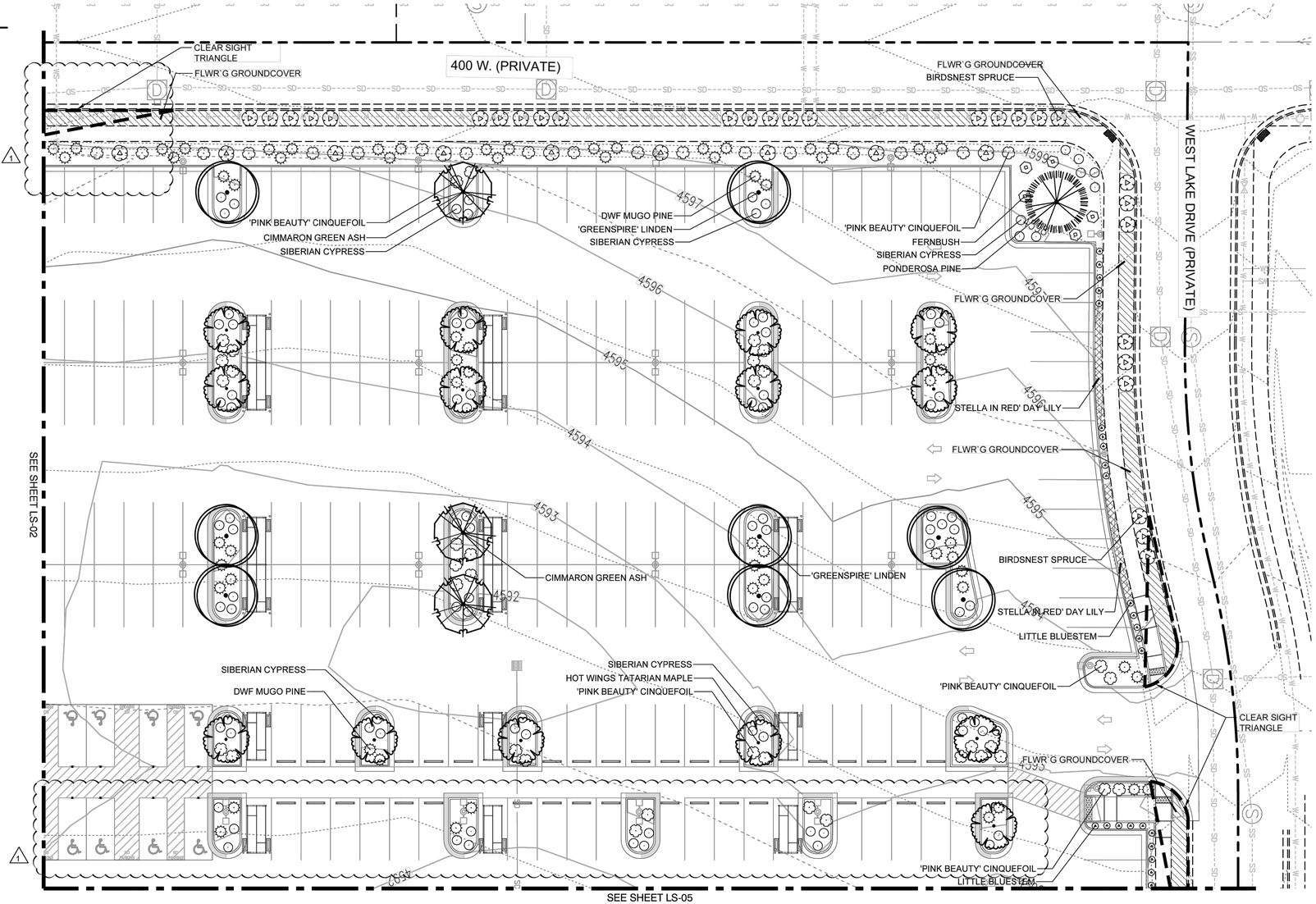
S1360_WNC182_LS-02_LANDSCAPE PLAN

PLANT SCHEDULE LS-03

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	14	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	8	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	5	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	96	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	38	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	68	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	54	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
1	25	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	32	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	1,794 SF		FLWR`G GROUNDCOVER		
	100	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	100	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	100	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



SCALE: 1" = 20'

NORTH

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
360.352.1465
SCJALLIANCE.COM

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE -

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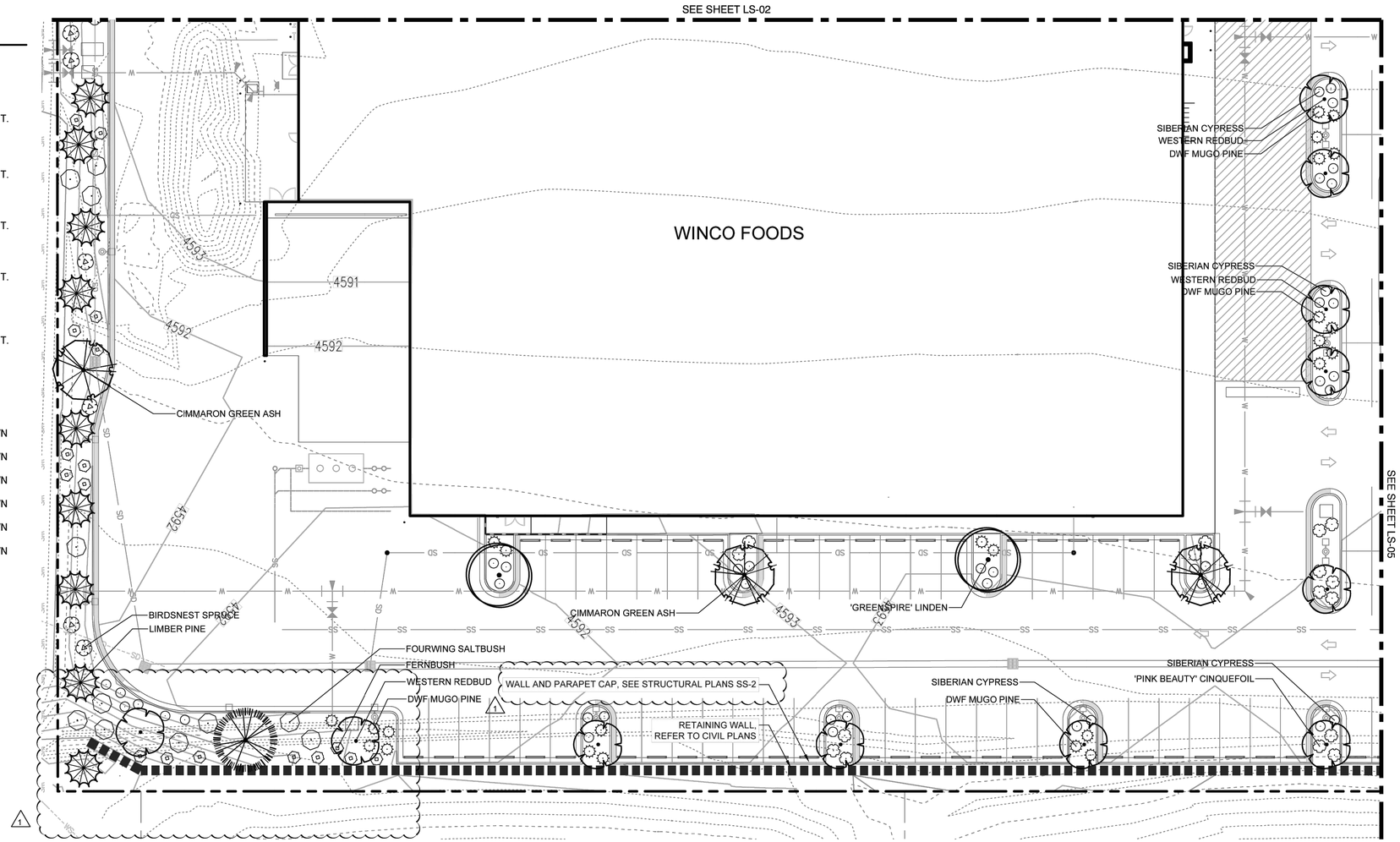
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N:\PROJECTS\5275 JSA CIVIL, LLC\25-000276 WINCO SARATOGA SPRINGS, UT CDS\CAD_25-000276 X-LSDWG

PLANT SCHEDULE LS-04

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	11	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	9	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	2	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	11	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	17	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	40	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	6	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	25	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
1	16	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

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REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO.
(5275) 25-000276
DRAWN
L. ZEPEDA & C. OWEN
CHECKED
T. GRANTHAM
SUBMITTAL DATES
01/13/26
OTB DATE
-

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
P: (360) 352-1465
SCJALLIANCE.COM

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Trent Lee Grantham
No. 12005478-5301
EXP. 05/31/26
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LANDSCAPE PLAN

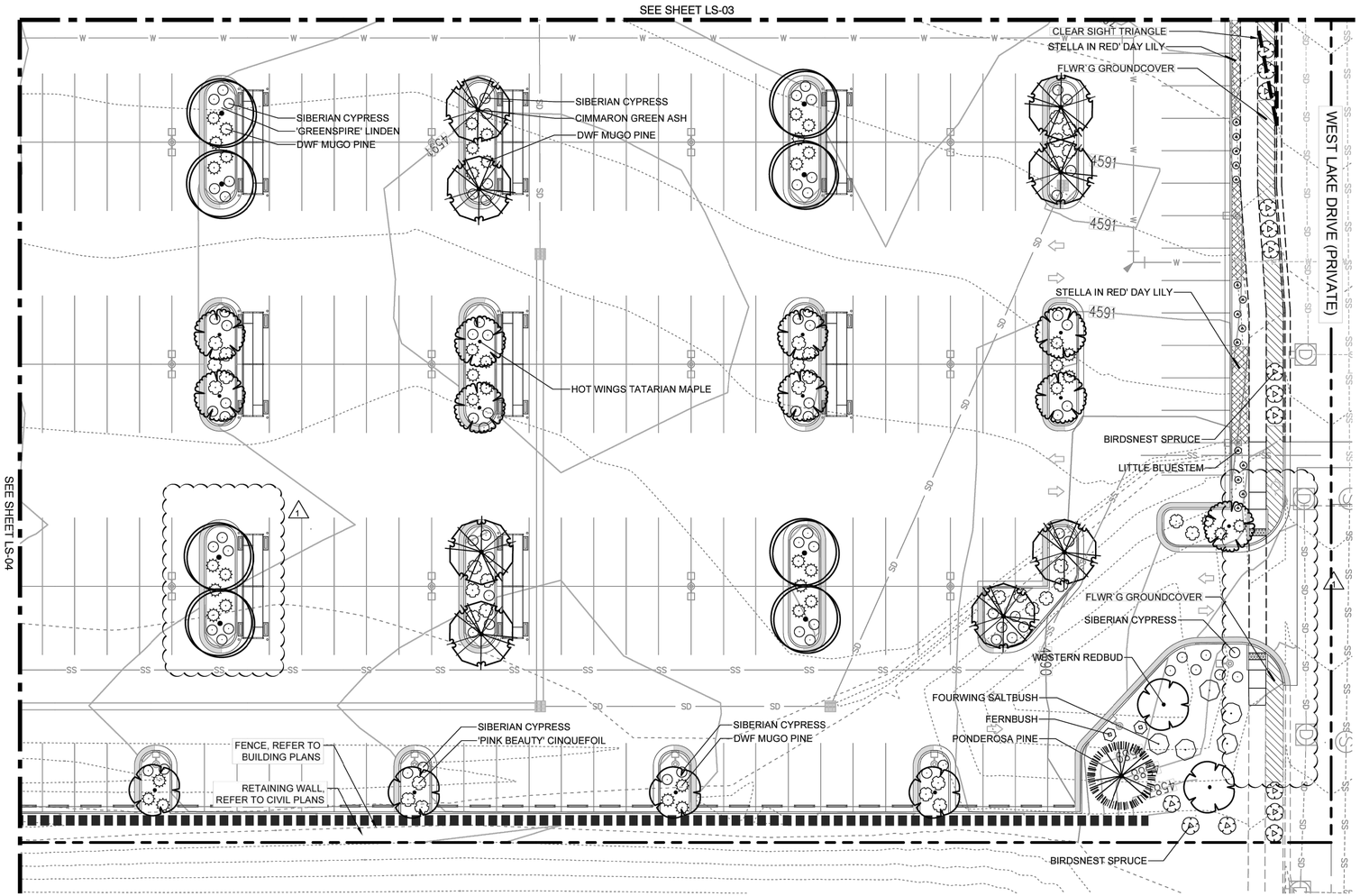
SHEET
LS-04
OF 13

PLANT SCHEDULE LS-05

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	9	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	6	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	8	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	8	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	5	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	2	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	85	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	15	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	44	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	34	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	15	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	53	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	614 SF	1	FLWR`G GROUNDCOVER		
	34	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	34	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	34	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

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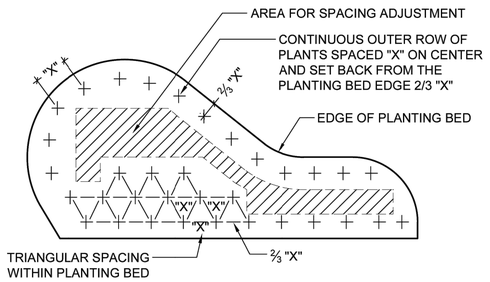
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LANDSCAPE PLAN

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LS-05
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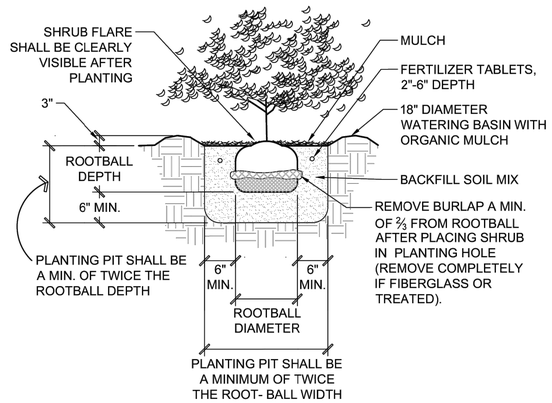
Apr 01, 2026 1:39:04pm - User: trent.grantham
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SPECIFIED PLANT SPACING = "X"
INDIVIDUAL PLANTS REPRESENTED AS: +

1 PLANT SPACING DETAIL

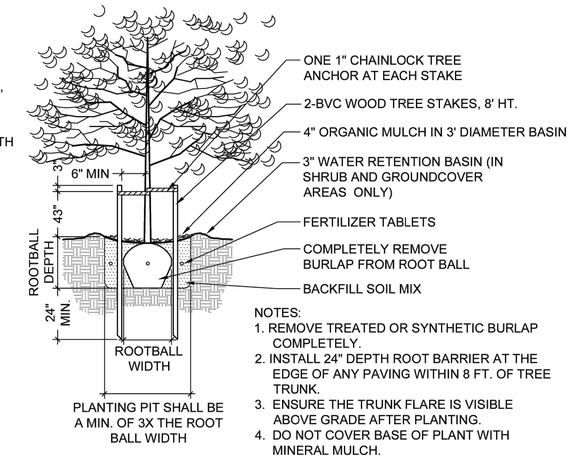
NTS P-WI-WIN11-09



NOTE: DO NOT PLACE MINERAL MULCH IN PLANT WATERING BASINS.

2 SHRUB PLANTING DETAIL (B&B OR CONT.)

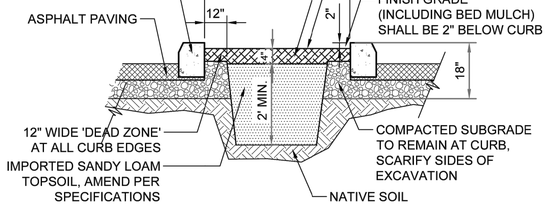
NTS P-WI-WIN11-10



NOTES:
1. REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY.
2. INSTALL 24" DEPTH ROOT BARRIER AT THE EDGE OF ANY PAVING WITHIN 8 FT. OF TREE TRUNK.
3. ENSURE THE TRUNK FLARE IS VISIBLE ABOVE GRADE AFTER PLANTING.
4. DO NOT COVER BASE OF PLANT WITH MINERAL MULCH.

3 TREE PLANTING & STAKING DETAIL

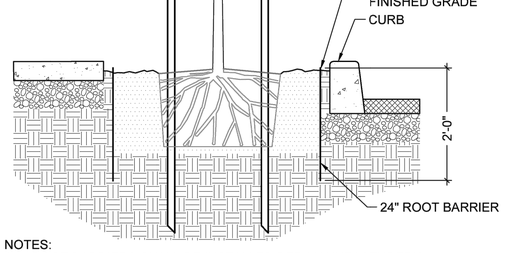
NTS P-WI-WIN11-13



NOTES:
1. GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND SUB-BASE MATERIAL DOWN TO NATIVE SOIL.
2. MINERAL MULCH SHALL BE 3/4" CRUSHED "SOUTH TOWNE COBBLE" AS AVAILABLE FROM HORIZON LANDSCAPE MATERIALS, PH: (801) 885-3021, OR APPROVED EQUAL.

4 PARKING ISLAND PLANTER

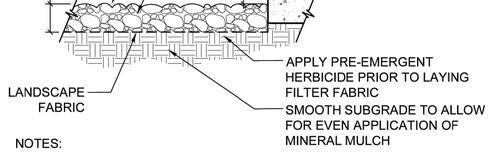
NTS P-WI-WIN11-14



NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT. ROOT BARRIER SHOULD EXTEND 8' ON EITHER SIDE OF TRUNK FOR A 16' CONTINUOUS LENGTH.

5 ROOT BARRIER

3/4" = 1'-0" P-WI-WIN11-18



NOTES:
1. EXCAVATE EXISTING SOIL, LAWN AND MULCH IN ALL AREAS TO RECEIVE ROCK MULCH AND DISPOSE OFF SITE. SUBGRADE SHALL BE SET 6 INCHES BELOW GRADE.
2. MINERAL MULCH SHALL BE 3/4" CRUSHED "SOUTH TOWNE COBBLE" AS AVAILABLE FROM HORIZON LANDSCAPE MATERIALS, PH: (801) 885-3021, OR APPROVED EQUAL.
3. INSTALL MINERAL MULCH IN ALL PROPOSED PLANTING AREAS SHOWN ON PLAN AT A DEPTH OF 4 INCHES. DO NOT PLACE IN WATERING BASINS OF TREES AND SHRUBS OR COVER BRANCHES OF SHRUBS WITH MINERAL MULCH.

6 MINERAL MULCH IN PLANTING AREAS

NTS P-WI-WIN11-33

TREE PROTECTION & LANDSCAPE NOTES (ALL SHEETS)

1. RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER LANDSCAPE INSTALLATION IS COMPLETE, AND ANY AND ALL PROTECTIVE MEASURES/ BARRIERS HAVE BEEN REMOVED.
2. THE LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING PLANTS TO REMAIN. PLANTING AREAS ARE SHOWN FOR CONTRACTOR REFERENCE REVIEW EXISTING PLANTS ON SITE AND ADJUST NEW PLANTINGS AS REQUIRED. PIT PLANT NEW PLANTS IN EXISTING LANDSCAPE AREAS. NO SOIL PREP IS REQUIRED IN EXISTING PLANTING AREAS.
4. NEW LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.
5. ALL NEW LANDSCAPE AREAS ARE TO BE EXCAVATED AND PREPARED PER NOTE #17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING REQUIRED EXCAVATION IS PROVIDED BY OTHERS PRIOR TO EXCLUDING FROM THEIR CONTRACT.
6. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
8. ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
9. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
10. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
11. CONTRACTOR SHALL WEED ALL EXISTING LANDSCAPE AREAS AND REMOVE ANY ROCK OR DEBRIS. EXISTING LANDSCAPE BEDS SHALL MATCH NEW LANDSCAPE BEDS WHEN PROJECT IS COMPLETE. FINISH ALL BEDS WITH SPECIFIED TOP DRESS MULCH.
12. VERIFY THAT SUB-GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
13. ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. TREE BASE CLEARANCE: A 3' DIAMETER SPACE 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'.
15. INSTALL 2 FOOT MINIMUM DEPTH ROOT BARRIER ALONG THE EDGE OF ALL CURBS OR PAVING FOR ALL TREES WITHIN EIGHT (8) FEET OF A CURB OR SIDEWALK.
16. ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
17. DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN PLANTERS AS INDICATED ON PLANS.
18. PLANTING AREA PREPARATION:
    - A. SPREADING OF PLANTING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
    - B. ALL NEW PLANTING AREAS SHALL BE EXCAVATED DOWN TO NATIVE SOIL OR 24 INCHES. SUB-GRADE SHALL BE SET TO WITHIN FIVE (5) INCHES OF TOP OF ADJACENT CURBS TO ACHIEVE REQUIRED MULCH FINISH LEVEL OF 3 INCHES WITH 2 INCHES OF FREEBOARD ADJACENT TO PAVING.
    - C. WEED ALL EXISTING PLANTING BEDS AND PLACE PRE-EMERGENT PRIOR TO PLACING MULCH.
18. ALL NEW AND EXISTING PLANTING AREAS SHOWN ON PLANS SHALL BE TOP DRESSED WITH A 4 INCHES OF MINERAL MULCH.
19. PLANT SYMBOLS SHALL DICTATE COUNT.
20. REFER TO PROJECT SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS.

REVISIONS

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE –

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SHEET TITLE
LANDSCAPE DETAILS AND NOTES

SHEET
LS-06
OF 13

Apr 01, 2026 - 1:36:51pm - User: trent.grantham
N:\PROJECTS\5275 JSA CIVIL, LLC\25-000276 WINCO SARATOGA SPRINGS, UT CDS\CAD_25-000276 P-LS.DWG



PRECAST SCREEN WALL — EXTERIOR COVERED DECK

NORTHWEST ELEVATION PERSPECTIVE



PRECAST SCREEN WALL — EXTERIOR COVERED DECK

NORTHEAST ELEVATION PERSPECTIVE

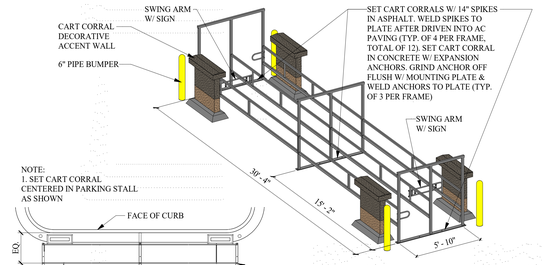


BACKUP GENERATOR ENCLOSURE — PRECAST SCREEN WALL — EXTERIOR COVERED DECK — PRECAST SCREEN WALL

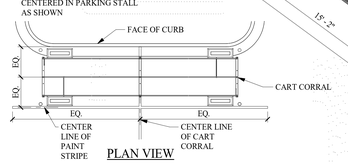
SOUTHEAST ELEVATION PERSPECTIVE



SOUTHWEST ELEVATION PERSPECTIVWE



CART CORRAL ISOMETRIC



PLAN VIEW

REVISIONS

CR60 DATED 06/16/2025

ARCH. PROJECT NO.
2511

DRAWN
DM

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SUBMITTAL DATES

OTB DATE

84K

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BOISE, IDAHO 83703
(208) 345-1462

WINCO FOODS NO. 182
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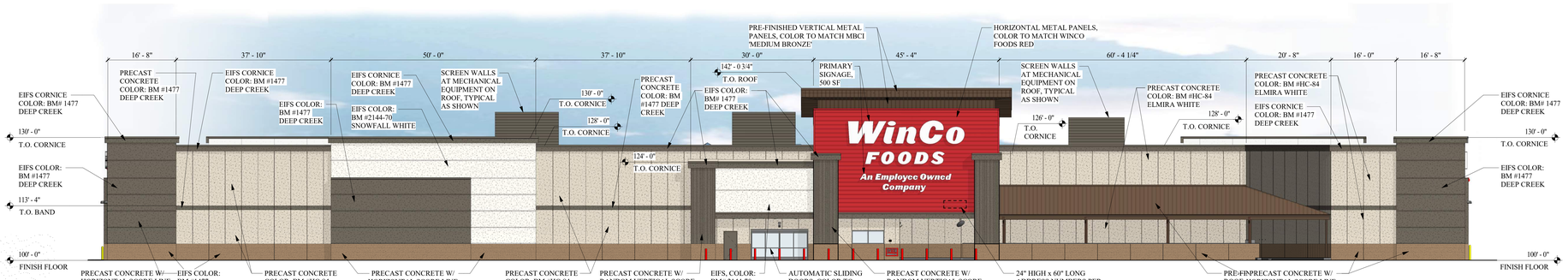
WinCo FOODS

SHEET TITLE

PERSPECTIVE ELEVATIONS

SHEET
EL-2

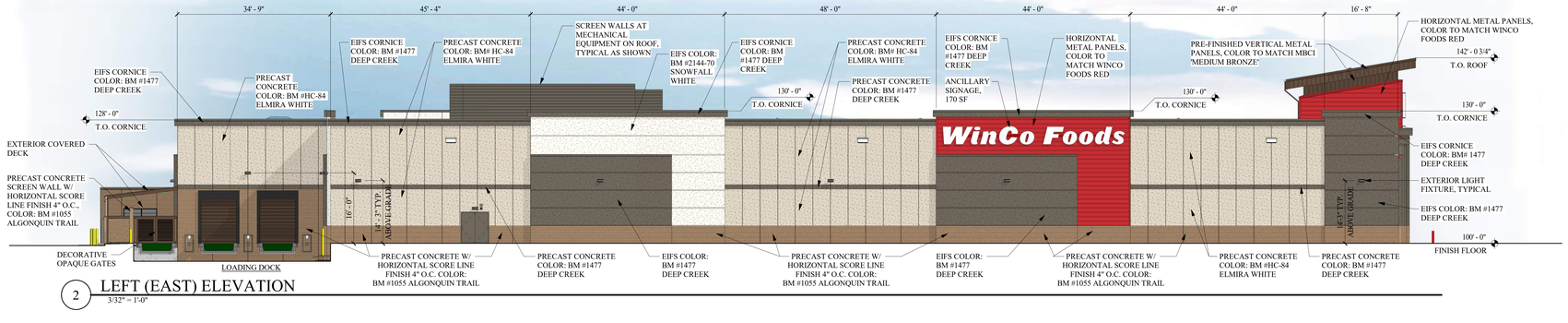
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1 FRONT (NORTH) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

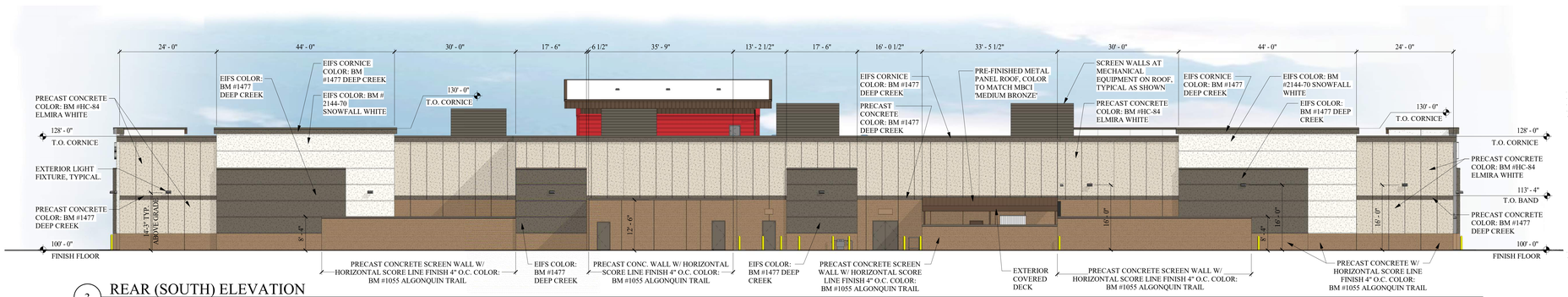
FRONT (NORTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	21%	ALGONQUIN TRAIL	13%
METAL PANELS	17%	DEEP CREEK	23%
PRECAST CONCRETE	60%	ELMIRA WHITE	54%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%



2 LEFT (EAST) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

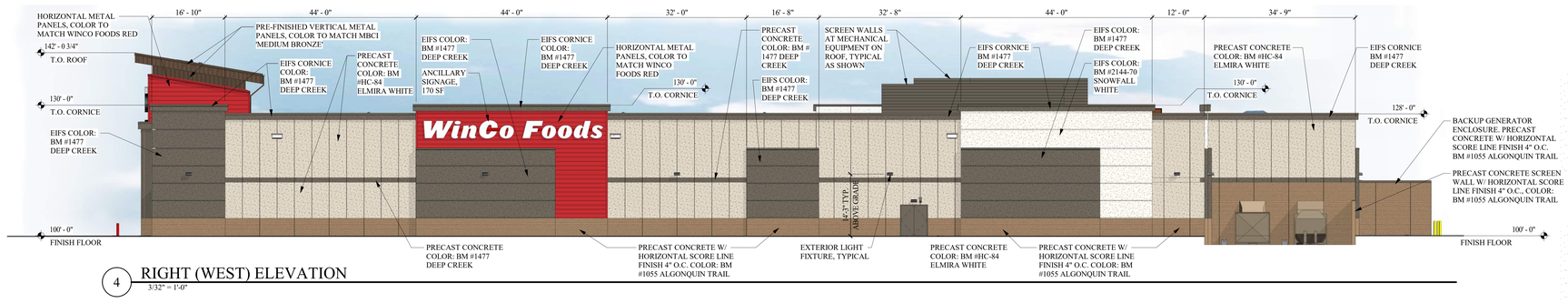
LEFT (EAST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	27%	ALGONQUIN TRAIL	14%
METAL PANELS	8%	DEEP CREEK	24%
PRECAST CONCRETE	64%	ELMIRA WHITE	47%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%



3 REAR (SOUTH) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

REAR (SOUTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	34%	ALGONQUIN TRAIL	13%
METAL PANELS	5%	DEEP CREEK	24%
PRECAST CONCRETE	62%	ELMIRA WHITE	56%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%



4 RIGHT (WEST) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

RIGHT (WEST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	32%	ALGONQUIN TRAIL	13%
METAL PANELS	8%	DEEP CREEK	26%
PRECAST CONCRETE	60%	ELMIRA WHITE	43%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%

REVISIONS

ARCH. PROJECT NO.
2511

DRAWN
DM

CHECKED
LL

SUBMITTAL DATES

OTB DATE

84K

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PSA ARCHITECTS, LLP
NCARB certified
5200 WEST STATE ST
BOISE, IDAHO 83703
(208) 345-1462

WINCO FOODS NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

WinCo FOODS

SHEET TITLE
ELEVATIONS

SHEET
EL-1

4/30/2026 3:05:22 PM

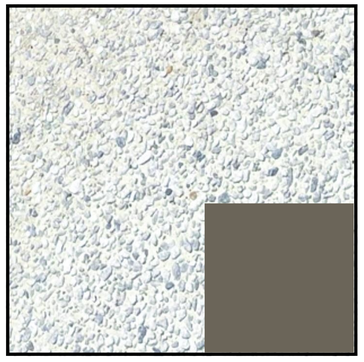
WinCo Foods

SARATOGA SPRINGS, UTAH

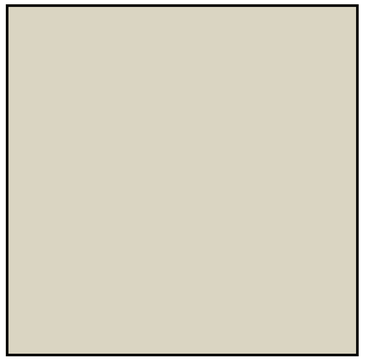
MATERIAL AND COLOR BOARD



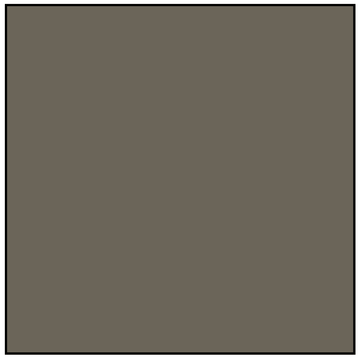
EXPOSED AGGREGATE



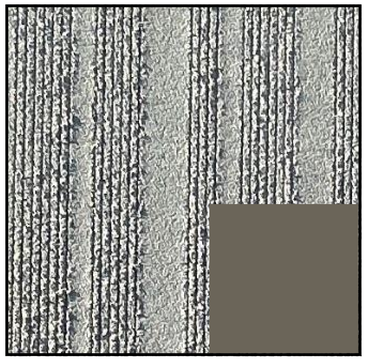
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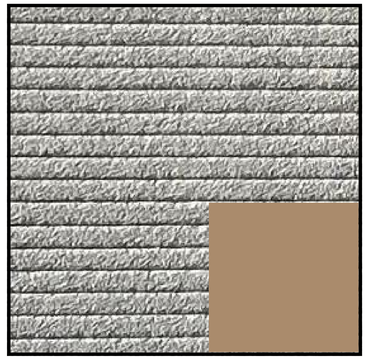
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"ALGONQUIN TRAIL" #1055
HEXADECIMAL CODE #A7896B



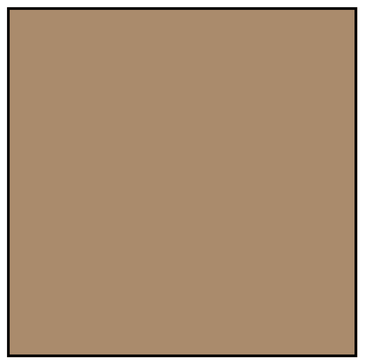
BENJAMIN MOORE PAINTS
"DEEP CREEK" #1477
HEXADECIMAL CODE #6B645A



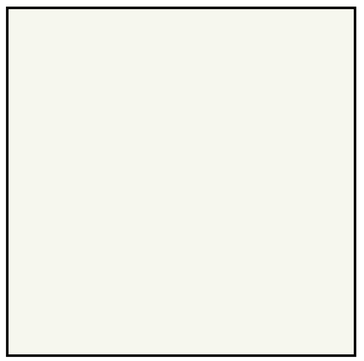
EXPOSED AGGREGATE W/ RANDOM
VERTICAL SCORE LINES



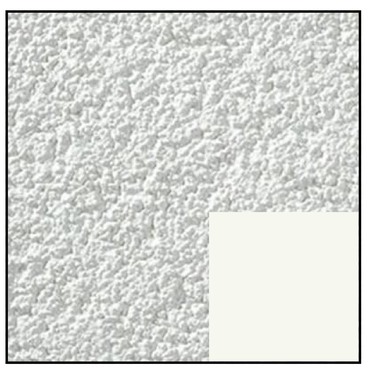
EXPOSED AGGREGATE W/
HORIZONTAL SCORE LINES



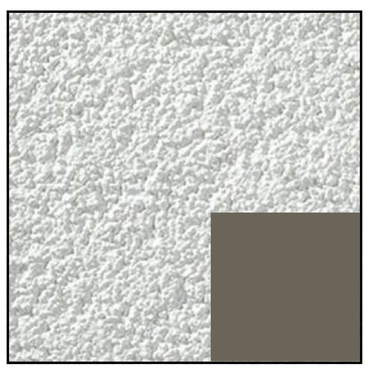
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"ALGONQUIN TRAIL" #1055
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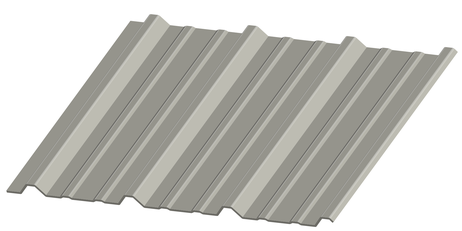
BENJAMIN MOORE PAINTS
"DEEP CREEK" #1477
HEXADECIMAL CODE #6B645A



EXTERIOR INSULATION AND
FINISH SYSTEM (EIFS)



EXTERIOR INSULATION AND
FINISH SYSTEM (EIFS)



MBCI METAL ROOF & WALL PANELS
PBR EXPOSED FASTENING SYSTEM



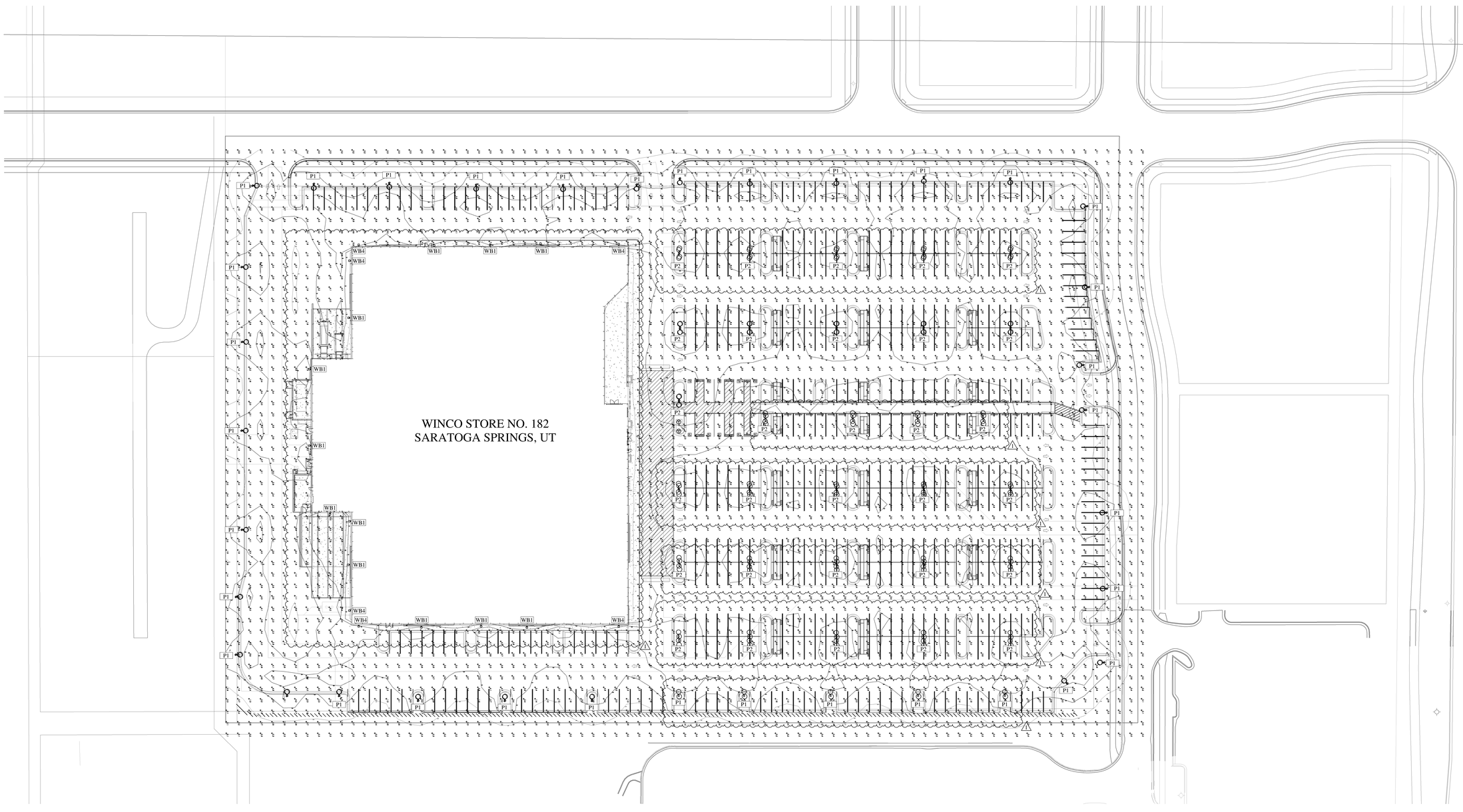
BRIGHT RED
("WINCO RED")



MEDIUM BRONZE

GENERAL NOTES

1. VALUES SHOWN INDICATE CALCULATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.



SITE PHOTOMETRIC PLAN
1" = 30'-0"

REVISIONS
1 CITY COMMENTS

ARCH. PROJECT NO.
2511

DRAWN
JF

CHECKED
WC

SUBMITTAL DATES
10/20/25

OTB DATE

84K

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Senior Architect / Principal
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(208) 345-1462

REGISTERED PROFESSIONAL ENGINEER
7494125-2202
WILLIAM B. CLARK
03/23/26

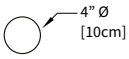
WINCO FOODS NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

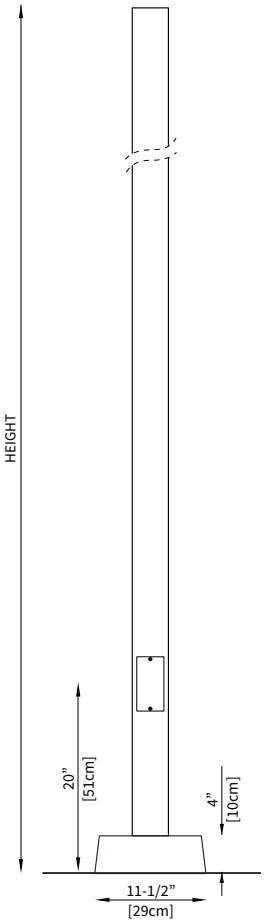
WinCo FOODS

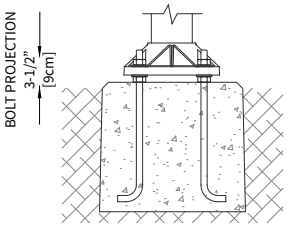
SHEET TITLE
SITE 100% PHOTOMETRIC PLAN

SHEET
SD4

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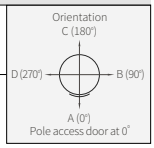


Bolt Circle: 10" (25cm) Ø
Accepts: 7" to 11-1/2" Ø (18 to 29cm) Ø

Pole with Anchor Plate, supplied with galvanized anchor bolts, nuts & washers.

					BANNER PROVISION HOLES*							
SERIES	HEIGHT[1]	MOUNTING	ADAPTOR	OPTIONS**	Configuration	Banner position from ground[7]	Top Banner Height[8]	Orientation	COLOR***		FINISH	MG
PAL40	8' to 20'[2]	–	–	–	–	Starting at 96"	–	–	BG	CRY[10]	SM	–
PAL42		INS[3]	APC[4]	DU	BHS[5]		24	A (0°)	BK	KNP[10]	SX[11]	MG
		TN32		FU1	BHD[6]		30	B (90°)	BZ	OFL[10]	TX	
		TN33		FU2			36	C (180°)	DG	TRK[10]		
				GFI			42	D (270°)	GM			
				GFIC1			48		MA			
				GFIC2					PG			
				TP					SG[9]			
									SI			
									WH			

* Only necessary with banner(s)
** For multiple options selection, please contact factory.
*** For additional color options information, visit the Colors & Finishes section on Cyclone's website.



1 - Available in 0.5' increments
2 - PAL40 only available up to 16'
3 - When using a tenon on a bracket arm (see p.38 of the pole guide), select the INS option to indicate that the pole requires drilling to screw the bracket arm tenon to the pole.
4 - Sensors & controls pole adaptor, suitable for 3/4" NPT connectors. Minimum height installation 8' from the ground.
5 - BHS - Banner provision for single banner
6 - BHD - Banner provision for double banners
7 - Available in 1" increments
8 - Top Banner height from bottom banner
9 - Available in SX finish only
10 - For more details on our wood finish, please refer to the Wood Finish Sales Sheet
11 - SX textured, matte (Sandtex). SX finish only available with SG color.

POLE

Round, 4" (10cm) Ø, 6061-T6 aluminum shaft, welded to both the top and bottom of a cast aluminum reinforced anchor plate. Hand hole 2" x 5" (8cm x 13cm) with weatherproof cover and copper ground lug.

EPA

SERIES	HEIGHT		WALL THICKNESS		WEIGHT		EPA RATING (sq.ft)						ANCHOR BOLTS
	ft	m	in	mm	lbs	kg	80mph	90mph	100mph	110mph	120mph	150mph	in
PAL40	8	2.44	0.125	3.2	14.92	6.77	23.43	18.02	14.43	11.71	9.75	6.08	3/4" Ø x 20" lg
PAL42	8	2.44	0.225	5.7	26.28	11.92	41.09	32.03	25.65	21.35	17.57	11.25	3/4" Ø x 20" lg
PAL40	10	3.05	0.125	3.2	18.65	8.50	18.51	14.43	11.25	9.13	7.50	4.56	3/4" Ø x 20" lg
PAL42	10	3.05	0.225	5.7	32.85	14.90	33.36	26.00	20.54	16.87	13.88	8.78	3/4" Ø x 20" lg
PAL40	12	3.66	0.125	3.2	22.38	10.15	15.20	11.55	9.01	7.11	5.70	3.42	3/4" Ø x 20" lg
PAL42	12	3.66	0.225	5.7	39.42	17.88	27.39	21.35	16.87	13.69	11.25	6.94	3/4" Ø x 20" lg
PAL40	13	3.96	0.125	3.2	24.25	11.00	13.69	10.41	8.00	6.32	5.00	3.00	3/4" Ø x 20" lg
PAL42	13	3.96	0.225	5.7	42.70	19.37	25.31	19.50	15.41	12.34	10.13	6.32	3/4" Ø x 20" lg
PAL40	14	4.27	0.125	3.2	26.11	11.84	12.65	9.49	7.21	5.62	4.39	2.53	3/4" Ø x 20" lg
PAL42	14	4.27	0.225	5.7	45.99	20.86	23.43	18.02	14.23	11.40	9.25	5.70	3/4" Ø x 20" lg
PAL40	15	4.57	0.125	3.2	27.98	12.70	11.25	8.43	6.32	4.81	3.75	2.10	3/4" Ø x 20" lg
PAL42	15	4.57	0.225	5.7	49.27	22.35	21.35	16.45	12.82	10.13	8.22	5.00	3/4" Ø x 20" lg
PAL40	16	4.88	0.125	3.2	29.85	13.54	10.13	7.50	5.62	4.11	3.16	1.71	3/4" Ø x 20" lg
PAL42	16	4.88	0.225	5.7	52.56	23.84	19.50	14.82	11.55	9.13	7.31	4.39	3/4" Ø x 20" lg
PAL42	18	5.49	0.225	5.7	59.13	26.82	16.23	12.34	9.49	7.21	5.70	3.37	1" Ø x 36" lg
PAL42	20	6.10	0.225	5.7	65.70	29.80	13.69	10.13	7.60	5.70	4.39	2.50	1" Ø x 36" lg

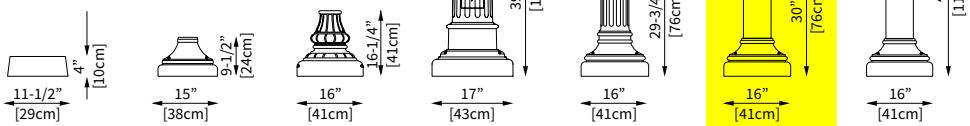
– *EPAs values calculated following AASHTO 2013 Standard.*
– *EPA ratings refer to POST TOP applications only. For other configurations consult factory.*
– *The EPA data for the aluminum poles shown in the table above includes post-weld heat treatment. For other configurations, please contact the factory.*

NOTE: Do not erect pole without the intended loading attached to avoid wind-induced vibration. Luminaires must be attached to pole when installed.

BASE COVERS

BS15 is shown with the pole.

For all models available, see "Base Cover" section on page 28.



5457 W 11000 N SUITE 200
HIGHLAND, UT 84003
PHONE: (801) 467-7000

1/12/2026

RE: OFFSITE LANDSCAPING

To whom it may concern,

Westlake Partners Phase G, LLC has agreed to provide an allotment of up to 43,000 SF of off-site landscaping to WinCo (Lot 714), to meet the city's 20% Landscaping requirement for their site plan application.

Respectfully,
Westlake Partners Phase G, LLC

Richard Mendenhall, Manager

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
McDonalds Jacob Ranch
May 14, 2026
PUBLIC MEETING

Applicant:	Meghana Chachra, McDonalds
Owner:	Jacob Ranch Marketplace LLC
Location:	1900 S Redwood Road
Project Acreage:	1.12 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
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 site plan for McDonalds at Jacob Ranch Marketplace. The proposed plan includes one commercial buildings on 1.12 acres. The proposed building would be 4,498 square feet in size. The proposed building height is 21'7". The applicant is requesting to not count the Play Place square footage (804 SF) against 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:

On October 14, 2025, the Preliminary Plat for Jacob Ranch Marketplace Phase 1 was approved, the McDonalds Site Plan is located within that plat.

C. Process: City Code Chapter 19.14 outlines the process for site plan as outlined below.

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

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: **Shall Comply.**
- 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: **Shall Comply (separate permit and approval required).**

Off-Street Parking
The developer is requesting that the Play Place area of the building not be counted towards the off-street parking requirement. The area serves a different use than the rest of the building and does not increase the number of diners at the restaurant. 19.09.05.4 states that "when a development contains multiple uses, more than one parking requirement may be applied".

The City Council shall determine parking for undefined uses based on the following criteria:

a. the intensity of the proposed use; **children of patrons playing**
b. times of operation and use; **same as dining area**
c. whether the hours or days of operation are staggered; **n/a**
d. whether there is shared parking agreement; **n/a**
e. the number of employees; **n/a**
f. the number of customers and patrons; **same as dining area**
g. trip generation; **same as dining area**
h. peak demands. **n/a**

Staff conclusion: Up for Discussion. The play area is a distinct use from the dining area. Other similar restaurants offer comparable dining and restaurant space but with no play area.

Sign Regulations
The developer has submitted sign plans that will need to be amended to comply with 19.18. A separate sign permit application will be required and will verify compliance prior to a permit being issued.

Staff conclusion: Consistent. It is standard practice for the City to require a sign permit application prior to building permit being issued.

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 McDonalds Jacob Ranch Marketplace located at 1900 South Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached 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. Parking shall not be required for the Play Place.
6. A separate sign permit application shall be required.
7. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for McDonalds Jacob Ranch Marketplace 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 McDonalds Jacob Ranch
located at 1900 South Redwood Road with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, 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. Site Plan
5. Landscape Plan
6. Elevations & Renderings

Staff Report

Author: Ken Knight, Staff Engineer
Subject: McDonalds (Jacob Ranch Marketplace)– Site Plan
Date: May 14, 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:	*Meghan Chachra—Kimley Horn*
Request:	*Site Plan Approval*
Location:	*1500 South Redwood Road*
Acreage:	*1.11 Acres - 1 Lots*

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

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

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

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

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

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

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

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

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

the warranty period.

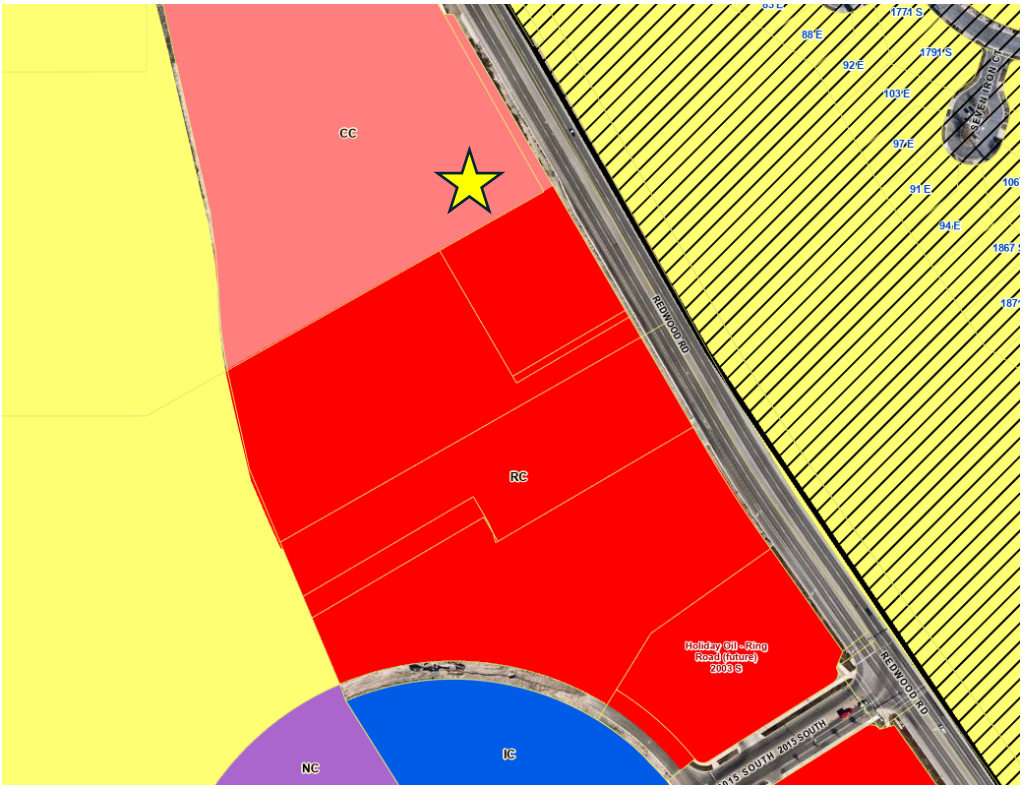
9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

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

LOCATION



ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN
MCDONALDS JACOB RANCH MARKETPLACE

Applicant:	Meghan Chachra
Owner:	Jacob Ranch Marketplace LLC
Location:	1900 S Redwood Road
Project Acreage:	1.11 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

Date Received:
1st submittal: February 19, 2026
2nd submittal: March 26, 2026

Date of Review:
1st submittal: March 5, 2026
2nd submittal: April 8, 2026

Parcel Number(s) and size: 59:002:0205/6.46 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): February 19, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - General Plan Land Use: Regional Commercial
  - Density: N/A

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*49,190 sq. ft.*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*>15'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>10'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>30'*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*21'7"*
Lot coverage (Maximum)	50%	**Complies**	*<10% (4,496 sq.ft.)*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*4,496 sq. ft.*
Building Size (Maximum)	N/A		
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*C3.0*

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% 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.**	*9,866*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Restaurant	**Complies.**	*Permitted use*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**N/A.**	

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) 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.**	*C5.1*
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.**	*C3.0*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*C3.0*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*	**Complies.**	
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	

Bars.	**N/A.**	
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	C4.1
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Christopher M. Rose*
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.	**N/A.**	
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.**	*L1.0*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*L1.0*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*C4.1*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*L2.0*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	
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.**	*L1.0*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*L1.0*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*L1.0*
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.**	*L1.0*
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.**	*>25%*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*0%*
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;	**N/A.**	

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.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*>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.**	*L1.0*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*L1.0*
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.**	*L1.0*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*L1.0*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*L1.0*
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.**	*L1.0*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*L1.0*
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.**	
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	**N/A.**	

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.		
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 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.**	*Rock mulch*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*6" concrete mow strip*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip lines shown*
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.	**N/A.**	
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.**	**N/A.**	
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	**N/A.**	

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.		
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.**	
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.**	
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.**	
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,	**N/A.**	

a solid fence or wall shall be installed and maintained along the abutting property line.		
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.**	*L1.0*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**N/A.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*L1.0*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	49,190		
Required Landscaping	9,838	**Complies**	*9,866*
Required Deciduous Trees	6	**Complies**	*7*
Required Evergreen Trees	4	**Complies**	*6*
Required Shrubs	19	**Complies**	*255*
Drought Tolerant Plants	15	**Complies**	*All*

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.**	*C3.0*
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.**	*C3.0*
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.**	*C3.0*
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.	**Shall Comply.**	*To be provided by Jacob Ranch master developer.*

<table>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>E1.10</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless
said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
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.</td><td>Complies.</td><td>Distance requirement met.</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies.</td><td>2 ADA stall required.</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td>Certain types of medical facilities need more accessible stalls, see link.</td><td>N/A.</td><td></td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td>C3.0</td></tr>
</table>

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.**	*C3.0*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**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.**	*C3.0*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
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; 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. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Complies.**	*Parking is sufficient for proposed uses.*
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	**N/A.**	

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.		
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.**	*4-6' tall plantings shown.*
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.**	*6" curb shown.*
Clear Sight Triangles must be followed.	**Complies.**	*No issues.*
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.**	*L1.0*
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. 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 shown. See L1.0*
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.**	*Shaped islands shown.*
Required Minimum Parking		
Restaurant 5 stalls per 100 sq. ft.	**Complies.**	*10/1000 shown*
Playground Private TBD	**Shall Comply**	*Subject to City Council approval*
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.**	*C3.0*
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.**	*10 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.**	*10 stacking spaces shown.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*C3.0*
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.**	*Provided with preliminary plat.*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*C3.0*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*Hedge shown.*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**N/A.**	
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.	**N/A.**	
Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)		
Curbside Pick-up Signs – **i. Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up. ii. **Size.** The area of the sign shall not exceed 1.6 square feet. iii. **Height.** A curbside pick-up sign shall not exceed six feet in height. iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located. 1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls. **v. Illumination.** Curbside pick-up signs shall not be illuminated.	**Shall Comply.**	*2 shown in plans. Signs shall comply with regulations.*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9	18	24	24
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.**	*E1.1*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*E1.1*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*E1.1*
Angle: Shall be directed downward.	**Complies.**	*E1.1*

Lamp: Bulbs may not exceed 4000k.	**Complies.**	*E1.1*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*E101*
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.	**Complies.**	*E1.1*
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.**	*E1.2*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	**N/A.**	
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.**	*9'4"*
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.**	*E1.1*
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.**	*Adjacent nonresidential land uses.*
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	**Complies.**	*See note in lighting plan.*

other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
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.**	*Arm and bell shade shown.*
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.**	*20'*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*E1.1*
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.**	*E1.1*
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.**	*E1.1*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Shown in plans.*
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.**	*E1.2*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*E101A*

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.	*N/A*

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.	*N/A*
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.**	*C3.0*
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.**	*C3.0*
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	**Complies.**	*Prelim plat approved.*

may occur simultaneously with the approval of the proposed preliminary plat.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*C3.0*
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.**	*See application.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover sheet.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See ALTA 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 ALTA 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 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 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;	**Complies.**	*Preliminary Plat approved.*

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.**	*Prepared by GSH 2024.*
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.**	*AWA November 2024.*
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	**Complies.**	*C3.0*

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.)		
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.**	*Received.*
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.**	*Received.*
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.**	*C3.1*
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; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See traffic report.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*C3.0*
Consideration Relating to Landscaping:	**Complies.**	*See landscape plan.*

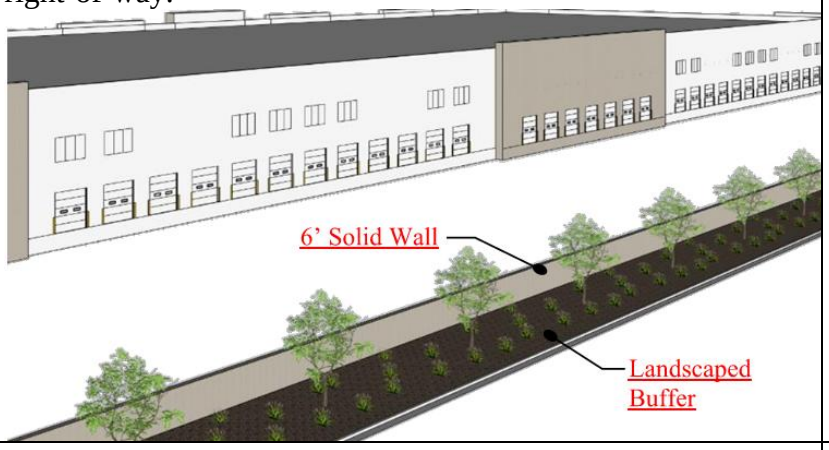
i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.		
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.**	*C3.0*
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 review.*
Trails Master Plan: Shows required trails	**Complies.**	*Redwood Trail and connectivity 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.**	*Color board and 3-d rendering provided.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Prelim. Connectivity Plan followed.*
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.**	*Striping shown.*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and	**Complies.**	*Prelim. Connectivity Plan followed.*

residential sites and shall stub to adjacent undeveloped property to allow for future connections.		
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*C3.0*
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.**	*Parking located to the sides.*
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.**	*C3.0*
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.**	*Hedge screening shown in 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.**	
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.		
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.**	*C3.0*
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.**	*Details and report provided.*
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.**	*C3.0*
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.**	*C3.0*
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.**	*L1.0*
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.**	*C3.0*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	**N/A.**	

The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*C3.0*
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, 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.**	
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 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.**	
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.**	*See prelim.*
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	**Complies.**	*C3.0*

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.**	
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. 		
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).	**Complies.**	*S1.00-1.03*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	

No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**N/A.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*5'*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	
No drive-thru lanes shall be permitted within the setback area.	N/A.	
This buffer shall be in addition to any other required buffers.	N/A.	
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	

ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	
iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	
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.*
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: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. 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.		

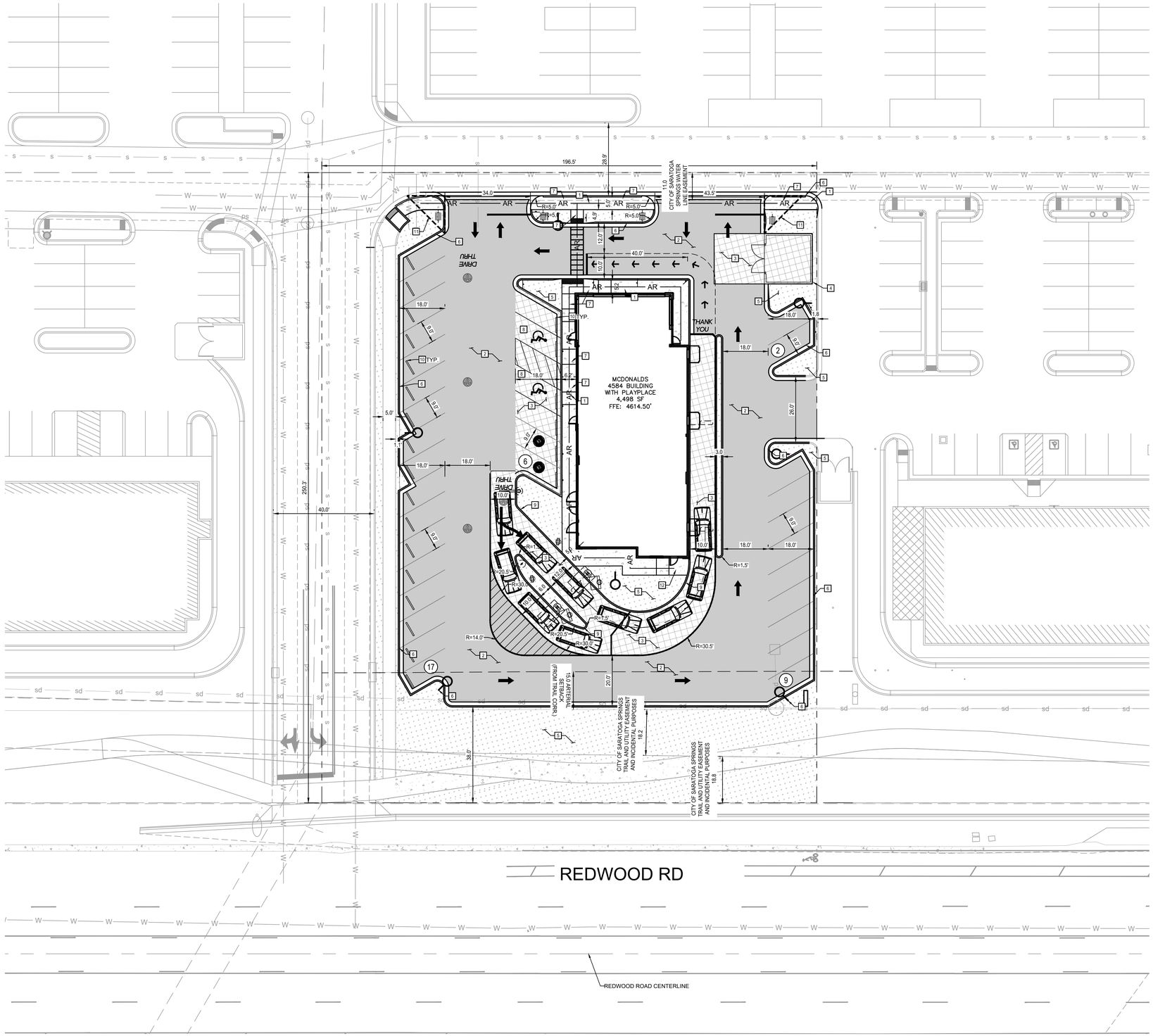
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
Flat roofs shall be screened with parapets on all sides of the building. 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.*
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.**	*See elevations.*
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.**	*See elevations.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Rectangular windows shown.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*A1.0-A2.0*
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.**	*4' projections shown.*
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.**	*10'11"*
Backlighting is not permitted.	**Complies.**	*None proposed.*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*See site plan and elevations.*
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.**	*Not visible.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Same materials used.*
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.**	*4 materials shown. Color board needed.*

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.**	*See elevations.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*See elevations.*
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.**	*<75%*
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.**	*See elevations.*
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.**	*No stairs or ladder shown.*
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.**	*Internal to building.*
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.**	*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.	**Complies.**	*35 % glass requirement met.*

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

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Potential sign locations shown.*
Monument sign location meets code and sign details provided	**Shall Comply.**	*Separate sign permit shall be required.*
Wall signs and potential locations and details	**Shall Comply.**	*Separate sign permit shall be required.*

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



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
5. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
6. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
7. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
8. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
9. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.
10. THE PLACEMENT OF THE CODS SHOULD BE SUCH THAT IS PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
11. 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

SITE INFORMATION

TOTAL SITE AREA	1.129 ACRES (49,190 SF)
PROPOSED BUILDING AREA	4,498 SF
PROPOSED LANDSCAPE AREA	9,866 SF
SITE ZONING	RC - REGIONAL COMMERCIAL
PARKING STALLS REQUIRED	PLAYPLACE AREA: 804 SF - 0 STALLS/SF = 0 STALLS MCDONALDS AREA WITHOUT PLAYPLACE: 3,694 SF - 1 STALL/100 SF = 37 STALLS
PARKING STALLS PROVIDED ONSITE	37 STALLS (32 STALLS + 2 ADA STALLS + 3 DRIVE-THRU "STALLS")

CONSTRUCTION NOTES

1. FURNISH AND INSTALL 5" THICK CONCRETE SIDEWALK PER CITY OF SARATOGA DETAIL ON SHEET C6.1, WIDTH PER PLAN.
2. FURNISH AND INSTALL HEAVY-DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C6.1.
3. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C6.1.
4. DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
5. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
6. FURNISH AND INSTALL 6" VERTICAL CURB & GUTTER PER APWA PLAN 205.1 CURB TYPE A ON SHEET C6.2.
7. FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER CITY OF SARATOGA DETAIL ST-5B ON SHEET C6.3. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTER SLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:20.
8. ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET C6.1.
9. FURNISH AND INSTALL 6" VERTICAL CURB (NO GUTTER) PER APWA PLAN 209 CURB TYPE P ON SHEETC6.4.
10. CONCRETE WHEEL STOP. REFER TO DETAIL ON SHEET C6.4
11. CLEAR SITE TRIANGLE
12. DELIVERY RAMP

CONSTRUCTION QUANTITIES

	ONSITE QUANTITY	OFFSITE QUANTITY
HEAVY DUTY ASPHALT	16,830 SF	N/A
HEAVY DUTY CONCRETE PAVEMENT	5,371 SF	N/A
BASE COURSE	22,201 SF	N/A
CUT/FILL	3,700 CY NET FILL*	N/A
CURB/GUTTER	1,329 LF	N/A
SIDEWALK	1,726 SF	N/A
DRIVE APROACH	2	N/A
ADA RAMP	12	N/A
MONUMENT SIGN	1	N/A

*THESE ESTIMATES ARE FOR CITY USE ONLY AND SHOULD NOT BE USED BY THE CONTRACTOR FOR ANY BID PURPOSES. VALUES ARE A COMPARISON OF EXISTING GRADES VERSUS FINISHED GRADES.

LEGEND

- PROPOSED MCDONALD'S DEVELOPMENT BOUNDARY
- EXISTING EASEMENT
- ADA PEDESTRIAN PATH
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED LIGHT POLE
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

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No.	REVISIONS	DATE	BY

Kimley»Horn

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111 E BROADWAY SUITE 600, UT 84111
PHONE: 385-212-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
04/22/2026

KHA PROJECT 093649016
DATE 3/25/2026
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY EB
CHECKED BY JG

SITE PLAN

1500 SOUTH REDWOOD RD

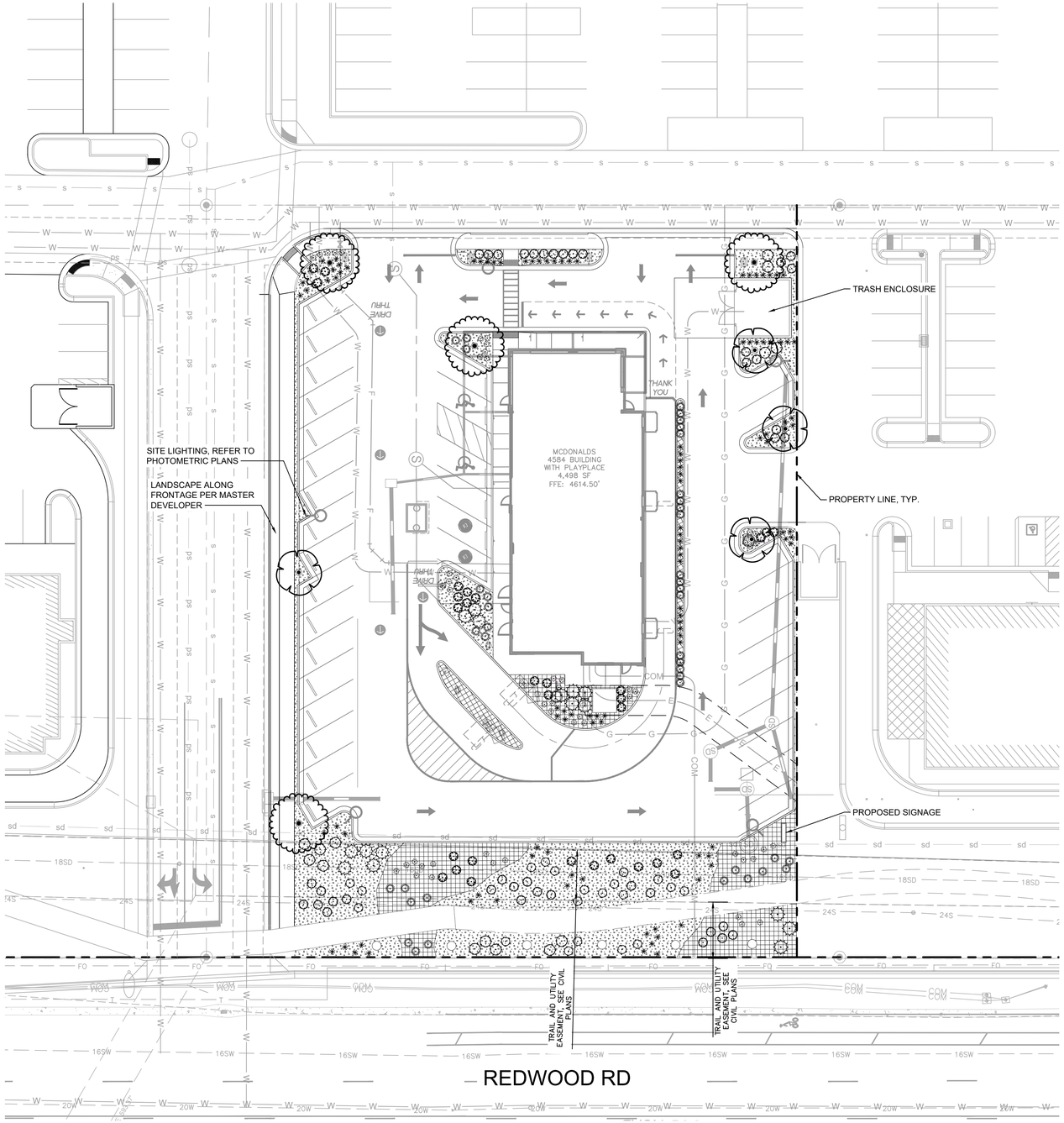
PREPARED FOR
MCDONALD'S USA, LLC

SARATOGA SPRINGS UTAH

SHEET NUMBER
C3.0

Plotted By: Chochoa, Meghan Street Set: McDonalds Saratoga Layout: C3.0 SITE PLAN April 22, 2026 03:02:51pm K:\ut_civil\093649016 - mcdonalds saratoga springs\
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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NOTE:
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'.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	TYPE	QTY
DECIDUOUS TREES					
	Tilia Tomentosa Silver LInden Drought tolerant	2" Cal.		B&B	4
EVERGREEN TREES					
	Juniperus scopulorum Rocky Mountain Juniper Drought tolerant	---	6' Ht. Min.	B&B	6
ORNAMENTAL TREES					
	Malus x 'Perfect Purple' Perfect Purple Crabapple	2" Cal.		B&B	4

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	W X H	QTY
SHRUBS					
	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard Drought Tolerant	5 gal.			19
	Gaura lindheimeri 'Siskiyou Pink' Siskiyou Pink Gaura Drought Tolerant	1 gal.			52
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Drought Tolerant	5 gal.			30
	Salvia x superba 'May Night' May Night Meadow Sage Drought Tolerant	1 gal.			41
EVERGREEN SHRUBS					
	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper Drought Tolerant	5 gal.			14
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce Drought Tolerant	5 gal.			16
ORNAMENTAL GRASSES					
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Drought Tolerant	1 gal.			107
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Drought Tolerant	3 gal.			41

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
Rock Mulch		
	ROCK MULCH - 1"- 1 1/2" ANGULAR TAN, 4" DEPTH MIN. OVER DEWITT PRO5 WEED BARRIER. FROM GENEVA ROCK PIT AT POINT OF THE MOUNTAIN	5,156 sf
	ROCK MULCH - 3"- 5" SMOOTH GREY STONE, 8" DEPTH MIN. OVER DEWITT PRO5 WEED BARRIER. FROM GENEVA JPELICAN COVE PIT.	2,649 sf

LANDSCAPE REQUIREMENTS

19.04.10.06 LAND USE REGULATIONS	**REQUIRED**	**PROVIDED**
LANDSCAPE AREA (20% OF SITE):	9,838 SF (20%)	9,866 SF (20%)
19.06.07.03 GENERAL LANDSCAPING	**REQUIRED**	**PROVIDED**
- 50% LIVE COVERAGE AT MATURITY	REQUIRED	PROVIDED
- DECIDUOUS TREES :	6	7
- EVERGREEN TREES:	4	6
- SHRUBS:	19	255
19.09.08.05. PARKING LOT LANDSCAPING	**REQUIRED**	**PROVIDED**
- SCREEN FRONTAGE WITH 3' H SHRUBS	REQUIRED	PROVIDED
- 10' WIDE LANDSCAPE STRIP	REQUIRED	PROVIDED
- ONE TREE PER 30 LF OF FRONTAGE ALONG PARKING LOT AREA	6 TREES	6 TREES
- 1 TREE PER PARKING ISLAND	9	8*

** ONE PARKING ISLAND TREE UNDER REQUIRED TOTAL DUE TO PROXIMITY TO UNDERGROUND UTILITIES.*

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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No.	REVISIONS	DATE	BY

Kimley»Horn
111 E BROADWAY SUITE 600, UT 84111
PHONE: 385-212-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
STATE OF UTAH — CHARLOTTE M. RAU — 9112943-5301 — LICENSED LANDSCAPE ARCHITECT
4/22/2026 DATE
DATE: 04/22/2026

KHA PROJECT	093649016
DATE	4/21/2026
SCALE	AS SHOWN
DESIGNED BY	CMR
DRAWN BY	CMR
CHECKED BY	CMR

LANDSCAPE PLAN

1500 SOUTH
REDWOOD RD
PREPARED FOR
MCDONALD'S USA, LLC
SARATOGA SPRINGS UTAH

SHEET NUMBER
L1.0

Materials Legend

- Hardie Lap Siding (Main Wall)
  Paint "Gauntlet Gray" SW 7019 by Sherwin Williams
- Stone Veneer
  "Span" Hewn Stone by Boral
- EIFS (Feature Wall)
  "Iron Ore" SW 7069 by Sherwin Williams
- Alpolic Panel (Drive-Thru Accent)
  "Don Gray"
- Aluminum Battens
  Wood grain"
- Aluminum Canopy (Prefinished Metal)
  "White"
- Aluminum Underscore (Prefinished)
  "Gold"
- Aluminum Trellis (Prefinished)
  "RAL 7022"
- Metal Coping
  "Weathered Zinc"
- Metal Coping
  "RAL 7022"
- Service Doors & Frames
  "Gauntlet Gray" SW 7019 by Sherwin Williams
- Glazing (Windows & Storefront)
  1" Insulated Clear Glass
- Storefront Mullions
  "Deep Bronze"



Front Elevation



Rear Elevation



Non-Drive-Thru Side Elevation

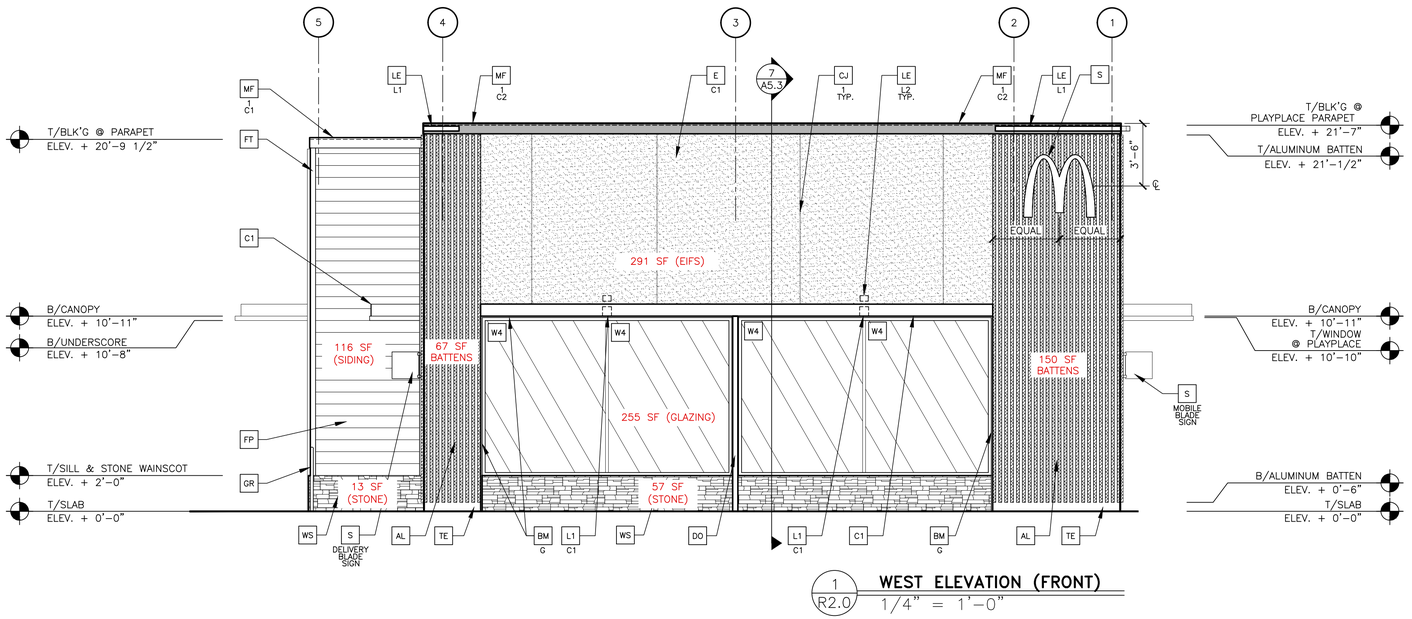


Drive-Thru Side Elevation

0 10' 20' 40'

CORE STATES GROUP

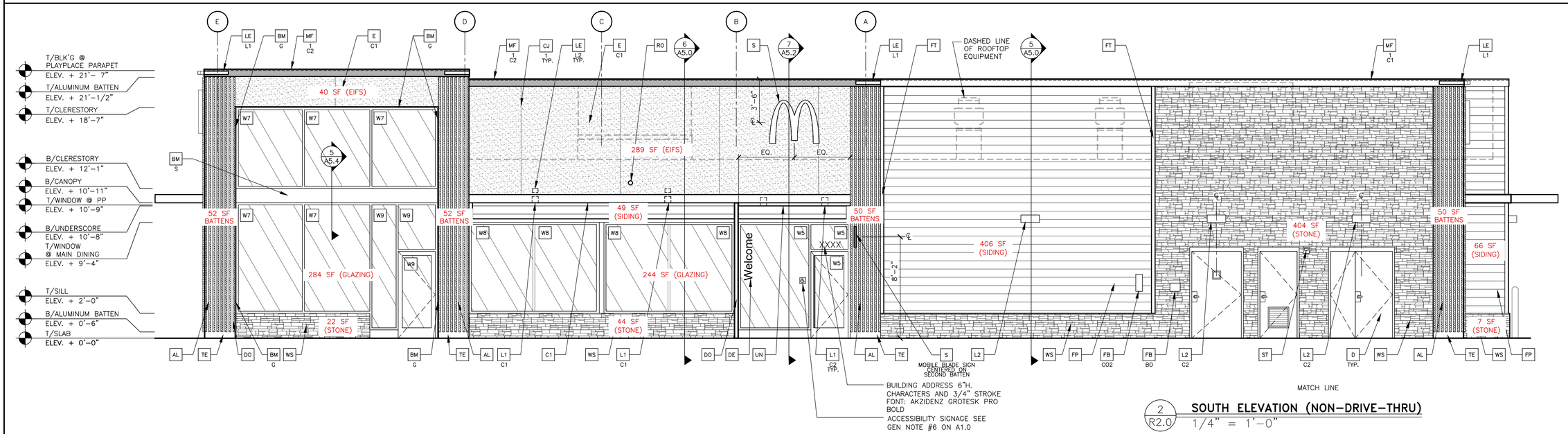
Proposed McDonald's Restaurant 43-0358
83 HR+R8
Saratoga Springs, UT
April 20, 2026



1 R2.0 **WEST ELEVATION (FRONT)**
1/4" = 1'-0"

MATERIAL CALCULATIONS

	Total Façade	Storefront Glazing		Hardie Board Siding		Wood Battens		EIFS		Stone		Alpolic	
	Sq Ft	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
Front	977	255	26%	116	12%	217	22%	291	30%	70	7%	0	0%
Non-Drive-Thru	2215	528	24%	472	21%	204	9%	329	15%	477	22%	0	0%
Rear	936	156.5	17%	476	51%	199	21%	0	0%	62	7%	0	0%
Drive-Thru	2215	475	21%	1233	56%	102	5%	25	1%	148	7%	348	16%
Total Building	6343	1414.5	22%	2297	36%	722	11%	645	10%	757	12%	348	5%



2 R2.0 **SOUTH ELEVATION (NON-DRIVE-THRU)**
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
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- BM — BRAKE METAL PANEL
  G — COLOR:
  G = GOLD
  S = MATCH STOREFRONT
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- C1 — ALUMINUM CANOPY SYSTEM – 4'-0" PROJECTION
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM – 4'-0" PROJECTION
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- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
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- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT
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- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
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  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
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- MF — METAL FASCIA
  1 — TYPE:
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  2 = NOT USED
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  FRAME COLOR: DARK BRONZE; SPANDREL COLOR: BLACK
- WS — STONE WAINSCOT:
  CULTURED STONE BY BORAL – HEWN STONE
  COLOR: SPAN

BY	DESCRIPTION	DATE	REV

PREPARED BY:
CORE STATES GROUP
135 Wacker Street
Suite 201
Chicago, IL 60540
312.718.5415
corestates.com

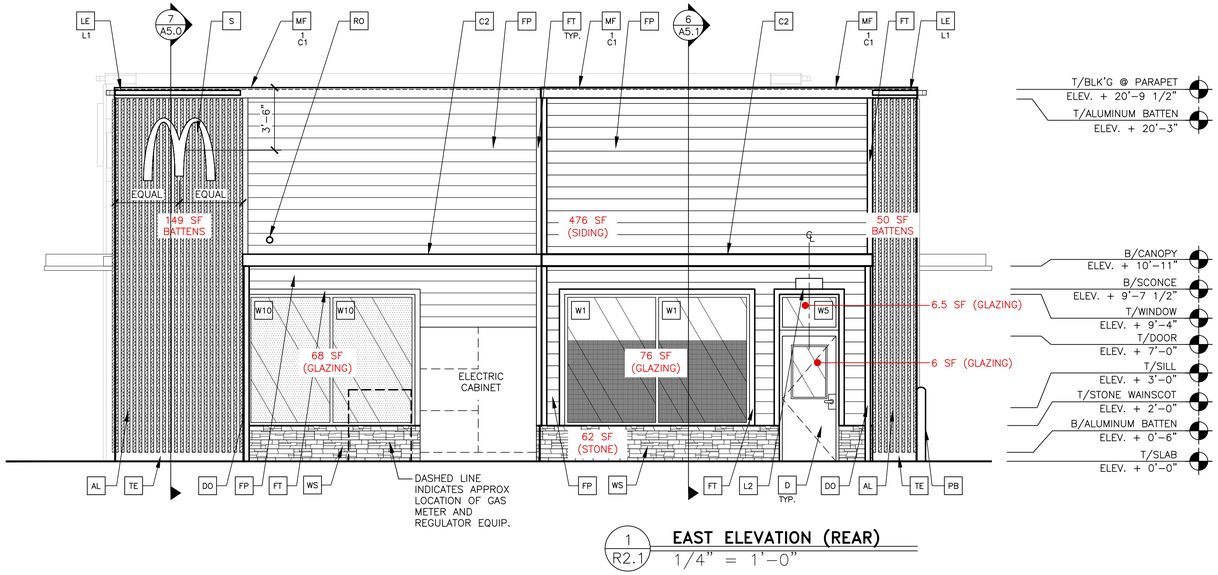
PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: J.VRCHOTA
STD ISSUE DATE: 2026 02
REVIEWED BY: M.PELINI
DATE ISSUED: 02/18/2026
C.S.G. PROJECT #: MCD.38267

TITLE: 2026 STANDARD BUILDING – BB20
4584 PLAYPLACE-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH
WOOD TRUSS ROOF FRAMING
E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH
MSN: A3155
L/C: 043-0358
SITE ADDRESS: 83HWY-R8, SARATOGA SPRINGS, UT

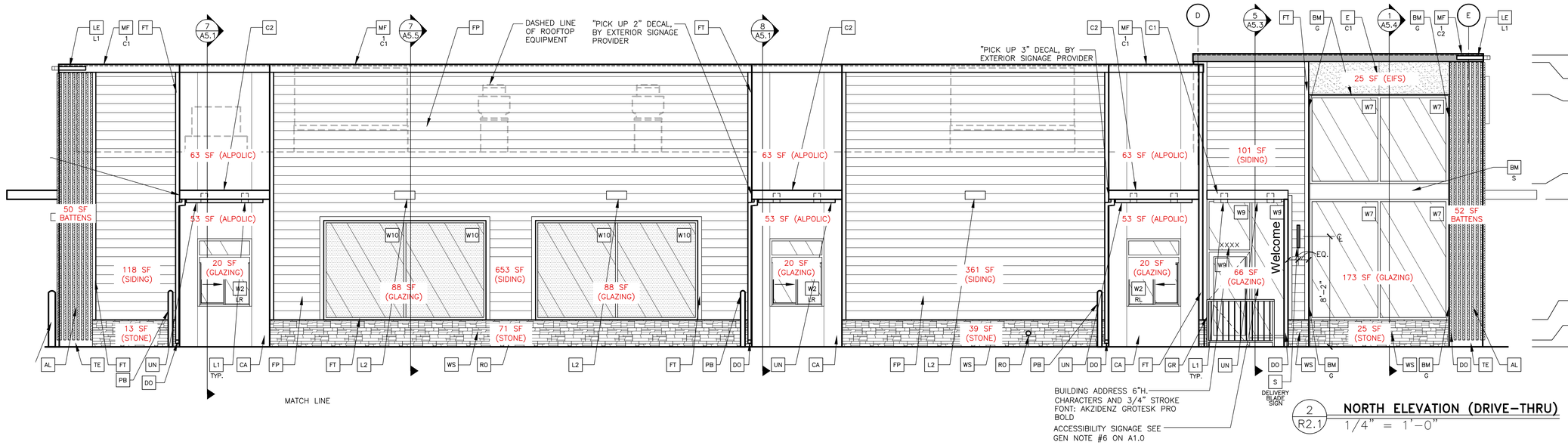
SHEET NO.: 043-0358.00.0
R2.0
MATERIALS PERCENTS



1 R2.1 **EAST ELEVATION (REAR)**
1/4" = 1'-0"

MATERIAL CALCULATIONS

	Total Façade Sq Ft	Storefront Glazing Sq Ft	%	Hardie Board Siding Sq Ft	%	Wood Battens Sq Ft	%	EIFS Sq Ft	%	Stone Sq Ft	%	Alpolic Sq Ft	%
Front	977	255	26%	116	12%	217	22%	291	30%	70	7%	0	0%
Non-Drive-Thru	2215	528	24%	472	21%	204	9%	329	15%	477	22%	0	0%
Rear	936	156.5	17%	476	51%	199	21%	0	0%	62	7%	0	0%
Drive-Thru	2215	475	21%	1233	56%	102	5%	25	1%	148	7%	348	16%
Total Building	6343	1414.5	22%	2297	36%	722	11%	645	10%	757	12%	348	5%



2 R2.1 **NORTH ELEVATION (DRIVE-THRU)**
1/4" = 1'-0"

KEY NOTES:

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DESCRIPTION	WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH WOOD TRUSS ROOF FRAMING E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH
SITE ADDRESS:	SARATOGA SPRINGS, UT
NSN: 43155	83HR+R8.
L/C: 043-0358	

DESCRIPTION | DATE | REV | BY

PREPARED BY: CORE GROUP
135 Wacker Street, Suite 201, Chicago, IL 60540, 312.718.5415, corearchitects.com

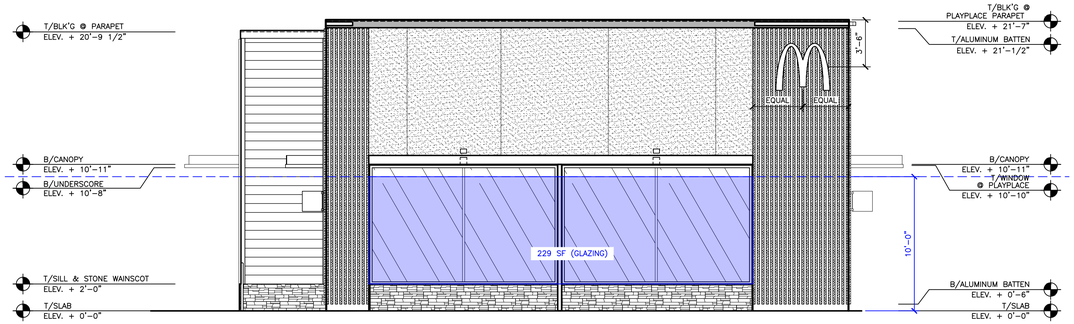
PREPARED FOR: McDonald's USA, LLC

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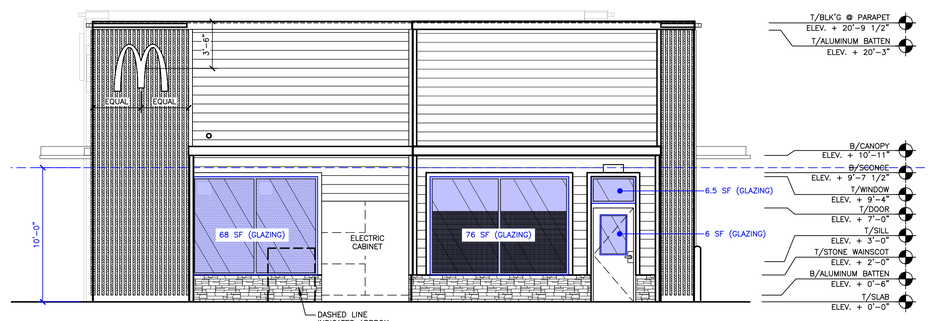
DRAWN BY	REVIEWED BY	DATE ISSUED	C.S.G. PROJECT #
J.VRCHOTA	M.PELINI	02/18/2026	MCD.38267
STD ISSUE DATE 2026 02			

TITLE: 2026 STANDARD BUILDING – BB20
4584 PLAYPLACE-WOOD/WOOD

SHEET NO. 043-0358.00.0
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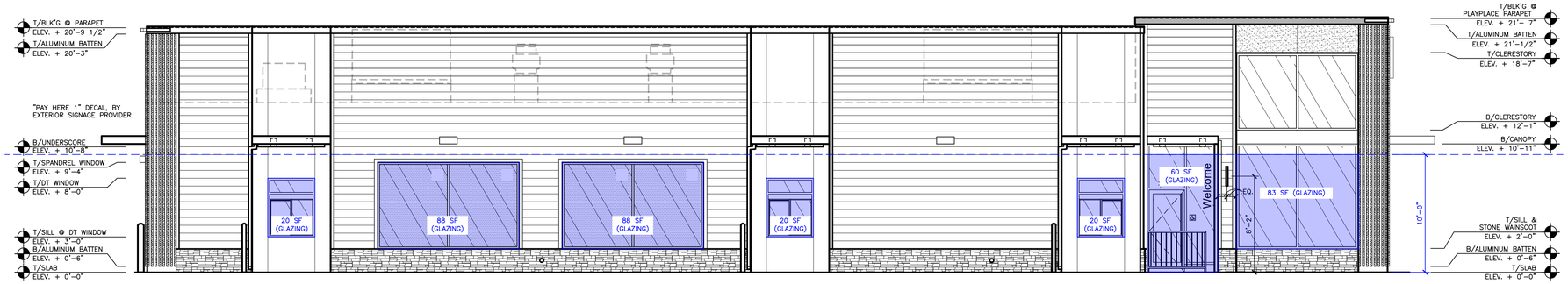
1 R2.2 **WEST ELEVATION (FRONT)**
3/16" = 1'-0"



2 R2.2 **EAST ELEVATION (REAR)**
3/16" = 1'-0"



3 R2.2 **SOUTH ELEVATION (NON-DRIVE-THRU)**
3/16" = 1'-0"



4 R2.2 **NORTH ELEVATION (DRIVE-THRU)**
3/16" = 1'-0"

For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.

GLAZING CALCS UP TO 10'-0"

	Total Façade Sq Ft	Storefront Glazing Sq Ft	%
Front	456	229	50%
Non-Drive-Thru	1053	386	37%
Rear	448	156.5	35%
Drive-Thru	1053	379	36%
Total Building	3010	1150.5	38%

REV	DATE	DESCRIPTION	BY

PREPARED BY:
CORE STATES GROUP
135 Wynn Street
Suite 201
Lombard, IL 60148
312.718.3415
CSPC@MSN.com

PREPARED FOR:
McDonald's USA, LLC

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J.VRCHOTA	M.PELINI	MCD.38267
STD ISSUE DATE 2026 02	DATE ISSUED 02/18/2026	

TITLE
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4584 PLAYPLACE-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH
WOOD TRUSS ROOF FRAMING
E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH

NSN: 43155
L/C: 043-0358

SITE ADDRESS
83HR+R8,
SARATOGA SPRINGS, UT

SHEET NO.
043-0358.00.0
R2.2
GLAZING PERCENTS

MINUTES – Planning Commission

Thursday, April 30, 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 Vice Chair Doug Willden.

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

Present:
Commission Members: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; AnnElise Harrison, Public Relations Manager; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder; Austin Roy, Senior Planner; Kendal Black, Senior Planner; Scott Petrik, Engineer; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Daniel Harris, Adam Hurd, Ed Axley, Larry Lindstrom, Mark Johnson.

Excused: Rachel Sprosty Burns.

3. **Public Input -** Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

BUSINESS ITEMS

1. **Mt. Saratoga Veterinary Clinic Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for the Mt. Saratoga Veterinary Clinic. Uses would 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.

Applicant Dan Harris of Berkley, Michigan was in attendance to answer questions.

Commissioner Mann wondered if the clinic would be a 24-hour clinic.

Mr. Harris responded that they planned to be open during normal business hours with no plans for a 24-hour facility, but noted there may be a need for overnight observation for pets recovering after surgery.

Commissioner Hill was pleased the plan incorporated entrances and exits set back far enough that he thought it would alleviate any possible interference with the staging for those driving on Mt. Saratoga Drive making left hand turns onto Pony Express Parkway. He really liked the site plan, especially the landscaping plans included in the packet.

Kendal advised Planning Commissioners that the preliminary plat had not been added to the agenda, but it would be on the agenda for a future Planning Commission meeting.

DRAFT

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Mt. Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

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 presented the item. The applicant is seeking approval for one commercial building. 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.

Applicants Larry Lindstrom of Lehi, who is the landowner, and Mark Johnson of Lehi were in attendance. Mr. Johnson reported that work on the project had been ongoing since 2020. He noted a 34-foot elevation change across the property, with significant slopes requiring retaining walls. He explained that grading constraints had created connectivity challenges between Lots 4 and 5, which was the basis for the exception request.

Commissioner Hill acknowledged the time and all the work that had gone into the plan, and asked if there would be a drive-thru on lot 5.

Mr. Johnson confirmed that lot 5 was planned to have a drive-thru, and noted that Staff had been very good to work with them during several iterations of the drive-thru plans.

Commissioner Hill received clarification regarding the interconnection from lot 5; there would be pedestrian connection, but not vehicular connection due to the slope. He also received information that they had planned for space to accommodate trucks that would be accessing any loading docks on lots 3 and 4.

Mr. Johnson noted the two distinct uses of the lots, and shared that there had been concern about routing the drive-thru exit through lot 4. He mentioned that there could potentially be conflicts with larger truck traffic accessing the warehouse loading docks.

Commissioner Willden received clarification that there were not any Staff concerns with connecting Stagecoach Drive to lot 5, and no concerns regarding the exception request.

Motion made by Commissioner Rather 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, and noting that condition #4, interconnection to the property to the north, is not required. Seconded by Commissioner Miles.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

3. **Riders Station Site Plan and Preliminary Plat, located at 1193 West Fairfield Road. Adam Hurd of BlackSpire Capital Group as applicant.**

DRAFT

Senior Planner Austin Roy presented the item**.** 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.

Adam Hurd and Ed Axley of BlackSpire in Lehi were in attendance to answer questions.

Commissioner Hill wanted to know what type of retail establishment the drive-thru would be in phase 1.

Mr. Hurd shared that they had signed a lease with Sodalicious for the drive-thru space.

Commissioner Hill noted that he had reviewed the transportation analysis and was comfortable with the plans.

Motion made by Commissioner Mann 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. Seconded by Commissioner Roman.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

4. **Approval of Minutes: April 16, 2026.**
Motion made by Commissioner Rather to approve the minutes of April 16, 2026. Seconded by Commissioner Hill.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

PUBLIC HEARINGS

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 presented the item. 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 grading setbacks, slopes would be limited to 5H:1V adjacent to public rights-of-way and 3H:1V in all other areas.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill thanked Staff for updating the language in the Building Construction Code. He appreciated the clarity that the update would provide.

Motion made by Commissioner Miles that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 18.05, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

DRAFT

REPORTS

1. **Commission Comments.** No comments were given.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next Planning Commission meeting would be held on May 14th .

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:39 p.m. by Vice Chair Doug Willden.

_____ _____

Date of Approval Planning Commission Chair

_____

Deputy City Recorder

DRAFT

SARATOGA SPRINGS PLANNING

Planning Commission Staff Report

Code Amendments
Amending Section 19.09
May 14, 2026
Public Hearing

Report Date:	May 6, 2026
Applicant:	Meghana Chachra w/ McDonalds
Previous Meetings:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant, Meghana Chachra representing McDonalds, is working on a new site plan for the Jacob Ranch Marketplace development, which is located at approximately 1500 South Redwood Road. In preparing the site plan the applicant has determined that there are issues caused by the City's requirement for a 3-foot median between the drive-thru lane and the parking area. The applicant notes that the median: prevents efficient vehicle circulation and drive-thru functionality, creates a potential safety hazard, and makes snow removal more difficult. The applicant is seeking to amend Title 19 to remove the requirement for a 3-foot median between the drive-thru lane and the parking area. If approved, this amendment will apply to all drive-thru lanes in the City.

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

B. Background:

The proposed site for the new McDonalds is in the Jacob Ranch Marketplace subdivision, just north of Ring Road, and will be accessible via Redwood Road. The proposed site plan for the McDonalds appears to meet the development code. The site plan can work without the code amendment. However, the applicant believes that the code amendment will result in an improved site plan and drive-thru experience.

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
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801-766-9793 x 107 • 801-766-9794 fax

C. Specific Request:

This is a request for approval of proposed code amendments to Section 19.09 of the Land Development Code, as summarized below and as attached.

19.09.11(5)(a) Drive-Thru Requirements	Removing the requirement to provide "*A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area*".

D. Process:

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

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

   Complies. *This proposal is being initiated by the applicant, Meghana Chachra representing McDonalds. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.

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

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

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

E. Community Review:

This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall at least 10 calendar days prior to the public hearing.

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

F. General Plan:

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

The Land Use and Neighborhoods Vision outlines the importance of having a mix of uses in the City because it: helps reduce travel distances for goods and services, balances inbound and outbound travel at peak times, and diversifies the local tax base and services.

Staff conclusion: Consistent. *The proposal is compatible with the approved uses in the zone and helps improve site-specific circulation.*

G. Code Criteria:

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

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

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

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

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

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The proposed amendment is internal to sites with drive-thru lanes and will allow for increased safety and circulation related to those lanes.*

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

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

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

h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendment maintains all applicable fire access, emergency response, and circulation requirements.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
Up for discussion. *The proposed amendment does not seem to have an adverse impact on the community as it will allow customers to exit drive-thru lanes into parking areas if needed.*

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

H. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.09, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan because the requested amendment it is compatible with the approved uses in the zone *and helps improve site-specific circulation.*
2. The proposed amendment is internal to the site and would improve the circulation and safety of sites with drive-thru lanes.
3. The application complies with the criteria in section 19.17.05 of the Land Development Code

Conditions:

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

Option 2 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the proposed code amendments to Chapter 19.09, 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 __{XX}___:
   _____.

Option 3 – Continuance

"I move to **continue** the proposed code amendments to Chapter 19.09 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

I. Exhibits:

1. Proposed Code Amendments
2. Letter from the Applicant
3. Proposed Site Plan

Chapter 19.09. Off-Street Parking Requirements.

19.09.11. Drive-thru Requirements

5. Landscaping shall be provided as described below:

~~a. A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area.~~

~~b.~~a. 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.

Kimley»Horn

Code Amendment Narrative

To:	City of Saratoga Springs
From:	Joanna Graham Kimley-Horn and Associates, Inc
Date:	March 25, 2026
Subject:	Code Amendment – 19.09.11 5 (a) Drive-thru Requirements

CODE AMENDMENT REQUEST

The applicant requests an amendment to Section 19.09.11(5)(a) of the Saratoga Springs City Code to remove the requirement for a minimum three-foot landscaped buffer between drive-through lanes and adjacent drive aisles. The amendment is intended to improve pedestrian safety, winter maintenance operations, and vehicular circulation while maintaining all applicable access, safety, and landscaping standards elsewhere on the site.

Vehicle Circulation and Drive-Through Functionality.
McDonald's drive-through facilities are designed with three service windows: a payment window, a food pickup window, and a pull-forward window intended to improve operations, reduce vehicle stacking, and enhance drive-through efficiency. This configuration allows vehicles to exit the drive-through lane while other customers remain queued at the pickup or pull-forward window.

The required landscaped buffer restricts lateral vehicle movement and reduces operational flexibility, which can increase queue times and contribute to internal congestion. In practice, the narrow separation between active drive aisles and drive-through lanes results in frequent vehicle encroachment over curbing, particularly during peak hours. This continual interaction leads to damage to tires and wheels, degraded curb sections, and ongoing maintenance issues caused by repeated vehicular contact with raised landscape edges.

Removal of the buffer would improve on site circulation and support efficient drive-through operations without increasing traffic impacts and would minimize damage to both private property and site infrastructure.

Pedestrian Safety.
The existing buffer requirement introduces raised curbing, planters, and irrigation infrastructure immediately adjacent to active vehicular circulation areas. These features can create pedestrian tripping hazards. Eliminating the mandatory buffer allows for flush pavement conditions, improving pedestrian predictability and overall safety.

Snow Removal and Winter Maintenance.
Seasonal snow events in Saratoga Springs require routine mechanical snow removal. The landscaped buffer limits the ability of snowplow trucks to efficiently maneuver between drive aisles and drive-through lanes, resulting in incomplete clearing, ice buildup, and damage to landscaping and irrigation systems. Removing the buffer allows plows to safely and effectively clear paved areas, improving winter safety and reducing long-term maintenance impacts.

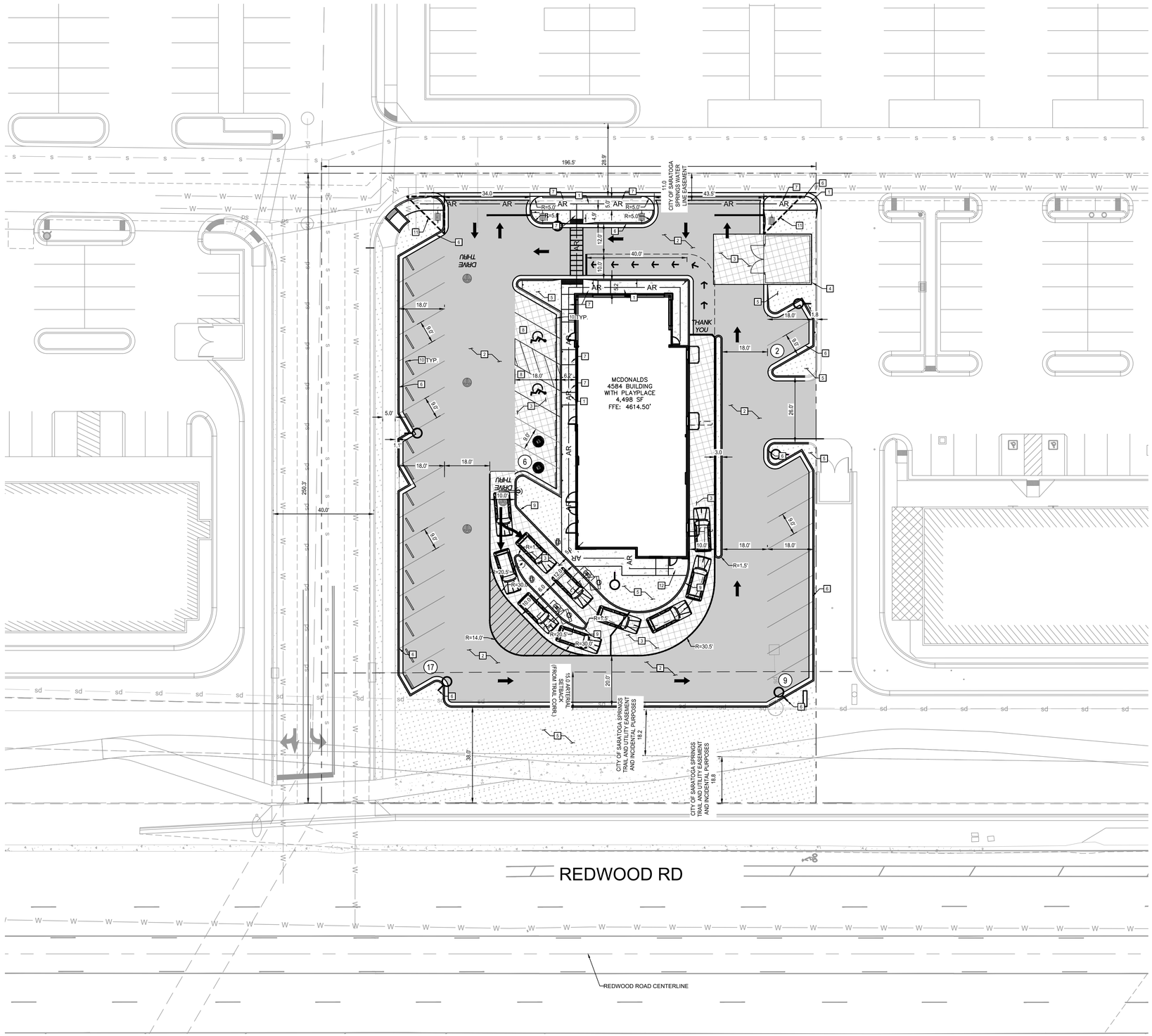
Public Health, Safety, and Welfare.
The proposed amendment maintains all applicable fire access, emergency response, and circulation requirements while removing a design standard that has demonstrated operational and safety

challenges. Landscaping requirements remain unchanged. The amendment supports safe, functional, and maintainable development practices consistent with the intent of the Land Development Code and the public health, safety, and welfare of the community.

SIGNATURE: _____

Joanna Graham

Kimley-Horn and Associates, Inc



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
5. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
6. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
7. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
8. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
9. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.
10. THE PLACEMENT OF THE CODS SHOULD BE SUCH THAT IS PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
11. 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

SITE INFORMATION

TOTAL SITE AREA	1.129 ACRES (49,190 SF)
PROPOSED BUILDING AREA	4,498 SF
PROPOSED LANDSCAPE AREA	9,866 SF
SITE ZONING	RC - REGIONAL COMMERCIAL
PARKING STALLS REQUIRED	PLAYPLACE AREA: 804 SF - 0 STALLS/SF = 0 STALLS MCDONALDS AREA WITHOUT PLAYPLACE: 3,694 SF - 1 STALL/100 SF = 37 STALLS
PARKING STALLS PROVIDED ONSITE	37 STALLS (32 STALLS + 2 ADA STALLS + 3 DRIVE-THRU "STALLS")

CONSTRUCTION NOTES

1. FURNISH AND INSTALL 5" THICK CONCRETE SIDEWALK PER CITY OF SARATOGA DETAIL ON SHEET C6.1, WIDTH PER PLAN.
2. FURNISH AND INSTALL HEAVY-DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C6.1.
3. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C6.1.
4. DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
5. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
6. FURNISH AND INSTALL 6" VERTICAL CURB & GUTTER PER APWA PLAN 205.1 CURB TYPE A ON SHEET C6.2.
7. FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER CITY OF SARATOGA DETAIL ST-5B ON SHEET C6.3. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTER SLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:20.
8. ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET C6.1.
9. FURNISH AND INSTALL 6" VERTICAL CURB (NO GUTTER) PER APWA PLAN 209 CURB TYPE P ON SHEETC6.4.
10. CONCRETE WHEEL STOP. REFER TO DETAIL ON SHEET C6.4
11. CLEAR SITE TRIANGLE
12. DELIVERY RAMP

CONSTRUCTION QUANTITIES

	ONSITE QUANTITY	OFFSITE QUANTITY
HEAVY DUTY ASPHALT	16,830 SF	N/A
HEAVY DUTY CONCRETE PAVEMENT	5,371 SF	N/A
BASE COURSE	22,201 SF	N/A
CUT/FILL	3,700 CY NET FILL*	N/A
CURB/GUTTER	1,329 LF	N/A
SIDEWALK	1,726 SF	N/A
DRIVE APROACH	2	N/A
ADA RAMP	12	N/A
MONUMENT SIGN	1	N/A

*THESE ESTIMATES ARE FOR CITY USE ONLY AND SHOULD NOT BE USED BY THE CONTRACTOR FOR ANY BID PURPOSES. VALUES ARE A COMPARISON OF EXISTING GRADES VERSUS FINISHED GRADES.

LEGEND

- PROPOSED MCDONALD'S DEVELOPMENT BOUNDARY
- EXISTING EASEMENT
- AR — AR — ADA PEDESTRIAN PATH
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED LIGHT POLE
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn

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111 E BROADWAY SUITE 600, UT 84111
PHONE: 385-212-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
03/25/2026
DATE:

KHA PROJECT 093649016
DATE 3/25/2026
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY EB
CHECKED BY JG

SITE PLAN

1500 SOUTH REDWOOD RD

PREPARED FOR
MCDONALD'S USA, LLC
SARATOGA SPRINGS UTAH

SHEET NUMBER
C3.0

Plotted By:Chachra, Meghan Sheet Set:Mcdonalds Saratoga Layout:C3.0 SITE PLAN March 25, 2026 05:48:20pm K:\slc_civil\093649016 - mcdonalds saratoga springs\CADD\plansheets\C3.00 SITE PLAN.dwg
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