



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 NH Rather
Planning Commissioner Chris Roman

CITY OF SARATOGA SPRINGS
Thursday, June 25, 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. Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt as applicant. Senior Planner Kendal Black.
2. Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt as applicant. Senior Planner Kendal Black.
3. Jacob Ranch Marketplace Lot 7 Site Plan, located at 1873 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen.
4. Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant., Senior Planners Austin Roy and David Jellen.
5. Approval of Minutes: May 28, 2026.

PUBLIC HEARINGS

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

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.12 – Subdivisions and Chapter 19.14 – Site Plan Review. City-initiated. Citywide. Senior Planner David Jellen.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

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

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



Site Plan

Saratoga Springs Commercial Plat G Lot 710

June 25, 2026

PUBLIC MEETING

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners Phase G, LLC
Location:	383 West Crossroads Boulevard
Project Acreage:	1.43 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 383 West Crossroads Boulevard for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 54 required parking stalls and 55 provided for the 6,854-square foot building. The property is 62,347 square feet (1.43 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Recommendation:

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

B. Background:

The property is bordered by 400 West to the west, Crossroads Boulevard to the north, Lake Drive to the south. There is vehicle and pedestrian connection to the east.

The site is not required to provide interconnection to the north or west. Interconnection has been provided to the east and south. An ADA accessible connection is provided from the building to the sidewalk to the north.

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. 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: Glass calculation is a little short of requirement. Applicant is getting updated drawings with corrections made.	Shall Comply
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 Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria 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 redlines shall be corrected prior to final site plan approval.
3. All requirements of the Fire Chief shall be met.

4. 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.
5. All other Code requirements shall be met.
6. The site plan is approved as outlined in Section F of this staff report.
7. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard 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 Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard with the Findings below:

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

H. Exhibits:

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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Saratoga Springs Commercial Plat G Lot
710– Site Plan
Date: 6.25.26
Type of Item: Site Plan Approval



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Description:

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

B. Background:

<i>Applicant:</i>	<i>Thomas Lehnardt - Westlake Partners (WPI)</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>383 W Crossroads Blvd</i>
<i>Acreage:</i>	<i>1.43 Acres - 1 Lot</i>

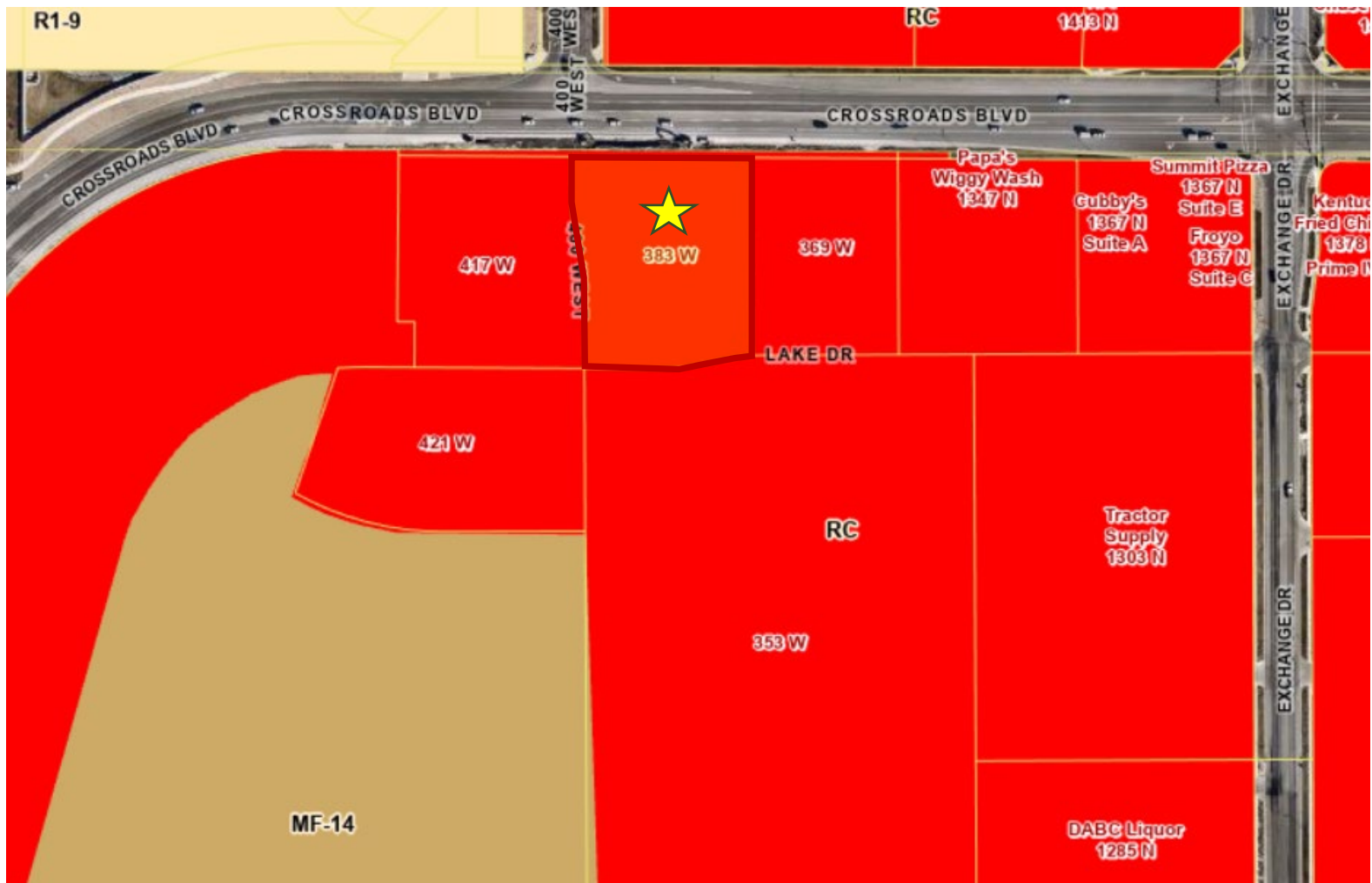
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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.

Exhibit 2: Location and Zone Map





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APPLICATION REVIEW CHECKLIST

Application Information

SITE PLAN

SARATOGA SPRINGS COMMERCIAL PLAT G PHASE 1 LOTS 710 SITE PLAN

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners, LLC
Location:	Crossroads Blvd and 400 West
Project Acreage:	58:032:0221/5.76 acres out of 18.40 acres
Residential Units/Lots:	3 Lots
Current Use:	Undeveloped Land
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	City Council / Approval February 18, 2025
Type of Action:	Administrative
Land Use Authority:	Planning Director
Planner:	Kendal Black, Planner II
Date Received:	1st submittal: October 21, 2025 2nd submittal: December 31, 2025 3rd submittal: March 23, 2026 4th submittal: May 4, 2026
Date of Review:	1st submittal: November 13, 2025 2nd submittal: January 21, 2026 3rd submittal: March 23, 2026, April 7, 2026 4th submittal: May 18, 2026
Parcel Number(s) and size:	58:032:0221/1.43 acres out of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 21, 2025
- 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.
 - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

11/04/25 - SS Commercial Plat G Lot 710 Site Plan – (15-minute discussion)

- Missing landscaped island in parking row
- Proposed monument signs on future lots may be too close to residential to allow illumination
- Pedestrian connectivity needed
- Rear elevation is street-facing so must meet architectural standards

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: None

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

Building Size (Maximum)	N/A	N/A	
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Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies	<i>See plans on file with Planning</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: TBD	TBD	<i>Provide with site plan if possible</i>

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	<i>Not in the flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>See plans on file with Planning</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies	<i>See plans on file with Planning</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>See plans on file with Planning</i>

19.06 Landscaping and Fencing

General Provisions

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

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>See plans on file with Planning.</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies	<i>See plans on file with Planning</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies	<i>See plans on file with Planning</i>
Plants: The name (both botanical and common name), <u>quantity</u> , and <u>size of all proposed plants</u> .	Complies	<i>See plans on file with Planning</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies	<i>See plans on file with Planning</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies	<i>See plans on file with Planning</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>See site specific data on sheet 104</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	Complies	<i>2" caliper</i>
Evergreen Trees: Minimum 6' in height.	Complies	<i>6'</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies	<i>See detail 1 on sheet LP501</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies	<i>All are 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies	<i>Only 30% proposed.</i>
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.	<i>No artificial turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies	<i>58%</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies	<i>See sheet LP102</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies	<i>See sheet LP102</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies	<i>See sheet LP102</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies	<i>See sheet LP102</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies	<i>See sheet LI102</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies	<i>See sheet LP102</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies	<i>See sheet LP102</i>

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 overhead lines
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies	See notes on sheet LP501
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 detail 4 on sheet LP501
Drip Lines: Drip lines must be used in planter beds.	Complies	Drip lines proposed
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	No fencing 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 LP102
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.	No fencing proposed.
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.	No retaining walls are proposed.
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.	N/A.	No fencing proposed.
Prohibited fencing:	N/A.	No fencing proposed.

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.		
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.	No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	The proposed site plan is not adjacent to any residential zone.
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	See sheet LP102
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 sheet LP102.

At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>See sheet LP102.</i>
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Landscape Amount – Lot 710			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	62,347		
Required Landscaping	12,469	Complies.	<i>14,287 sf of landscaping provided. See sheet LP102 in the landscape plans.</i>
Required Deciduous Trees	6	Complies.	<i>8 deciduous trees proposed. See sheet LP102 in the landscape plans.</i>
Required Evergreen Trees	4	Complies.	<i>4 evergreen trees proposed. See sheet LP102 in the landscape plans.</i>
Required Shrubs	22	Complies.	<i>443 shrubs proposed. See sheet LP102 in the landscape plans.</i>
Drought Tolerant Plants	16	Complies.	<i>255 drought tolerant plants proposed. See sheet LP102 in the landscape plans.</i>

19.09 Off Street Parking			
General Provisions			
Regulation	Compliance	Findings	
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	Complies.	<i>Concrete and asphalt</i>	
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>See sheet 104</i>	
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>No parking spaces require backing up over sidewalk</i>	
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>Documentation of cross-access easements with adjacent lots provided.</i>	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>See sheet ES201</i>	
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	Complies.	<i>All required parking stalls within 250’ walking distance from main entrances.</i>	

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances		
Up to 1,500 square feet	150'		
1,501 to 5,000 square feet	200'		
5,001 to 10,000 square feet	250'		
10,001 to 25,000 square feet	300'		
25,001 to 50,000 square feet	350'		
50,001 to 75,000 square feet	400'		
75,001 to 100,000 square feet	450'		
100,001 to 125,000 square feet	500'		
Over 125,000 square feet	600'		
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business' main entrance shall not apply to these areas.			
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		Complies.	<i>See sheet 104</i>
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		Complies.	<i>3 required and 3 provided</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking		Complies.	<i>3 required and 3 provided</i>
Certain types of medical facilities need more accessible stalls, see link.		N/A.	<i>See plans on file with Planning.</i>
Accessible stalls shall be as close to the primary entrance as possible.		Complies.	<i>See sheet 104</i>
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	<i>No on-street parking in parking counts</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.		Complies.	<i>Proposed as restaurant (1/100 sf) and retail (4/1000)</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.		N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.		Complies.	<i>Restaurant (1/100sf) and Retail (4/1000 sf)</i>

Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Complies.	<i>Numbers rounded up</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	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.	<i>No parking deviations are proposed for this site plan.</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	N/A	<i>No exception being asked for.</i>
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.	Complies.	<i>Parking lot is lower in grade than landscaping to the north by at least 3' and there are taller plantings in there to block headlights.</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>All curbed</i>
Clear Sight Triangles must be followed.	Complies.	<i>See sheet LP102</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	<i>See sheet LP102</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls.	Complies.	<i>Ones required shown and ones to the south required added the trees for a couple parking islands in the</i>

		<i>landscape buffer instead</i>
Each island on doubled parking rows shall include a minimum of two trees per planter.	Complies.	<i>Ones required shown and ones to the south required added the trees for a couple parking islands in the landscape buffer instead</i>
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>Ones required shown and ones to the south required added the trees for a couple parking islands in the landscape buffer instead</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>See sheet LP102</i>
Required Minimum Parking		
<i>See table in 19.09</i> <i>Lot 710 – 54 stalls required/55 stalls provided</i>	Complies.	<i>See table on cover sheet of Civil drawings</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	Complies.	<i>See sheet 104</i>
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	Complies.	<i>At least 10 provided in drive-thru</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>At least 10 provided in drive-thru</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>Arrows showing direction are added</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	Complies.	<i>See TIS</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>Provided where applicable</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>See sheet LP102. Grade of drive-thru near public street is much lower than street and there are also trees and shrubs to block headlights.</i>

All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. 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.	<i>Not adjacent to residential.</i>
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Dimensions for Parking Stalls & Aisle

	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	See plans on file with Planning.			

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Aluminum</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>20-1/2"</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>Dark Sky compliant, zero uplight, and bell design</i>
Angle: Shall be directed downward.	Complies.	<i>Downward directed</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>4000K</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See photometric sheets and lighting fixture cutsheets</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	<i>No flagpole proposed on this site</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See lighting fixture cutsheets</i>

Nonresidential Lighting

All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>All less than 16'</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	N/A.	<i>None proposed</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>See plans on file with Planning.</i>

All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>All proposed to be black</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>See lighting fixture cutsheets</i>

Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	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.	<i>All full cutoff</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See note on sheet ES202</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>See note on sheet ES202</i>

Walkway Lighting

Lighting of all pedestrian pathways is recommended.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
Bollard lighting shall be limited to a height of 4'.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>

Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See photometric sheets and lighting fixture cutsheets</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See photometric sheets and lighting fixture cutsheets</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See photometric sheets (sheets ES201 and ES202)</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required</i>

Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 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	<i>N/A</i>
Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: 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.	<i>See plans on file with Planning.</i>
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>See LP102</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>None proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Provided</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover page of civil drawings.</i>

Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>See sheet 103.</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>See sheet 103.</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>See plat.</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning.</i>

Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City 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.	<i>See plans on file with Planning</i>
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>See Site 710 Drainage Report</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project;	Complies.	<i>See TIS</i>
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.	<i>See table on cover sheet</i>
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>See Landscape Plan</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>See Lighting Plan and Lighting Fixture Cutsheets</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>See Elevations</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>See Elevations</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities;	Complies.	<i>See TIS</i>
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.	<i>See elevations</i>

Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See Landscape Plan</i>
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	Complies.	<i>See Site Plan</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	
Trails Master Plan: Shows required trails	Complies.	<i>See plans on file with Planning.</i>

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	Complies.	<i>See elevations</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See sheet 104</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>See sheet 104</i>
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>See sheet 104</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet 104</i>

Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	Complies.	<i>See elevations</i>
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>See sheet 104</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	<i>The parking lot is a few feet lower than the sidewalk elevation plus taller shrubs and trees are planted along area to block headlights.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>See sheet LP102</i>
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.	<i>See sheet C603</i>
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	<i>See sheet LP201</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged.	Complies.	<i>Furthest away from entrance as possible</i>

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.		
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>See sheet LP102. 9' tall evergreens used to screen this</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	<i>See sheet 104.</i>
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.	<i>All uses proposed in interior of building</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
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.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>

Access Requirements: - 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 - the entire flare of any return radii shall fall within the right-of-way.	Complies.	<i>Not wider than 40'</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>See sheet 104</i>
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	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.	<i>Further than 5' away</i>
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: - Addition of horizontal and vertical divisions by use of textures or materials. - Primary material change (i.e. change in material type, size, or color). - 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 12", gables or other similar devices.	Complies.	<i>See elevations</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	<i>Roofs are proposed to be flat.</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	<i>Parapets provided that screen rooftop equipment</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	<i>Equipment behind parapets</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>Consistent with building materials</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Painted frames</i>

Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>All are attached</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>All project at least 4'</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>All are 8' or higher from sidewalk</i>
Backlighting is not permitted.	N/A.	<i>None proposed</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>All screened from view</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>Screening is part of the walls</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Completely screened</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same materials as building</i>
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>See elevations</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	<i>4 or less but no less than 2</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	Complies.	<i>4 or less but no less than 2</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	N/A.	<i>None proposed</i>
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>No elevation is 75% or more of one material</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>None proposed</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>No external stairways</i>

Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>See plans on file with Planning</i>
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: 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.	Complies.	<i>See plans on file with Planning</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See plans on file with Planning</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See plans on file with Planning</i>
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>See sheet A1 (elevations)</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Locations and rough sizes shown</i>
Monument sign location meets code and sign details provided	Complies.	<i>Shown and outside PUE</i>
Wall signs and potential locations and details	Complies.	<i>Locations and rough sizes shown</i>

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>TBD at Building Permit - Buildings shall be addressed as per the recorded final plat.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not	Complies.	<i>Front door access not allowed on one of the frontages (west) and No Access to the north</i>

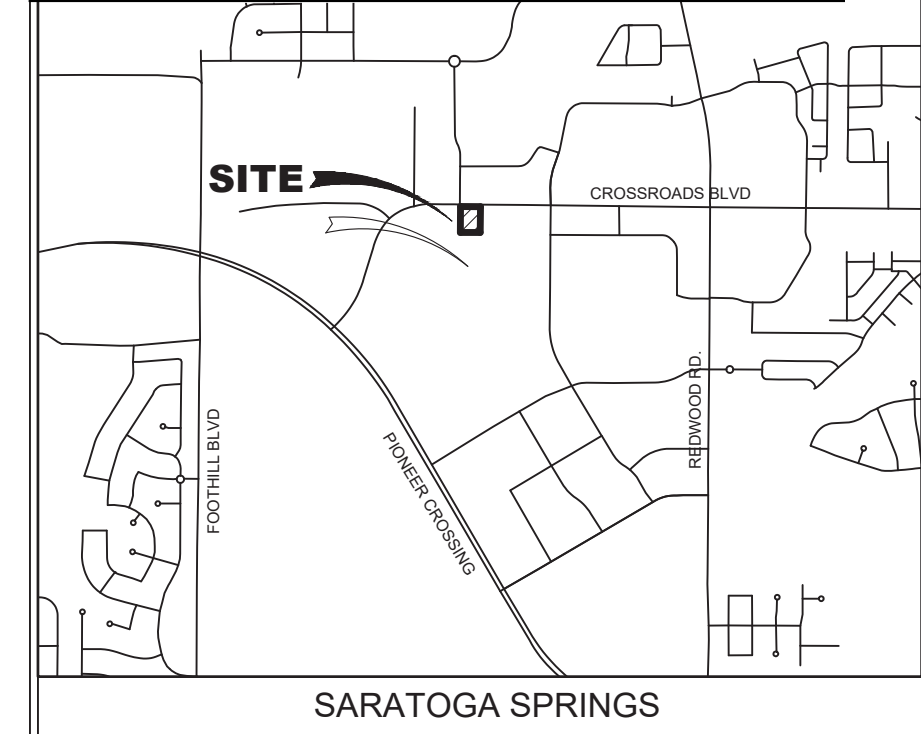
allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.		
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>No access onto collector road</i>
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Compass Directions. The 4 compass directions shall not be used as part of the street name.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		

1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	N/A.	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
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.	<i>TBD at building permit</i>
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.	Complies.	<i>TBD at building permit</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. 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,	Complies.	<i>TBD at building permit</i>

B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		
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Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>Trail surface of the Crossroads Blvd trail.</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>When approved by City.</i>

Exhibit 4: Site Plan



U:\LAND DESKTOP PROJECTS\2014\14-1089 SARATOGA WERENHALL\WVSITE PLANS\PLAN 710\14-1089 SS COMMERCIAL LOT 710 FINAL.DWG 4/19/2026 4:33 PM

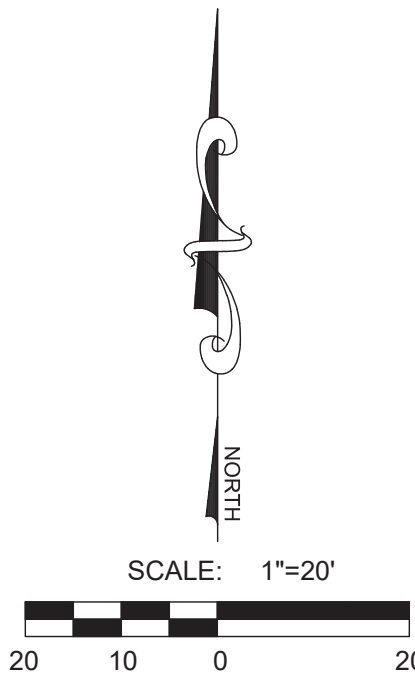
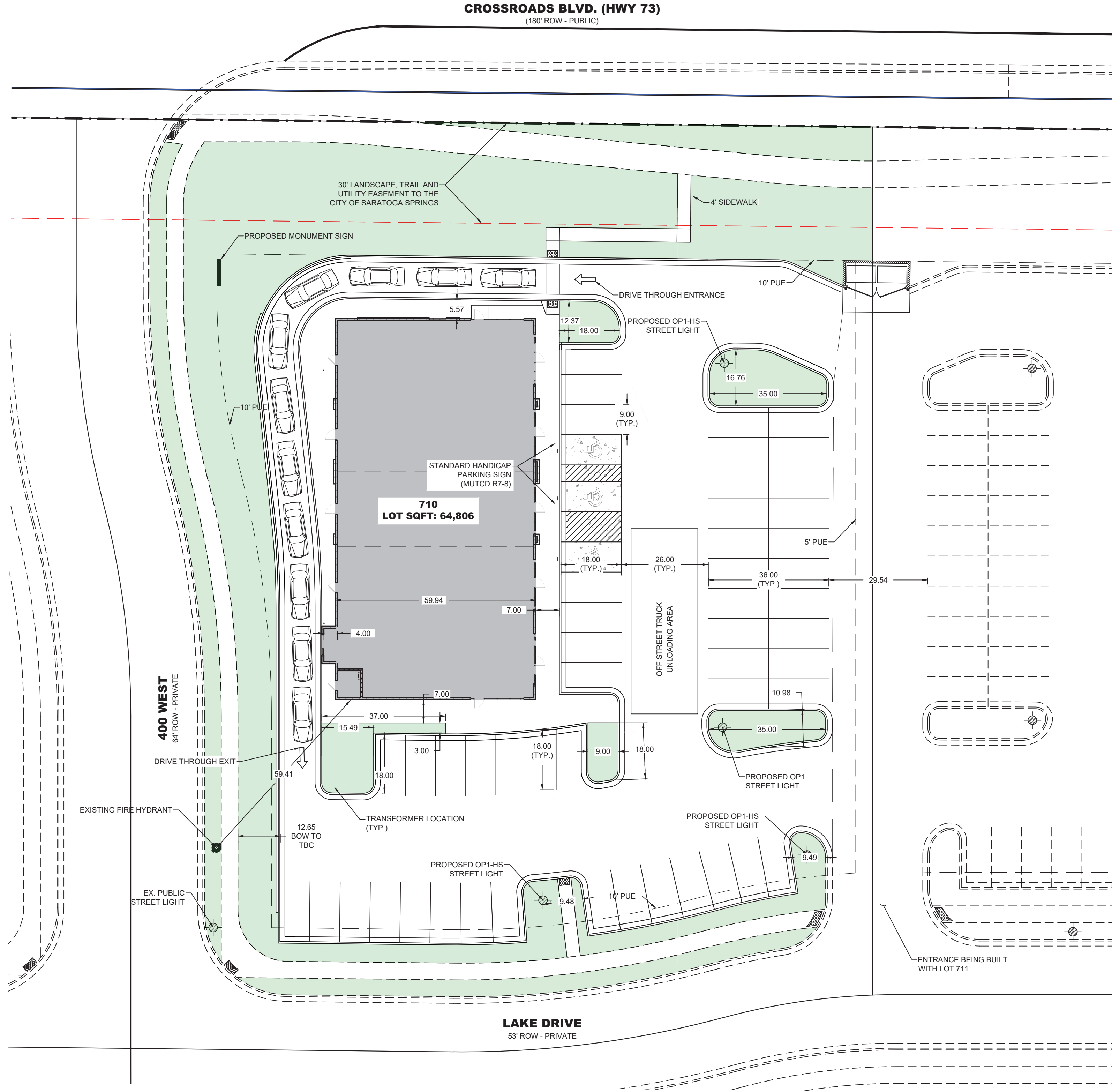
TABULATIONS

LOT 710:	
ZONING	RC
# OF BUILDINGS	1 BUILDING
# OF LOTS	1 LOT
DENSITY	0.69 UNITS/ ACRE

	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.43	62,347	100	
LOT AREA	1.43	62,347		
TOTAL ROW AREA	0.00	0	0	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.00	0	0	
IMPERVIOUS AREA	1.10	48,060	77	
TOTAL LANDSCAPING	0.33	14,287	23	
SITE LANDSCAPING	0.33	14,287		
OFFSITE LANDSCAPING	0.00	0		
BUILDING SQ. FT.	0.16	6,854		
SENSITIVE LANDS	0.00	0	0	
4,202 SQ. FT. RESTAURANT (1/100 S.F.)				43
2,652 SQ. FT. RETAIL (4/1000 S.F.)				11
TOTAL PARKING REQUIRED				54
PARKING PROVIDED				55
REGULAR STALLS				49
HANDICAP STALLS (ADA REQ'D)				3
DRIVE THROUGH PARKING				3

NOTES

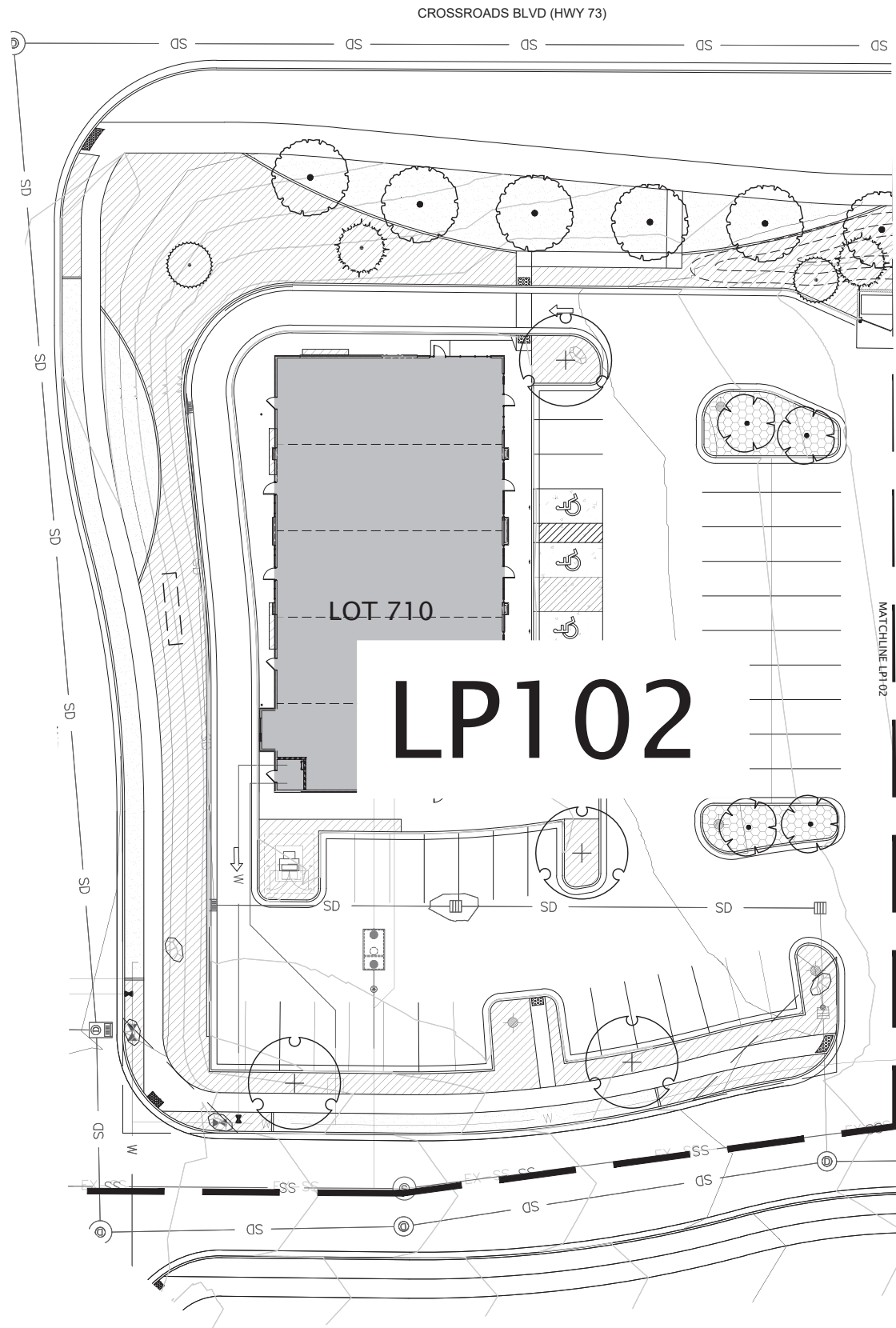
- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSCTY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)



ROADWAY TABLE		
DESCRIPTION	QUANTITY	U/M
3" ASPHALT	21619	SQFT.
UNTREATED BASE COURSE	21619	SQFT.
GRANULAR BORROW	21619	SQFT.
CURB & GUTTER	1328	LFT.
SIDEWALK	175	LFT.
ADA RAMPS	3	EA.

LEGEND			
EXISTING	PROPOSED	DETAILS	
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SS-1, ST-7, (2)	2" BLOW-OFF (W)
		SS-2, SS-2A, (2)	2" TEMP BLOW-OFF (W)
		SS-3, (5)	VALVE (W & SW)
		SS-4, ST-7, (2)	TEE
		SS-2, (2)	CROSS
		SD-1	SECONDARY WATER PIPE
		SD-2	45" PIPE ELBOW (SW)
		SD-4	22.5" PIPE ELBOW (SW)
		SD-5	11.25" PIPE ELBOW (SW)
		SD-6	1" SINGLE SW SERVICE
		SD-7	1-1/2" DUAL SW SERVICE
		SD-8	SW SERVICE TO PARKS
		SD-9	AIR-VAC VALVE (SW)
		SD-10	BACKFLOW PREVENTER
		SD-11	2" BLOW-OFF (SW)
		SD-12	2" TEMP BLOW-OFF (SW)
		SD-13	30" C&G (COLLECTOR)
		SD-14	24" C&G (LOCAL)
		SD-15	24" SHED C&G
		SD-16	SIDEWALK
		SD-17	STOP SIGN
		SD-18	STREET SIGN
		SD-19	SURVEY MONUMENT
		SD-20	SPRINKLER CONDUIT
		SD-21	FENCE
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Exhibit 5: Landscape and Irrigation Plans



Scale: 1" = 40'-0"



SITE PLAN SUBMITTAL



blu line designs
planning | landscape architecture | design

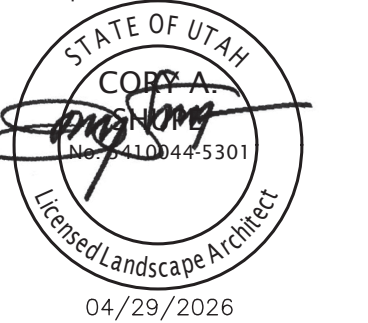
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



04/29/2026

Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
LANDSCAPE
PLAN

Drawing number
LP100



**SARATOGA COMMERCIAL
PLAT G1**
SARATOGA SPRINGS, UTAH

Stamp

STATE OF UTAH



Drawing Title

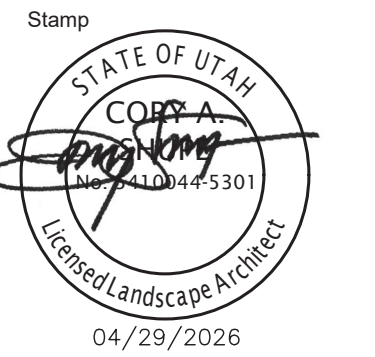
Drawing number



blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

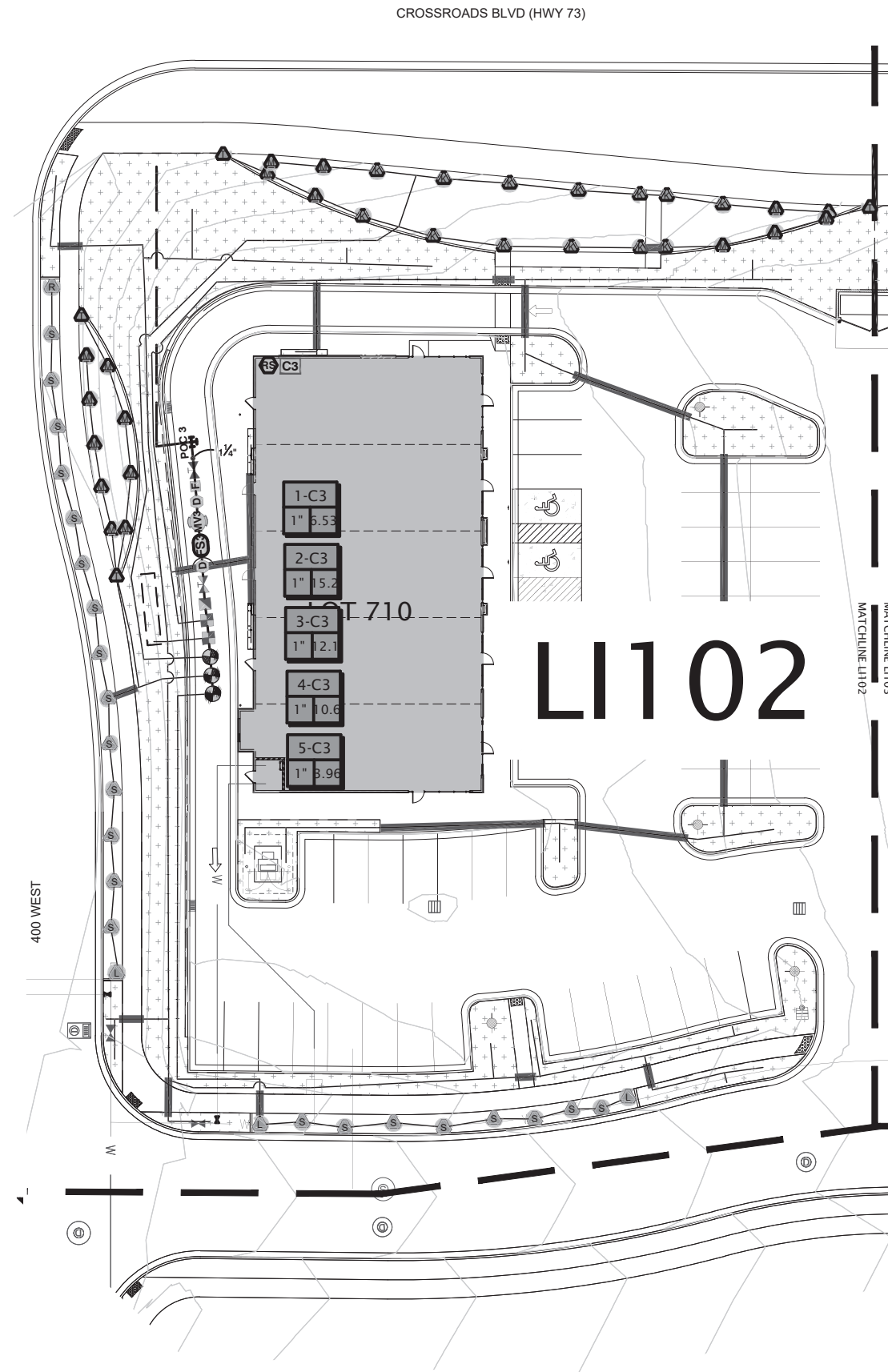


Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
IRRIGATION
PLAN

Drawing number
LI100

SITE PLAN SUBMITTAL



Scale: 1" = 40'-0"

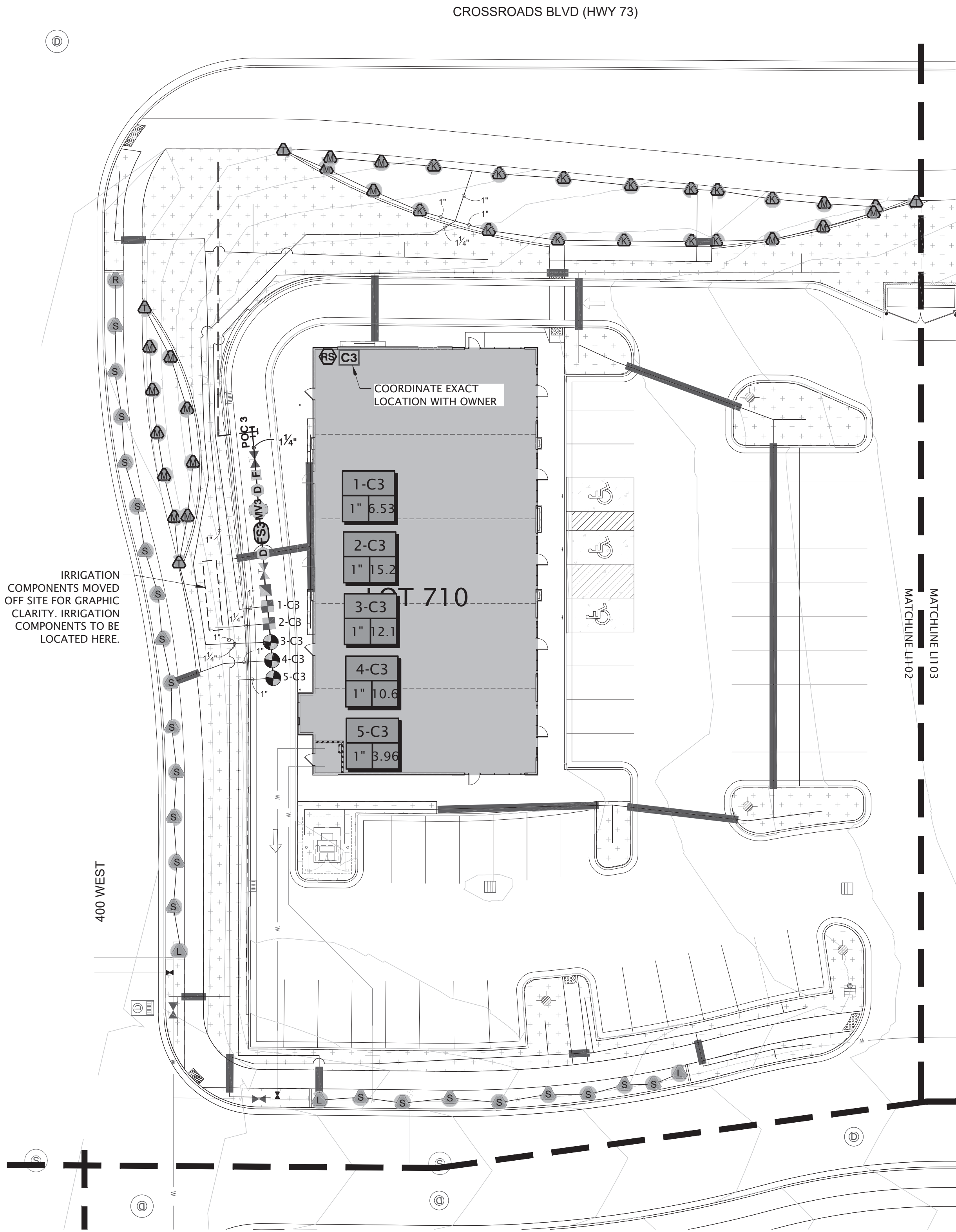
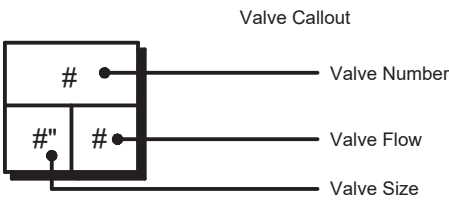


IRRIGATION SCHEDULE 710 & 711

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP.
	HUNTER MP1000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP815 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.
	HUNTER MP820 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-8 POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 10HE-8 emitters (2 assigned to each 1 Gal plant) 20HE-8 emitters (2 assigned to each 5 Gal plant) 20HE-8 emitters (4 assigned to each B&B, 2" Cal plant) 20HE-8 emitters (4 assigned to each B&B, 6" HT MIN. plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS- 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - APOLLO 77C
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	DRAIN VALVE - FORD 811-333
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40



Scale: 1" = 20'-0"



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REVISIONS	
NO.	DESCRIPTION
Stamp	
Designed By:	RD
Drawn By:	LW
Date:	04/29/2026
Checked By:	CS
Project No:	25-218

Drawing Title
LOT 710
IRRIGATION
PLAN

SITE PLAN SUBMITTAL

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 60 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-38-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

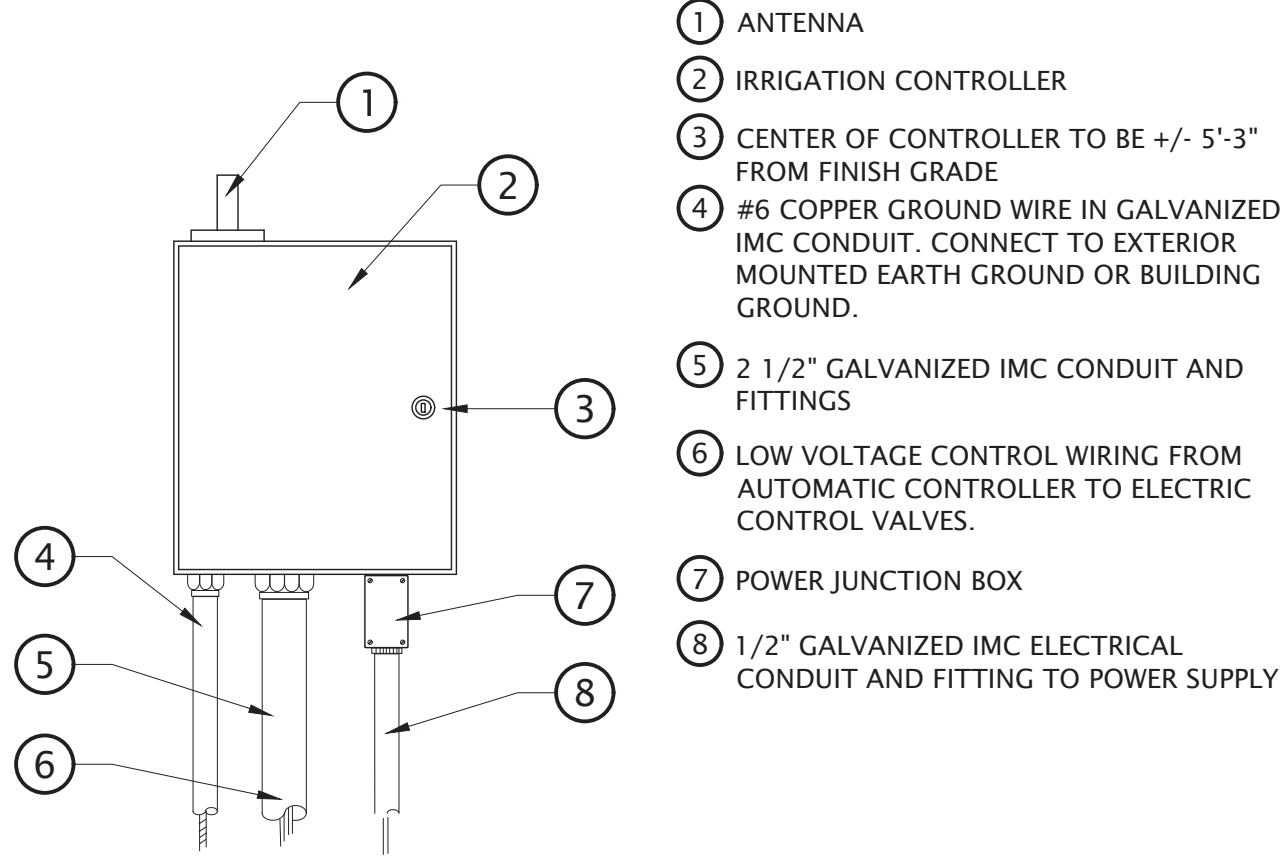
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

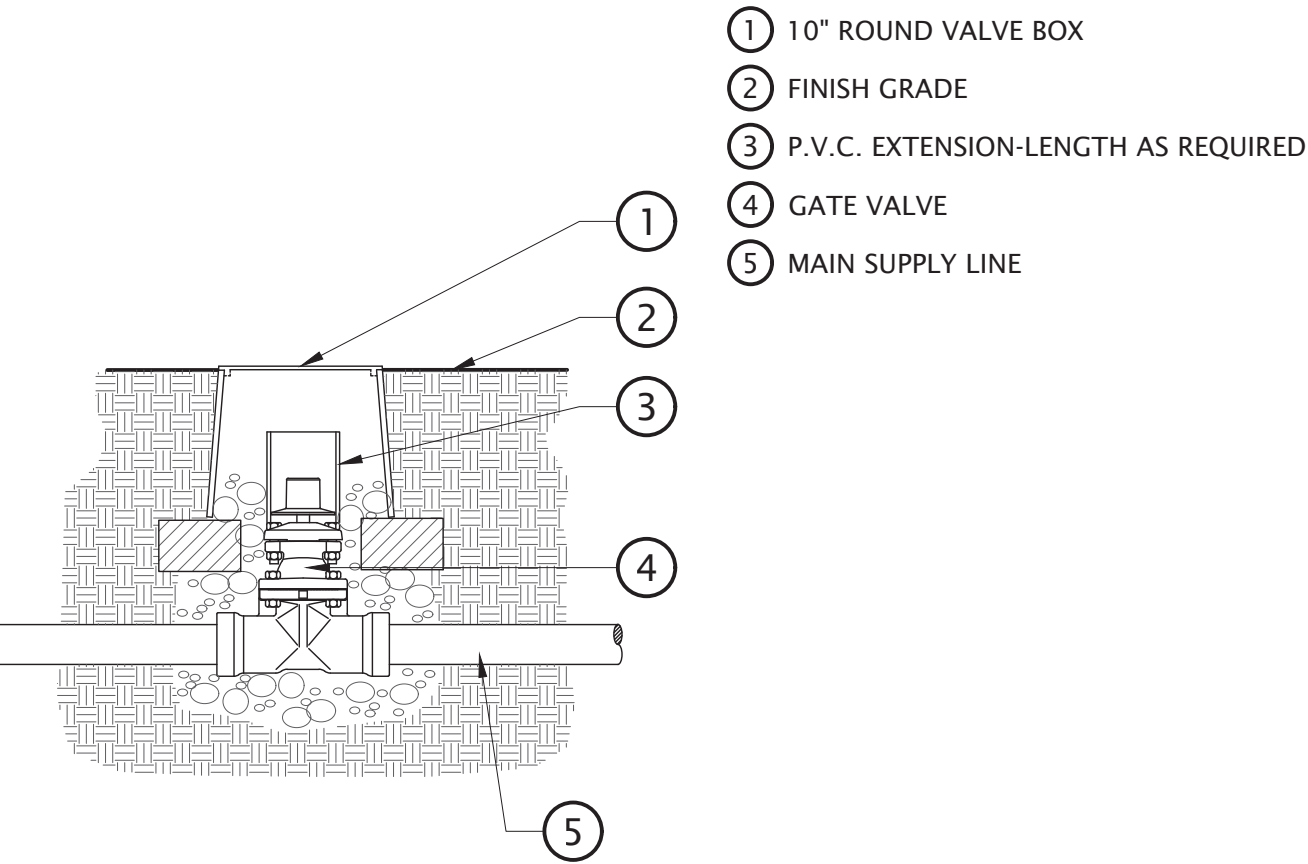
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

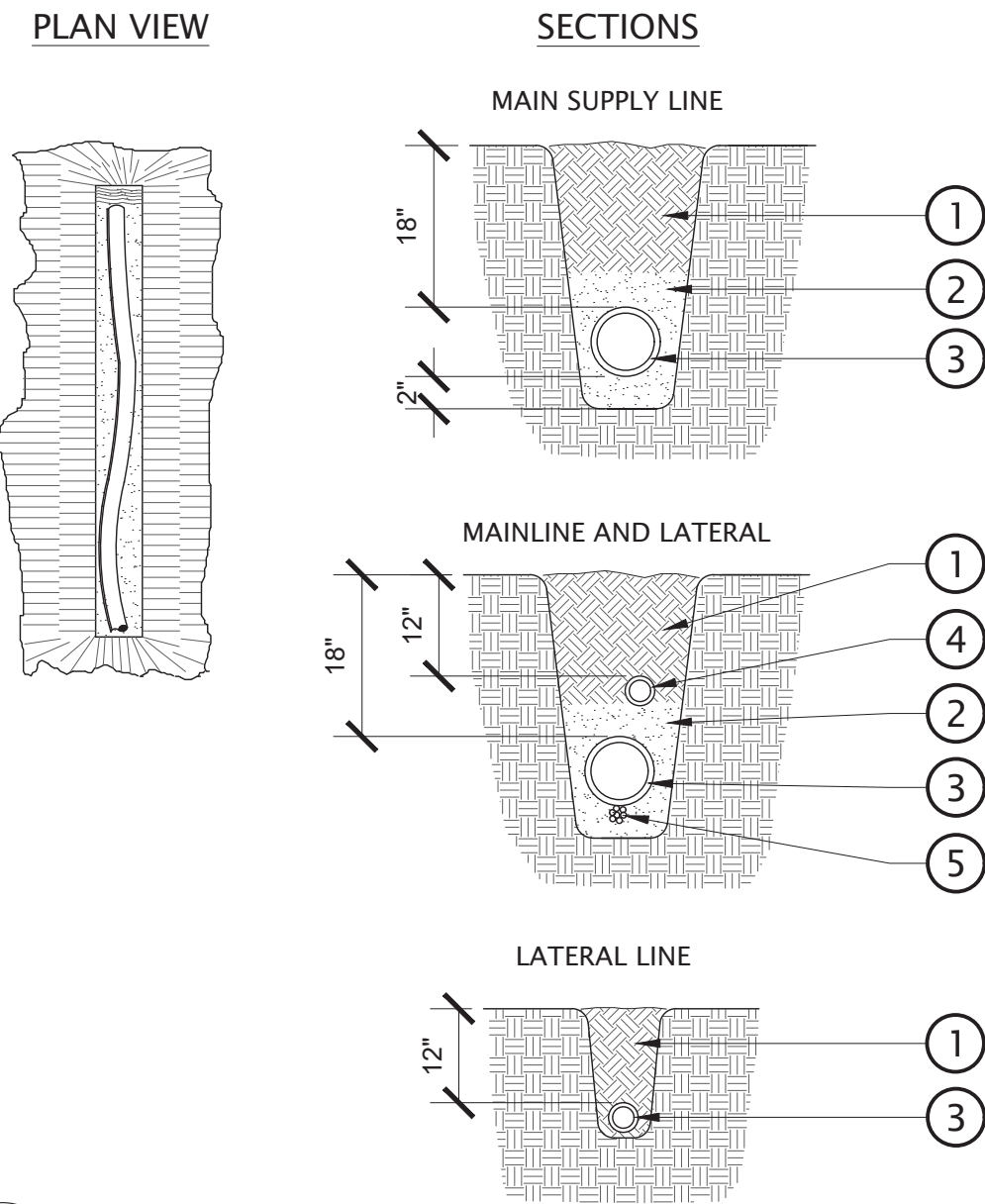


1 CONTROLLER WITH WALL MOUNT
NOT TO SCALE

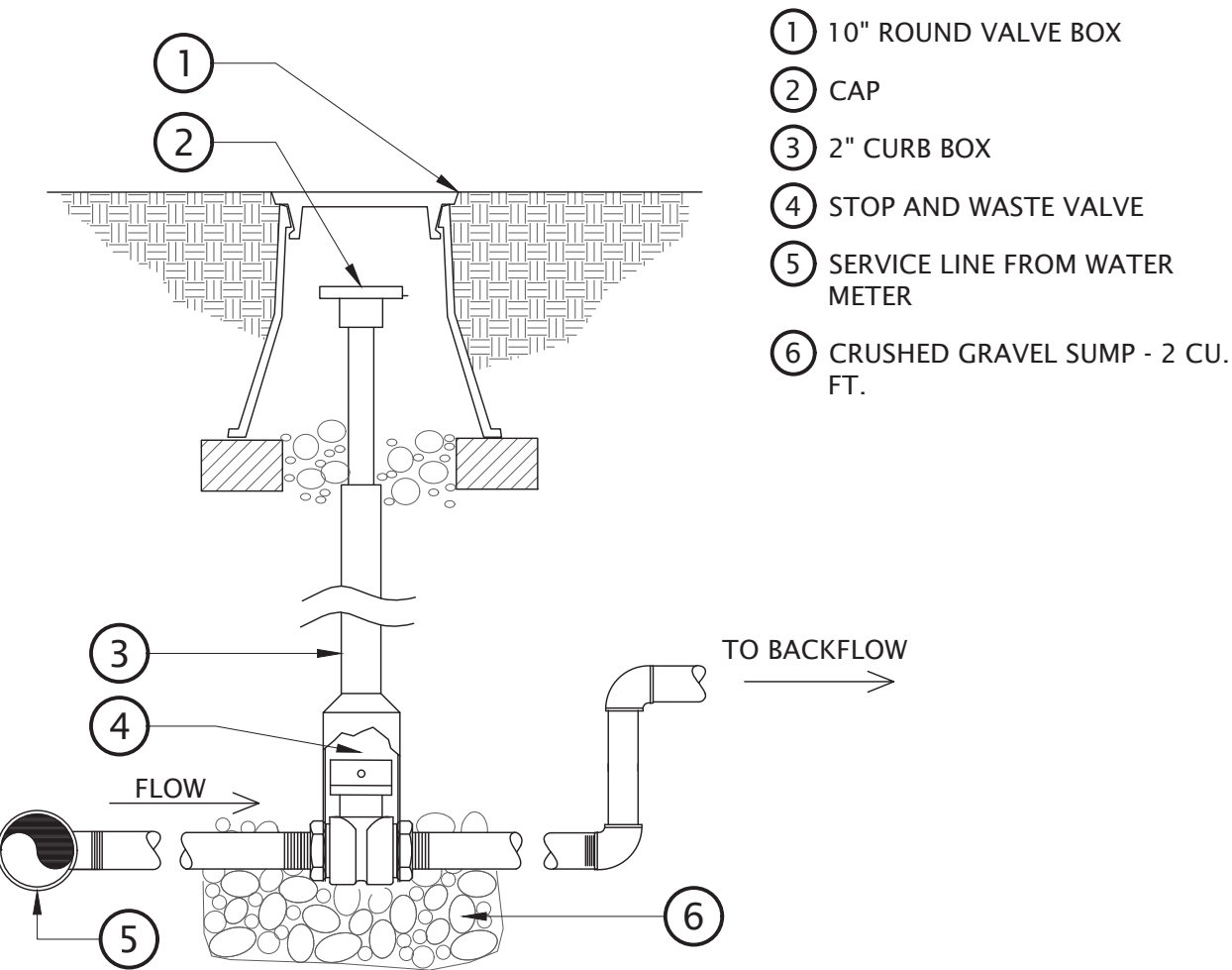


NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

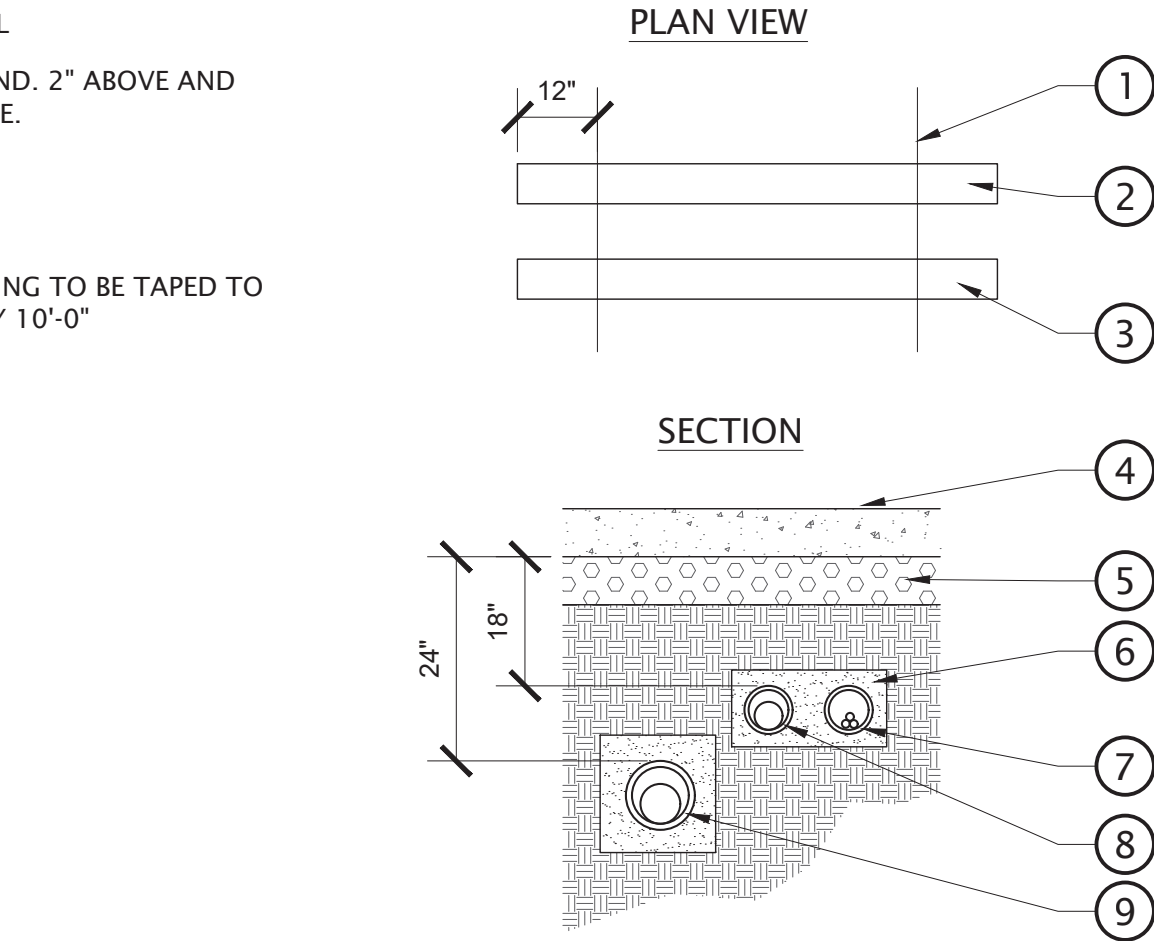


2 PIPE TRENCH
NOT TO SCALE



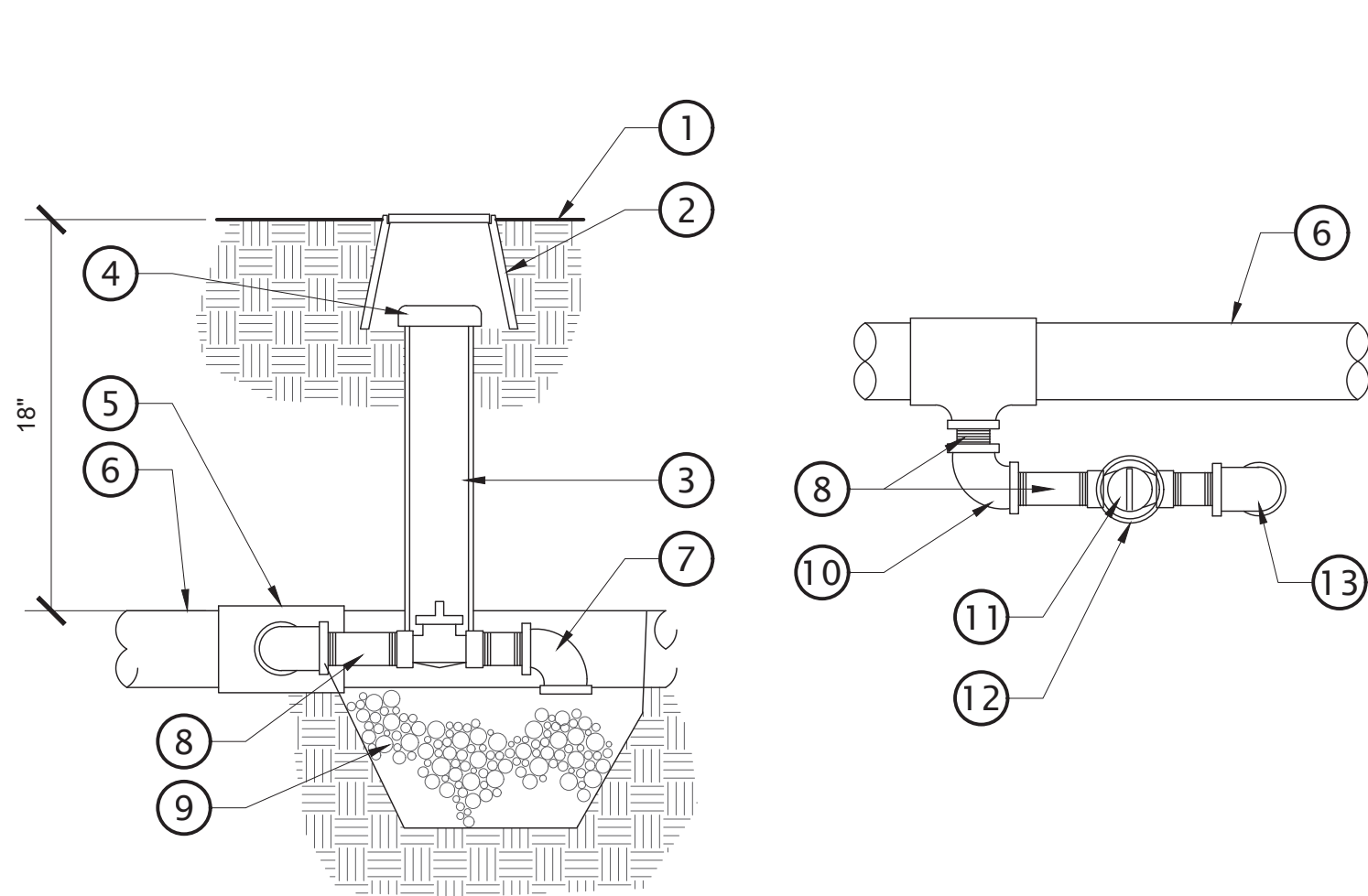
NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 STOP AND WASTE VALVE
1" = 1'-0"

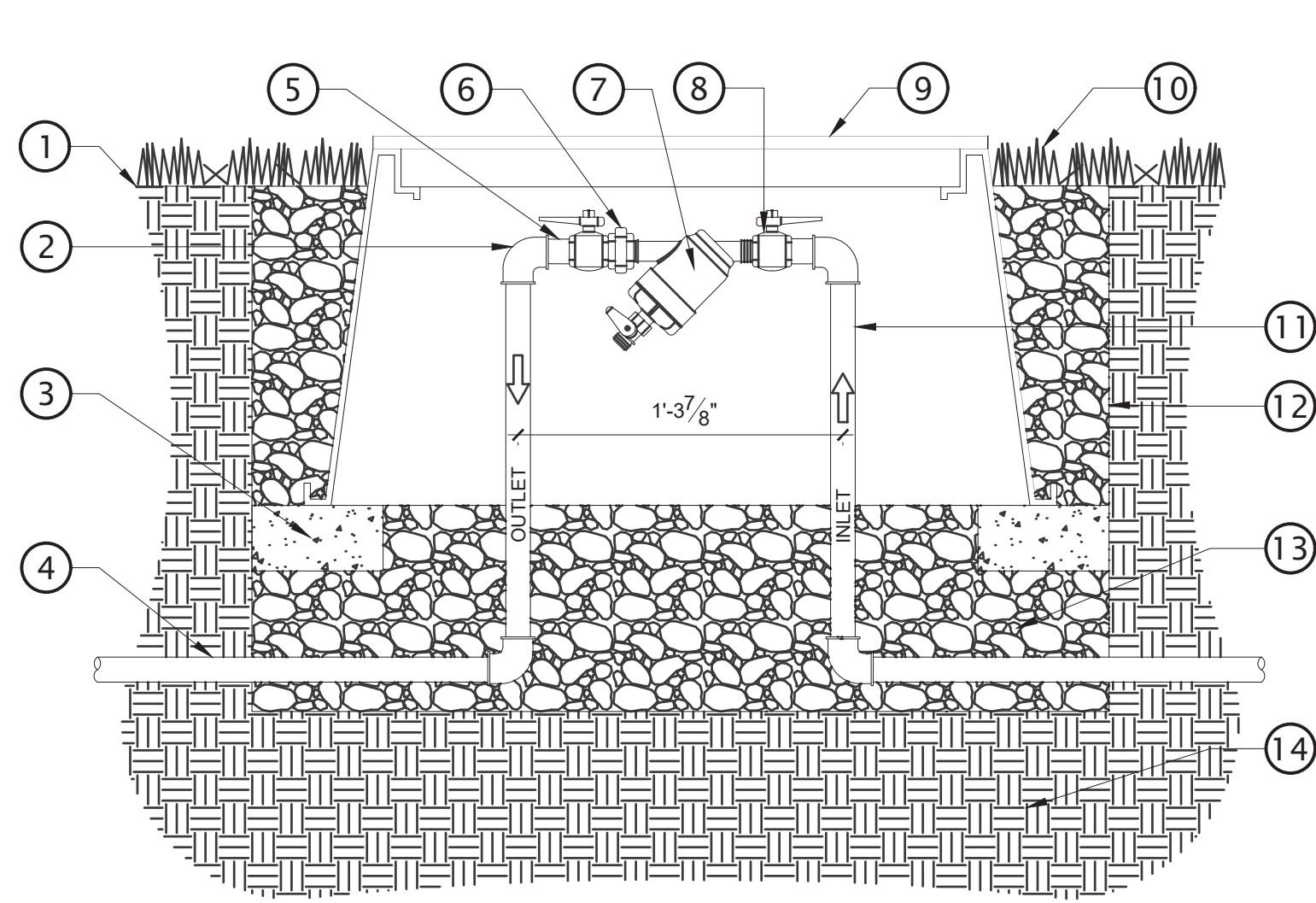


NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

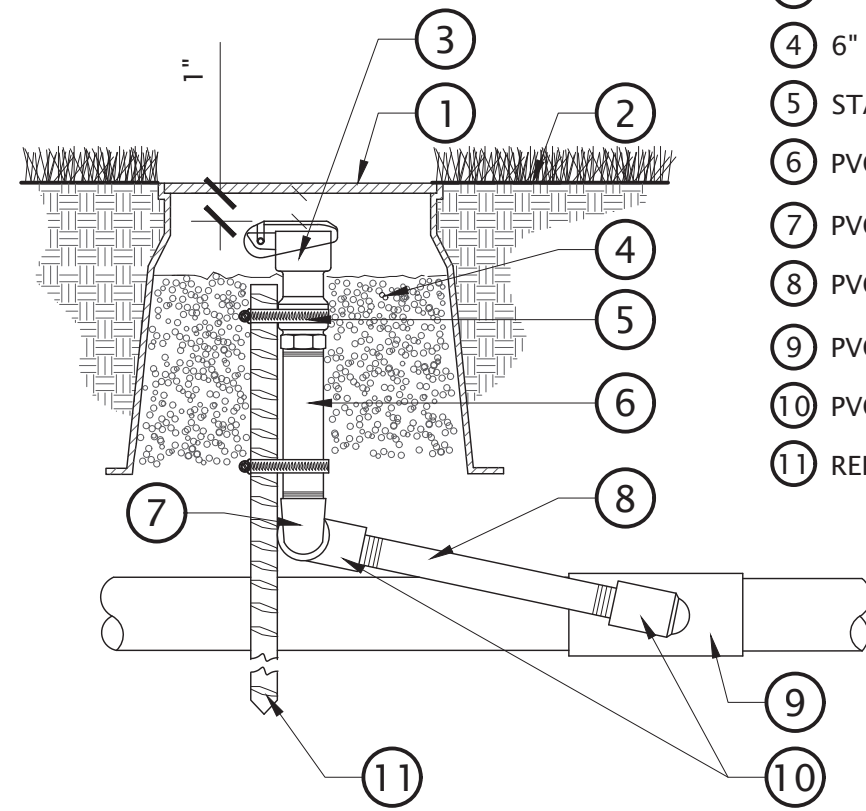
3 PIPE SLEEVE
NOT TO SCALE



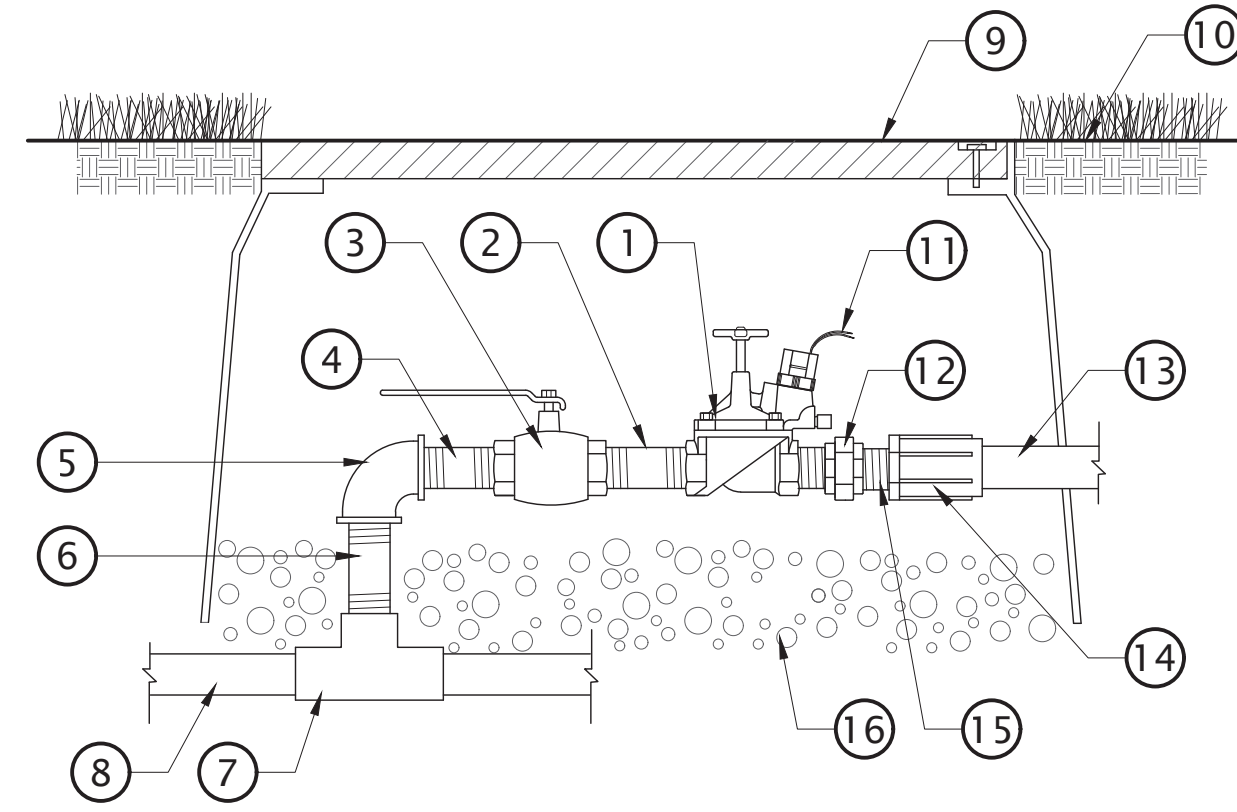
6 MANUAL DRAIN VALVE
NOT TO SCALE



- 1 FINISH GRADE
- 2 1" GALVANIZED ELBOW
- 3 CONCRETE BLOCK
- 4 MAINLINE
- 5 1" GALVANIZED NIPPLE
- 6 1" GALVANIZED UNION
- 7 1 IN SUPER FILTER
- 8 1" BRONZE VALVE
- 9 RECTANGULAR VALVE BOX
NDS PRO-S 17"x30"x18"
- 10 LANDSCAPE
- 11 1" GALVANIZED PIPE
- 12 LANDSCAPE FABRIC
- 13 3/4" CRUSHED GRAVEL
- 14 NATIVE SOIL



- 1 ROUND VALVE BOX: EXTENSION
LENGTH AS REQ'D.
- 2 FINISH GRADE
- 3 QUICK COUPLING VALVE
- 4 6" DEEP PEA GRAVEL
- 5 STAINLESS STEEL GEAR CLAMPS (1 OF 2)
- 6 PVC. SCH. 80 NIPPLE (6" LENGTH)
- 7 PVC. SCH. 80 STREET EL
- 8 PVC. SCH. 80 NIPPLE (8" LENGTH)
- 9 PVC. SCH. 80 TEE
- 10 PVC. SCH. 80 ELL
- 11 REBAR STAKE (24" LENGTH)



- NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

- 1 AUTOMATIC CONTROL VALVE SEE LEGEND
SHEET FOR TYPE.
- 2 SCH. 80 PVC THREADED NIPPLE
- 3 BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- 4 SCH. 80 PVC THREADED NIPPLE
- 5 SCH. 80 PVC THREADED ELL
- 6 SCH. 80 PVC THREADED NIPPLE
- 7 PVC MAINLINE TEE (SXSXT)
- 8 MAINLINE (SIZE AS NOTED ON THE PLAN)
- 9 VALVE BOX, SIZE AS REQUIRED
- 10 FINISH GRADE
- 11 SLACK WIRE AT ALL CONNECTIONS PROVIDE 12"
OF EXPANSION LOOP INSIDE VALVE BOX.
- 12 SCHEDULE 80 PVC UNION
- 13 LATERAL LINE TO HEADS
- 14 PVC ADAPTOR TYP.
- 15 SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH
SIDES OF UNION
- 16 GRAVEL LAYER (12" MIN. DEPTH)

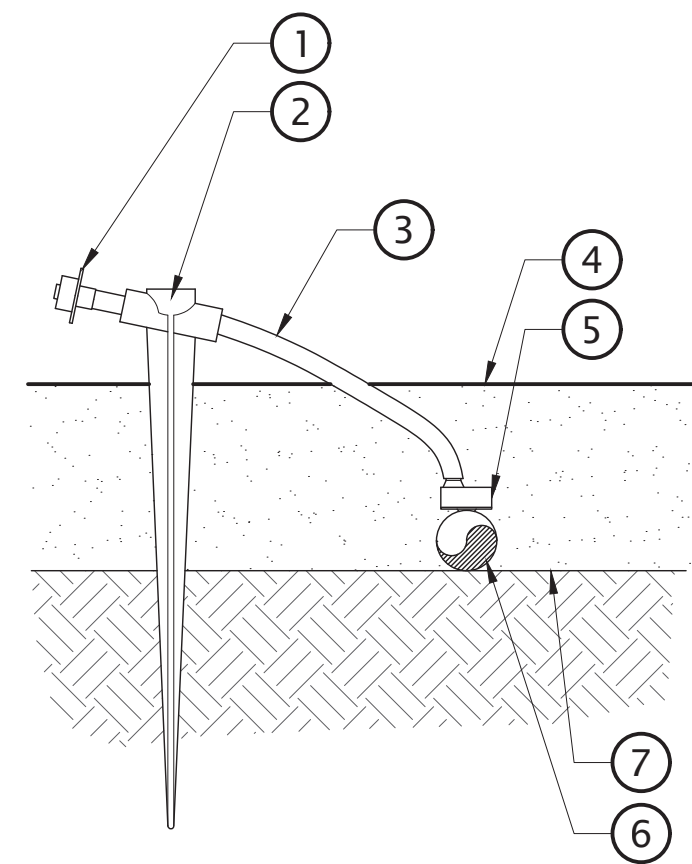
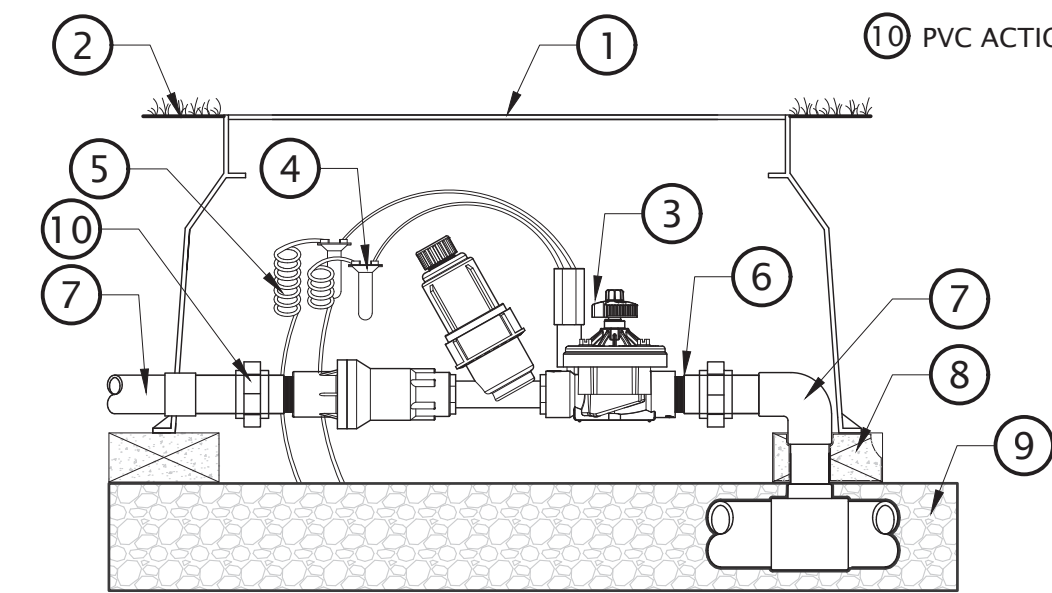
1 1" PLASTIC FILTER BELOW GRADE

1 1/2" = 1'-0"

P-1-24.234-24

- NOTE:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.

- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 DRIP ZONE KIT
- 4 WATER PROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCHEDULE 80 T.O.E. NIPPLE
- 7 MAINLINE PIPE AND FITTING
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 PVC ACTION UNIONS (2)

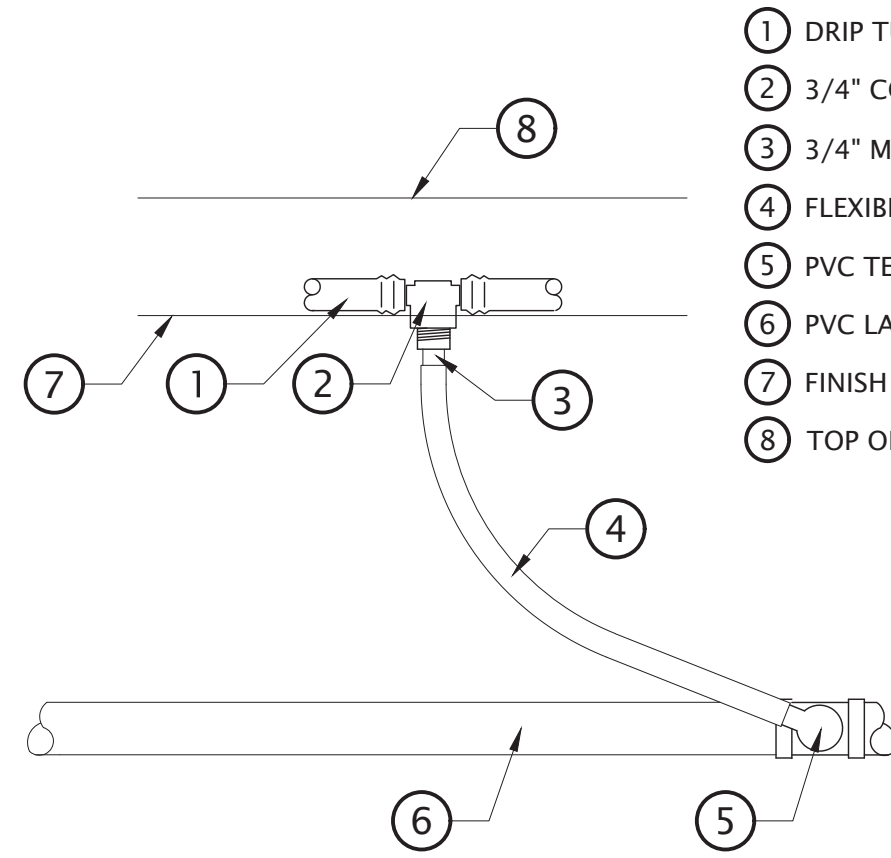


- NOTES:
1. USE HUNTER EMITTER MULTI-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

2 QUICK COUPLER

NOT TO SCALE

- 1 DIFFUSER CAP: HUNTER HE-DIFF
(UNLESS OTHERWISE SPECIFIED)
- 2 UNIVERSAL 1/4" TUBING STAKE
- 3 1/4" DISTRIBUTION TUBING: HUNTER HQV
TUBING (LENGTH AS REQUIRED)
- 4 TOP OF MULCH
- 5 SINGLE-OUTLET BARB INLET X BARB
OUTLET EMITTER: HUNTER POINT
SOURCE EMITTER
- 6 1/2" POLYETHYLENE TUBING: HUNTER
HDL BLANK TUBING
- 7 FINISH GRADE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

3 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

- 1 DRIP TUBING
- 2 3/4" COMBINATION TEE
- 3 3/4" MPT ADAPTER
- 4 FLEXIBLE POLY TUBING
- 5 PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
- 6 PVC LATERAL LINE
- 7 FINISH GRADE
- 8 TOP OF MULCH

4 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

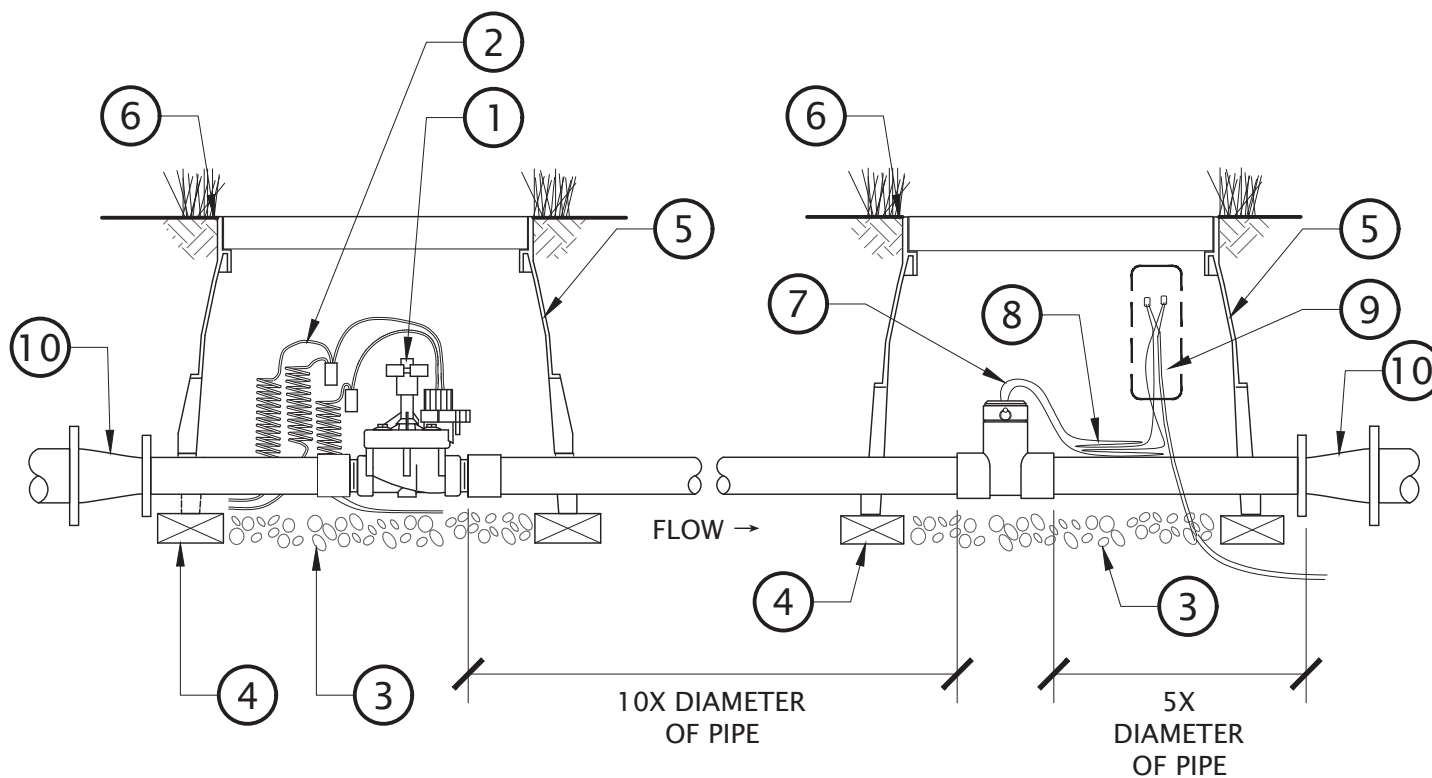
NOT TO SCALE

P-23-193-14

5 DRIP EMITTER (HUNTER)

NOT TO SCALE

- 1 MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
- 2 24" LENGTH OF COILED WIRE
- 3 3" MIN. DEPTH WASHED GRAVEL
- 4 BRICK (4 PER BOX)
- 5 STANDARD SIZE VALVE BOX
- 6 FINISH GRADE
- 7 FLOW SENSOR
- 8 24" LENGTH OF COILED COMMUNICATION CABLE
- 9 COMMUNICATION CABLE SPLICE PER MANUFACTURER'S
RECOMMENDATIONS
- 10 CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE
SIZES)



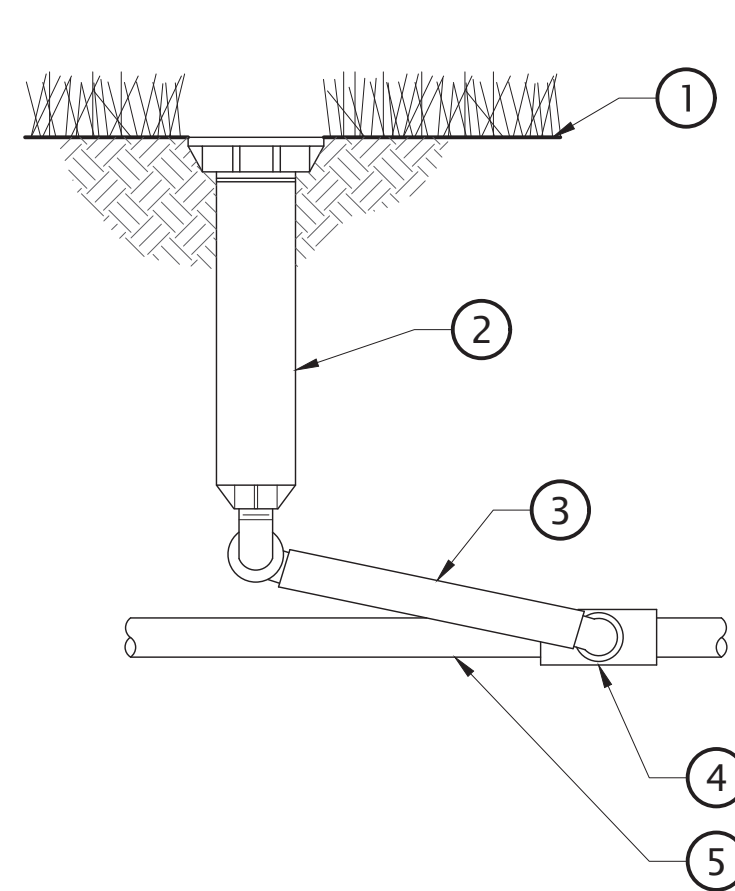
- NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

6 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE



- NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
 2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

8 POP-UP SPRAY/ROTARY

NOT TO SCALE



blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

Stamp
STATE OF UTAH
CORP. A
04/29/2026
04/29/2026
RD
LW
CS
25-218

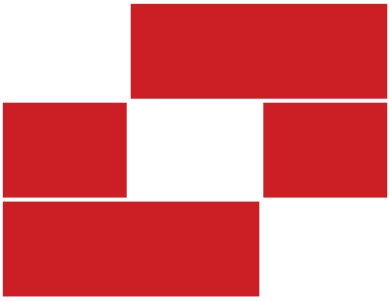
Drawing Title
IRRIGATION
DETAILS

Drawing number

LI502

SITE PLAN SUBMITTAL

Exhibit 6: Photometric Plan



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WPI

SARATOGA SPRINGS
PHASE G - RETAIL
710

369 W CROSSROADS BLVD, SARATOGA
SPRINGS UT 84045

Revisions

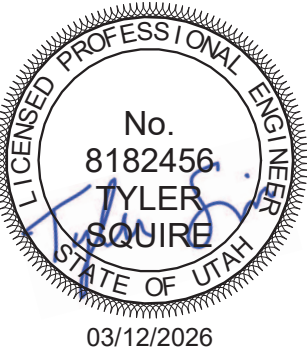
Num.	Description	Date
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Project Number | 25086
Original Issue | 03.12.2026
Project Status | PERMIT SET

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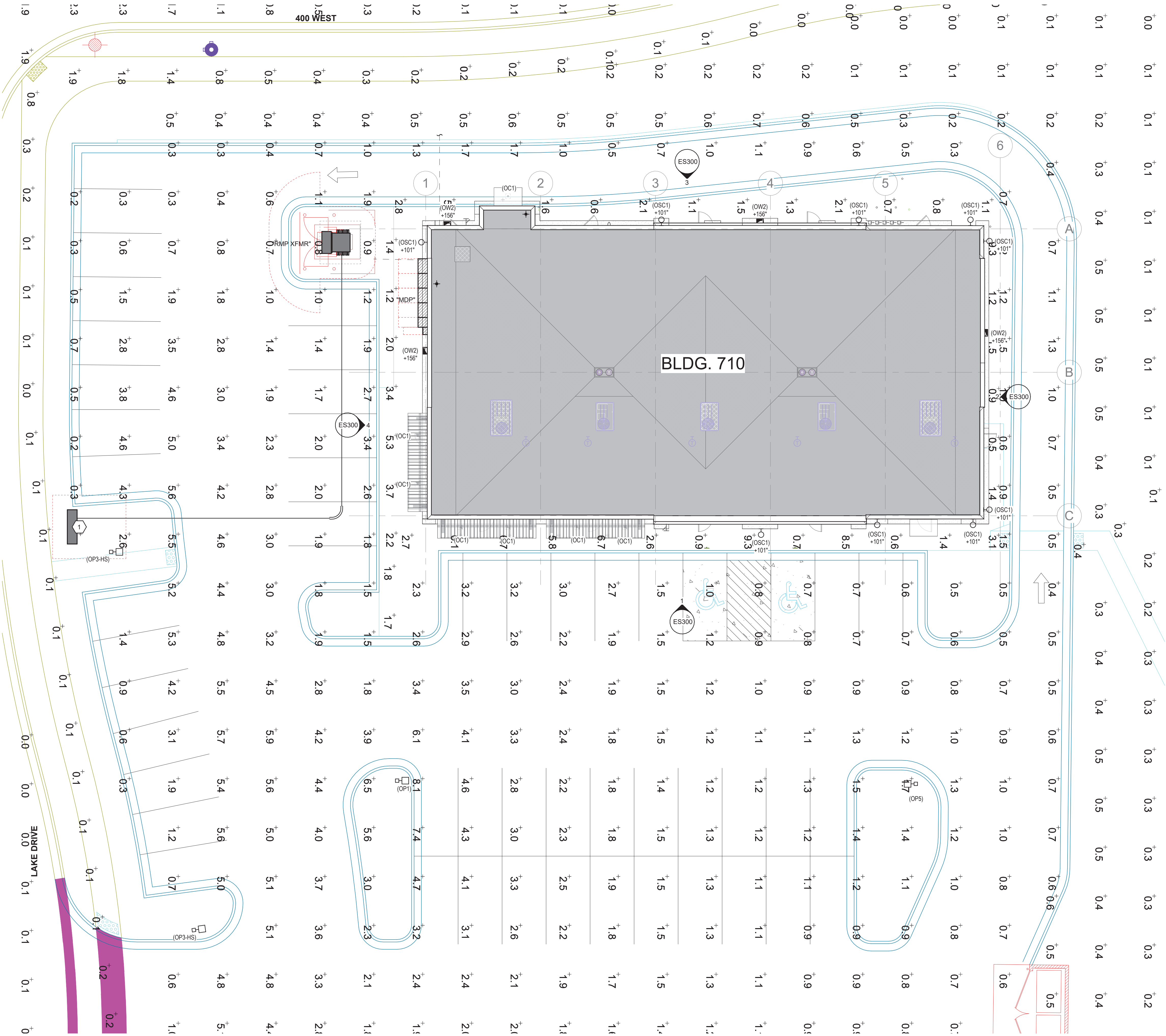


Sheet Title

SITE PHOTOMETRIC
PLAN

Sheet Number

ES201



1 SITE PHOTOMETRIC PLAN

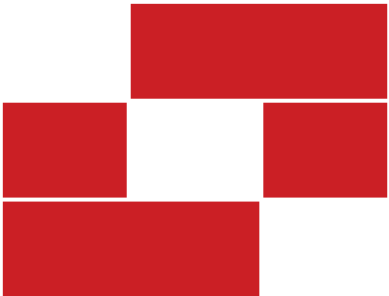
SCALE: 1" = 10'-0"

Note:
-One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.

-Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.

Luminaire Schedule							
Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
OC		6IN WAFER LIGHT-WET RATED	0.765	1721	20.4	244.8	11.4, 11.5
OP1	BELL-SHAPED POLE LIGHT- SINGLE-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP1-HS	BELL-SHAPED POLE LIGHT-TYPE IV - GLARE CONTROL	DS10D-PLED-IV-FT-80LED-875mA-30K-HS	0.765	19143	221.5	886	20
OP2	BELL-SHAPED POLE LIGHT-DUAL-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP3-HS	BELL-SHAPED POLE- TYPE III- GLARE CONTROL	DS10D-PLED-III-M-80LED-875mA-30K-HS	0.765	19611	221.5	664.5	20
OP5	BELL-SHAPED POLE LIGHT-SINGLE-TYPE V	CXF32-G3-5-730-7	0.765	8051	70.5	141	20
OSC1	WALL MOUNT SQUARE CYLINDER - DOWN ONLY	C06xxSQXT 10L XW 35K XX TCY SO MW	0.765	760	9.1	291.2	8, 8.41, 11
OW2	WALL AREA LIGHT	DSXW1 P3 30K 80CRI T3M	0.765	2753	21.05	294.7	8.41, 13
SS	SARATOGA SPRINGS CITY STANDARD STREET POLE	CXF64-G3-3W-740-3	0.765	7655	68.15319	613.379	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 710 PARKING	Illuminance	Fc	2.03	8.1	0.2	10.15	40.50
BLDG 710 PERIMETER	Illuminance	Fc	2.86	9.3	0.5	5.72	18.60
BLDG 710 SIDEWALK	Illuminance	Fc	0.23	0.4	0.1	2.30	4.00
BLDG 710 SITE	Illuminance	Fc	0.27	0.7	0.0	N.A.	N.A.
BLDG 710_BLDG 711 - SITE ABOVE SIDEWALK	Illuminance	Fc	0.20	2.4	0.0	N.A.	N.A.
BLDG 711 PARKING	Illuminance	Fc	2.03	8.1	0.4	5.08	20.25
BLDG 711 PERIMETER	Illuminance	Fc	2.50	11.1	0.0	N.A.	N.A.
BLDG 711 SIDEWALK	Illuminance	Fc	0.71	1.8	0.2	3.55	9.00
BLDG 711 SITE	Illuminance	Fc	0.43	1.4	0.1	4.30	14.00
BLDG 712 E SITE	Illuminance	Fc	0.47	1.2	0.1	4.70	12.00
BLDG 712 PARKING	Illuminance	Fc	2.76	12.6	0.1	27.60	126.00
BLDG 712 PERIMETER	Illuminance	Fc	2.15	12.9	0.0	N.A.	N.A.
BLDG 712 PERIMETER WALKWAY	Illuminance	Fc	0.41	1.8	0.0	N.A.	N.A.
BLDG 712 SIDEWALK	Illuminance	Fc	0.88	1.0	0.7	1.26	1.43
BLDG 712 W SITE	Illuminance	Fc	0.42	2.8	0.0	N.A.	N.A.
BLDGS 710_711 PERIMETER WALKWAY	Illuminance	Fc	0.36	2.1	0.0	N.A.	N.A.
STREET LIGHTING	Illuminance	Fc	0.34	2.9	0.0	N.A.	N.A.



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WPI

SARATOGA SPRINGS PHASE G - RETAIL 710

369 W CROSSROADS BLVD, SARATOGA
SPRINGS UT 84045

Revisions

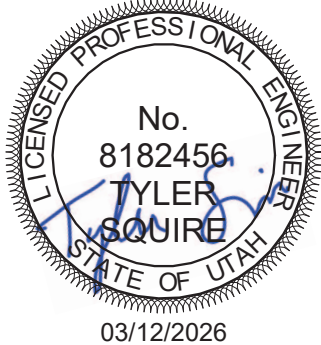
Num.	Description	Date
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Project Number	25086
Original Issue	03.12.2026
Project Status	PERMIT SET

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Sheet Title

SITE PHOTOMETRIC
SUMMARIES

Sheet Number

ES202

Exhibit 7: Elevations



SOUTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



NORTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



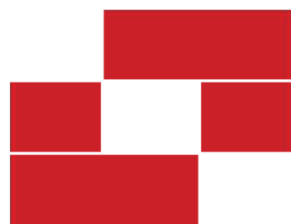
NORTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



SOUTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



Babcock Design

SARATOGA SPRINGS PHASE G - BLDG 710 DESIGN CONCEPT

WPI | 383 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

April 15, 2026

A2

TF-01



Site Plan

Saratoga Springs Commercial Plat G Lot 711

June 25, 2026

PUBLIC MEETING

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners Phase G, LLC
Location:	369 West Crossroads Boulevard
Project Acreage:	1.14 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 369 West Crossroads Boulevard for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 47 required parking stalls and 50 provided for the 6,415-square foot building. The property is 49,725 square feet (1.14 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Recommendation:

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

B. Background:

The property is bordered by Crossroads Boulevard to the north and Lake Drive to the south. There is vehicle and pedestrian connection to the east. The site is not required to provide

interconnection to the north. Interconnection has been provided to the east, west, and south. ADA accessible connections are provided from the sidewalks to the north and south to the building.

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. 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: Glass calculation is a little short of requirement. Applicant is getting updated drawings with corrections made.	Shall Comply
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 Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria 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 Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard 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 Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard with the Findings below:

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

H. Exhibits:

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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Saratoga Springs Commercial Plat G Lot
711– Site Plan
Date: 6.25.26
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:

<i>Applicant:</i>	<i>Thomas Lehnardt - Westlake Partners (WPI)</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>369 W Crossroads Blvd</i>
<i>Acreage:</i>	<i>1.14 Acres - 1 Lot</i>

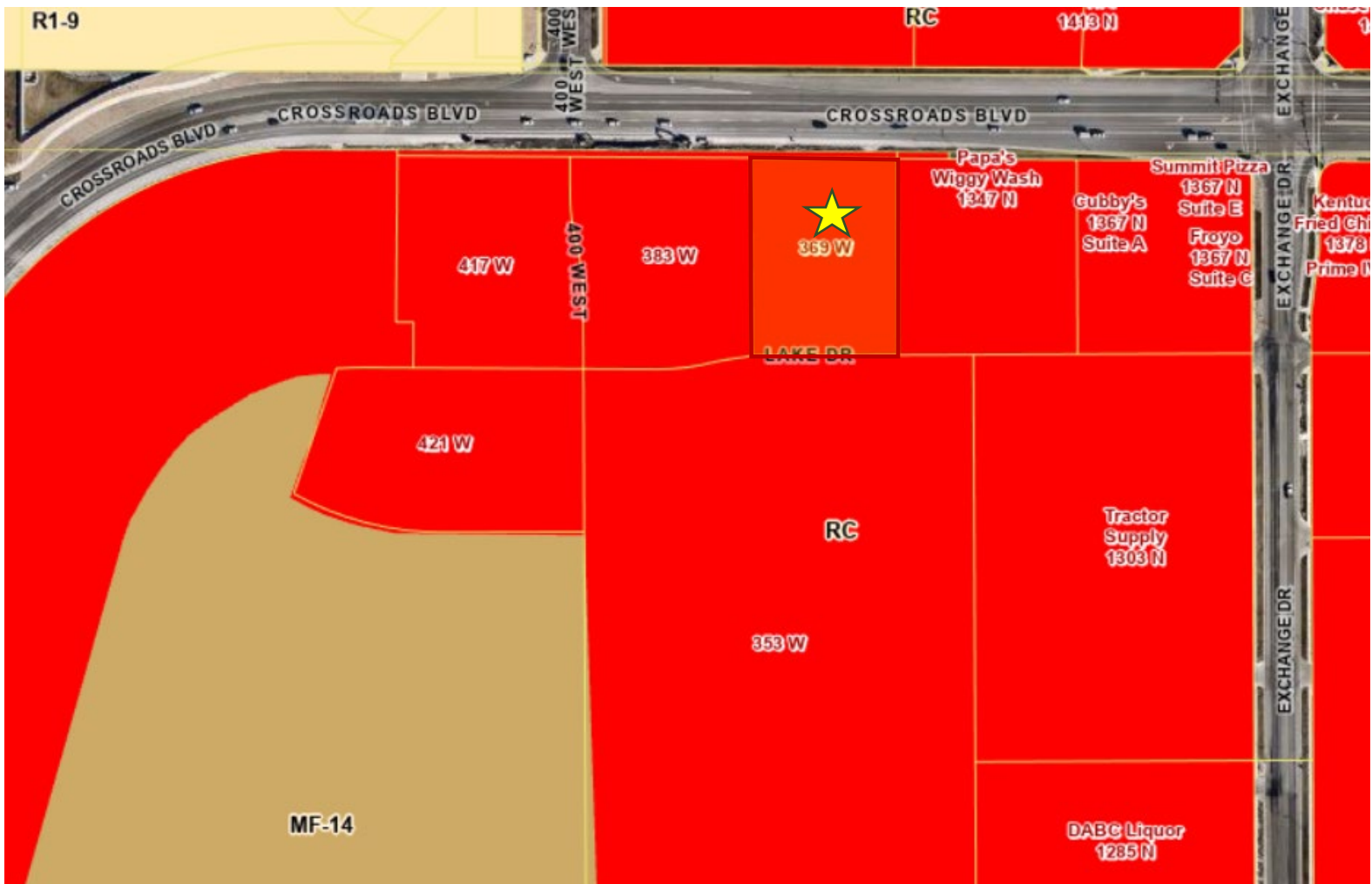
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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.

Exhibit 2: Location and Zone Map





SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

SITE PLAN

SARATOGA SPRINGS COMMERCIAL PLAT G PHASE 1 LOTS 711 SITE PLAN

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners, LLC
Location:	Crossroads Blvd and 400 West
Project Acreage:	58:032:0221/1.14 acres out of 18.40 acres
Residential Units/Lots:	1 Lots
Current Use:	Undeveloped Land
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	City Council / Approval February 18, 2025
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	1st submittal: October 21, 2025
	2nd submittal: December 31, 2025
	3rd submittal: March 30, 2026
	4th submittal: May 4, 2026
Date of Review:	1st submittal: November 13, 2025
	2nd submittal: January 21, 2026
	3rd submittal: April 12, 2026
	4th submittal: May 18, 2026
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	58:032:0221/1.43 acres out of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 21, 2025
- 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.
 - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

11/04/25 - SS Commercial Plat G Lot 711 Site Plan – (10-minute discussion)

- Is drive-thru necessary?
- How are they meeting 50% of parking on side and rear?

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: None

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>49,725 sf proposed</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>Over 54' to the north and over 29' to the east</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 89'</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 103'</i>
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies	<i>23'-6"</i>
Lot coverage (Maximum)	50%	Complies	<i>Only 13%</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>6,629 sf</i>

Building Size (Maximum)	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	<i>20% shown on cover page</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: TBD	TBD	<i>Provide with site plan if possible</i>

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	<i>Not in the flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>Reviewed by Engineering</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies	<i>None proposed in these areas</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>Lot abuts Crossroads Boulevard</i>
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies	<i>Reviewed by Engineering</i>
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Cory A. Shupe</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies	<i>See sheet 103</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies	<i>See sheets LP103 and LP501</i>
Plants: The name (both botanical and common name), quantity , and size of all proposed plants .	Complies	<i>See sheet LP103</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies	<i>See sheet 201</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies	<i>See sheets LI103, LI502, and LI503</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf	Complies.	<i>See sheet LP103</i>

grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies	<i>See sheet LP103</i>
Evergreen Trees: Minimum 6' in height.	Complies	<i>See sheet LP103</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies	<i>See notes in detail 1 on sheet LP501</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies	<i>All 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies	<i>Only 3%</i>
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.	<i>No artificial turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>See sheet LP103</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies	<i>See sheet LP103</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies	<i>See sheet LP103</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies	<i>See sheet LP103</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies	<i>See sheet LP103</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies	<i>See sheet LI103</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies	<i>See sheet LP103</i>

Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies	<i>See sheet LP103</i>
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	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies	<i>See sheets LP103 and LP501</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies	<i>See sheet LP103</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies	<i>See detail 4 on sheet LP501</i>
Drip Lines: Drip lines must be used in planter beds.	Complies	<i>See sheet LI103</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>No fencing proposed.</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies	<i>See LP103</i>
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	<i>No fencing proposed.</i>
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	N/A.	<i>No retaining walls are proposed.</i>
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements;	N/A.	<i>No fencing proposed.</i>

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.	No fencing proposed.
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.	All areas not improved have landscaping proposed.
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 sheet LP103.
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.	See sheet LP103.

Landscape Amount – Lot 711			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	49,725		
Required Landscaping	9,945	Complies.	See sheet LP103. Lot will utilize 191 sf from the overall subdivision in addition to 9,754 sf provided to meet requirement.
Required Deciduous Trees	6	Complies.	6 deciduous trees proposed.
Required Evergreen Trees	4	Complies.	4 evergreen trees proposed.
Required Shrubs	19	Complies.	343 shrubs proposed.
Drought Tolerant Plants	15	Complies.	236 drought tolerant plants proposed.

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.	Concrete and 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	Complies.	See sheet 104.

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.																						
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.	No backing up over sidewalk required.																				
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.	Documentation of cross-access easements with adjacent lots provided.																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	See lighting plan.																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <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.	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'	Complies.	All spaces less than 250' from main entrances.
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'																					
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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'																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	See plans on file with Planning.																				
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.	2 required, 2 provided																				
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, 2 provided																				
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	Stalls by entrances																				
Parking Requirements and Shared Parking																						
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	None used in parking counts.																				

When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>Proposed as 3,977 sf of Restaurant (1 stall per 100 feet = 40 stalls required) and 2,652 sf Retail (4 stalls per 1,000 sf = 11 stalls required). 56 stalls provided includes the 3 for drive-thru.</i>
When a development contains multiple uses, more than one parking requirement may be applied.	Complies.	<i>Proposed as 3,977 sf of Restaurant (1 stall per 100 feet = 40 stalls required) and 2,652 sf Retail (4 stalls per 1,000 sf = 11 stalls required). 56 stalls provided includes the 3 for drive-thru.</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	Complies.	<i>Rounded up from 39.77 to 40 for Restaurant and from 10.61 to 11 for Retail</i>

Landscaping in Parking Areas

All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	<i>Northern boundary only portion next to public street. See Sheet LP103</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	<i>See sheets LP103 and LP501</i>
Clear Sight Triangles must be followed.	Complies.	<i>See sheet LP103.</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	<i>See Landscape and Irrigation Plans.</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	Complies.	<i>See sheet LP103</i>
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>Trees required in landscape islands along Lake Drive were put in the landscape island instead</i>

Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>See sheet LP103</i>
Required Minimum Parking		
<i>See table in 19.09</i> <i>Lot 711 – 48 stalls required/56 stalls provided (includes 3 drive-thru stalls)</i>	Complies.	<i>See sheet 104</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	Complies.	<i>See sheet 104.</i>
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	Complies.	<i>At least 9 provided.</i>
Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>At least 9 provided.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>See sheet LP103</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	Complies.	<i>See Traffic Impact Study</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>Over ten feet landscape buffer between Crossroads Boulevard and the drive-thru</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>Over ten feet landscape buffer between Crossroads Boulevard and the drive-thru.</i> <i>Berming, hedge, or screen wall not required. Drive-thru is about 4 feet lower than sidewalk level to the north</i>

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	See plans on file with Planning.			

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Aluminum.</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>More than 16" decorative base.</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>All full cut-off and no shoebox fixtures proposed</i>
Angle: Shall be directed downward.	Complies.	<i>All downward directed.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>3500K max temperature proposed.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See Lighting Plan.</i>

Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	<i>No flagpole proposed on this site</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See Lighting Plan.</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>13' max mounting height. See sheet ES601</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>Allowed to be up to 5 foot-candles at property lines in commercial</i>
All freestanding lighting fixtures and assemblies shall be black.	Complies.	<i>See Lighting Plan.</i>
Pole design shall include an arm and bell shade.	Complies.	<i>See Lighting Plan.</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>20' max height proposed.</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>See note 10 on cover sheet to Civil Drawings.</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See notes on Lighting Plan.</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>See notes on Lighting Plan.</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	Complies.	<i>See lighting plan</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>None proposed</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See Lighting Plan.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>See Lighting Plan.</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>See Lighting Plan.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: 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.	<i>See plans on file with Planning.</i>
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>Entire site developed and landscaped on</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>None proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Provided</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover sheet of Civil Drawings (sheet 101).</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>See sheet 103.</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>See sheets 103 and 104.</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>See plat sheets.</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning.</i>
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site	Complies.	<i>See Civil Drawings set and Elevations.</i>

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.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>See Drainage Report.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	Complies.	<i>See TIS.</i>
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	Complies.	<i>See sheet 104.</i>

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.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>See Landscaping Plan.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>See Lighting Plan.</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>See elevations.</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>See elevations.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid at application.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See TIS.</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See Landscape Plan.</i>
Considerations Relating to Buildings and Site Layout:	Complies.	<i>See plans on file with Planning.</i>

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.		
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See plans on file with Planning.</i>
Trails Master Plan: Shows required trails	Complies.	<i>See sheet 104.</i>

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	Complies.	<i>See elevations.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See sheet 104.</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>See sheet 104.</i>
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>See sheet 104.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet 104.</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: 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	Complies.	<i>See site plan</i>

adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>See sheet 104.</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	N/A.	<i>Parking lot and drive-thru are at least 4 feet lower than public street and sidewalk.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>Tall evergreen shrubs shown as screening for transformer</i>
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.	<i>See sheet C603</i>
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	<i>See sheet LP103.</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	<i>At far back corner of property.</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>Tall evergreen shrubs shown as screening for transformer. Wall-mounted electrical panels will be painted the same color as the wall they are mounted on.</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	<i>See sheet 104.</i>

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.	<i>All business proposed internally to building.</i>
Access Requirements: - 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 - the entire flare of any return radii shall fall within the right-of-way.	Complies.	<i>Less than 40'.</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>See sheet 104.</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	N/A.	<i>No fencing is being proposed.</i>
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	<i>No fencing is being proposed.</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	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.	<i>Pending Ordinance allows adding bollards at corners that are less than the 5' requirement.</i>
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: - Addition of horizontal and vertical divisions by use of textures or materials. - Primary material change (i.e. change in material type, size, or color).	Complies.	<i>See elevations on sheet A1</i>

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.		
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	<i>Roofs are proposed to be flat.</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	<i>Parapets around entire building.</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	<i>Not visible from adjacent streets other than raised grade areas.</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>Matches building materials.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Painted aluminum.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>Attached.</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	Complies.	<i>4' from wall.</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	<i>Over 11' clearance</i>
Backlighting is not permitted.	N/A.	<i>None proposed</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	Complies.	<i>Not visible from adjacent streets other than raised grade areas.</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Completely screened from view</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same as building materials</i>
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	<i>All elevations but the south elevation is viewed from public. They all meet the standards.</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	<i>Three materials proposed</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	Complies.	<i>See elevations on sheet A1</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	N/A.	<i>None proposed</i>

No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>Highest percentage of either is 58%</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>None proposed</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>None proposed</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>See sheet 301</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Electrical panels will be on the building but painted to match building</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>See elevations</i>
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>See elevations</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>See elevations and sheet 104</i>
Monument sign location meets code and sign details provided	Complies.	<i>See sheet 104</i>
Wall signs and potential locations and details	Complies.	<i>See elevations</i>

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		

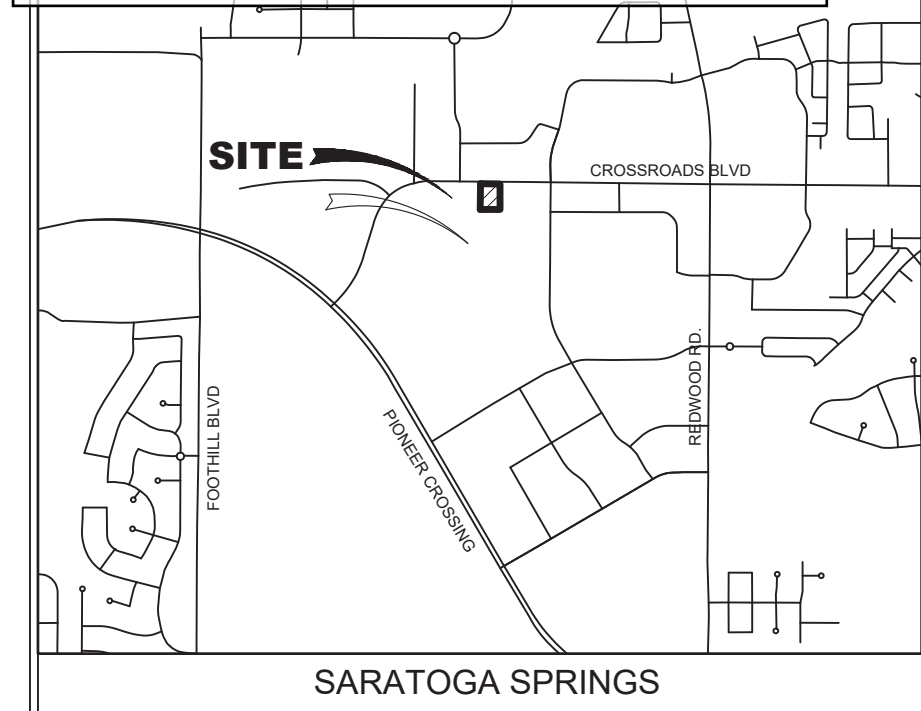
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>TBD at Building Permit. Buildings shall be addressed as per the recorded final plat.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Address provided by GIS Department</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Address provided by GIS Department</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	Complies.	<i>Front door access not allowed on one of the frontages (east) and no access to the north</i>
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>No access onto collector road</i>
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Address provided by GIS Department</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Address provided by GIS Department</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Address provided by GIS Department</i>
Compass Directions. The 4 compass directions shall not be used as part of the street name.	Complies.	<i>Address provided by GIS Department</i>
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Address provided by GIS Department</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.	Complies.	<i>Address provided by GIS Department</i>

f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	N/A.	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Address provided by GIS Department</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Address provided by GIS Department</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Address provided by GIS Department</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Address provided by GIS Department</i>
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.	<i>TBD at building permit</i>
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.	Complies.	<i>TBD at building permit</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. 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.	Complies.	<i>TBD at building permit</i>

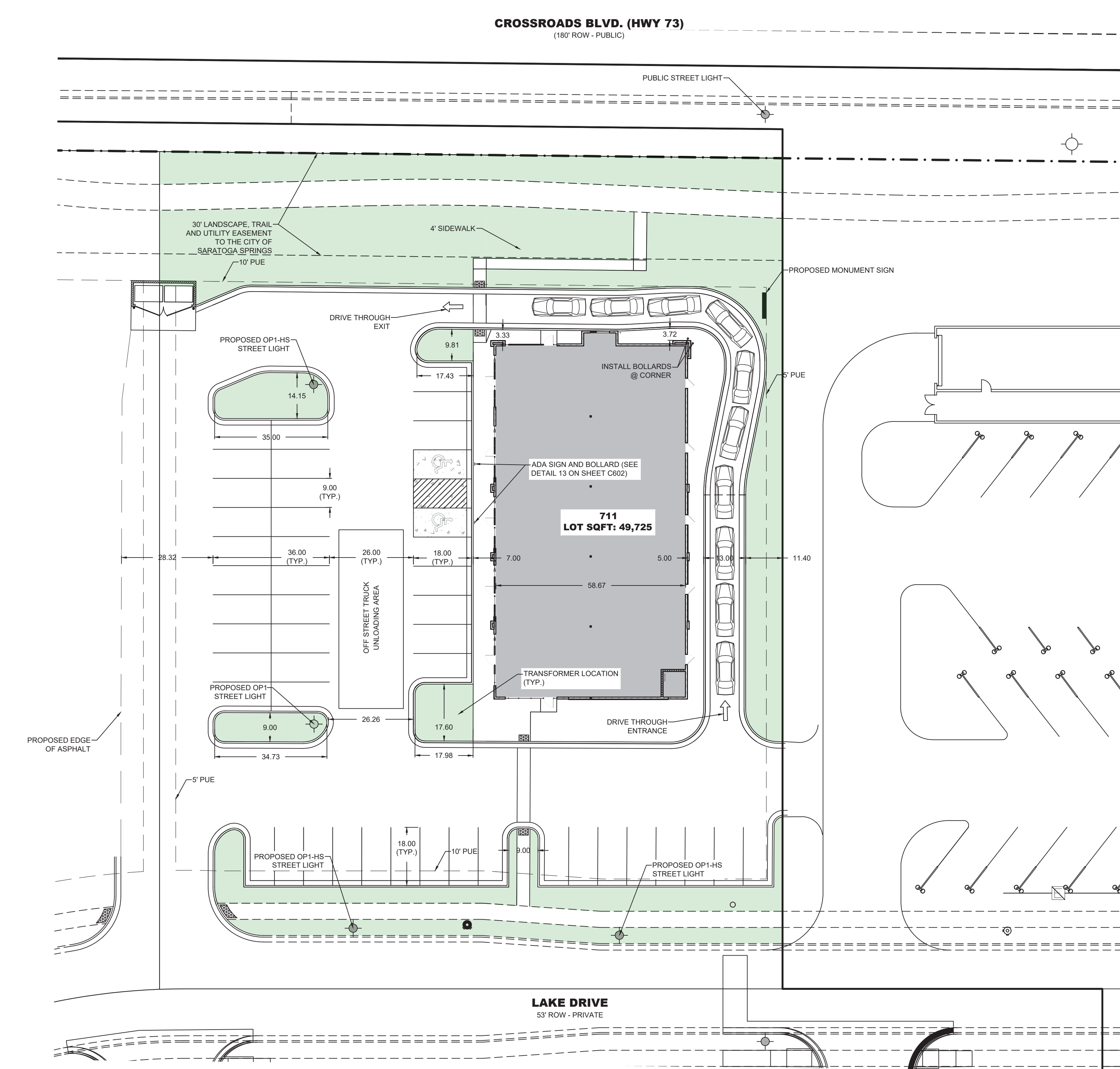
c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		
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Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>Trail surface of the Crossroads Blvd trail.</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>When approved by City.</i>

Exhibit 4: Site Plan



LOT 711:				
ZONING	RC			
# OF BUILDINGS	1 BUILDING			
# OF LOTS	1 LOT			
DENSITY	0.88 UNITS/ ACRE			
	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.14	49,725	100	
LOT AREA	1.14	49,725		
TOTAL ROW AREA	0.00	0	0	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.00	0	0	
IMPERVIOUS AREA	0.92	39,971	80	
TOTAL LANDSCAPING	0.22	9754	20	
SITE LANDSCAPING	0.22	9754		
OFFSITE LANDSCAPING	0.00	0		
BUILDING SQ. FT.	0.15	6,415		
SENSITIVE LANDS	0.00	0	0	
3,915 SQ. FT. RESTAURANT (1/100 S.F.)				39
2,500 SQ. FT. RETAIL (4/1000 S.F.)				8
TOTAL PARKING REQUIRED				47
PARKING PROVIDED				50
REGULAR STALLS				45
HANDICAP STALLS (ADA REQ'D)				2
DRIVE THROUGH PARKING				3



ROADWAY DATA TABLE		
DESCRIPTION	QUANTITY	U/M
3" ASPHALT	20989	SQFT.
UNTREATED BASE COURSE	20989	SQFT.
GRANULAR BORROW	20989	SQFT.
CURB & GUTTER	1231	LFT.
SIDEWALK	264	LFT.
ADA RAMPS	4	EA.

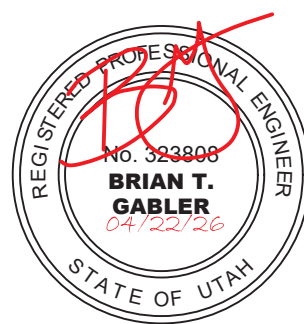
LEGEND		EXISTING		PROPOSED		DETAILS		EXISTING		PROPOSED		DETAILS	
BOUNDARY LINE	---	EXIST	---	PROPOSED	---	2" BLOW-OFF (W)	DW-13A, DW-15	STREET LIGHT LOCAL	EXIST	PROPOSED	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6	
STREET CENTERLINE	---	EXIST	---	PROPOSED	---	2" TEMP BLOW-OFF (W)	DW-13B, DW-15	STREET LIGHT COLLECTOR	EXIST	PROPOSED	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6	
EASEMENT LINE	---	EXIST	---	PROPOSED	---	VALVE (W & SW)	(1")x(2)	POWER POLE	EXIST	PROPOSED	POWER POLE		
LOT LINES	---	EXIST	---	PROPOSED	---	TEE	DW-2, (2)	DITCH	EXIST	PROPOSED	DITCH		
SEWER PIPE	---	EXIST	---	PROPOSED	---	CROSS	DW-2, (2)	FIBER OPTIC	EXIST	PROPOSED	FIBER OPTIC		
6" SEWER SERVICE	---	EXIST	---	PROPOSED	---	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (2)	GAS	EXIST	PROPOSED	GAS		
STORM DRAIN PIPE (RCP)	---	EXIST	---	PROPOSED	---	45" PIPE ELBOW (SW)	PI-2, (2)	OVERHEAD POWER	EXIST	PROPOSED	OVERHEAD POWER		
STORM DRAIN MANHOLE	---	EXIST	---	PROPOSED	---	22.5" PIPE ELBOW (SW)	PI-2, (2)	FLOW ARROW	EXIST	PROPOSED	FLOW ARROW		
CURB INLET	---	EXIST	---	PROPOSED	---	11.25" PIPE ELBOW (SW)	PI-2, (2)	CONTOURS	EXIST	PROPOSED	CONTOURS		
COMBO BOX	---	EXIST	---	PROPOSED	---	1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C	100 YEAR FLOOD ROUTE	EXIST	PROPOSED	100 YEAR FLOOD ROUTE		
4"x4" CATCH BASIN	---	EXIST	---	PROPOSED	---	1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C	MATCH LINE	EXIST	PROPOSED	MATCH LINE		
3"x3" CATCH BASIN	---	EXIST	---	PROPOSED	---	SW SERVICE TO PARKS	PI-4	DRIVE APPROACH	EXIST	PROPOSED	DRIVE APPROACH	ST-4	
INLET/OUTLET W/ GRATE	---	EXIST	---	PROPOSED	---	AIR-VAC VALVE (SW)	PI-8, PI-13	ADA RAMP	EXIST	PROPOSED	ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E	
CULINARY WATER PIPE	---	EXIST	---	PROPOSED	---	BACKFLOW PREVENTER	PI-11	TRAIL	EXIST	PROPOSED	TRAIL	ST-15A, ST-34, (4)	
45" PIPE ELBOW (W)	---	EXIST	---	PROPOSED	---	2" BLOW-OFF (SW)	PI-12A, PI-13						
22.5" PIPE ELBOW (W)	---	EXIST	---	PROPOSED	---	2" TEMP BLOW-OFF (SW)	PI-12B, PI-13						
11.25" PIPE ELBOW (W)	---	EXIST	---	PROPOSED	---	30" C&G (COLLECTOR)	ST-1, ST-2A						
FIRE HYDRANT	---	EXIST	---	PROPOSED	---	24" C&G (LOCAL)	ST-1, ST-2C						
3/4" SERVICE & METER (W)	---	EXIST	---	PROPOSED	---	24" SHED C&G	ST-1, ST-2F						
PRV (W)	---	EXIST	---	PROPOSED	---	SIDEWALK	ST-1						
AIR-VAC VALVE (W)	---	EXIST	---	PROPOSED	---								
						STOP SIGN	ST-28						
						STREET SIGN	ST-29						
						SURVEY MONUMENT	ST-9, (3)						
						SPRINKLER CONDUIT	LS-14, LS-15, DET. 1 SH. D-4						
						FENCE							

NOTES

- 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](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)



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SARATOGA SPRINGS COMMERCIAL LOT 711 FINAL PLAN

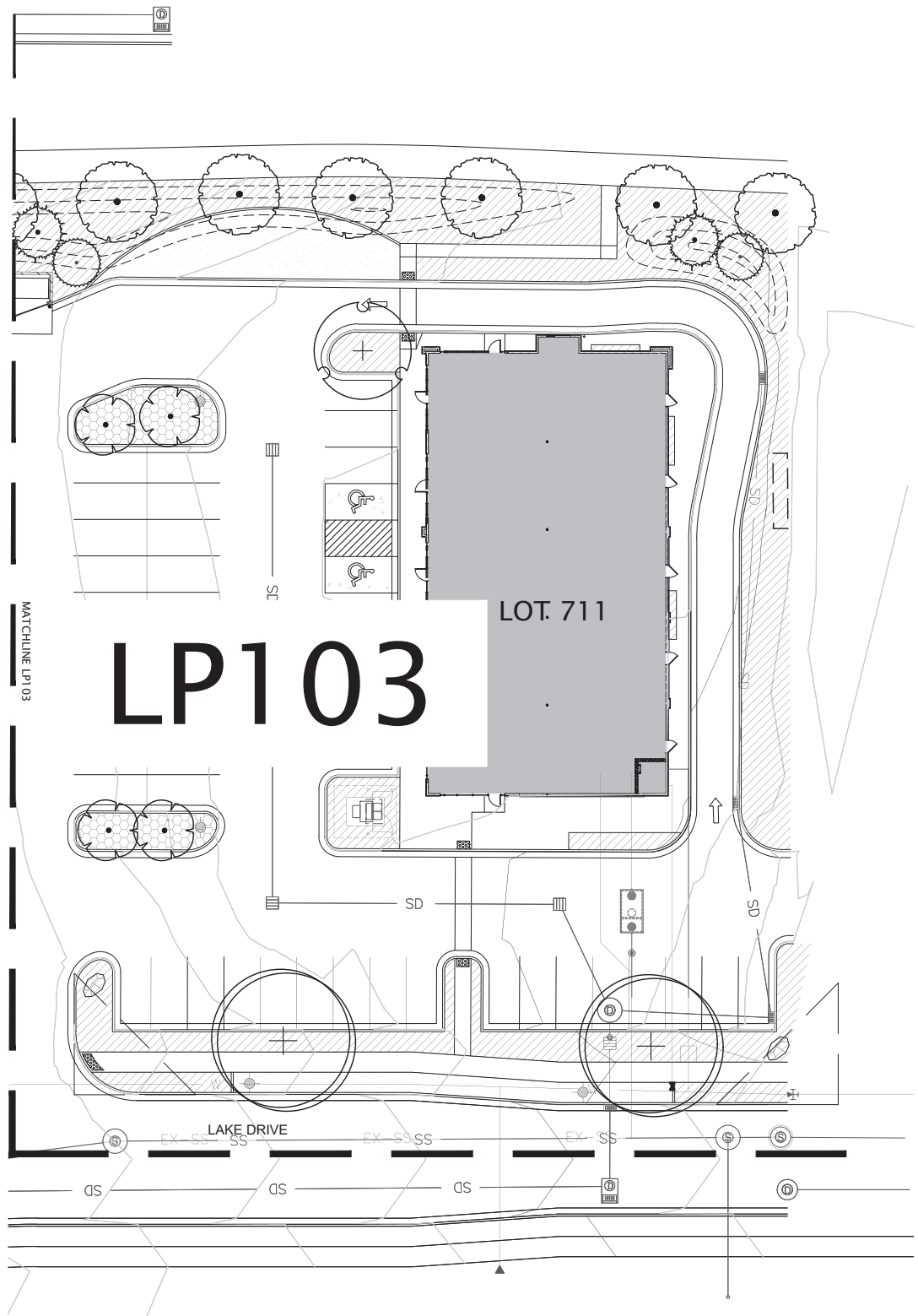
SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS	
1	
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LEI PROJECT #:	2014-1089
DRAWN BY:	BDF
DESIGNED BY:	BTG
SCALE:	1"=20'
DATE:	04/22/2026

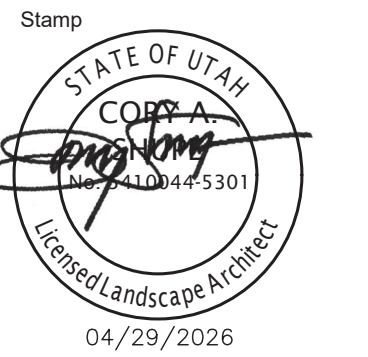
Exhibit 5: Landscape and Irrigation Plans



blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

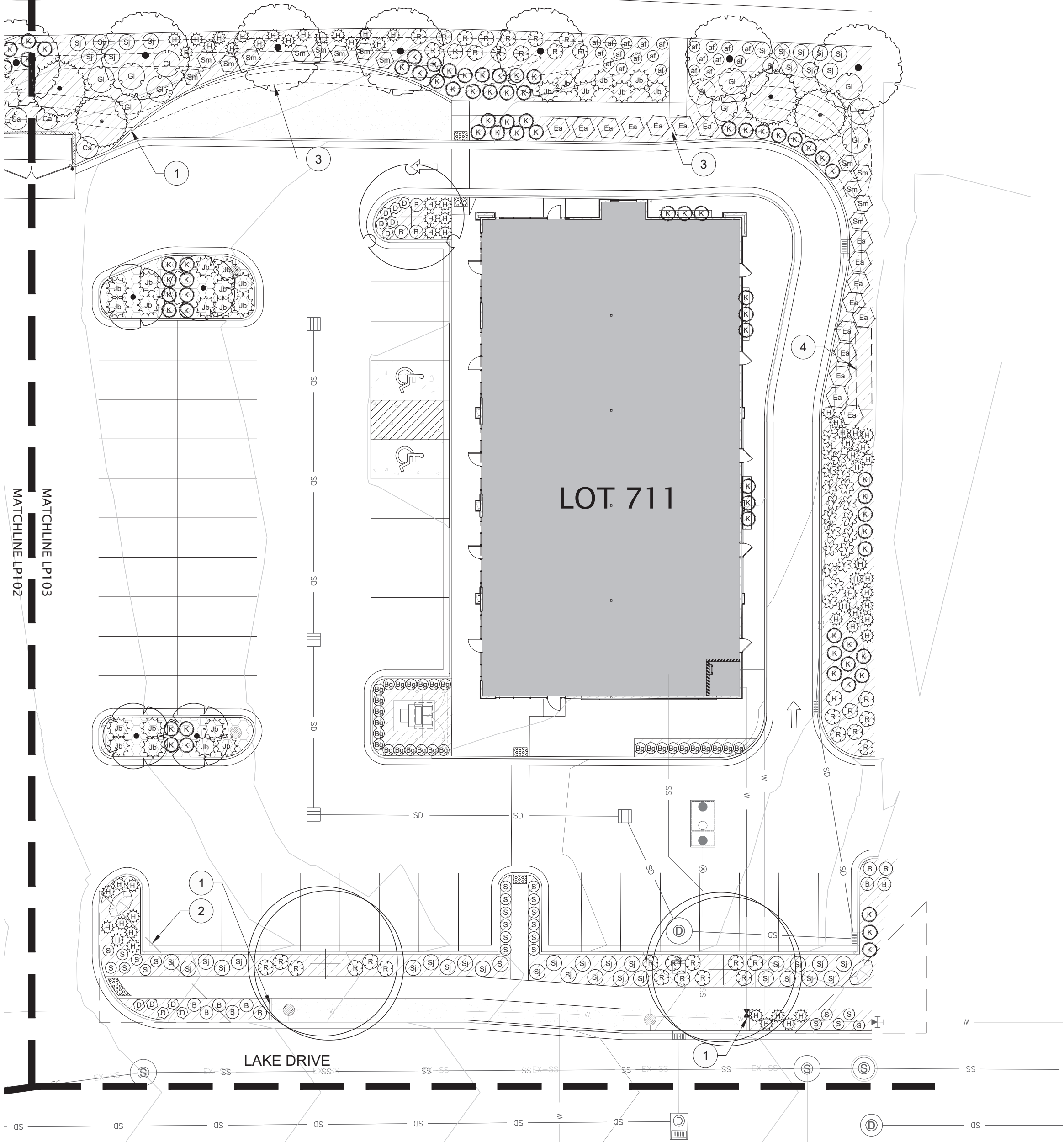


Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
LANDSCAPE
PLAN

Drawing number
LP100

SITE PLAN SUBMITTAL



REFERENCE NOTES SCHEDULE LOT 711

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" X 6" EXTRUDED MOW CURBING - SEE DETAILS		4/LP501
2	CLEAR SITE TRIANGLE		
3	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT		
4	IRRIGATION VALVE BOXES LOCATION. REFER TO IRRIGATION PLAN		
	BLONDE "BROWNS CANYON" BOULDERS 3' - 5' DIAMETER; 1/3 @ 2' 3" DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER		
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	7,105 SF	
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	733 SF	

PLANT SCHEDULE LOT 711

SYMBOL	COMMON / BOTANICAL NAME	CONT	CAL	QTY
TREES				
	COLORADO SPRUCE / PICEA PUNGENS GLAUCA 'FAT ALBERT' H: 20 FT W: 12 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
	CORINTHIAN® LITTLELEAF LINDEN / TILIA CORDATA 'CORZAM' H: 40 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	6
	PACIFIC SUNSET MAPLE / ACER TRUNCATUM 'PACIFIC SUNSET'™ H: 30 FT W: 25 FT MODERATE WATER USE	B&B	2" CAL	1
	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'MUSASHINO' H: 40 FT W: 15 FT LOW WATER USE	B&B	2" CAL	4
	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN' H: 40 FT W: 35 FT LOW WATER USE	B&B	2" CAL	2
	VANDERWOLF'S PYRAMID PINE / PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
SHRUBS				
	BAR HARBOR CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR' H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL		25
	COMPACT BURNING BUSH / EUONYMUS ALATUS 'COMPACTUS' H: 5 FT W: 5 FT MODERATE WATER USE	5 GAL		17
	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' H: 2 FT W: 3 FT LOW WATER USE	5 GAL		13
	DOUBLE PLAY RED SPIREA / SPIRAEA JAPONICA 'DOUBLE PLAY RED' H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL		43
	DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'ALLEMAN'S COMPACT' H: 8 FT W: 8 FT LOW WATER USE	5 GAL		2
	GRAHAM BLANDY COMMON BOXWOOD / BUXUS SEMPERVIRENS 'GRAHAM BLANDY' H: 9 FT W: 2 FT MODERATE WATER USE EVERGREEN	5 GAL		28
	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW' H: 3 FT W: 8 FT LOW WATER USE	5 GAL		11
	HOFER BLUE ADAM'S NEEDLE / YUCCA FILAMENTOSA 'HOFER BLUE' H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL		19
	MISS KIM LILAC / SYRINGA PATULA 'MISS KIM' H: 7 FT W: 7 FT LOW WATER USE	5 GAL		14
	RED DRIFT® GROUNDCOVER ROSE / ROSA X 'MEIGALPIO' H: 2 FT W: 3 FT MODERATE WATER USE	5 GAL		37
ANNUALS/PERENNIALS				
	MEADOW SAGE / SALVIA X SUPERBA 'MAY NIGHT' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		24
	MONCH ASTER / ASTER X FRIKARTII 'MONCH' H: 1.5-2 FT W: 1.5 FT MODERATE WATER USE	1 GAL		21
	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO' H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL		11
GRASSES				
	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' H: 5 FT W: 3 FT LOW WATER USE	1 GAL		69
	HAMELN DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		59
GROUND COVERS				
	KENTUCKY BLUEGRASS / POA PRATENSIS	SOD		1,441 SF
SYMBOL	COMMON / BOTANICAL NAME	CONT	QTY	

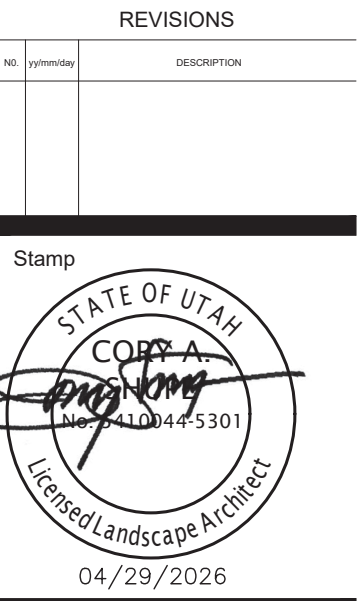
SARATOGA COMMERCIAL - LOT 711 LANDSCAPE DATA TABLE		PERCENTAGE
TOTAL AREA	49,725 SF (1.14 AC)	
REQUIRED LANDSCAPING	9,945 SF (0.23 AC)	20%
PROVIDED LANDSCAPING	9,754 SF (0.22 AC)*	20%
DECIDUOUS TREES REQUIRED	6	15
DECIDUOUS TREE PROVIDED	6	
EVERGREEN TREES REQUIRED	4	
EVERGREEN TREES PROVIDED	4	
STREE TREE REQUIRED	6	
STREET TREE PROVIDED	6	
SHRUBS REQUIRED	19	
SHRUBS PROVIDED	343	
DROUGHT TOLERANT PLANTS REQUIRED	10	
DROUGHT TOLERANT PLANTS PROVIDED	236	
TOTAL DOMESTIC TURF GRASSES PROVIDED	1,441 SF	15%
TOTAL ROCK MULCH (A) PROVIDED	7,105 SF	73%
TOTAL ROCK MULCH (B) PROVIDED	733 SF	8%

*Lot 711 will utilize 191 sq. ft. from the overall subdivision landscaping to meet the 20% required landscaping.



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Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH



Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
LOT 711
LANDSCAPE
PLAN

Drawing number

LP103

SITE PLAN SUBMITTAL

Scale: 1" = 20'-0"

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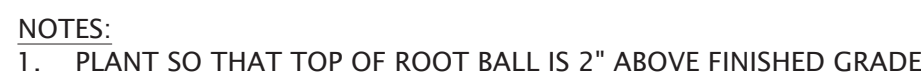
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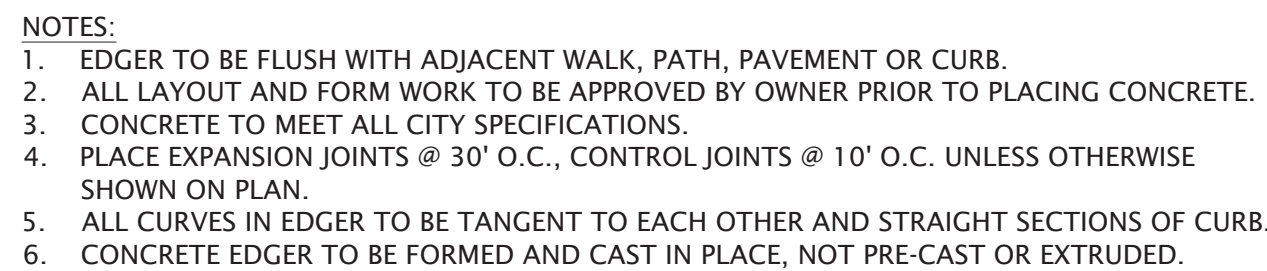
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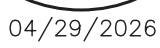
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1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THE LOCATION OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.
8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENOED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.
10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.
11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.
17. ALL RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
18. ALL PARKSTRIPS SHALL HAVE A MIN. 30% COVERAGE WITH PLANTING AT MATURITY.

Stamp

STATE OF UTAH



Drawing Title

Drawing number

Drawing number

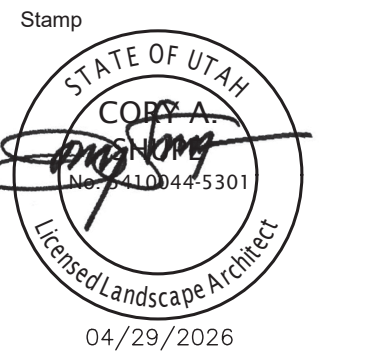
LP501



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

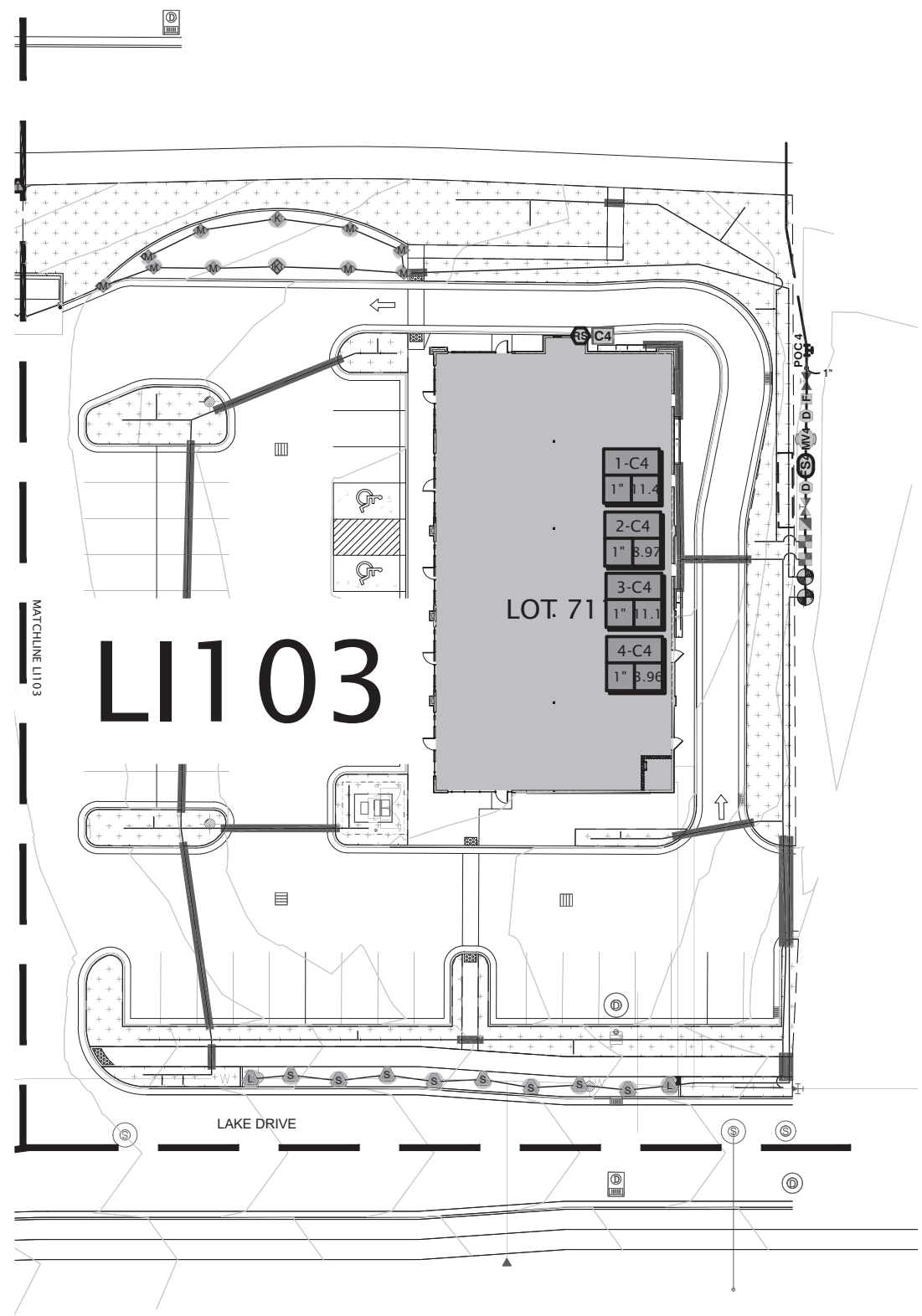
REVISIONS	
NO.	DESCRIPTION



Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
IRRIGATION
PLAN

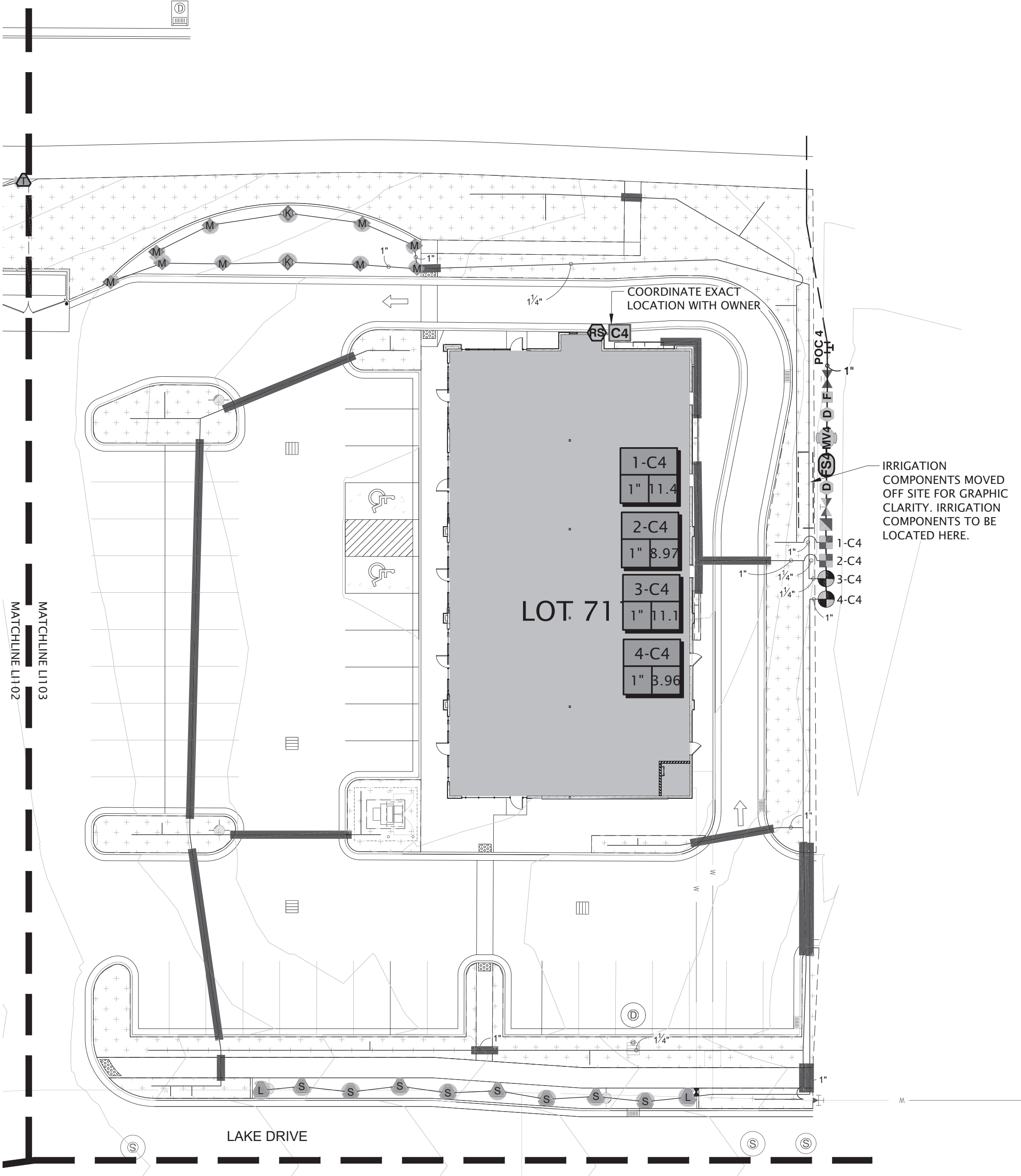
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Scale: 1" = 40'-0"



SITE PLAN SUBMITTAL



IRRIGATION SCHEDULE 710 & 711

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=Turquoise Adj ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP.
	HUNTER MP1000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON Adj ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK Adj ARC 90-210, G=GREEN Adj ARC 210-270, R=RED 360 ARC.
	HUNTER MP815 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY Adj ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.
	HUNTER MP820 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK Adj ARC 90-210, G=GREEN Adj ARC 210-270, R=RED 360 ARC.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-8 POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 10HE-8 emitters (2 assigned to each 1 Gal plant) 20HE-8 emitters (2 assigned to each 5 Gal plant) 20HE-8 emitters (4 assigned to each B&B, 2" Cal plant) 20HE-8 emitters (4 assigned to each B&B, 6" HT MIN. plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS- 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. ISOLATION VALVE - APOLLO 77C
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	DRAIN VALVE - FORD 811-333
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout # Valve Number # Valve Flow # Valve Size

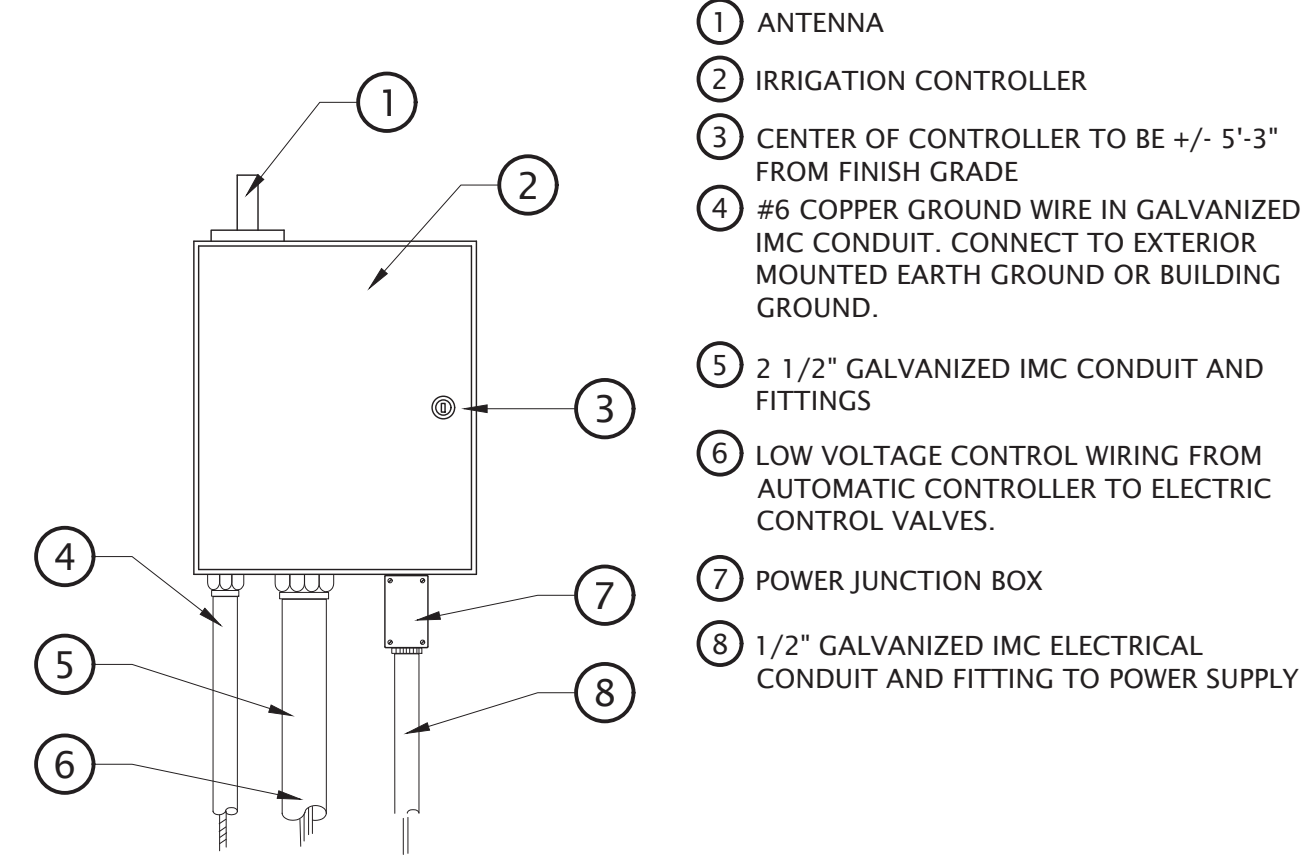
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SITE PLAN SUBMITTAL

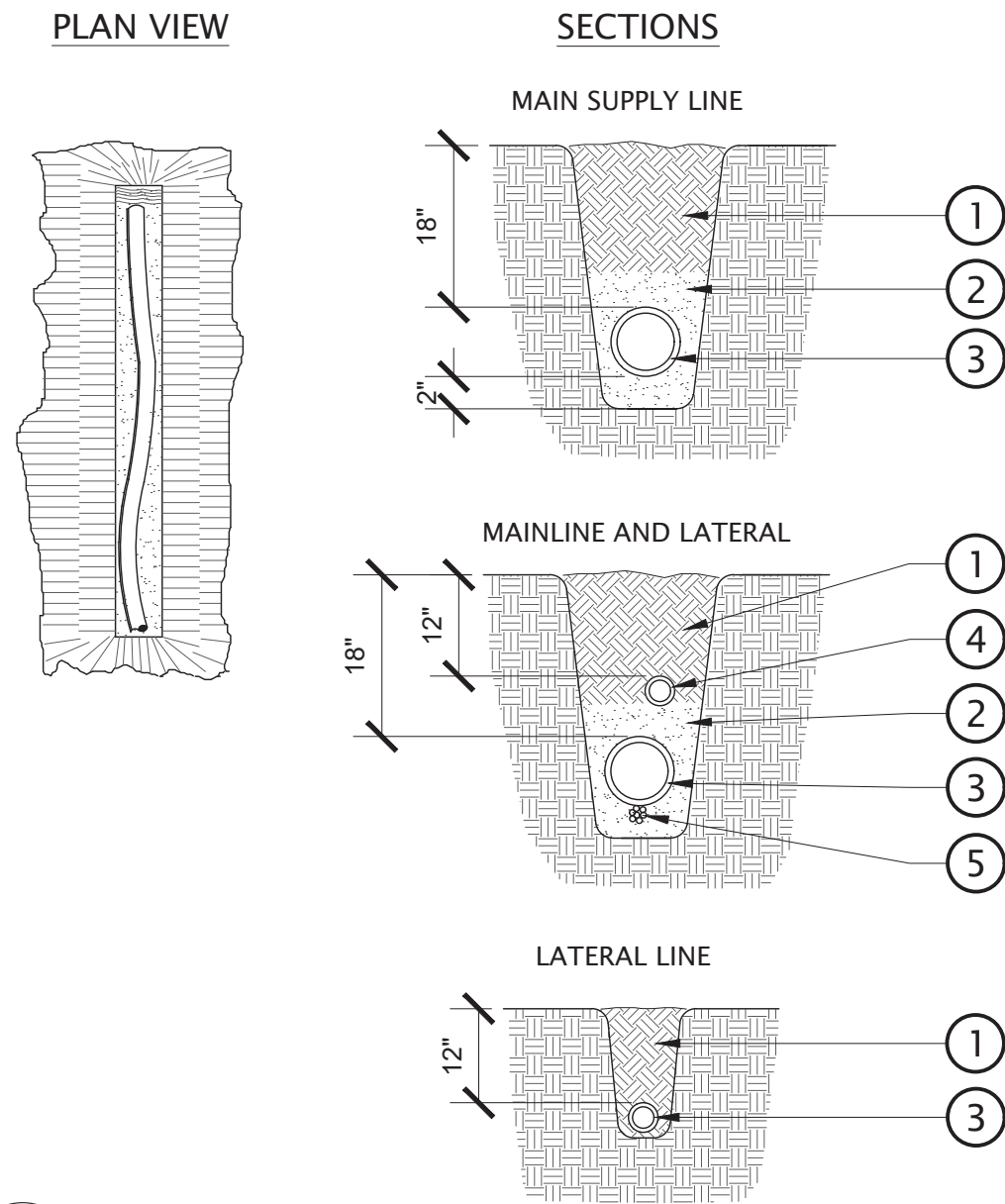
IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 60 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-38-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



- 1 ANTENNA
- 2 IRRIGATION CONTROLLER
- 3 CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
- 4 #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
- 5 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
- 6 LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
- 7 POWER JUNCTION BOX
- 8 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

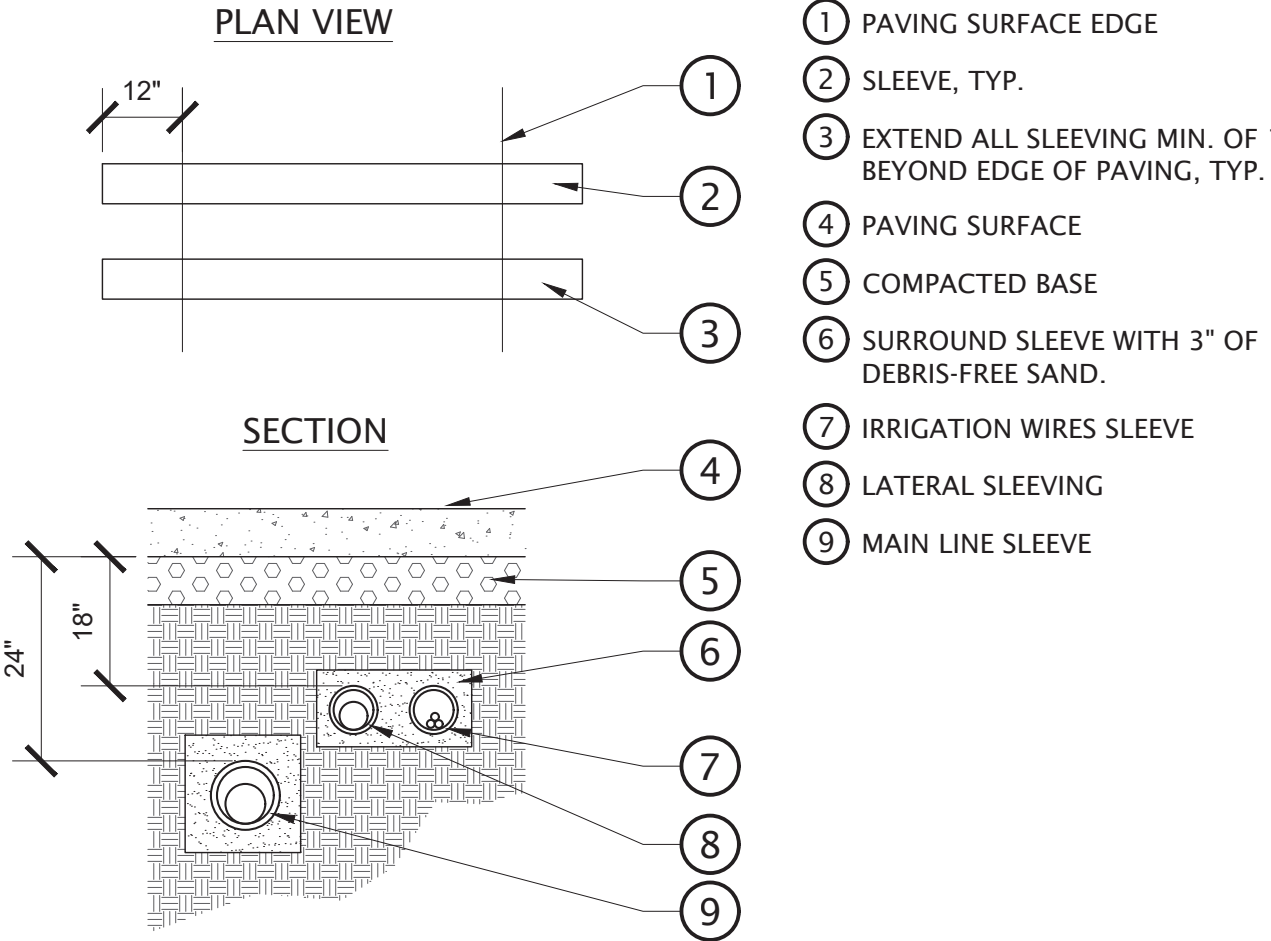
1 CONTROLLER WITH WALL MOUNT
NOT TO SCALE



- 1 DEBRIS FREE FILL
- 2 DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
- 3 MAINLINE
- 4 LATERAL LINE
- 5 TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

- NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
 2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
 4. ALL TRENCH WIDTHS 8" MINIMUM

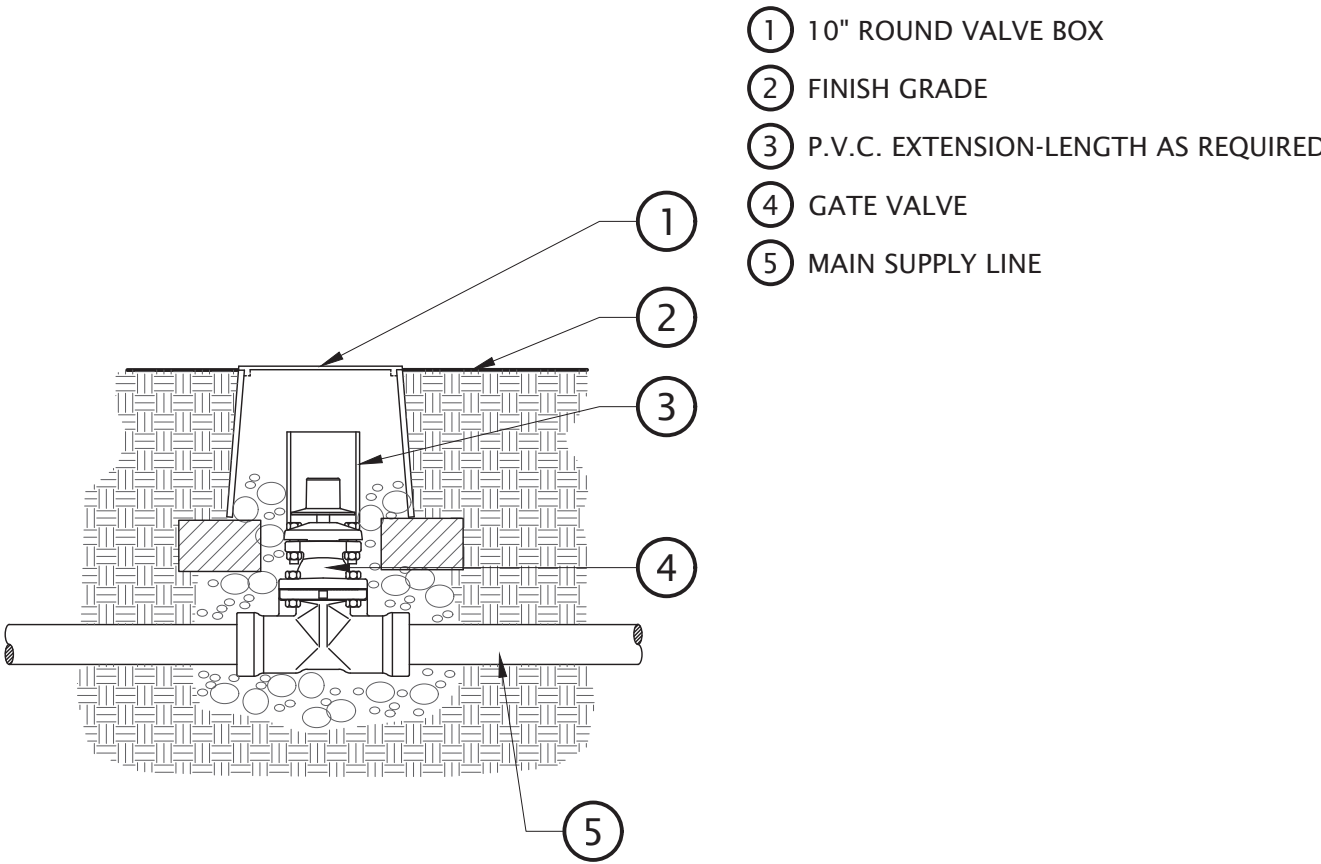
2 PIPE TRENCH
NOT TO SCALE



- 1 PAVING SURFACE EDGE
- 2 SLEEVE, TYP.
- 3 EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
- 4 PAVING SURFACE
- 5 COMPACTED BASE
- 6 SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
- 7 IRRIGATION WIRES SLEEVE
- 8 LATERAL SLEEVING
- 9 MAIN LINE SLEEVE

- NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
 2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

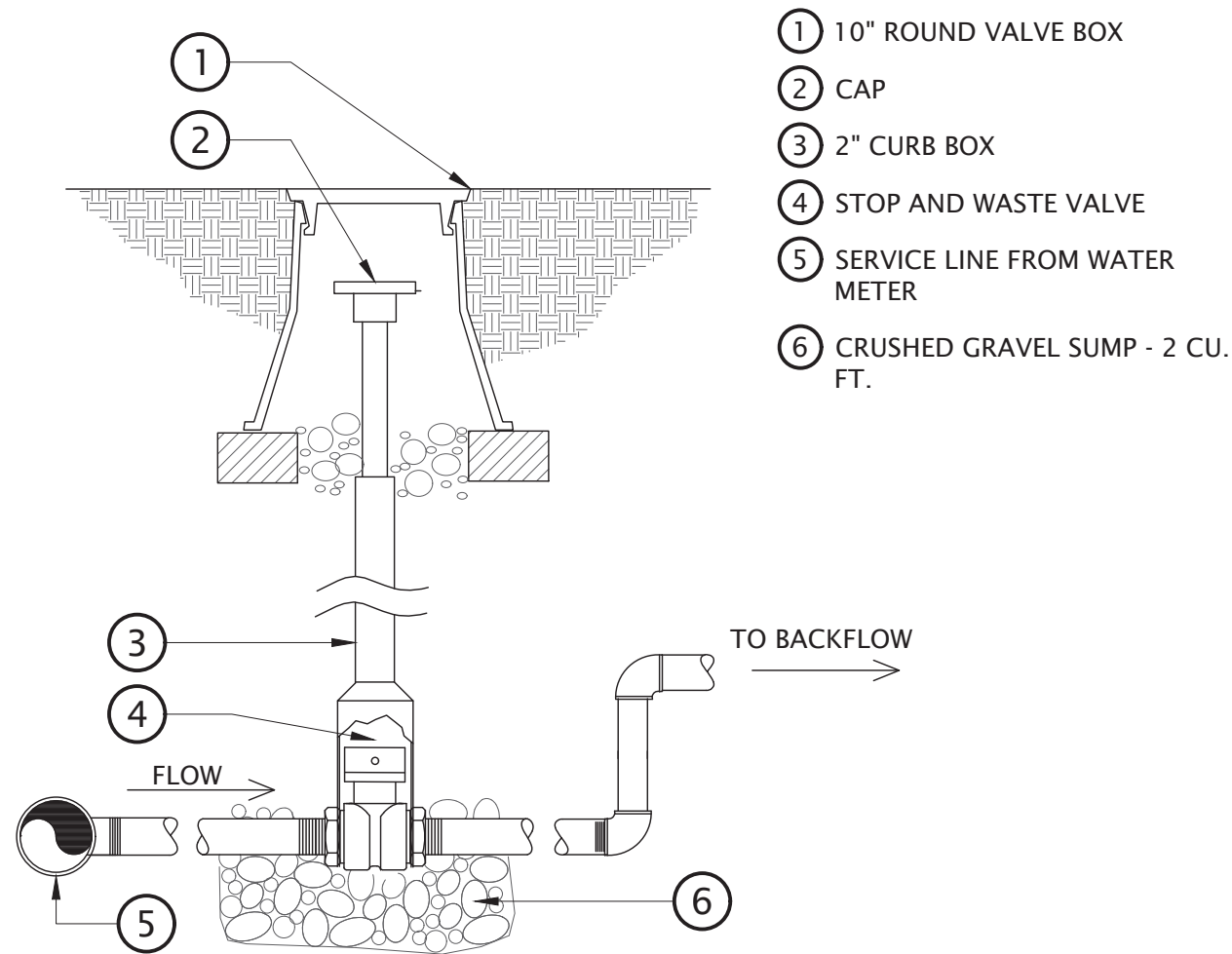
3 PIPE SLEEVE
NOT TO SCALE



- 1 10" ROUND VALVE BOX
- 2 FINISH GRADE
- 3 P.V.C. EXTENSION-LENGTH AS REQUIRED
- 4 GATE VALVE
- 5 MAIN SUPPLY LINE

- NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

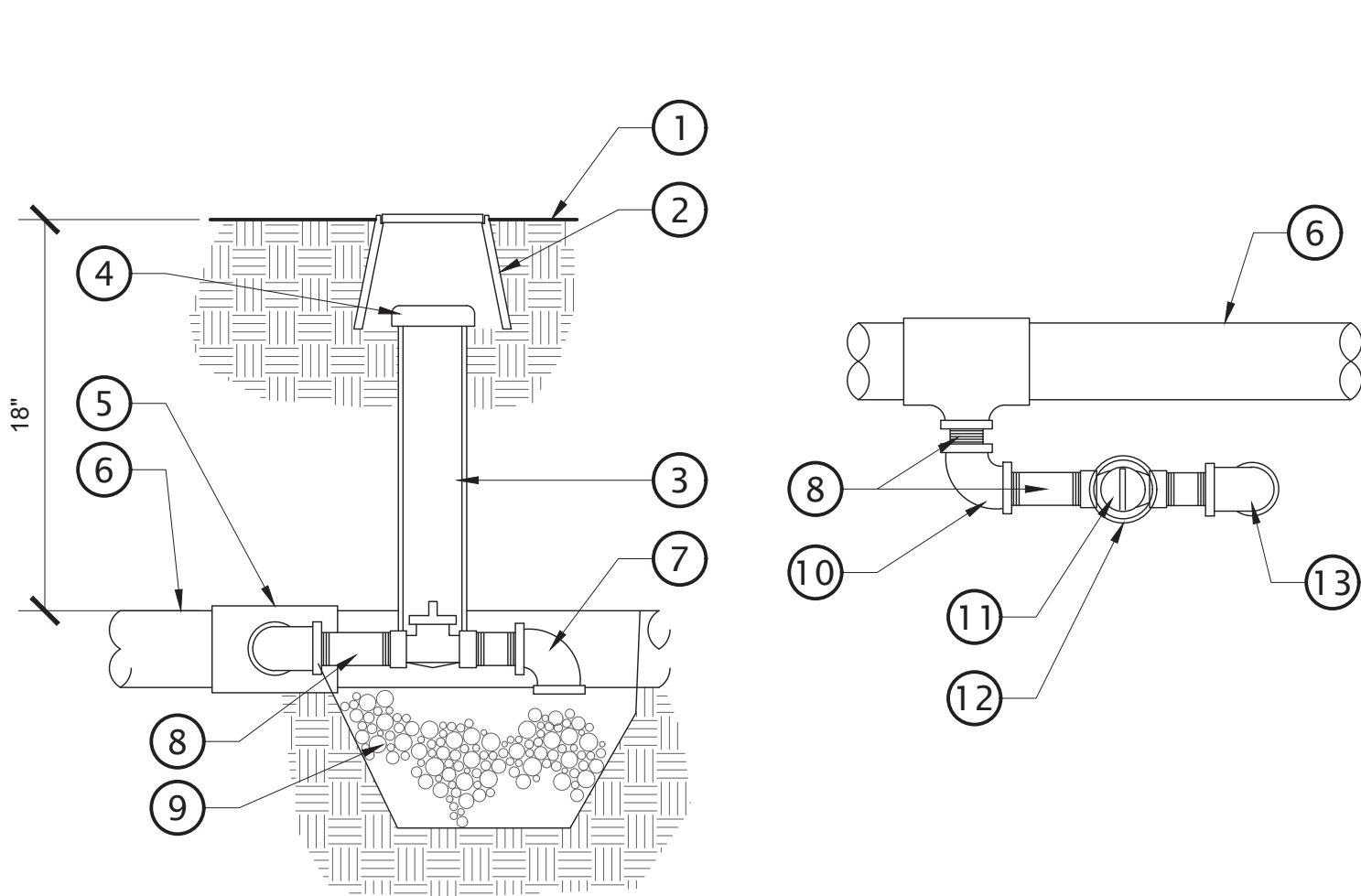
4 RESILIENT WEDGE GATE VALVE
NOT TO SCALE



- 1 10" ROUND VALVE BOX
- 2 CAP
- 3 2" CURB BOX
- 4 STOP AND WASTE VALVE
- 5 SERVICE LINE FROM WATER METER
- 6 CRUSHED GRAVEL SUMP - 2 CU. FT.

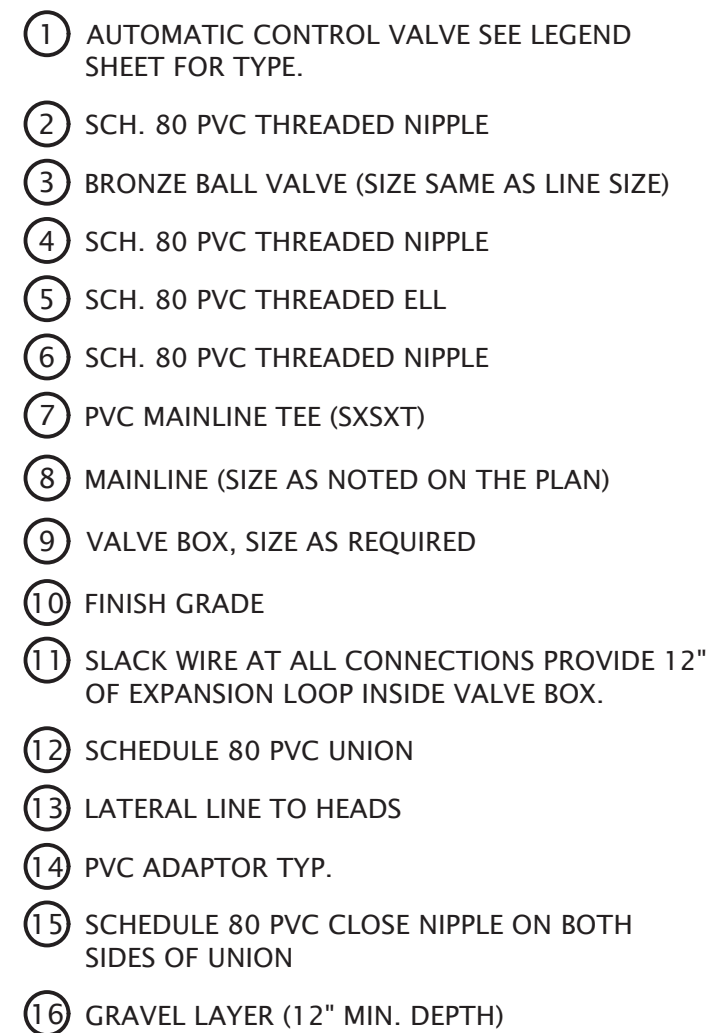
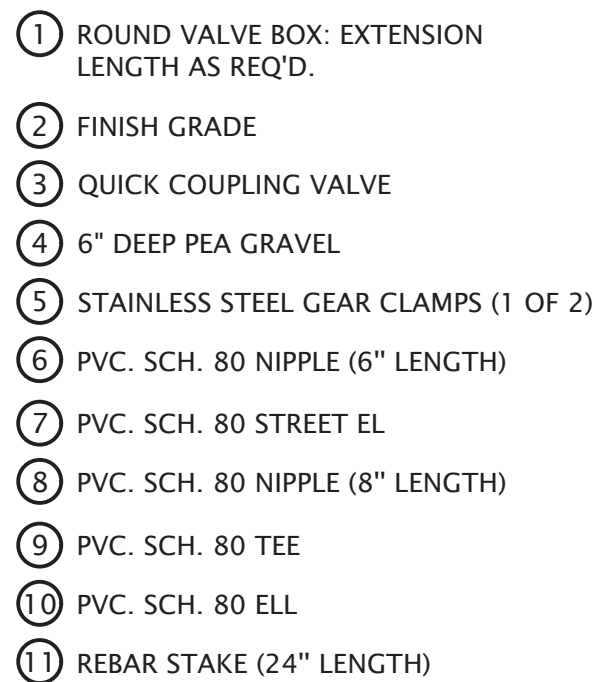
- NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 STOP AND WASTE VALVE
1" = 1'-0"



- 1 FINISH GRADE
- 2 ROUND VALVE BOX
- 3 2" CLASS 200 PVC SLEEVE
- 4 CAP
- 5 TEE IN MAIN LINE
- 6 MAIN LINE
- 7 MARLEX STREET ELL
- 8 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
- 9 1 CU. FT. PEA GRAVEL SUMP
- 10 3/4" ELBOW
- 11 MANUAL DRAIN
- 12 2" CLASS 200 PVC SLEEVE
- 13 MARLEX STREET ELL

6 MANUAL DRAIN VALVE
NOT TO SCALE



NOTES:

1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

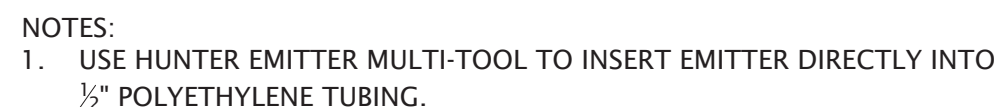
$$1\frac{1}{2}'' = 1'-0''$$

P-1-24.234-24

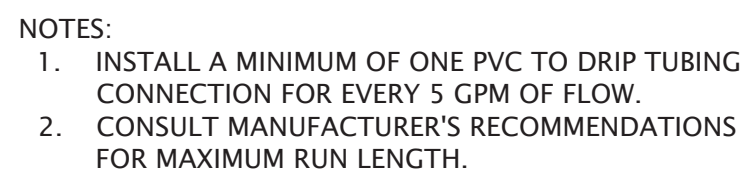
NOT TO SCALE

NOT TO SCALE

- ① JUMBO VALVE BOX
- ② FINISH GRADE
- ③ DRIP ZONE KIT
- ④ WATER PROOF CONNECTORS (2)
- ⑤ 18-24" COILED WIRE
- ⑥ SCHEDULE 80 T.O.E. NIPPLE
- ⑦ MAINLINE PIPE AND FITTING
- ⑧ BRICK SUPPORTS (4)
- ⑨ 3/4" MINUS WASHED GRAVEL
- ⑩ PVC ACTION UNIONS (2)



- ① DIFFUSER CAP: HUNTER HE-DIFF (UNLESS OTHERWISE SPECIFIED)
- ② UNIVERSAL 1/4" TUBING STAKE
- ③ 1/4" DISTRIBUTION TUBING: HUNTER HQV TUBING (LENGTH AS REQUIRED)
- ④ TOP OF MULCH
- ⑤ SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: HUNTER POINT SOURCE EMITTER
- ⑥ 1/2" POLYETHYLENE TUBING: HUNTER HDL BLANK TUBING
- ⑦ FINISH GRADE

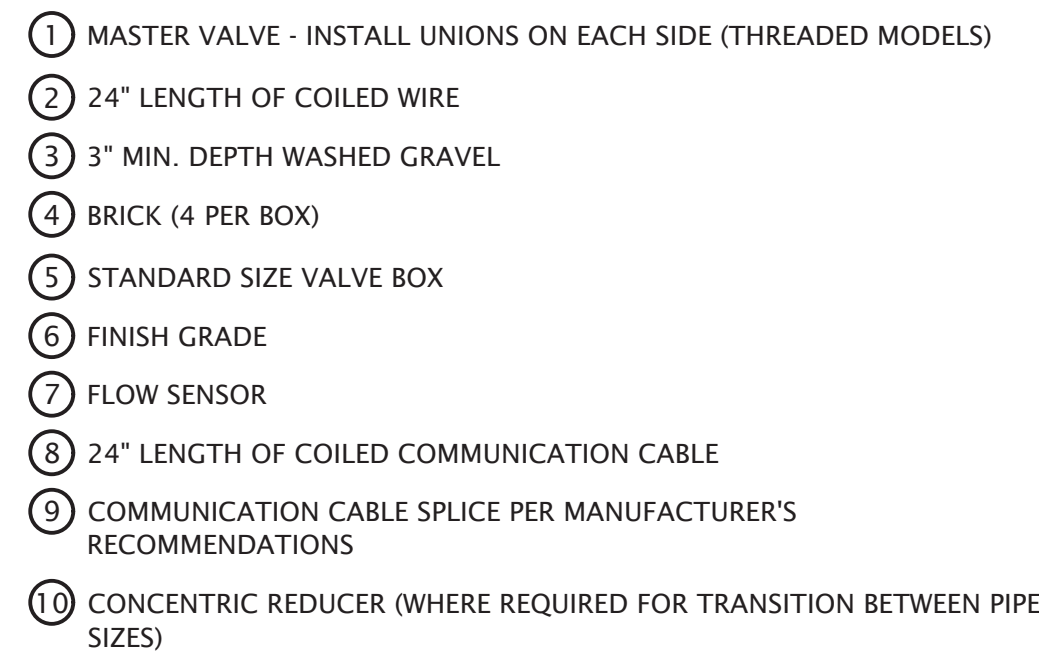


- ① DRIP TUBING
- ② 3/4" COMBINATION TEE
- ③ 3/4" MPT ADAPTER
- ④ FLEXIBLE POLY TUBING
- ⑤ PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
- ⑥ PVC LATERAL LINE
- ⑦ FINISH GRADE
- ⑧ TOP OF MULCH

NOT TO SCALE

P-23-193-14

NOT TO SCALE



NOTE:

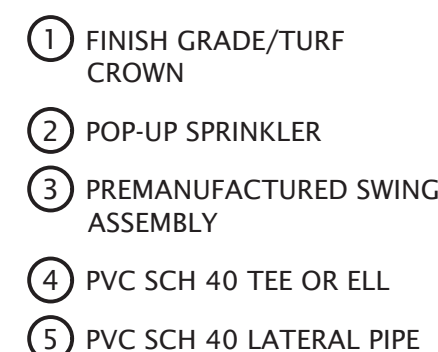
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7

NOT TO SCALE

P

NOT TO SCALE



NOTES:

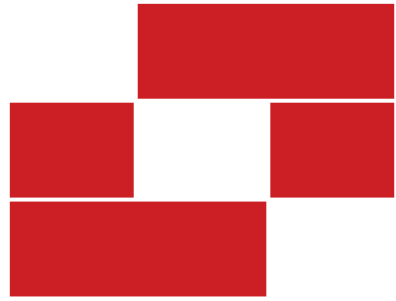
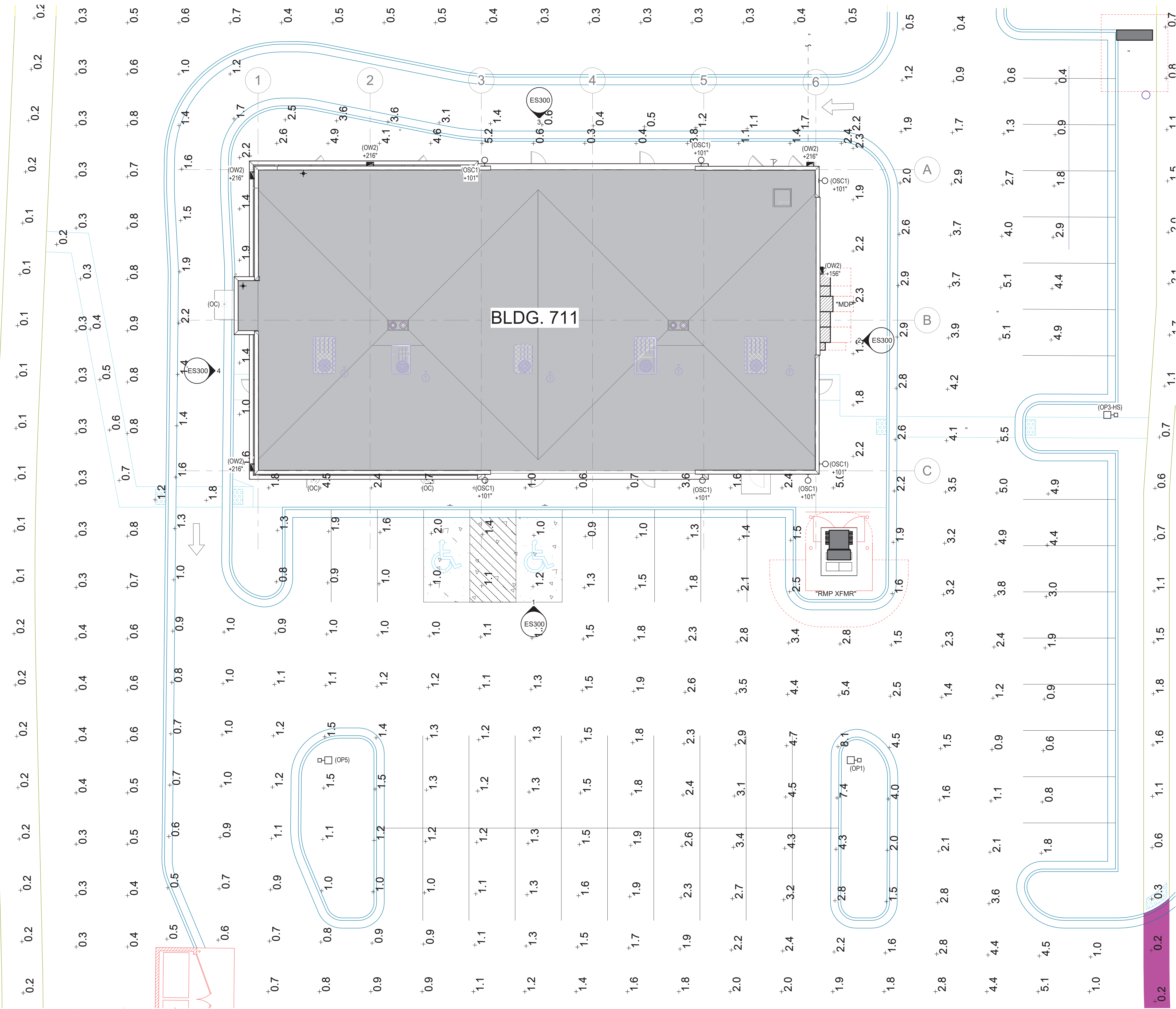
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

Exhibit 6: Photometric Plan

Current of: 3/15/2024 10:55 PM

Original drawing is 30" x 42" Autodesk Docs://25086 - Saratoga Springs Retail Phase G/250866 - Elev Central - Saratoga Springs Phase G Building 711.rvt

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



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SARATOGA SPRINGS
PHASE G - RETAIL
711

383 W CROSSROADS BLVD, SARATOGA
SPRINGS UT 84045

Revisions

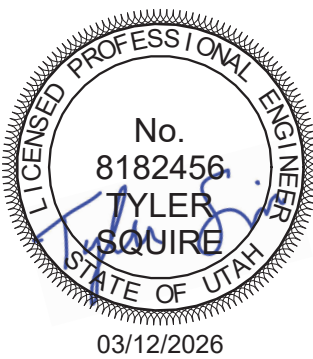
Num.	Description	Date
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Project Number 25086
Original Issue 03.12.2026
Project Status PERMIT SET

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Sheet Title

SITE PHOTOMETRIC
PLAN

Sheet Number

ES201

1

SITE PHOTOMETRIC SUMMARIES

SCALE: 3/4" = 1'-0"

Note:
-One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.

-Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.

Luminaire Schedule							
Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
OC	6IN WAFER LIGHT-WET RATED	58814	0.765	1721	20.4	244.8	11.4, 11.5
OP1	BELL-SHAPED POLE LIGHT- SINGLE-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP1-HS	BELL-SHAPED POLE LIGHT-TYPE IV - GLARE CONTROL	DS10D-PLED-IV-FT-80LED-875mA-30K-HS	0.765	19143	221.5	886	20
OP2	BELL-SHAPED POLE LIGHT-DUAL-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP3-HS	BELL-SHAPED POLE- TYPE III- GLARE CONTROL	DS10D-PLED-III-M-80LED-875mA-30K-HS	0.765	19611	221.5	664.5	20
OP5	BELL-SHAPED POLE LIGHT-SINGLE-TYPE V	CXF32-G3-5-730-7	0.765	8051	70.5	141	20
OSC1	WALL MOUNT SQUARE CYLINDER - DOWN ONLY	C06xxSQXT 10L XW 35K XX TCY SO MW	0.765	760	9.1	291.2	8, 8.4, 11
OW2	WALL AREA LIGHT	DSXW1 P3 30K 80CRI T3M	0.765	2753	21.05	294.7	8.4, 11, 13
SS	SARATOGA SPRINGS CITY STANDARD STREET POLE	CXF64-G3-3W-740-3	0.765	7655	68.15319	613.379	20

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 710 PARKING	Illuminance	Fc	2.03	8.1	0.2	10.15	40.50
BLDG 710 PERIMETER	Illuminance	Fc	2.86	9.3	0.5	5.72	18.60
BLDG 710 SIDEWALK	Illuminance	Fc	0.23	0.4	0.1	2.30	4.00
BLDG 710 SITE	Illuminance	Fc	0.27	0.7	0.0	N.A.	N.A.
BLDG 710_BLDG 711 - SITE ABOVE SIDEWALK	Illuminance	Fc	0.20	2.4	0.0	N.A.	N.A.
BLDG 711 PARKING	Illuminance	Fc	2.03	8.1	0.4	5.08	20.25
BLDG 711 PERIMETER	Illuminance	Fc	2.50	11.1	0.0	N.A.	N.A.
BLDG 711 SIDEWALK	Illuminance	Fc	0.71	1.8	0.2	3.55	9.00
BLDG 711 SITE	Illuminance	Fc	0.43	1.4	0.1	4.30	14.00
BLDG 712 E SITE	Illuminance	Fc	0.47	1.2	0.1	4.70	12.00
BLDG 712 PARKING	Illuminance	Fc	2.76	12.6	0.1	27.60	126.00
BLDG 712 PERIMETER	Illuminance	Fc	2.15	12.9	0.0	N.A.	N.A.
BLDG 712 PERIMETER WALKWAY	Illuminance	Fc	0.41	1.8	0.0	N.A.	N.A.
BLDG 712 SIDEWALK	Illuminance	Fc	0.88	1.0	0.7	1.26	1.43
BLDG 712 W SITE	Illuminance	Fc	0.42	2.8	0.0	N.A.	N.A.
BLDGS 710_711 PERIMETER WALKWAY	Illuminance	Fc	0.36	2.1	0.0	N.A.	N.A.
STREET LIGHTING	Illuminance	Fc	0.34	2.9	0.0	N.A.	N.A.



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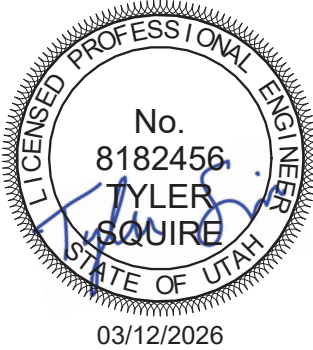
Num.	Description	Date
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Project Number | 25086
Original Issue | 03.12.2026
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Sheet Title

SITE PHOTOMETRIC
SUMMARIES

Sheet Number

ES202



NORTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



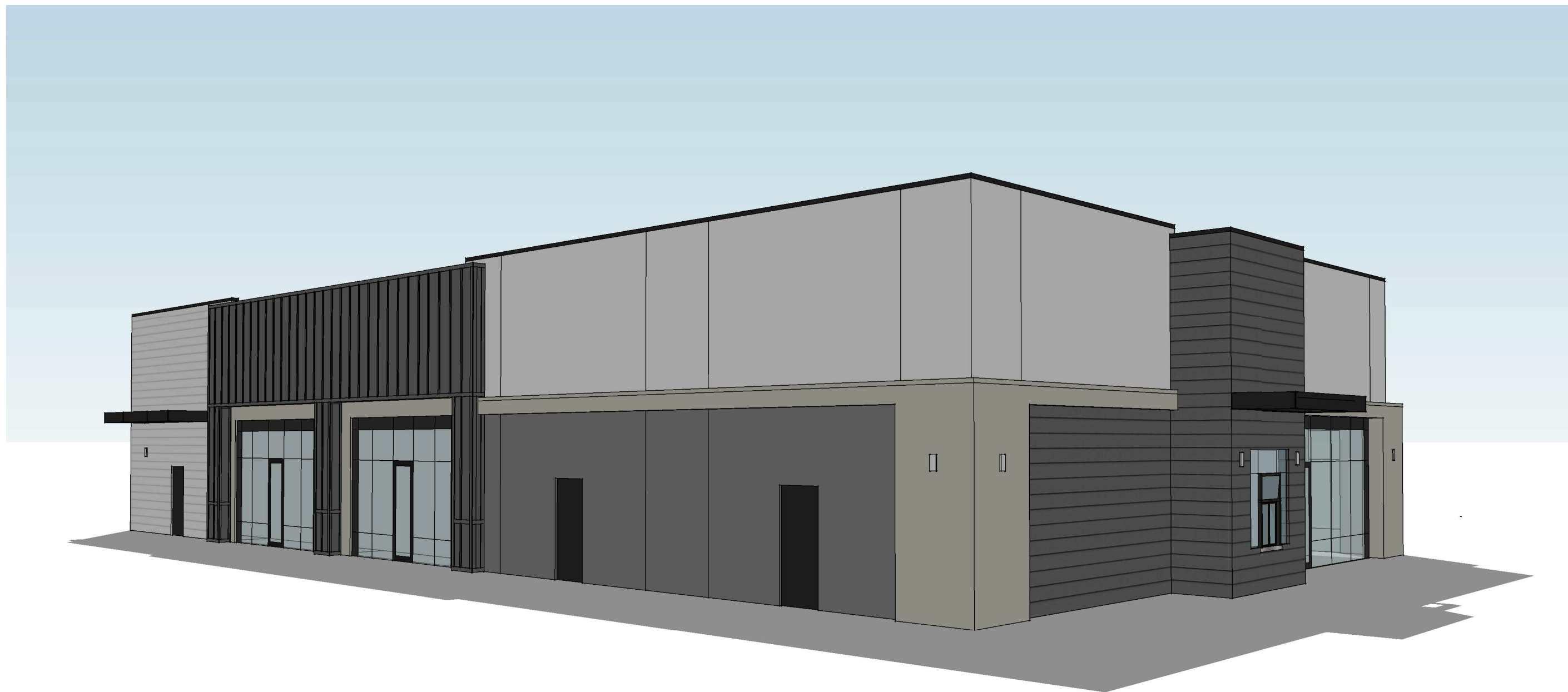
SOUTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



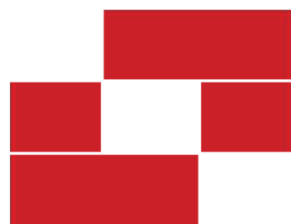
SOUTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



NORTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



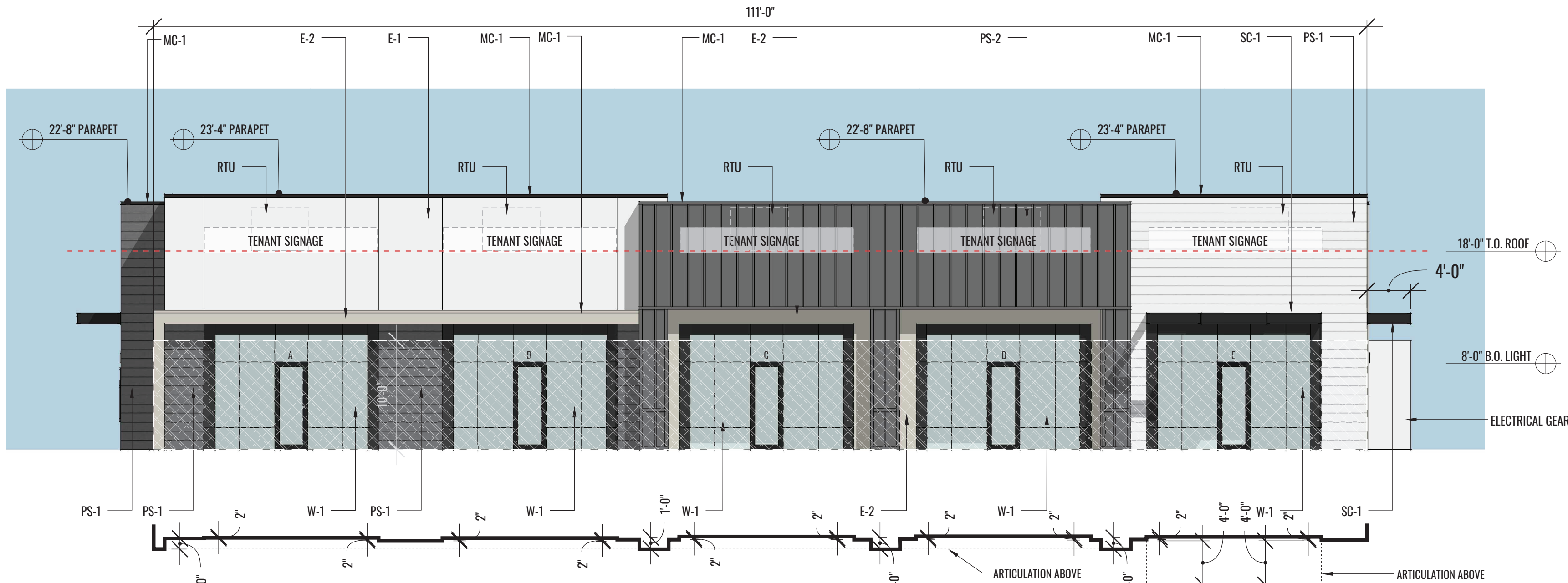
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SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

WPI | 369 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

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April 15, 2026

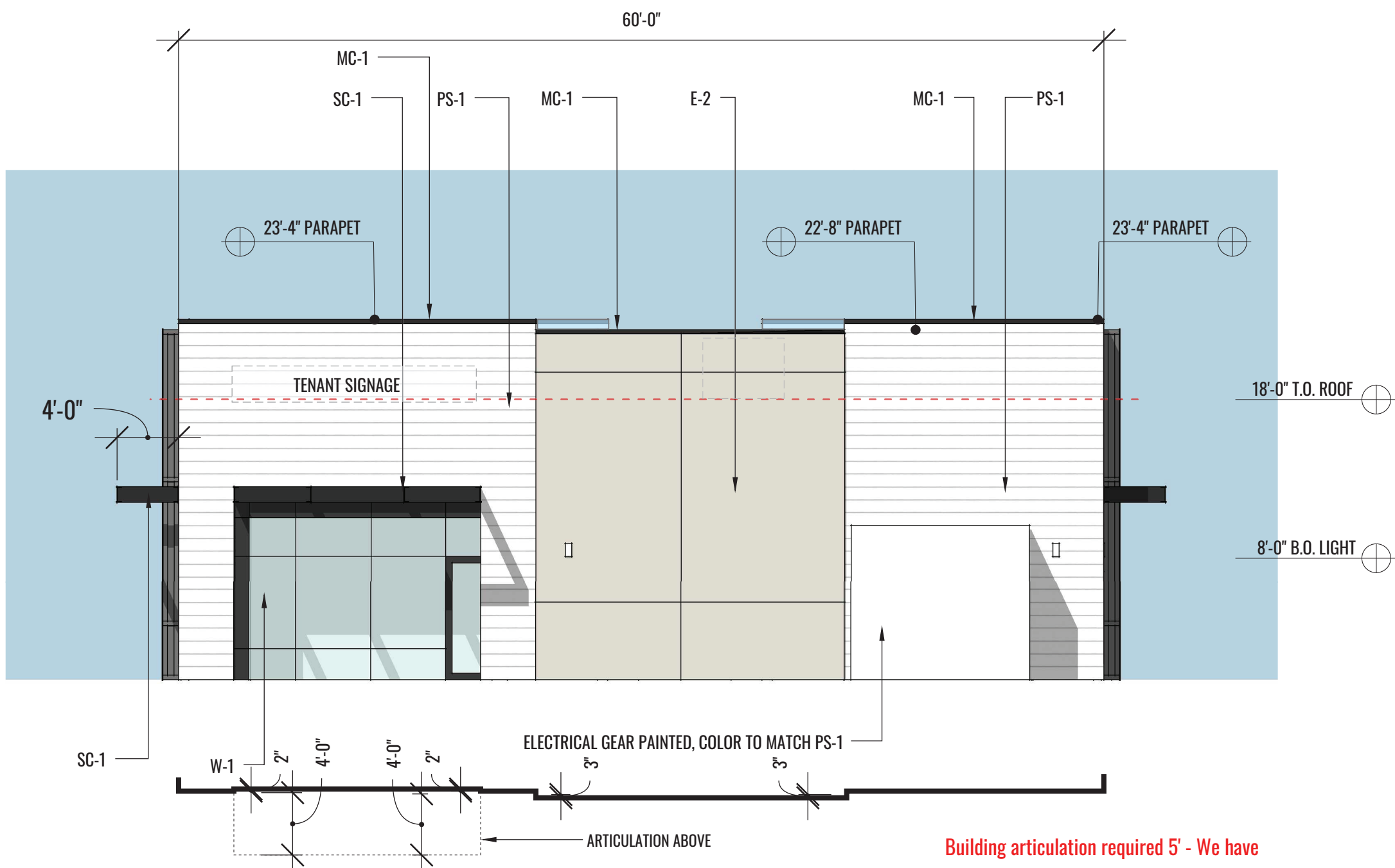


BACK ELEVATION (WEST)

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

Glazing requirements: 1145 sf * .35 = 400 sf required. Current glazing = 930 sf

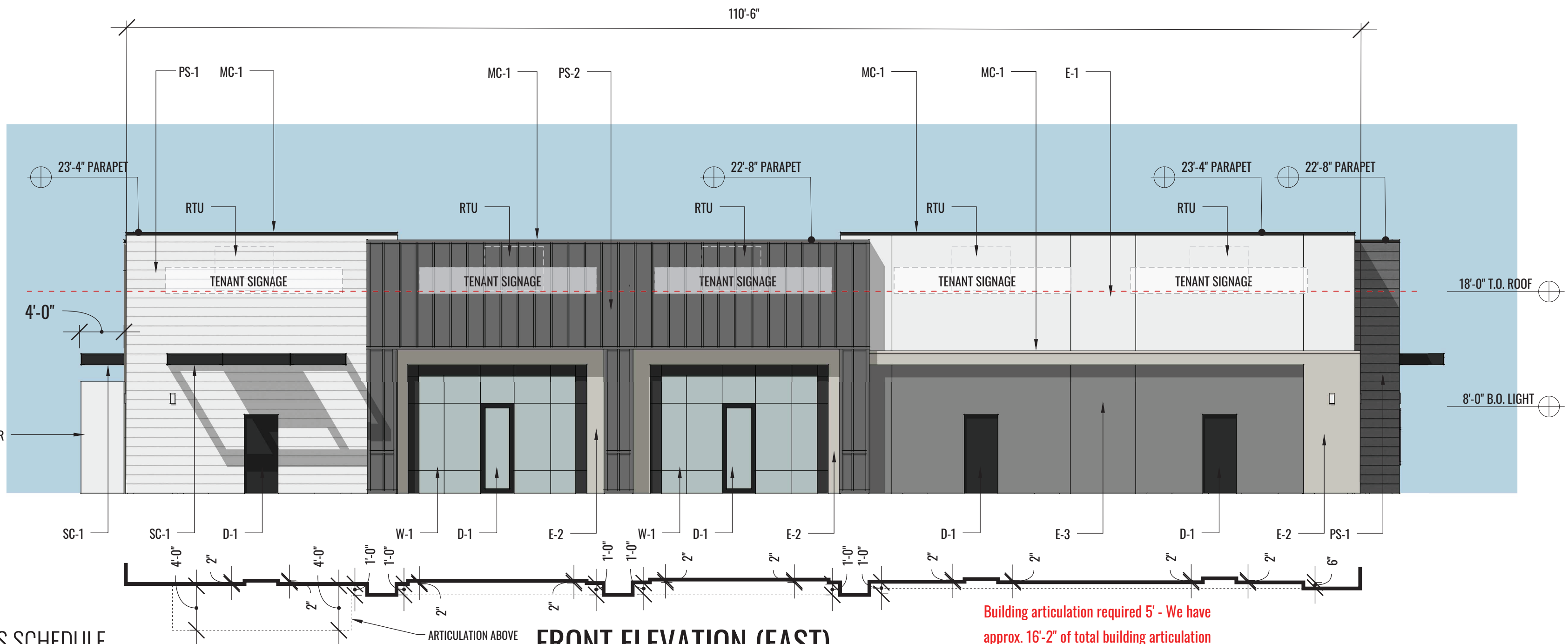
Building articulation required 5' - We have approx. 13'-8" of total building articulation



RIGHT ELEVATION (SOUTH)

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

Building articulation required 5' - We have approx. 8'-10" of total building articulation

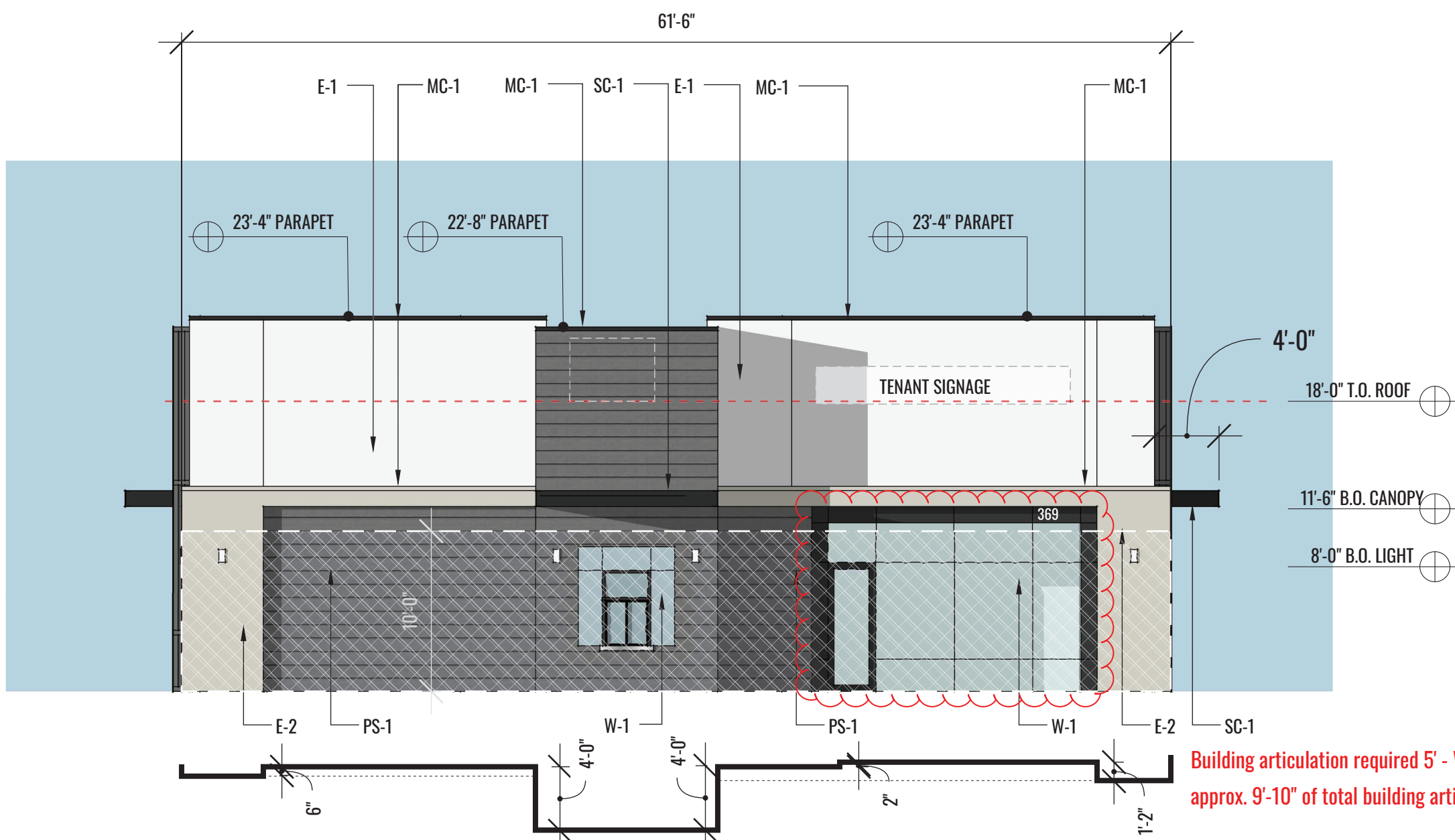


FRONT ELEVATION (EAST)

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

Glazing requirements: 1145 sf * .35 = 400 sf required. Current glazing = 476 sf

Building articulation required 5' - We have approx. 16'-2" of total building articulation



LEFT ELEVATION (NORTH) - CROSSROADS BLVD.

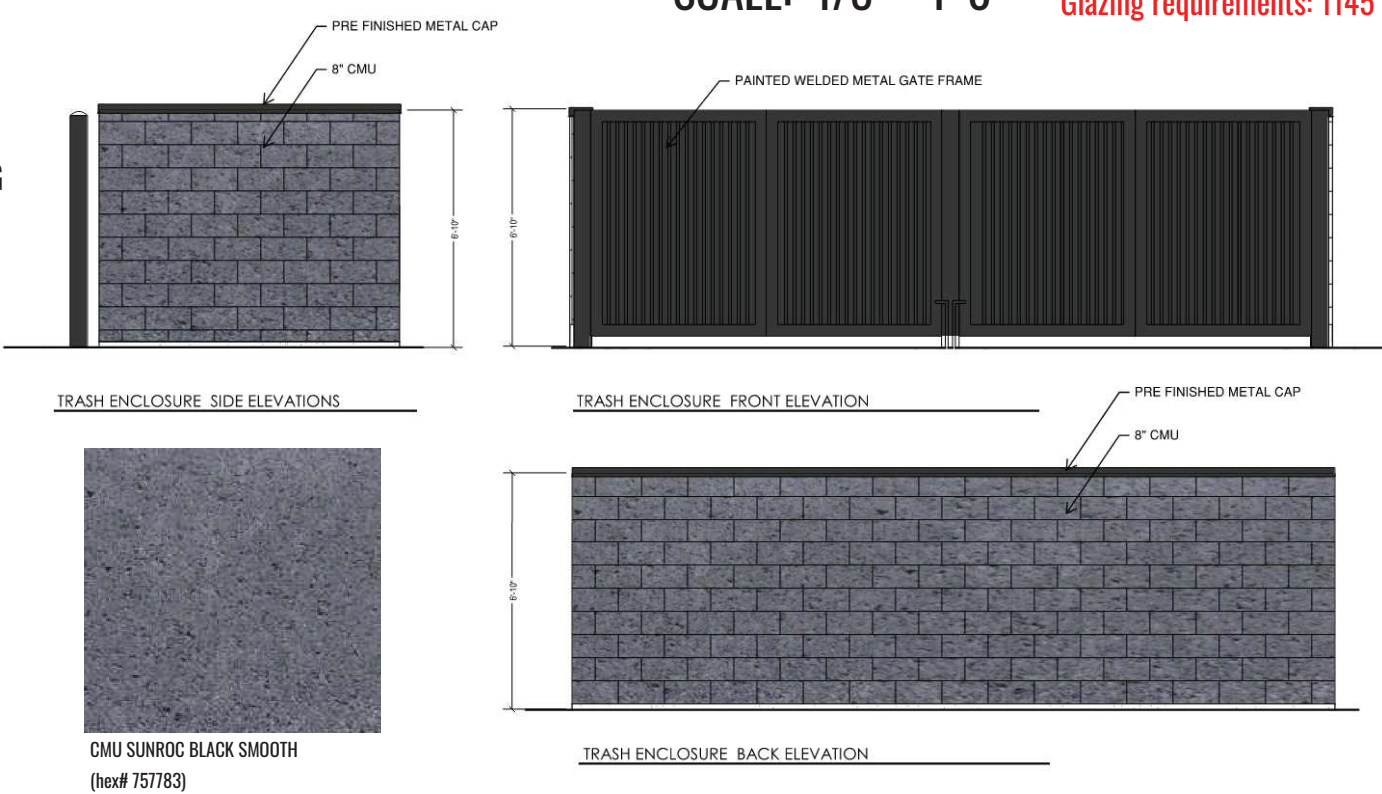
SCALE: 1/8" = 1'-0"

Glazing requirements: 623 sf * .35 = 218 sf required. Current glazing = 218 sf

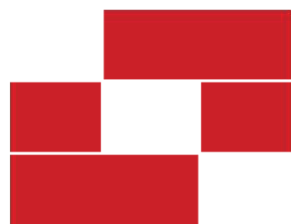
Building articulation required 5' - We have approx. 9'-10" of total building articulation

FINISHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- PS-2 PAINTED VERTICAL BOARD AND BATTEN SIDING
- SC-1 PAINTED STEEL CANOPY
- R-1 STANDING SEAM METAL ROOF
- MC-1 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME
- CMU DUMPSTER ENCLOSURE



West Elevation			South Elevation			West Elevation			South Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFs	617	37%	EIFs	693	58%	E-1	452	27%	E-2	693	58%
Hor. Plank Siding	527	31%	Hor. Plank Siding	489	41%	E-2	165	10%	PS-1	489	41%
Vert. Board & Batten	538	32%	Vert. Board & Batten	8	1%	PS-1, PS-2 Dark	527	31%	PS-2	8	1%
	0	0%		0	0%	PS-1 Light	538	32%		0	0%
	0	0%		0	0%		0	0%		0	0%
Total Material	1682		Total Material	1190		Total Color	1682		Total Color	1190	
East Elevation			North Elevation			East Elevation			North Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFs	969	47%	EIFs	673	56%		0	0%	E-1	504	42%
Hor. Plank Siding	564	27%	Hor. Plank Siding	502	42%	E-2	110	5%	E-3	169	14%
Vert. Board & Batten	547	26%	Vert. Board & Batten	28	2%	E-3	407	20%	PS-1, PS-2 Dark	530	44%
	0	0%		0	0%	PS-1, PS-2 Dark	632	30%		0	0%
	0	0%		0	0%	PS-1 Light, E-1	931	45%		0	0%
	0	0%		0	0%		0	0%		0	0%
Total Material	2080		Total Material	1203		Total Color	2080		Total Color	1203	



Babcock Design

SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

WPI | 369 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

June 15, 2026

A1

TF-01



Site Plan

Jacob Ranch Marketplace Lot 7

June 25, 2026

PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S. Redwood Road
Project Acreage:	0.69 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, and 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 a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.69 acres and will contain a single 2,787 square-foot building, divided into two separate units. The proposed uses for the building are take-out restaurants and 17 total parking spaces are included on the site plan (Exhibit 4).

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:

This site plan is located within the Jacob Ranch Marketplace Phase 1 preliminary plat, which was approved on October 14, 2025.

C. Process:

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

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.
Provided.*
- c. *New site plans shall follow the process below:*
 - i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.***
 - ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Completed.***
 - iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.***
 - iv. *The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.***
 - v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.***

D. Community Review:

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

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

E. General Plan:

The General Plan identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**

- 19.11, Lighting: **Shall Comply. All freestanding lighting fixtures and assemblies shall be black.**
- 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).**

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 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 Jacob Ranch Marketplace Lot 7 located at 1873 S. 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 freestanding lighting fixtures and assemblies shall be black.
5. A separate sign permit application shall be required.
6. All other Code requirements shall be met.

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

_____.

Option 2 – Continuance

“I move to **continue** the Site Plan for Jacob Ranch Marketplace Lot 7 **Jacob Ranch Marketplace Lot 7** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Jacob Ranch Marketplace Lot 7 **Jacob Ranch Marketplace Lot 7** located at 1873 S. Redwood Road with the Findings below:

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

H. Exhibits:

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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacob Ranch Marketplace Lot 7– Site Plan
Date: 6.25.26
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:

<i>Applicant:</i>	<i>Forrest Gaskill – Corner Partners</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>1873 S Redwood Rd</i>
<i>Acreage:</i>	<i>0.69 Acres - 1 Lot</i>

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

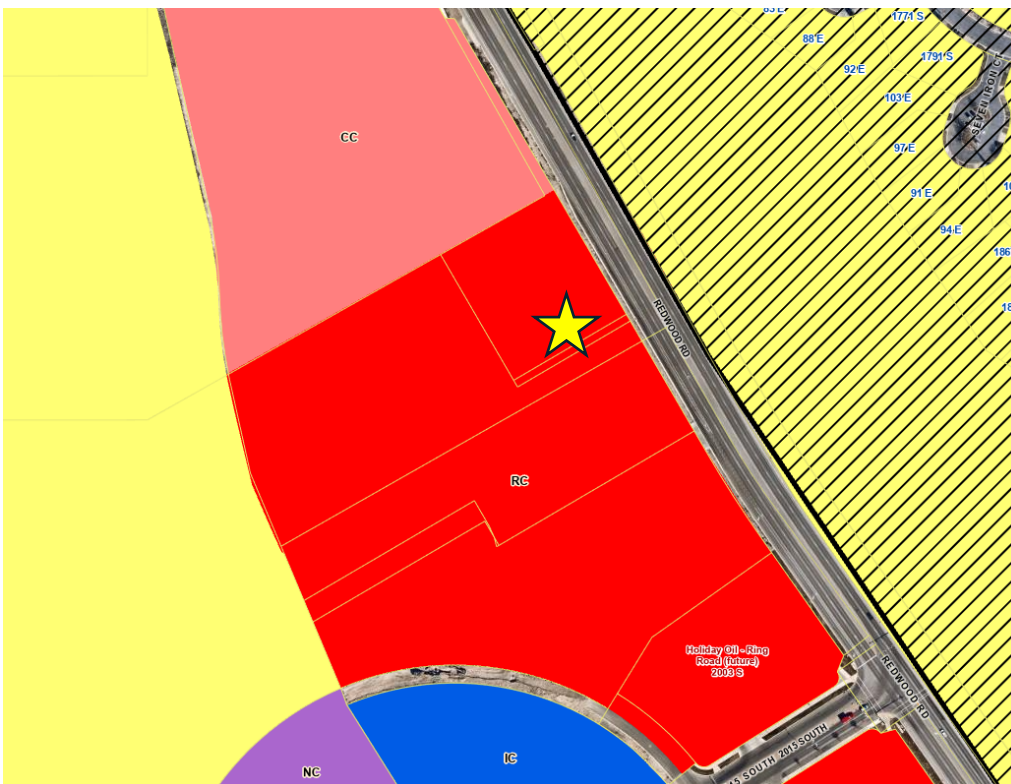
the warranty period.

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

JACOB RANCH MARKETPLACE LOT 7

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S Redwood Road
Project Acreage:	0.69 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional 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: December 1, 2025
	2nd submittal: February 17, 2026
	3rd submittal: April 27, 2026
	4th submittal: June 3, 2026

Date of Review:	1st submittal: December 10, 2025
	2nd submittal: March 2, 2026
	3rd submittal: May 08, 2026
	4th submittal: June 4, 2026

Parcel Number(s) and size:	59:002:0205/6.46 Acres
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Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 1, 2025
- 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:

- No comments.

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	30,000 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	67.1'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	24'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	123.2'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	29'5"
Lot coverage (Maximum)	50%	Complies	<10%
Building Size (Minimum)	1,000 sq. ft.	Complies	2,800 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	127.1'; >15'

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.	23.6 % landscaped
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.	C3.0
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.	C1.0
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	C1.0
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.	C2.1
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Darrin Perkes</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	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.	<i>L1.1</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L1.1</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C2.0</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L1.2</i>
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.	<i>L1.1</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>L1.1</i>
Evergreen Trees: Minimum 6' in height.	N/A.	
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>L1.1</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>>25%</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>0%</i>
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;	N/A.	

viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>100%</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>L1.1</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>L1.1</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>L1.1</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>L1.1</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>L1.2</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>L1.1</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>L1.1</i>
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 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.	<i>Dewitt Pro 5</i>

Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>Rock mulch</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>6" concrete mow strip</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>Drip lines shown</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	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 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.	N/A.	
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	N/A.	

under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 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, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	L1.1
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.	L1.1

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	30,056		
Required Landscaping	6,011	Complies	7090

Required Deciduous Trees	5	Complies	9
Required Evergreen Trees	3	Complies	3
Required Shrubs	14	Complies	107
Drought Tolerant Plants	11	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.	<i>C1.0</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>C1.0</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>C1.0</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Shall Comply.	<i>To be recorded with plat.</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>E101A</i>																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <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.	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’	Complies.	<i>Distance requirement met.</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
10,001 to 25,000 square feet	300’																					
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75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
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	Complies.	<i>C1.0</i>																				

cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>1 ADA stall required.</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>C1.0</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>C1.0</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>C1.0</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>C1.0</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	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.	<i>C1.0</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	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:	Complies.	<i>Parking is sufficient for proposed uses.</i>

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.		
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	N/A.	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	N/A.	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	4' 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.	L1.1
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls.	Complies.	36'x9'

Each island on doubled parking rows shall include a minimum of two trees per planter.		
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i><9 stalls on single rows.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>Shaped islands shown.</i>
Required Minimum Parking		
<i>Restaurant, Takeout 5 stalls per 1000 sq. ft.</i>	Complies.	<i>5/1000 shown</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	Complies.	<i>C1.0</i>
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	Complies.	<i>8 stacking spaces shown.</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>8 stacking spaces shown.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>C1.0</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	Complies.	<i>Provided with preliminary plat.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>C1.0</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>Hedge shown.</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. 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.	Complies.	<i>None proposed.</i>

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.		
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Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9	18	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.	E801
Base: All lighting poles shall have a 16" decorative base.	Complies.	E801
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	E801
Angle: Shall be directed downward.	Complies.	E801
Lamp: Bulbs may not exceed 4000k.	Complies.	E801
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	E101
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	E801

Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E801</i>
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.	<i>16'</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>E801</i>
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.	<i>Adjacent nonresidential land uses.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Does Not Comply.	<i>Add note or show in plans.</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>E801</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>E601</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>E801</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a	Complies.	<i>E801</i>

motion detector system. Lights may be turned back on one half hour prior to the first employee shift.		
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>E801</i>
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.	<i>Shown in plans.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E801</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>E101A</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>N/A</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: <i>N/A</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.

Burial of Overhead Utility Lines	See Section 19.13.10
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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.	C1.0
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.	C1.0
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 may occur simultaneously with the approval of the proposed preliminary plat.	Complies.	Prelim plat approved.
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	Proposed uses can meet the requirement.
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; 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.	<i>Preliminary Plat approved.</i>
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>Prepared by Dominion August 2025.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	Complies.	<i>AWA November 2024.</i>
Data table including:	Complies.	<i>C1.0</i>

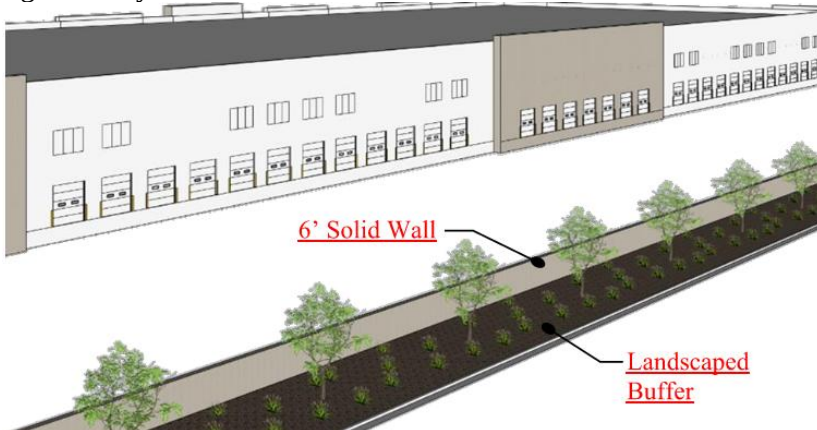
i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. 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.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>Received.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>Received.</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>Received.</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>See elevations and C1.0</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See traffic report.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Not proposed.</i>
Consideration Relating to Landscaping:	Complies.	<i>See landscape plan.</i>

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.	<i>C1.0</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See review.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Redwood Trail and connectivity shown.</i>

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	Complies.	<i>See elevations and renderings.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>Striping shown.</i>
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C1.0</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: 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	Complies.	<i>East elevation appears as a front.</i>

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.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>C1.0</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	<i>Hedge screening shown in landscape plan.</i>
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.	<i>C1.0</i>
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	Complies.	<i>C4.0</i>

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.		
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.	3.8'
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.	C1.0
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.	L1.2
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.	C1.0
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.	C1.0
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	N/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.		
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: - 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 - 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 avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	C1.0
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.  The image shows a perspective view of a long, single-story industrial building with a flat roof and multiple loading docks. In front of the building is a solid wall, and further forward is a landscaped buffer zone with trees and a sidewalk. Labels with leader lines point to the '6' Solid Wall' and the 'Landscaped Buffer'.		

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.	C4.0
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.	A-2.00
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.		

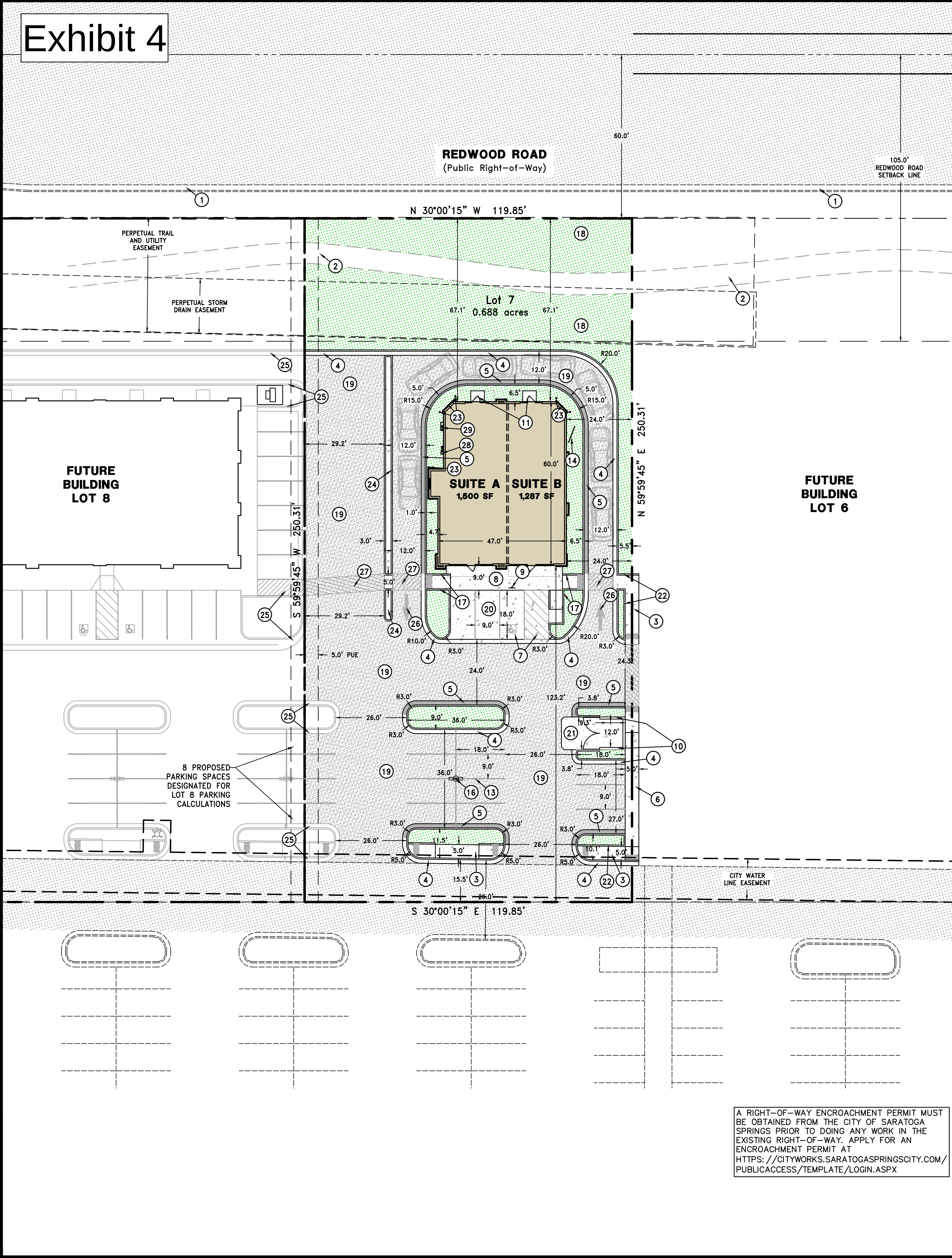
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	5'2"
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.	Screened via parapets.
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.	Building materials used.
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.	A-1.00
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.	A-2.00
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.	>8'
Backlighting is not permitted.	Complies.	Not 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.	A-2.00
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.	Screened via parapet.
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	Building 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.	All sides meet code.
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 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 materials shown.
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	No bright colors.
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall	Complies.	A-2.00

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.		
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.	<i>A-2.00</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No stairs or ladder shown.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>Internal shown.</i>
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building’s primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	N/A	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>A-2.00</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>A-2.00</i>
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>> 35%.</i>
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.	<i>Potential sign locations shown.</i>
Monument sign location meets code and sign details provided	Shall Comply.	<i>Separate sign permit shall be required.</i>
Wall signs and potential locations and details	Shall Comply.	<i>Separate sign permit shall be required.</i>

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

Exhibit 4



SITE PLAN KEYNOTES

- EXISTING CURB & GUTTER. (REDWOOD ROAD)
- EXISTING 8' SIDEWALK.
- PROPOSED 5' PUBLIC SIDEWALK. SEE DETAIL 3/C5.0
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
- PROPOSED 5' WIDE THICKENED EDGE SIDEWALK BOTH SIDES. SEE DETAIL 12/C4.0.
- ACCESSIBLE PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- PROPOSED 10' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 12/C4.0.
- INSTALL ADA PARKING SIGN WITH VAN ACCESSIBLE PLACARD 2' BEHIND BACK OF CURB. SEE DETAIL 14/C4.0
- PROPOSED TRASH ENCLOSURE. SEE DETAIL 16/C4.0.
- PROPOSED 5' W X 4' L CONCRETE LANDING.
- 4" WHITE PAVEMENT MARKING STRIPE (TYP.)
- MENU BOARD (BY OTHERS)
- PROPOSED PARKING LOT LIGHT POLE. SEE ELECTRICAL PLANS FOR FURTHER PARKING LOT LIGHT DETAILS.
- CONTRACTOR TO TAPER CURB AND GUTTER HEIGHT TO MATCH INTO ADJACENT SIDEWALK. SEE DETAIL 15/C4.0.
- LANDSCAPE AREA – SEE LANDSCAPE PLANS FOR DETAILS.
- INSTALL LIGHT DUTY ASPHALT – SEE DETAIL 9/C4.0.
- INSTALL LIGHT DUTY CONCRETE – SEE DETAIL 10/C4.0.
- INSTALL HEAVY DUTY CONCRETE FOR DUMPSTER PAD – SEE DETAIL 11/C4.0.
- PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.0.
- PROPOSED 6" BOLLARD, SEE DETAIL 5/C4.0.
- PROPOSED 3' WIDE MEDIAN CURB, SEE DETAIL 5/C4.0.
- CURB & GUTTER AS PART OF LOT 8.
- PROPOSED DIRECTIONAL ARROW
- PROPOSED STRIPED PEDESTRIAN CROSSING
- PROPOSED GAS METER.
- PROPOSED ELECTRICAL METER.

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING
- PROPOSED FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL NEW CONSTRUCTION TO BE DONE IN SARATOGA SPRINGS CITY STANDARDS.
- PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER SARATOGA SPRINGS CITY STANDARDS.

SITE INFORMATION

ADDRESS: XXX
ZONING: RC (Regional Commercial)
LEGAL DESCRIPTION: PROPOSED LOT 7 OF JACOB'S RANCH COMMERCIAL
PARCEL NUMBER: XX-XX-XXX-XXXX
SITE ACREAGE: 0.688 ACRES, 30,000 SQ. FT

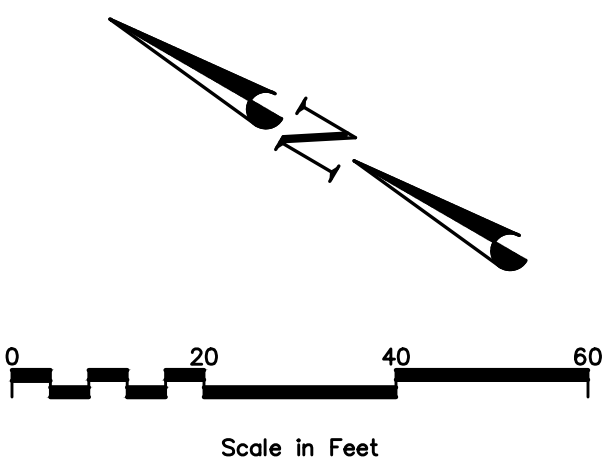
PARKING CALCULATIONS

NOTE: REQUIRED PARKING CALCULATIONS ARE BASED ON SHELL BUILDING. REQUIRED/PROVIDED PARKING CALCULATIONS WILL BE UPDATED AS TENANT IMPROVEMENTS ARE SUBMITTED FOR PERMIT.
BUILDING TOTAL SQUARE FOOTAGE: 2,787 SQ. FT

BUILDING USAGE:	SUITE AREA (SQ. FT.)	REQUIRED STALLS	USE	PARKING REQUIREMENTS
A	1,500	8	RESTAURANT, TAKEOUT	(5 STALLS PER 1000 SQ. FT.)
B	1,287	7	RESTAURANT, TAKEOUT	(5 STALLS PER 1000 SQ. FT.)
TOTAL REQUIRED PARKING: 15 SPACES				
TOTAL PROVIDED PARKING: 14+3 SPACES				
TOTAL REQUIRED ACCESSIBLE SPACES: 1 SPACES				
TOTAL PROVIDED ACCESSIBLE SPACES: 1 SPACES				

SITE AREA TABLE		
Item	Area	Units
Total gross acreage	0.69	(acres)
Building footprint area	2,787	(sq.ft.)
Total building floor area	2,787	(sq.ft.)
Landscaping area	7,090	(sq.ft.)
Landscaping percent	23.6	(% of lot)
Impervious area	20,123	(sq.ft.)
Impervious percent	67.1	(% of lot)

SITE PLAN SUMMARY OF QUANTITIES			
ITEM	DESCRIPTION	EST. QTY.	UNIT
1	ASPHALT PAVEMENT	13,327	SQ. FT.
2	CONCRETE PAVEMENT	981	SQ. FT.
3	UNTREATED BASE COURSE	18,522	SQ. FT.
4	24" CONCRETE CURB AND GUTTER	1,501	FT.
5	3' WIDE MEDIAN CURB	92	FT.
6	5' SIDEWALK	140	FT.
7	10' SIDEWALK	42	FT.
7	ADA RAMPS	10	EA.



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WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

NO.	BY	DATE	REVISIONS	DESIGNER: KJG	MANAGER: KGU

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK
HANSON
5/12/2024
STATE OF UTAH

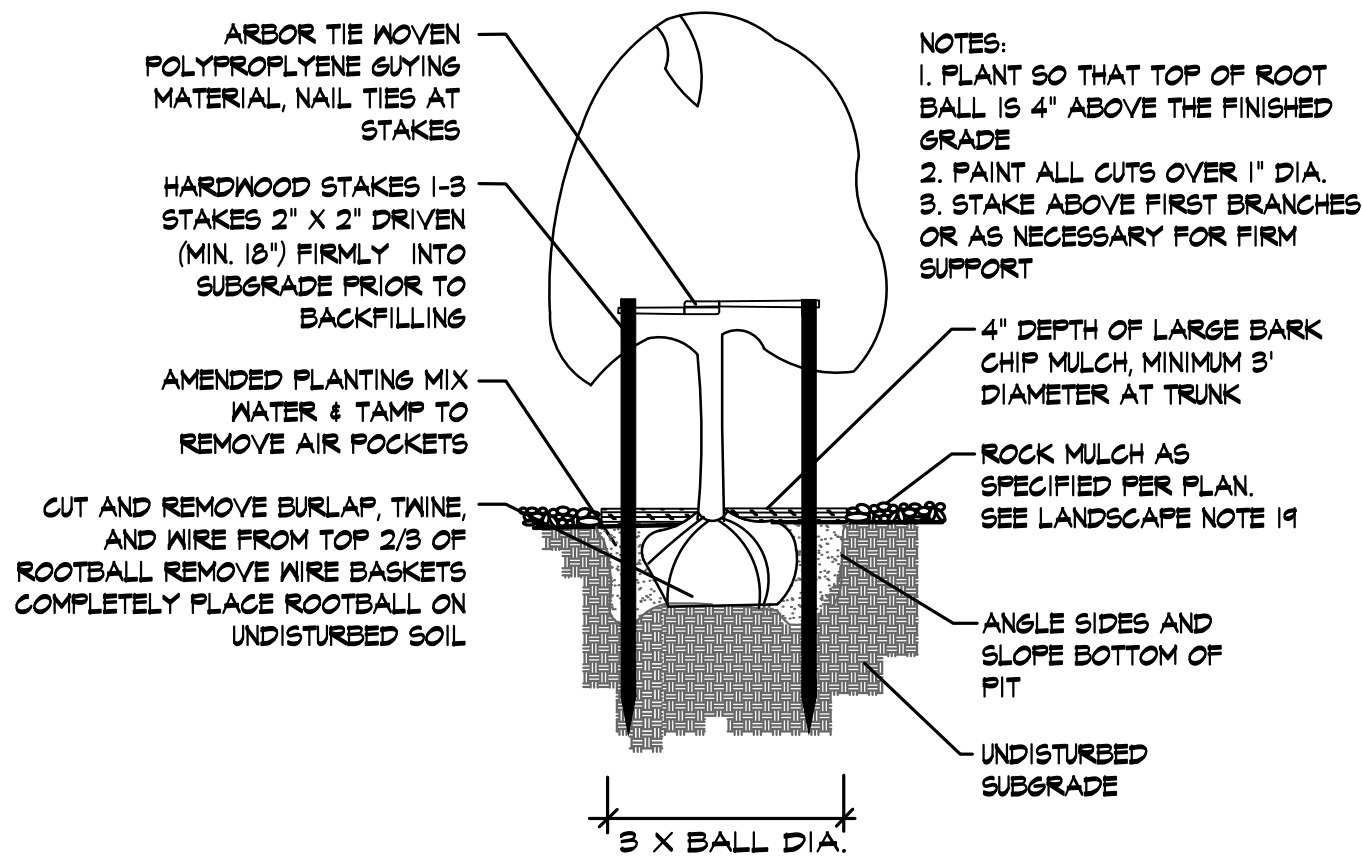
FOR: **Jacob Ranch Marketplace, LLC**
LOCATION: **Saratoga Springs, Utah**

PROJECT: **JACOB RANCH MARKETPLACE LOT 7**
SHEET: **SITE PLAN**

PROJECT NO. **4276**
ISSUE DATE: **05/22/2026**
SHEET NO. **C1.0**

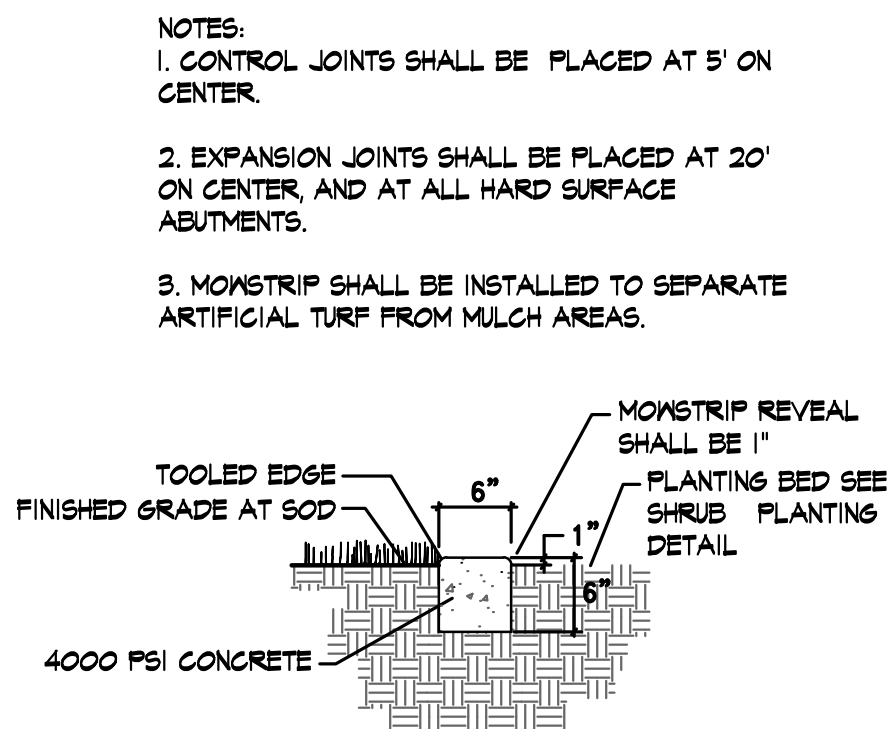
Exhibit 5

- IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR TO ADD OR DELETE TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.
8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN NATIVE GRASS SEEDING AND REVEGETATION SEEDING AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND TWELVE INCHES (12") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.
9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.
10. A MINIMUM 4" LAYER OF MULCH OVER DEWITT PRO 5 WEED BARRIER SHALL BE PROVIDED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. THE MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE. THE TOP OF ALL AREAS OF MULCH SHALL BE 1" BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR PAVEMENT. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS IMMEDIATELY BEFORE INSTALLING THE WEED BARRIER. SEE PLANS FOR MULCH TYPES. GRAVEL AND COBBLE MULCH SHALL BE CRUSHED, SCREENED, OR WASHED CLEAN OF EXCESS DIRT, FINES, AND SILT. DEPOSITED PILES OF FINES WITHIN ROCK MULCH ARE NOT ACCEPTABLE.
11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".
18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
19. AN AREA AT THE BASE OF THE TREE A MINIMUM OF THREE FEET IN DIAMETER SHALL BE KEPT FREE OF ROCK AND TURF. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS OF LANDSCAPING WHERE STRIPS OF TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET IN DIAMETER.



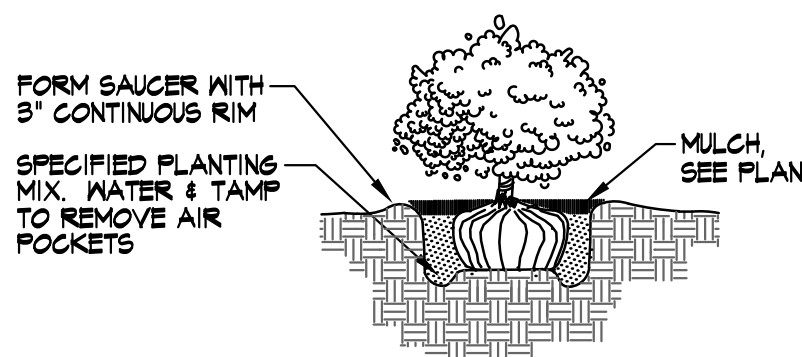
TREE PLANTING AND STAKING

NT.S.



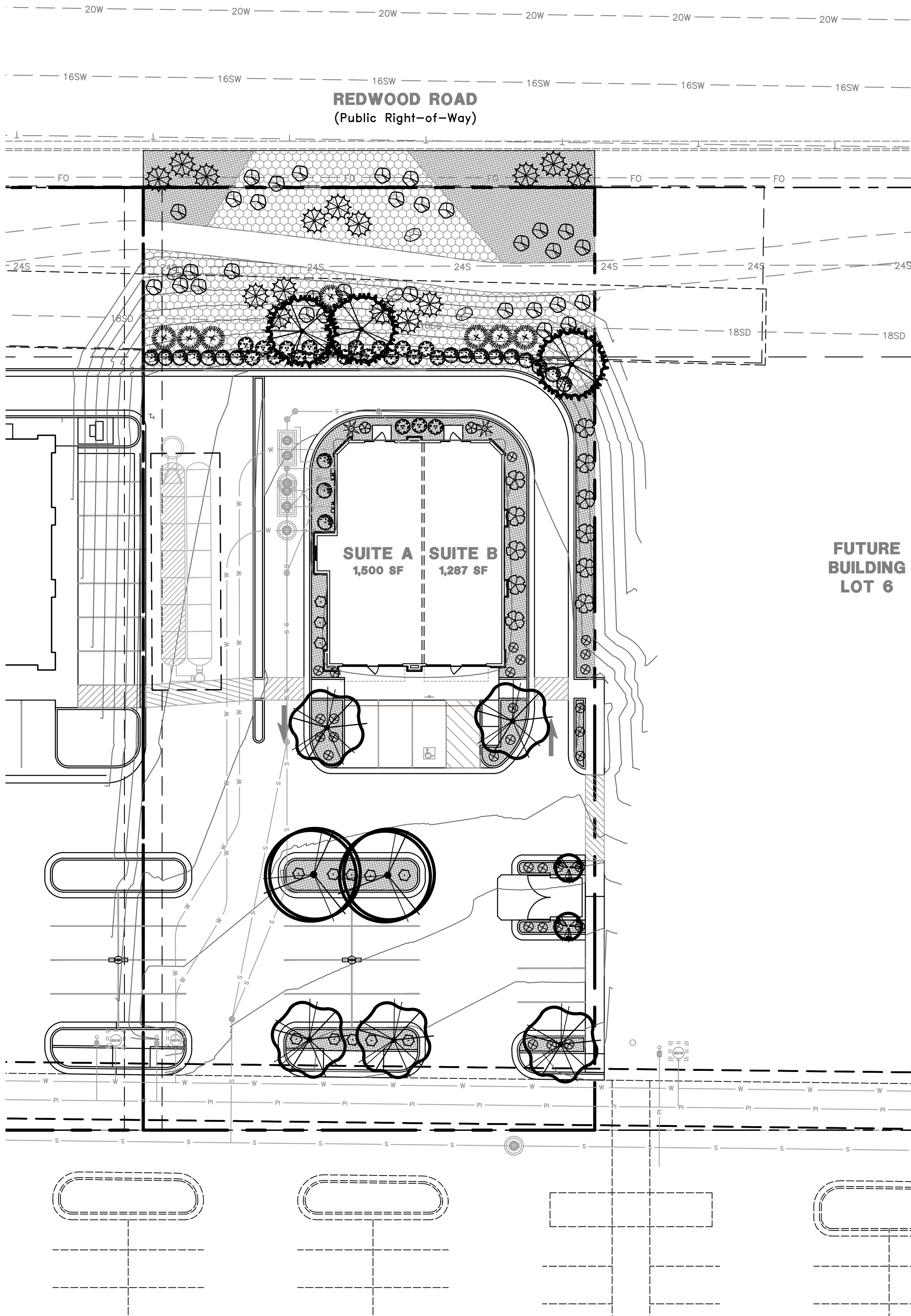
CONCRETE MOWSTRIP

NT.S.



SHRUB PLANTING

NT.S.

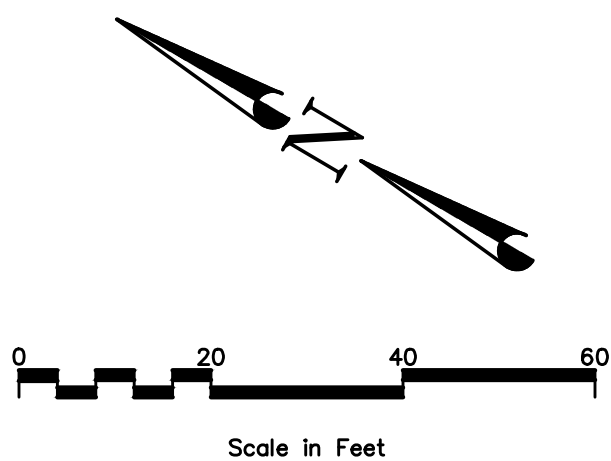


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR 20' X 30'	B & B		6' HT.	3
	MALUS X 'IFS KW214MX' / IVORY SPEAR® GRABAPPLE	20 GAL	2" CAL		2
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC 15' X 25'	B & B	2" CAL		5
	ZELKOVA SERRATA 'IFS KW4ZS' / ZILERATION® JAPANESE ZELKOVA 25' X 30'	B & B	2" CAL		2
SHRUBS					
	ARONIA MELANOCARPA 'U'CONNAM166' / LOW SCAPE HEDGER® BLACK CHOKEBERRY 4' X 3'	5 GAL			19
	BUXUS MICROPHYLLA 'BULHOUSE' / SPRINTER® LITTLELEAF BOXWOOD 4' X 4'	2 GAL			21
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER 1' X 8'	5 GAL			15
	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER 15' X 6'	5 GAL			7
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC 3' X 8'	5 GAL			32
	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT 3' X 3'	2 GAL			2
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA 4' X 5'	5 GAL			11
ANNUALS/PERENNIALS					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 3' X 5'	1 GAL			13
	MAHONIA REPENS / CREEPING MAHONIA 6' X 1'	2 GAL			2
	PENNISETUM ALOPECUROIDES 'HADELN' / HADELN FOUNTAIN GRASS 2' X 3'	1 GAL			31
GRAVEL / MULCH					
	4" DEPTH OF 2" 4" SOUTH TOWN COBBLE, WITH EARTH TONES OF BROWN, TAN, CREAM PURPLE, AND GREY OVER DEWITT PRO5 WEED BARRIER, COBBLE TO BE SCREENED OR WASHED; CLEAN OF EXCESS SILTS, CLAYS, AND FINES	4,536 SF			
	4" DEPTH OF 1 1/2" NEPHI CRUSHED GRAVEL, WITH EARTH TONE MIX OF BEIGE, TAN, AND GREY OVER DEWITT PRO5 WEED BARRIER. GRAVEL TO BE CRUSHED OR WASHED, CLEAN OF EXCESS SILTS, CLAYS, AND FINES	3,710 SF			
	8-12 CF LANDSCAPE BOULDER	4 BOULDERS			

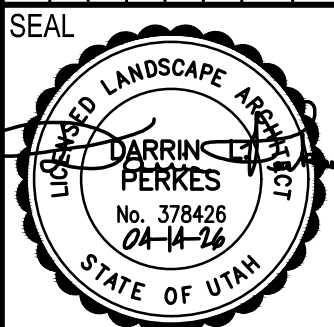
LANDSCAPE DATA TABLE

TOTAL SITE AREA	30,000 SF (0.69 AC)
TOTAL TREES	12 TREES
TOTAL SHRUBS	107 SHRUBS
TOTAL GRASSES / PERENNIALS	46 GR. / PER.
ON SITE LANDSCAPE AREA	7,090 SF (23.6%)
RIGHT OF WAY LANDSCAPE AREA	1,156 SF
TOTAL LANDSCAPE AREA	8,246 SF
TOTAL TURF GRASS AREA	0 SF (0%)
TOTAL ROCK MULCH AREA	8,246 SF (100%)
DROUGHT TOLERANT PLANT SPECIES	100%



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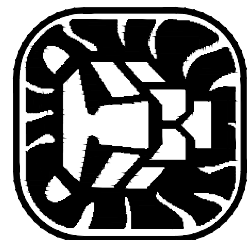
DATE	BY	REVISIONS	NO.	DESIGNER: KGU	MANAGER: KGU	FILE NAME: LS-JR-L07.dwg



FOR: **Jacob Ranch Marketplace, LLC**

LOCATION: **Saratoga Springs, Utah**

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



PROJECT: **JACOB RANCH MARKETPLACE LOT 7**

SHEET: **LANDSCAPE PLAN**

PROJECT NO. **4276**

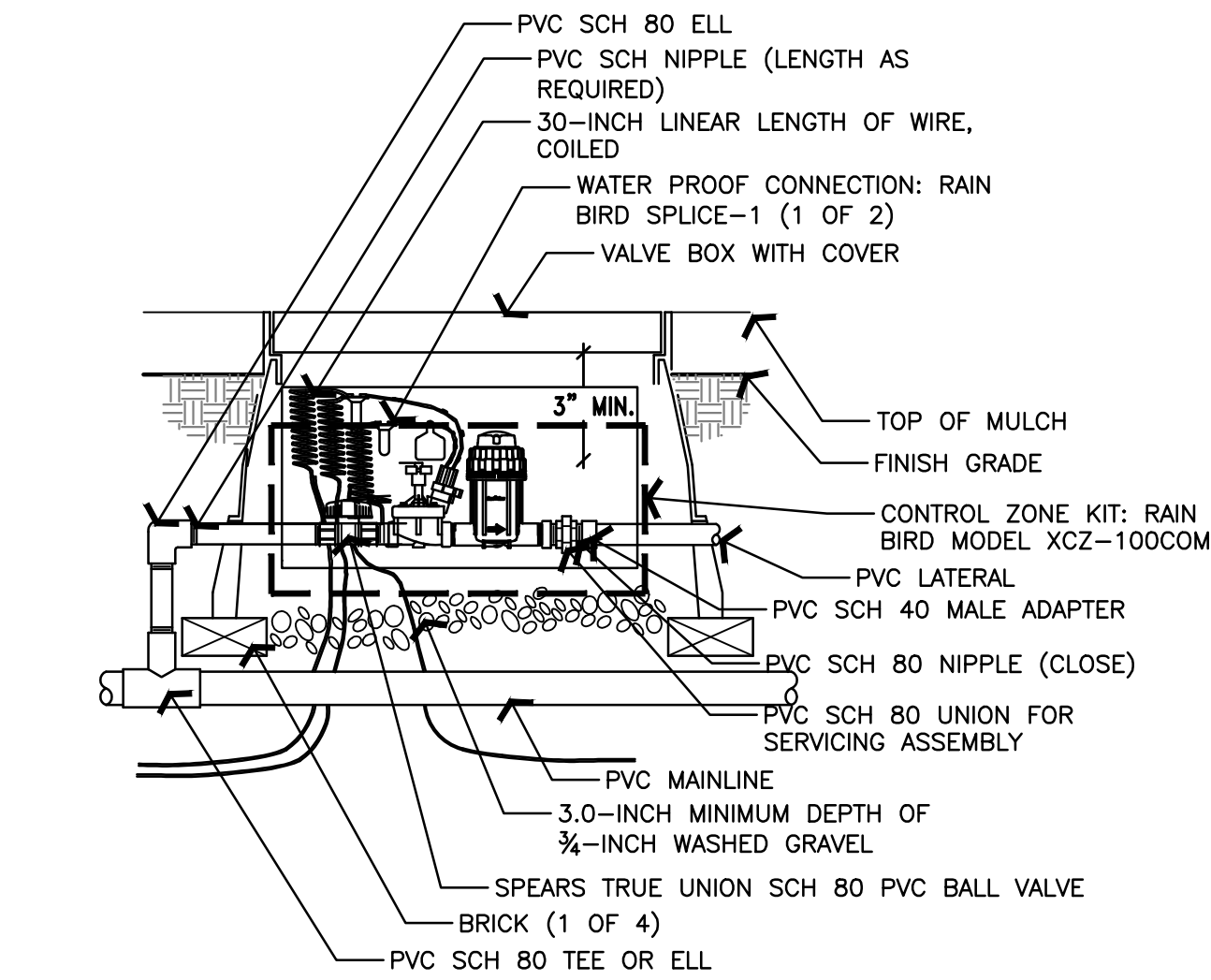
ISSUE DATE: **04/14/2026**

SHEET NO. **L.1.1**

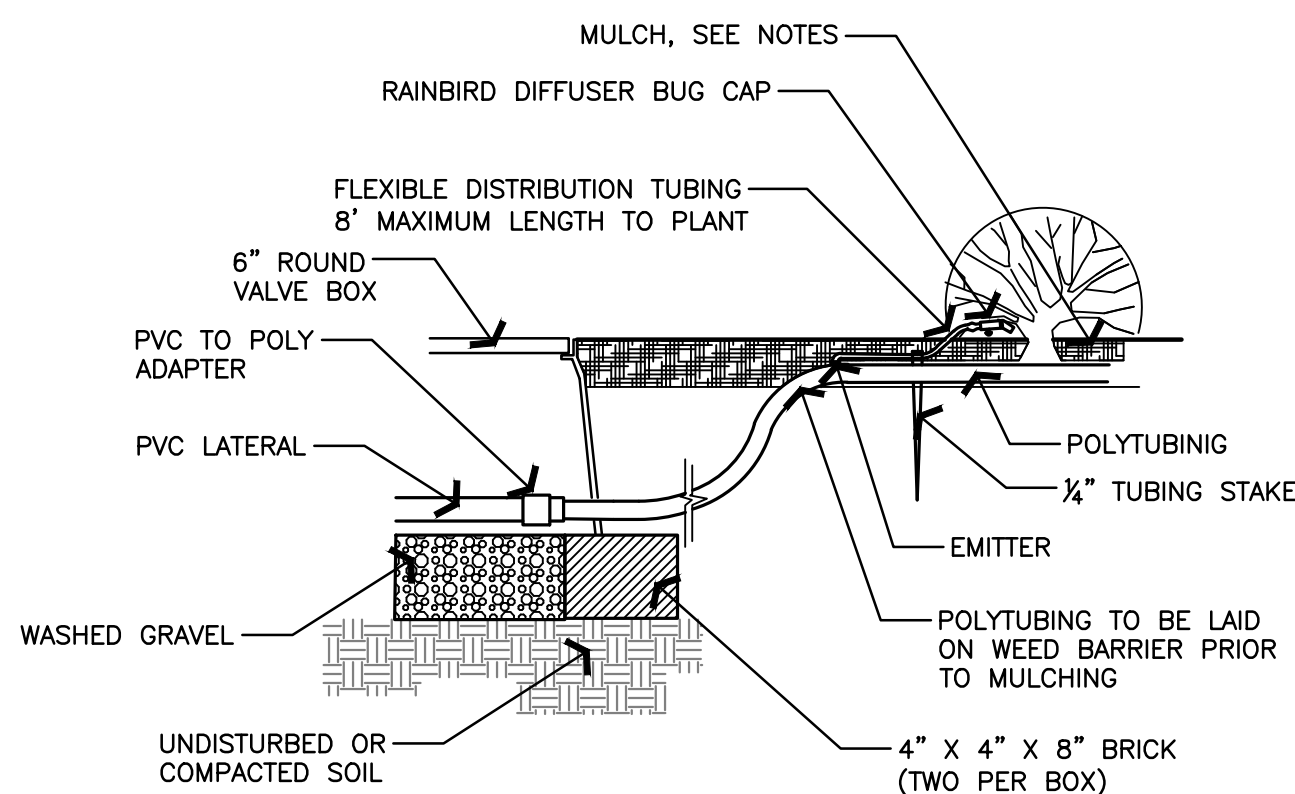
path: P:\JACOB RANCH LOT 7 - SARATOGA SP\DESIGN\CAD\SHEET FILES\ file name: LS-IR-L077.dwg | plot date: April 14, 2026 | plotted by: DarrinPerkes

IRRIGATION NOTES

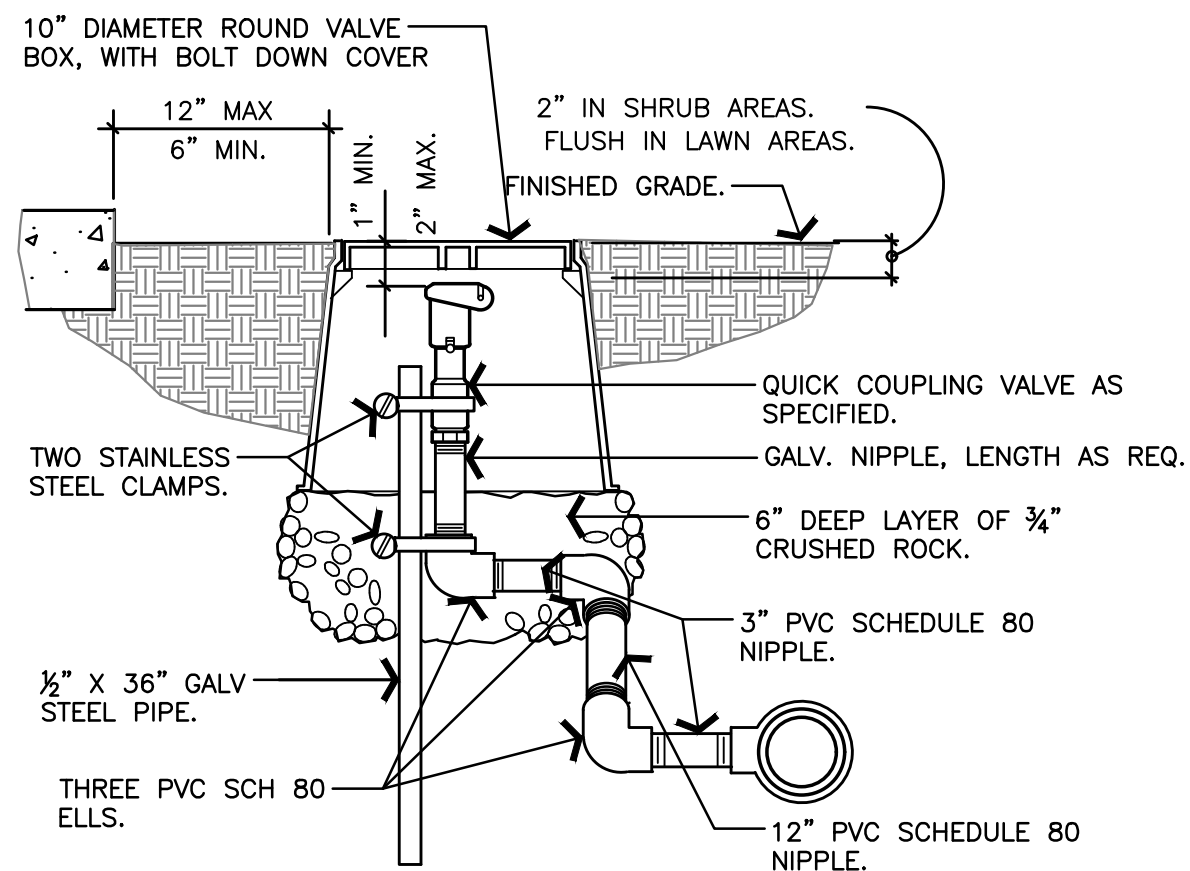
1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.
5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).
8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.



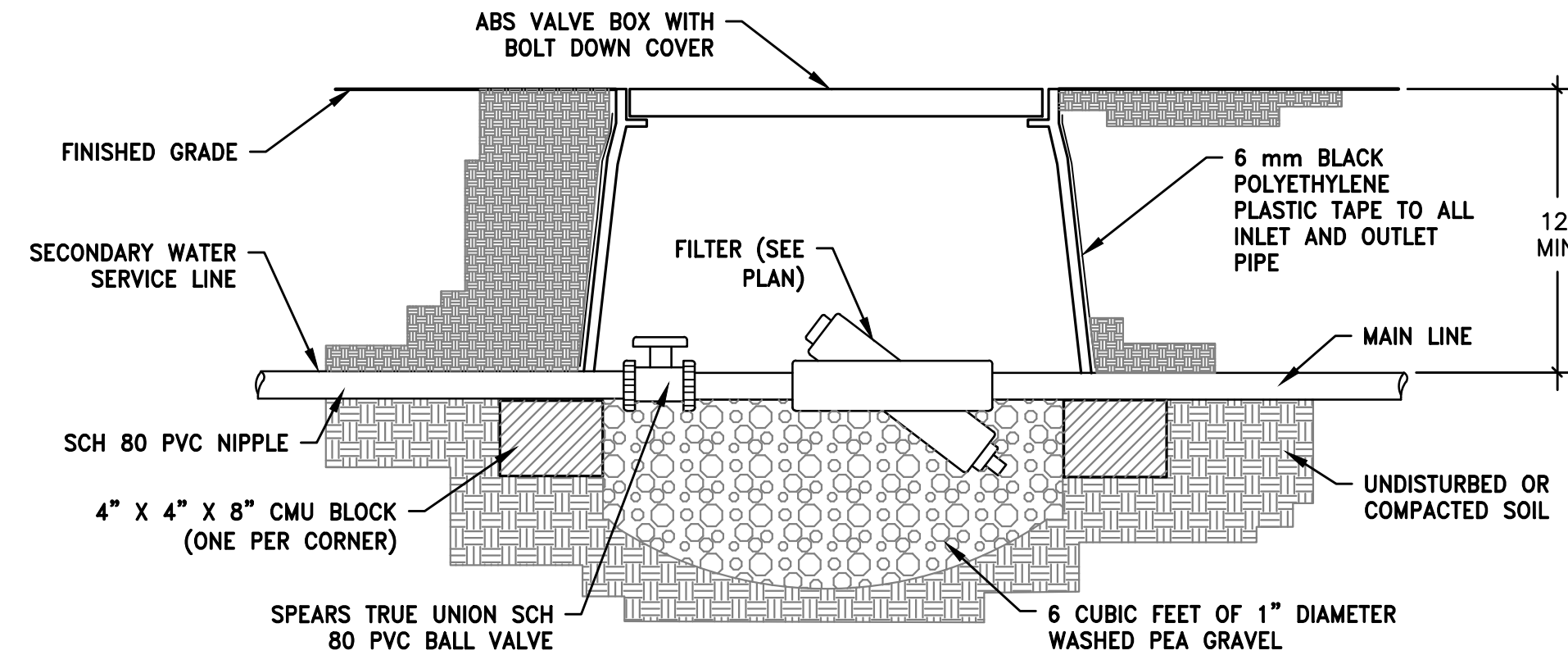
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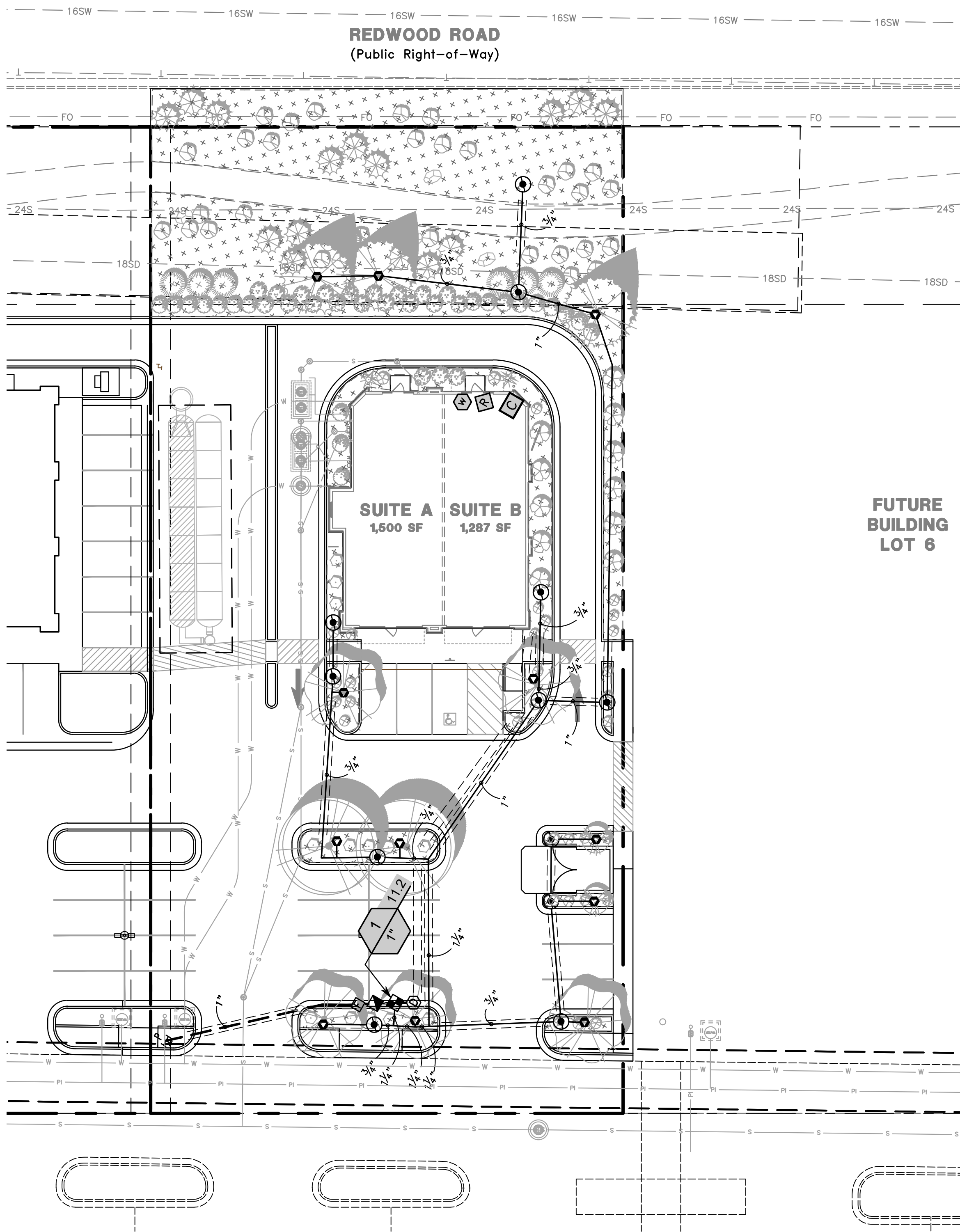
02 PVC/POLY PIPE CONNECTION
SCALE: NTS



03 QUICK COUPLING VALVE IN BOX
SCALE: NTS

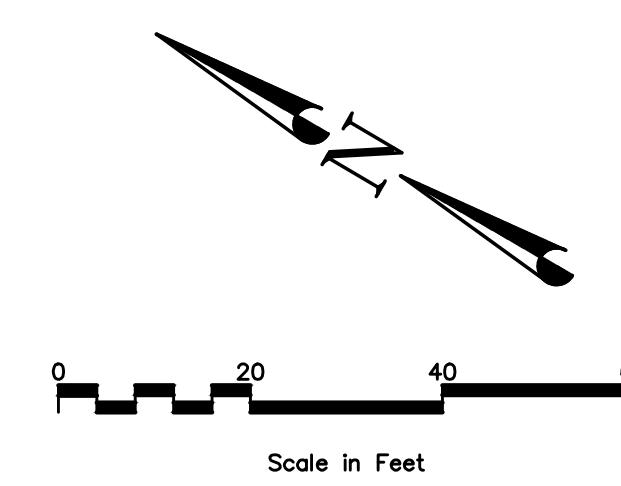
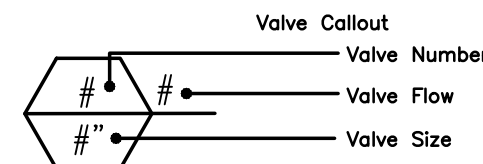


04 FILTER
SCALE: NTS



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	1
	RAIN BIRD XFP-09-12 DRIP RING	12
	RAIN BIRD XFP-09-12 DRIP RING	12
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5PC 0.5 GPH-BLUE, 10PC 1.0 GPH-BLACK, AND 20PC 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5PC emitters (2 assigned to each 1 gal plant) 20PC emitters (2 assigned to each 2 gal plant) 20PC emitters (2 assigned to each 3 gal plant) 20PC emitters (2 assigned to each 5 gal plant)	7,975 SF 88 50 168
	RAIN BIRD 44-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	MATCO 759 MANUAL DRAIN VALVE 1/2" VALVE INSTALLED AFTER FILTER AND AT ALL LOW ENDS OF MAINLINE. INSTALL IN A 10" ROUND VALVE BOX WITH 6" DEPTH OF GRAVEL.	1
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. EXACT LOCATION TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE ELECTRICAL SOURCE.	1
	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZX, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
	RAIN BIRD WP2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	AMIAID 1-T-STEEL SCREEN AMIAID 1IN. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
	POINT OF CONNECTION 1" METER CONNECTION PER CITY STANDARDS. SEE CIVIL PLANS FOR METER AND DETAILS	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	576.5 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	63.9 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	325.2 LF



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EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

DESIGNER: KCU
MANAGER: KCU
FILE NAME: LS-IR-L077.dwg

SEAL
DARRIN PERKES
No. 378426
04-14-26
STATE OF UTAH

FOR: **Jacob Ranch Marketplace, LLC**
LOCATION: **Saratoga Springs, Utah**

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

JACOB RANCH MARKETPLACE LOT 7
SHEET: **IRRIGATION PLAN**

PROJECT NO: **4276**
ISSUE DATE: **04/14/2026**
SHEET NO: **L1.2**

Exhibit 6



WEST ELEVATION

SCALE: $1/4" = 1'-0"$



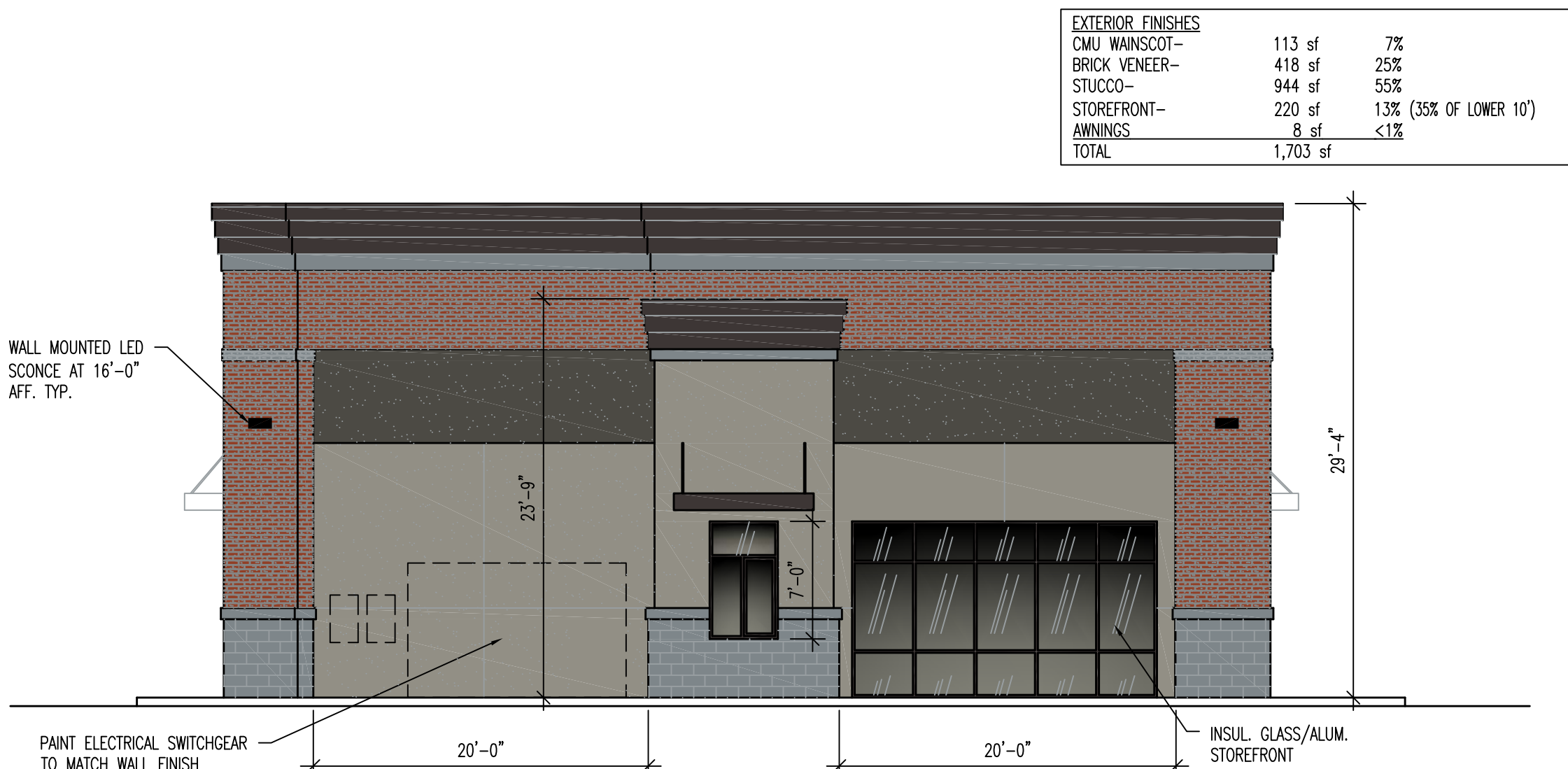
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



<u>EXTERIOR FINISHES</u>		
CMU WAINSCOT-	65 sf	5%
BRICK VENEER-	307 sf	24%
STUCCO-	556 sf	42%
STOREFRONT-	336 sf	26%
AWNINGS	34 sf	3%
TOTAL	1,298 sf	

<u>EXTERIOR FINISHES</u>		
CMU WAINSCOT-	100 sf	6%
BRICK VENEER-	391 sf	25%
STUCCO-	873 sf	56%
STOREFRONT	209 sf	1.3% (35% OF LOWER 10
TOTAL	1,573 sf	

<u>EXTERIOR FINISHES</u>		
CMU WAINSCOT-	68 sf	6%
BRICK VENEER-	314 sf	16%
STUCCO-	630 sf	52%
STOREFRONT-	168 sf	14%
AWNINGS	26 sf	2%
TOTAL	1,206 sf	(37% OF LOWER 10

EXTERIOR FINISHES			
CMU WAINSCOT-	113 sf	7%	
BRICK VENEER-	418 sf	25%	
STUCCO-	944 sf	55%	
STOREFRONT-	220 sf	13%	(35% OF LOWER 10)
AWNINGS	8 sf	<1%	
TOTAL	1,703 sf		



BRICK VENEER ACCENT BAND
INTERSTATE BRICK PLATINUM



BRICK VENEER
INTERSTATE BRICK WALNUT

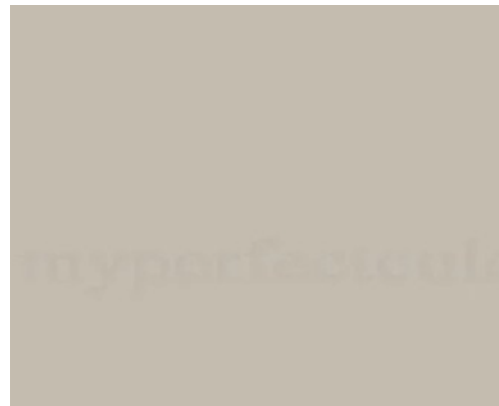


SPLIT FACED WAINSCOT VENEER
SUNCORE NATURAL



STUCCO FINISH
SHERWIN WILLIAMS PORPOISE

HEX Code: #6A635A



STUCCO FINISH

Hex Code: #C0B9A9



TOP BAND STUCCO FINISH
& AWNINGS
SHERWIN WILLIAMS URBANE BRONZE

hex code #54504a

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH

LOT 7
SARATOGA SPRINGS, UTAH
BUILDING ELEVATIONS

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 of 4

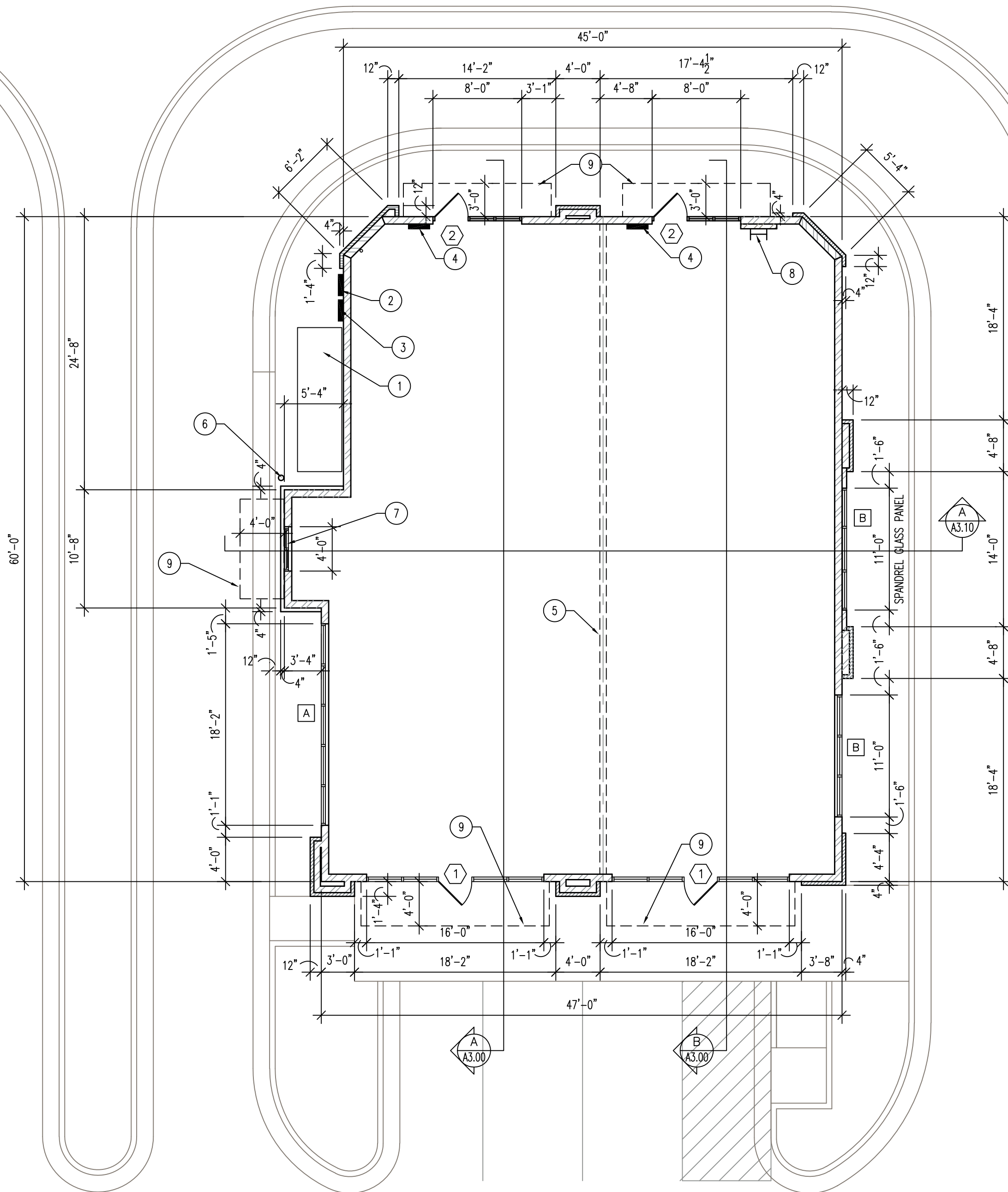
- DOOR SCHEDULE:
1. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 8'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE WITH THUMB TURN FOR DOGGING LATCH PER ANSI. SEE DOOR TYPES 'A' & HEAD & JAMB DETAILS.
 2. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 7'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE PER ANSI. SEE DOOR TYPES 'B' & HEAD & JAMB DETAILS.

ALL DOOR HARDWARE IS TO BE HEAVY DUTY COMMERCIAL GRADE: LCN, VON DUPRIN, SCHLAGE, TRIMCO OR APPROVED EQUIVALENT. (VERIFY QUANTITIES)

- KEYED NOTES:
1. ELECTRICAL SWITCH GEAR/DISCONNECTS, METERS. SEE ELECT. DRWGS
 2. DEMARK/COMMUNICATIONS PANEL. SEE ELECT. DRWGS
 3. HOUSE ELECTRICAL PANEL. SEE ELECT. DRWGS
 4. TENANT ELECTRICAL PANEL- SEE ELECT. COORD. WITH OWNER & TENANT FOR EXACT PLACEMENT. SEE ELECT. DRWGS
 5. PROPOSED DEMISING WALLS
 6. 6" CONC. FILLED STEEL PIPE BOLLARD WITH YELLOW PLASTIC COVER & ROUNDED TOP. 36" ABOVE GRADE & 36" BELOW SET IN 15" CONC. PIER
 7. DRIVE THRU WINDOW SUPPLIED BY OTHERS INSTALLED BY G.C. CONTRACTOR.
 8. STEEL ROOF ACCESS LADDER. SEE DETAIL 9/A-A-4.00 & 10/A-A-4.00. FUR OUT WALL AS REQ'D TO FALL BELOW ROOF HATCH.
 9. POWDER COATED STEEL AWNING/TRELLIS. SEE ELEV. & DETAILS

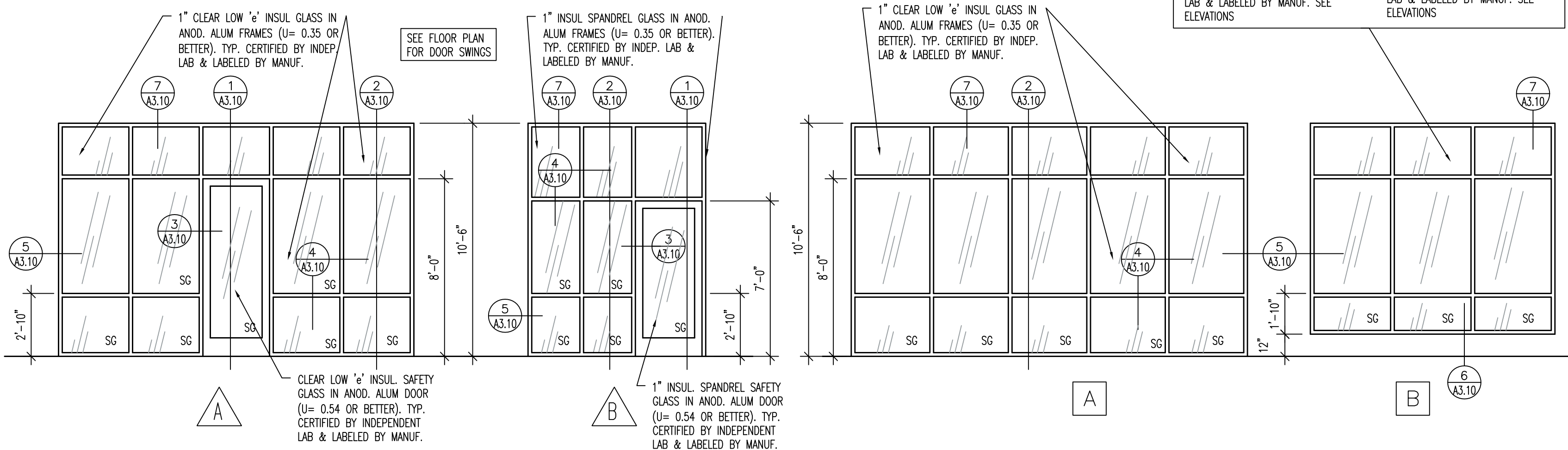
GENERAL NOTES:

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
2. GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
3. INTERIOR WALLS & FINISHES ARE PART OF TENANT IMPROVEMENT DRAWINGS & ARE A SEPARATE PERMIT.
4. REFER TO TENANT IMPROVEMENT DRAWINGS COORDINATE WITH TENANT FOR ALL WORK AND EQUIPMENT TO BE FURNISHED BY OTHERS OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
5. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF STRUCTURAL SHEATHING.
6. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
7. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
8. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
9. PROVIDE RECESSED JUNCTION BOX AT ALL EXTERIOR OUTLETS & WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL FOR LOCATIONS.
10. PROVIDE RECESSED JUNCTION BOX AT IRRIGATION TIMER LOCATION. SEE LANDSCAPE PLAN. ELECTRICAL CONNECTIONS TO BE PART OF TENANT IMPROVEMENT. REF: TENANT IMPROVEMENT DRAWINGS.



FLOOR PLAN

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

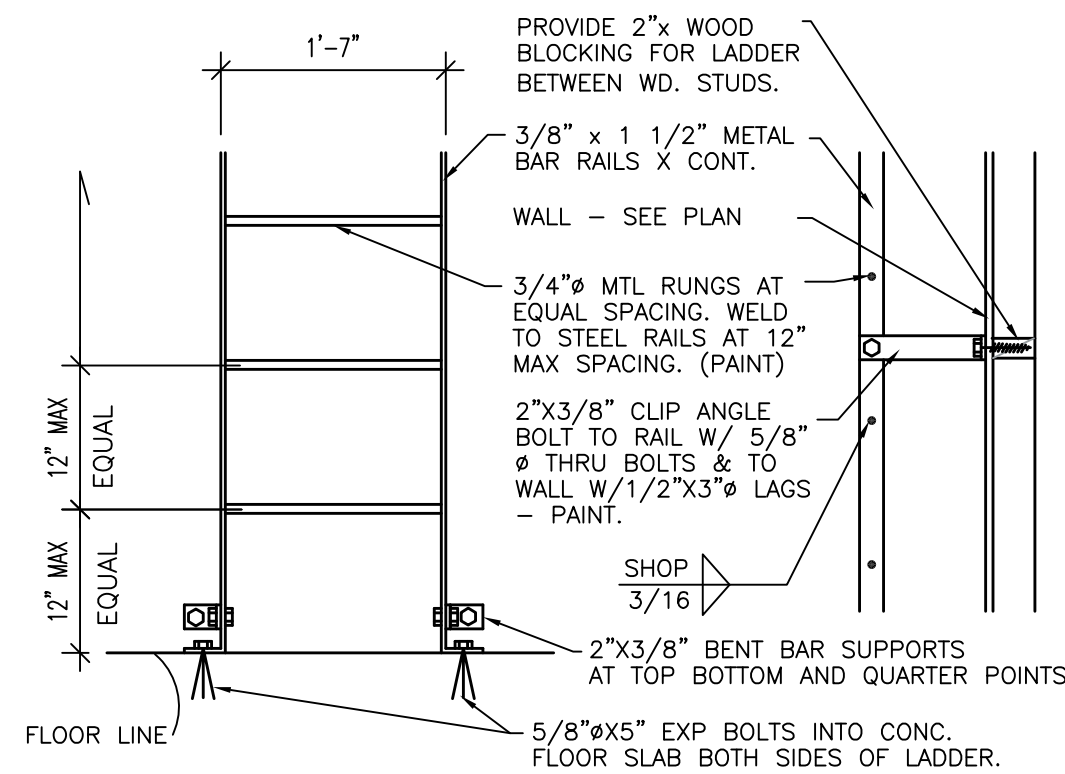


DOOR TYPES

SCALE: 1/4" = 1'-0"

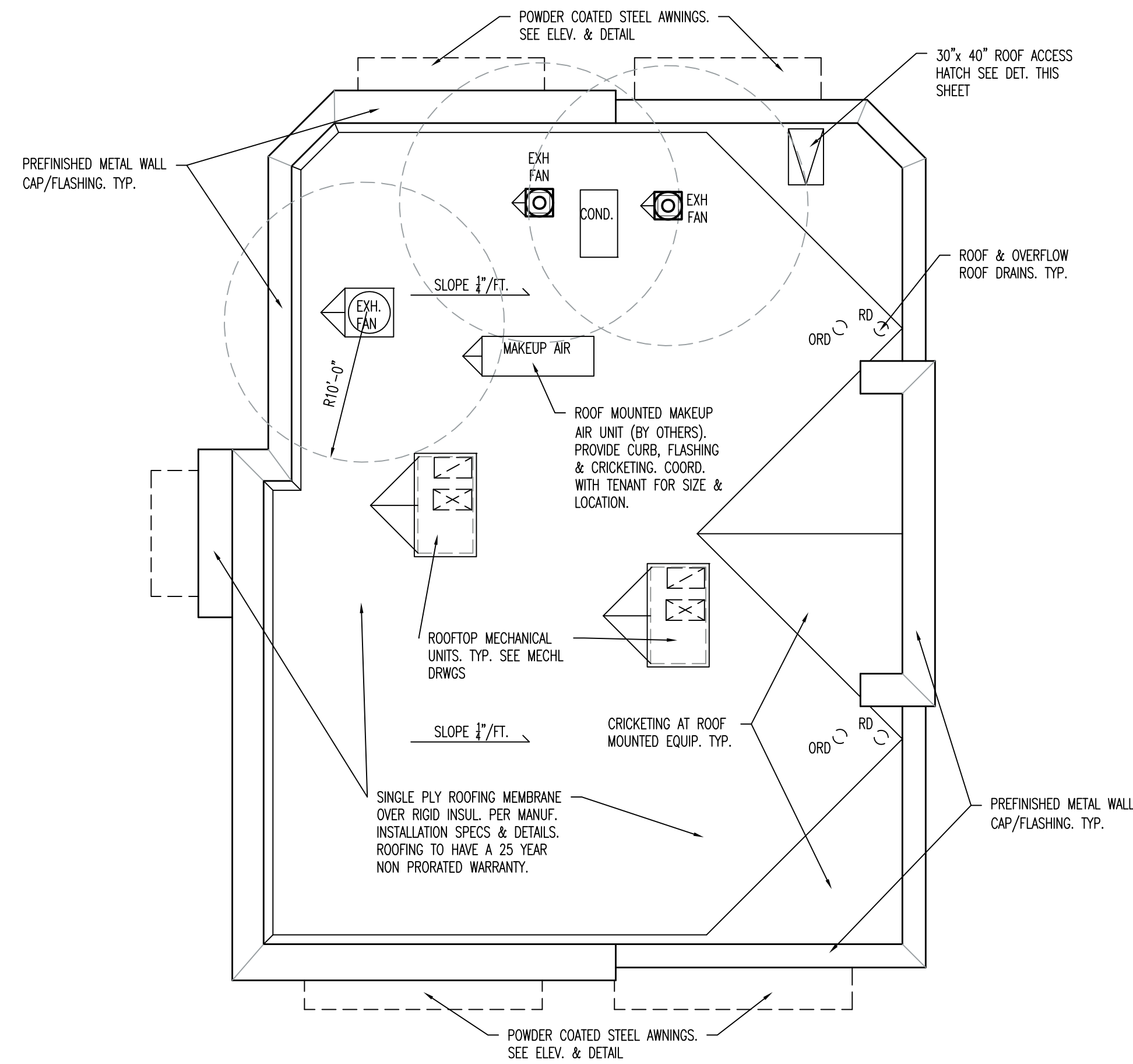
WINDOW TYPES

SCALE: 1/4" = 1'-0"



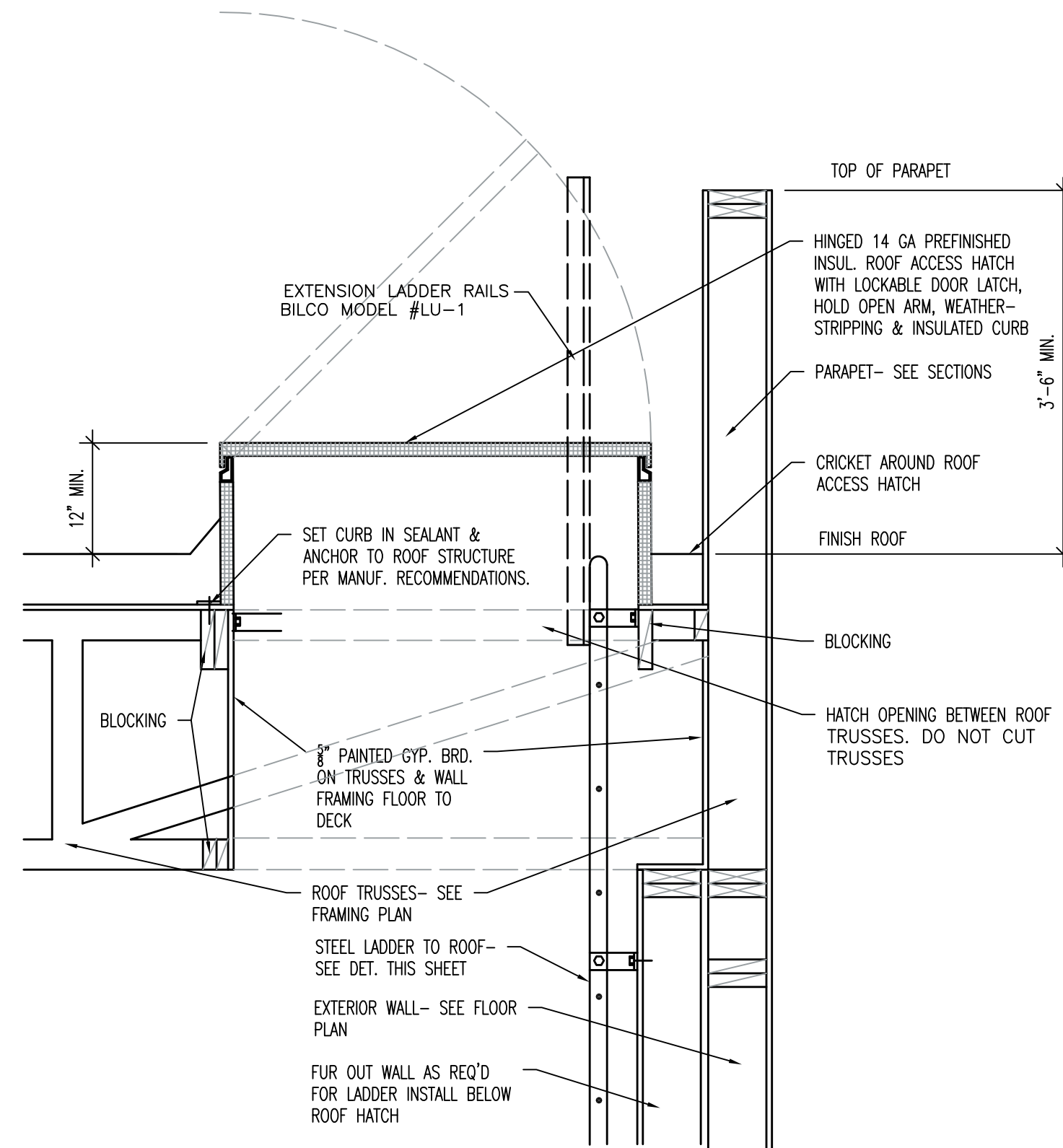
LADDER DETAIL

SCALE: 3/4" = 1'-0"



ROOF PLAN

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



ROOF ACCESS DETAIL

SCALE: 3/4" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH

LOT 7
SARATOGA SPRINGS, UTAH
FLOOR PLAN, ROOF PLAN, NOTES & DETAILS

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

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DATE	REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 4

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

Exhibit 7

ELECTRICAL KEY NOTES:



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026

Taft
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No. 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH – LOT 7
1873 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

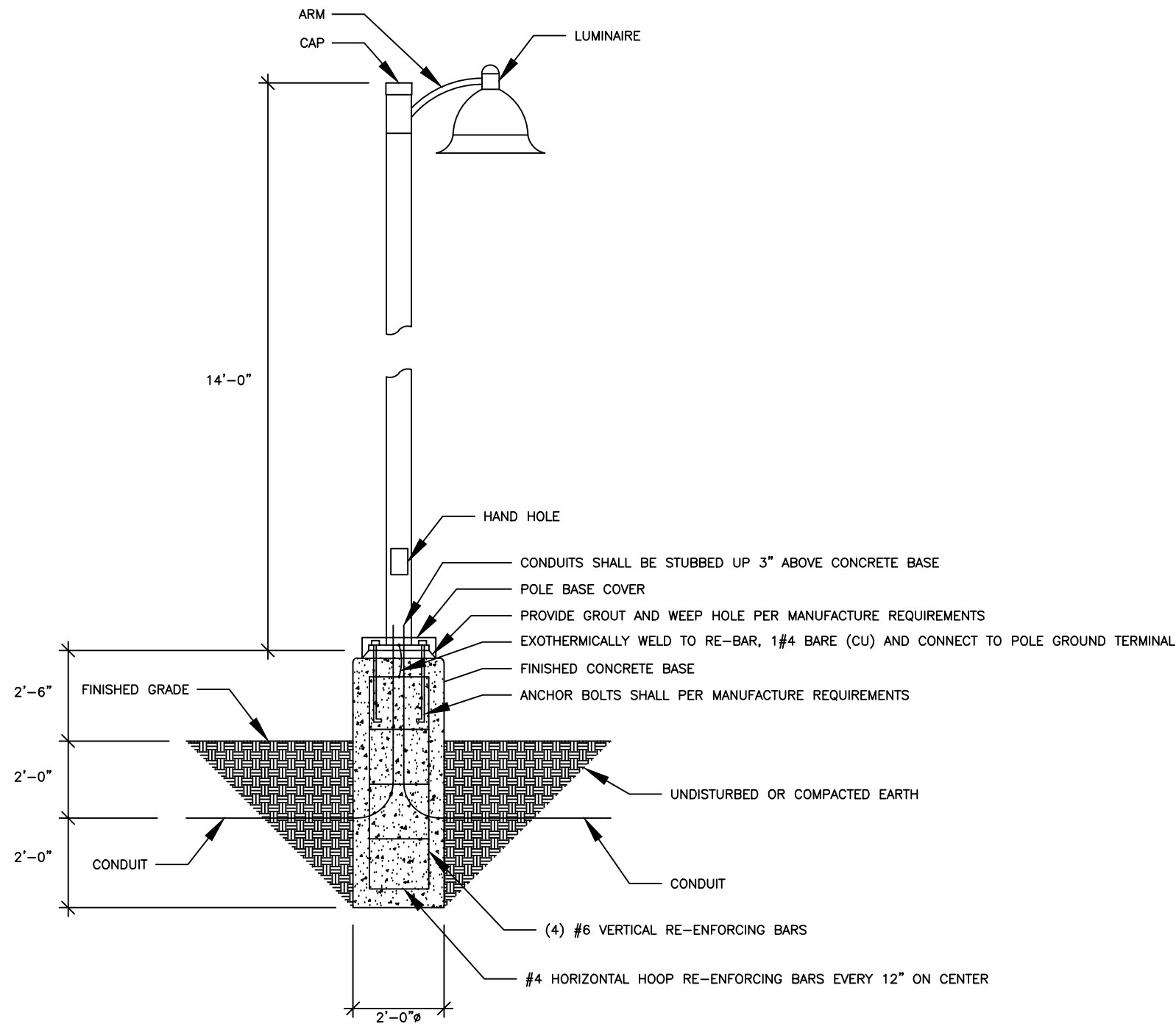
ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number:
01-0052-2025

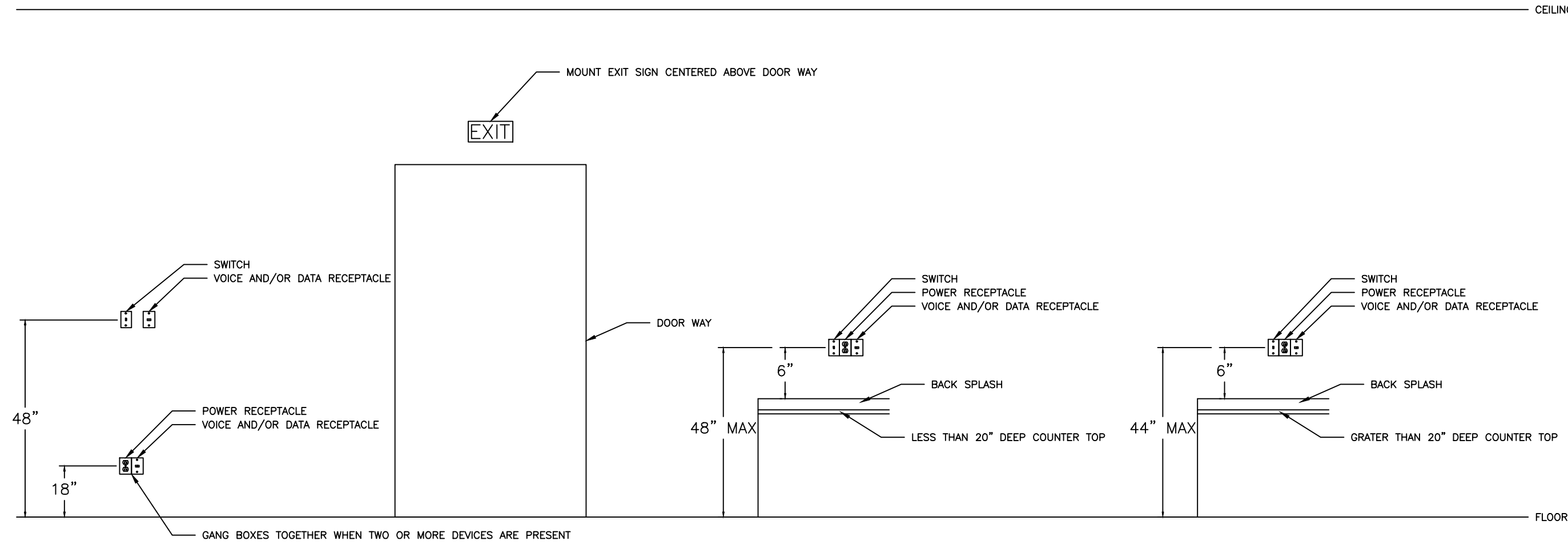
Status:
REVIEW SET

Date:
04-13-2026

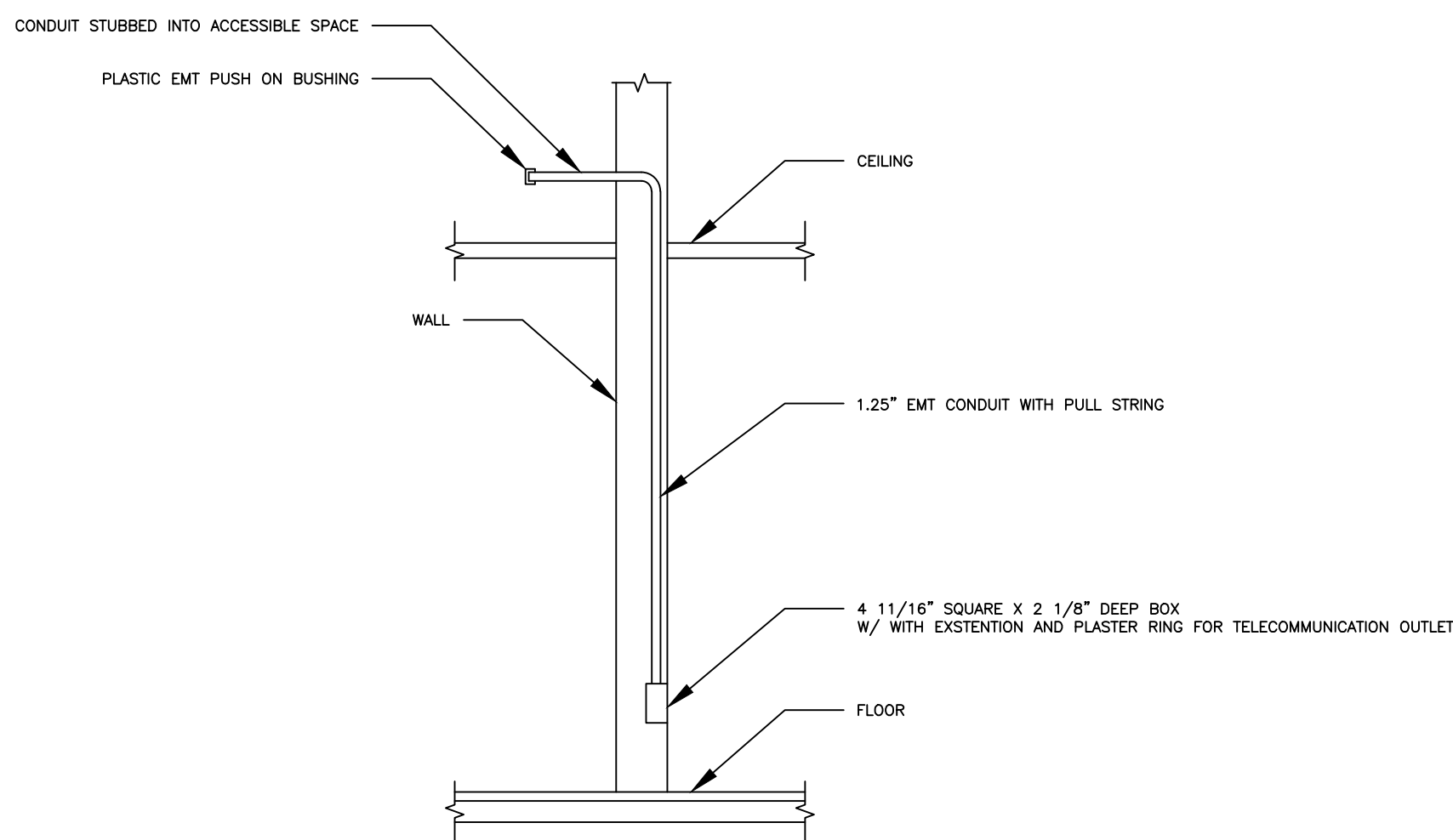
Sheet Number:
E101A



C ELECTRICAL POLE BASE DETAIL (TYPICAL)
SCALE: NONE



A ELECTRICAL POWER & LIGHTING DEVICES TYPICAL MOUNTING HEIGHTS
SCALE: NONE



B ELECTRICAL TELECOMMUNICATION STUB-UP DETAIL
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

ELECTRICAL LIGHT FIXTURE SCHEDULE (TYPE) [#]										
TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	DIMMING	MOUNTING	NOTES
LP1B	1	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-T3-4BLC-3-4K-UNV-UM1-BK-C1/H3-DIM 2 X ARM: VA110-L-D2-4-BK POLE: RNTA-4R-18B-14'-3B-343-14R-BK BASE: DCB-20-4RS-BK	LED 14690lm, 4000K, 70CRI	108	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
WS1	6	FULL CUTOFF WALL SCONCE	VISIONAIRE	OWS2-T3-16-4K-UNV-WM-BK-DIM	LED 6430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT	
CP1	4	FULL CUTOFF CANOPY LIGHT	HE WILLIAMS	VG1-30-7-40-T5-SM-SCBA-EM/TOWC-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	PROVIDE WITH EMERGENCY BATTERY PACK
CP1E	4	FULL CUTOFF CANOPY LIGHT	HE WILLIAMS	75R-4-L30/835-ACF/D96-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.7	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
S1		4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-EM/TOWP-ACF/D96-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.7	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
S1E		4'-0" STRIP LIGHT	CHLORIDE	CXKL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EX1		EXIT WITH BATTERY PACK	CHLORIDE	CCXL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EXB1	4	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	CXKL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EB1		OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CXKL35WCSWF	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
NOTES: 1. MATERIALS: ALL LIGHTING FIXTURES AND ASSEMBLIES SHALL BE METAL. 2. BASE: ALL LIGHTING POLES SHALL HAVE A 16" DECORATIVE BASE. 3. TYPE: ALL LIGHTING FIXTURES SHALL BE OF THE "FULL CUTOFF" VARIETY. SHOEBOX FIXTURES ARE PROHIBITED. 4. ANGLE: SHALL BE DIRECTED DOWNWARD. 5. LAMPS: BULBS/LED MAY NOT EXCEED 4000K. 6. PROHIBITED LIGHTING: SEARCHLIGHTS, STROBE LIGHTS AND ANY LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT. 7. SCHEDULE: ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00 PM AND MUST KEEP THEM OFF UNTIL ONE HALF HOUR BEFORE SUNRISE, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. 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. 8. ALTERNATE MANUFACTURES ACCEPTABLE IF PRE-APPROVED BY ENGINEER BEFORE BID DATE. SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL DETAILS.										

ELECTRICAL EQUIPMENT HOOK-UP SCHEDULE														1							
EQUIPMENT ID	DESCRIPTION	EQUIPMENT FURNISHED & INSTALLED BY	QUANTITY (ESTIMATE ONLY)	LOAD (HP, WATTS OR AMPS)	VOLTAGE & PHASE	STARTER					DISCONNECT OR OTHER MEANS OF CONNECTION							WIRE & CONDUIT SIZE	FED FROM	NOTES	
						REQUIRED	PROVIDED BY	SIZE	NEMA	NOTES	REQUIRED	PROVIDED BY	STYLE	SIZE	POLES	VOLTAGE	NEMA				NOTES
RTU-1	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1A-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-2	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1B-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
GENERAL NOTES: 1. ELECTRICAL CONTRACTOR TO VERIFY WITH EQUIPMENT PROVIDER ALL ITEMS LISTED IN SCHEDULE PRIOR TO ROUGH-IN. 2. ALL WIRING BETWEEN STARTER, DISCONNECT AND EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. 3. CONTRACTOR TO CHECK ROTATION WITH WHOEVER PROVIDES EQUIPMENT AND MAKE ADJUSTMENTS AS REQUIRED. 4. ALL CONTROL WIRING BY OTHER UNLESS NOTED OTHERWISE. EQUIPMENT NOTES: 1. INTERLOCK EQUIPMENT WITH OCCUPANCY SENSOR, PROVIDE RELAY IN ACCESSIBLE CEILING IF OCCUPANCY SENSOR AND EQUIPMENT ARE DIFFERENT VOLTAGES.																					
											O = OWNER GC = GENERAL CONTRACTOR MC = MECHANICAL CONTRACTOR EC = ELECTRICAL CONTRACTOR PC = PLUMBING CONTRACTOR EL = ELEVATOR CONTRACTOR KC = KITCHEN CONTRACTOR FS = FIRE SPRINKLER CONTRACTOR F = FUSED DISCONNECT NF = NON-FUSED DISCONNECT LCB = LOOKABLE CIRCUIT BREAKER DR = DUPLEX RECEPTACLE MS = MANUAL SWITCH (THERMAL) S = SINGLE POLE SWITCH HW = HAND WIRE SO = SPECIAL OUTLET										

Control Number: ARCHITECTURAL-ODN-1-06_13_2022

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array's** high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K	300K	UNV 120/277V	YM Yoke Mount "3" Dia	BZ Bronze	C1	PC-120 Button Type Protocall
	T2 Type 2	32LC	8 550mA	4K	400K	8 84V	WB Weathered Brown	C2	PC-240 Button Type Protocall	
	T3 Type 3	48LC	7 700mA	5K	500K	5 480V	BK Black	C3	PC-277 Button Type Protocall	WVC Weathered Vinyl Green
ODN-2-L	T4 Type 4	64LC					SW Smooth Silver	C4	WSC-8 Motion Sensor 8" Mounting Height	IR-R Burnished Rings Red
	T5 Type 5	80LC					WH White	C5	WSC-20 Motion Sensor 20" Mounting Height	IR-B Burnished Rings Blue
TSW	TSW Type 5 Wide	96LC					SWH Smooth White	C6	WSC-40 Motion Sensor 40" Mounting Height	IR-G Burnished Rings Green
ODN-3-L	TSWR Type 3 Wide Wide Round	128LC					GP Graphite	H1	WSC-40 Motion Sensor 40" Mounting Height	CLS Curtain Lower Shade
							GY Grey	H2		
							SL Silver	H3		
							FG Forest Green	H4		
							VD Vendure	H5		
							CC Custom Color	H6		

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. D

CRCABR22-03

All freestanding lighting fixtures and assemblies shall be black.

Control Number: WALL-CEILING-OWS-AR-06_23_2022

ODEN ARRAY SCONCE LED Array Specifications



Project Name:

Catalog Number:

Type:

The **Oden Array Sconce** offers architectural styling for wall mounted applications, while complementing the Oden series of lighting products. The unique design comes in 2 sizes and captures the rustic look and feel of the Southwest.

Each LED is covered with an injection-molded acrylic lens that provides unique Type 1, 2, 3 and 4 distribution patterns.

Available in 3000, 4000 or 5000 Kelvin temperature.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
OWS-1	T1 Type 1	2L	3K 300K	UNV 120/277V	WM Wall Mount	BZ Bronze	PC-120 Button Type Protocall
	T2 Type 2	4L	4K 400K			BK Black	PC-240 Button Type Protocall
OWS-2	T3 Type 3	6L	5K 500K			WH White	PC-240 Button Type Protocall
	T4 Type 4	8L				SWH Smooth White	PC-277 Button Type Protocall
		13L				GP Graphite	WSC-8 Motion Sensor 8" Mounting Height
						SL Silver Metallic	WSC-20 Motion Sensor 20" Mounting Height
						CC Custom Color	DIM Dimming Driver

VISIONAIRE LIGHTING

VL-PA-ING-001-E37

REV. D

CRCABR22-03

A ELECTRICAL LIGHT FIXTURE (LP1A) & (LP1B) SPECIFICATION SHEET
SCALE: NONE

B ELECTRICAL LIGHT FIXTURE (WS1) SPECIFICATION SHEET
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No. 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH - LOT 7
1873 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

ELECTRICAL SCHEDULES

Project Number:
01-0052-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E801



Site Plan

Jacob Ranch Marketplace Lot 8

June 25, 2026

PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1853 S. Redwood Road
Project Acreage:	0.998 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, and 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 a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.998 acres and will contain a single 6,057 square-foot building, divided into four separate units. The proposed use for the building includes retail sales and 38 total parking spaces are included on the site plan (Exhibit 4).

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:

This site plan is located within the Jacob Ranch Marketplace Phase 1 preliminary plat, which was approved on October 14, 2025.

C. Process:

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

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.
Provided.*
- c. *New site plans shall follow the process below:*
 - i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.***
 - ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Completed.***
 - iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.***
 - iv. *The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.***
 - v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.***

D. Community Review:

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

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

E. General Plan:

The General Plan identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**

- 19.11, Lighting: **Shall Comply. All freestanding lighting fixtures and assemblies shall be black.**
- 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).**

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 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 Jacob Ranch Marketplace Lot 8 located at 1853 S. 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 freestanding lighting fixtures and assemblies shall be black.
5. A separate sign permit application shall be required.
6. All other Code requirements shall be met.

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

_____.

Option 2 – Continuance

“I move to **continue** the Site Plan for Jacob Ranch Marketplace Lot 8 **Jacob Ranch Marketplace Lot 8** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Jacob Ranch Marketplace Lot 8 **Jacob Ranch Marketplace Lot 8** located at 1853 S. Redwood Road with the Findings below:

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

H. Exhibits:

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

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacob Ranch Marketplace Lot 8– Site Plan
Date: 6.25.26
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:

<i>Applicant:</i>	<i>Forrest Gaskill – Corner Partners</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>1853 S Redwood Rd</i>
<i>Acreage:</i>	<i>1 Acres - 1 Lot</i>

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

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

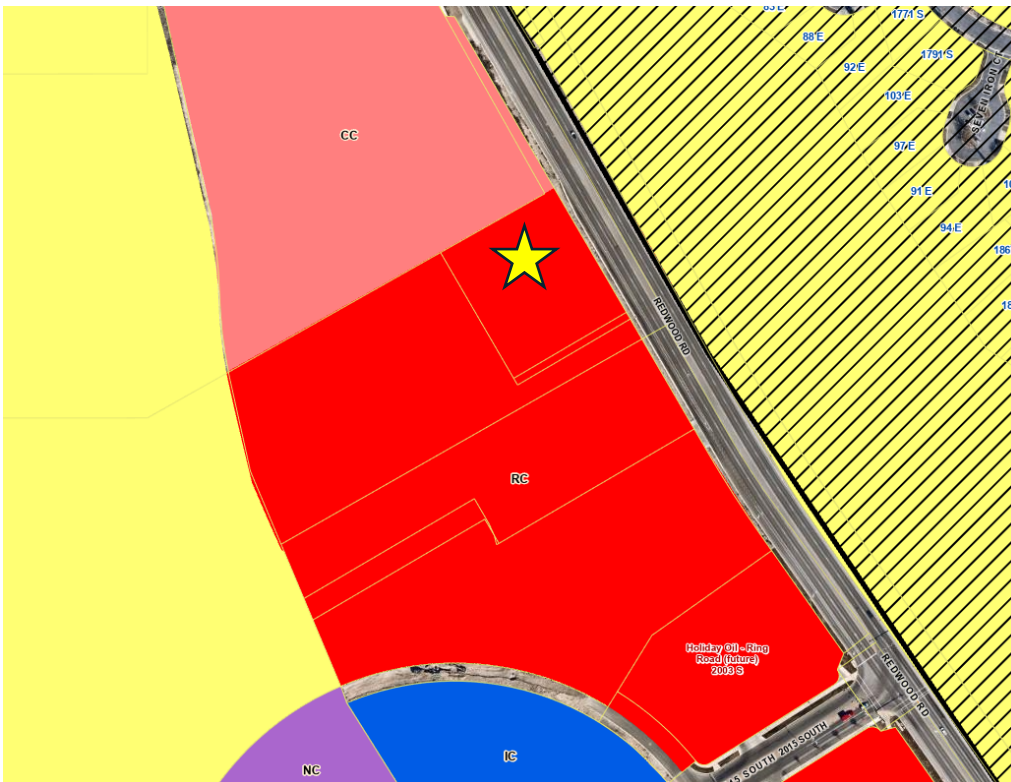
the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.
11. Developer shall design a weir at the 100-year high water elevation in structure 36 in substantial conformance with Detail SD-9, subject to acceptance by City staff.

LOCATION



ZONE





**SARATOGA
SPRINGS**
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN

JACOB RANCH MARKETPLACE LOT 8

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S Redwood Road
Project Acreage:	0.998 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional 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: December 1, 2025
2nd submittal: February 17, 2025
3rd submittal: April 27, 2026
4th submittal: June 3, 2026

Date of Review:

1st submittal: December 10, 2025
2nd submittal: March 2, 2025
3rd submittal: May 13, 2026
4th submittal: June 4, 2026

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

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 1, 2025
- 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:

- No comments.

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	30,000 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	66.8'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	24'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	122.7'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	29'5"
Lot coverage (Maximum)	50%	Complies	<10%
Building Size (Minimum)	1,000 sq. ft.	Complies	6,057 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	Outside of 105'

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.	22.7 % landscaped
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.	C3.0
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.	C1.0
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	C1.0
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.	C2.1	
Landscape Plans			
Regulation	Compliance	Findings	
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Darrin Perkes</i>	
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	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.	<i>L1.1</i>	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L1.1</i>	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C2.0</i>	
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L1.2</i>	
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.	<i>L1.1</i>	
Planting Standards			
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>L1.1</i>	
Evergreen Trees: Minimum 6' in height.	N/A.		
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>L1.1</i>	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>L1.1</i>	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>0%</i>	
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;	N/A.		

viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>100%</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>L1.1</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>Blue atlas cedar.</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>L1.1</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>L1.1</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>L1.2</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>L1.1</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>L1.1</i>
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 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.	<i>Dewitt Pro 5</i>

Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>Rock mulch</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>6" concrete mow strip</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>Drip lines shown</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	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 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.	N/A.	
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	N/A.	

under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 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, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	

Amount of Required Landscaping

Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	L1.1
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.	L1.1

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	43,426		
Required Landscaping	8,685	Complies	11,204
Required Deciduous Trees	6	Complies	10

Required Evergreen Trees	3	Complies	3
Required Shrubs	17	Complies	140
Drought Tolerant Plants	13	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.	<i>C1.0</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>C1.0</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>C1.0</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>DCCR to be recorded with plat.</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>E101A</i>																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <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.	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’	Complies.	<i>Distance requirement met.</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
10,001 to 25,000 square feet	300’																					
25,001 to 50,000 square feet	350’																					
50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	<i>C1.0</i>																				

Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>2 ADA stalls shown.</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>C1.0</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>C1.0</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>C1.0</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>C1.0</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	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.	<i>C1.0</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	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	Complies.	<i>Parking space designation agreement provided.</i>

b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the 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 rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	N/A.	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	N/A.	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	3' or taller shrubs 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.	L1.1
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.	Islands w/ trees shown.

On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	Complies.	<i>Islands w/ trees shown.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>Shaped islands shown.</i>
Required Minimum Parking		
<i>Retails, Sales 4/1000</i>	Complies.	<i>24 required, 38 provided.</i>
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	Complies.	<i>C1.0</i>
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	Complies.	<i>8 provided.</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>8 provided.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>C1.0</i>
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	Complies.	<i>See JR Mkt. Overall TIS.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>C1.0</i>
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	Complies.	<i>>10' w/ hedges.</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. 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.	Complies.	<i>None proposed.</i>

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.		
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Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9	18	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.	E801
Base: All lighting poles shall have a 16" decorative base.	Complies.	E801
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	E801
Angle: Shall be directed downward.	Complies.	E801
Lamp: Bulbs may not exceed 4000k.	Complies.	E801
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	E801
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	E801

Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>Details provided.</i>
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.	<i>See elevations.</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>E801</i>
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.	<i>Trespass lighting at southwest parking stalls exceeds 5 footcandles, however those stalls are to be used by lot 8 per the Parking Space Designation Agreement.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Does Not Comply.	Color not specified 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.	<i>Bell and arm shown in plans.</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>E601</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>E801</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a	Complies.	<i>E801</i>

motion detector system. Lights may be turned back on one half hour prior to the first employee shift.		
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>E801</i>
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.	<i>Shown in plans.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E601 & E801</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>E101A</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>N/A</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: <i>N/A</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.

Burial of Overhead Utility Lines	See Section 19.13.10
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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.	C1.0
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.	C1.0
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 may occur simultaneously with the approval of the proposed preliminary plat.	Complies.	Prelim plat approved.
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	Potential tenants to comply.
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; 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.	<i>Preliminary Plat approved.</i>
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<i>Prepared by Dominion August 2025.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	Complies.	<i>AWA November 2024.</i>
Data table including:	Complies.	<i>C1.0</i>

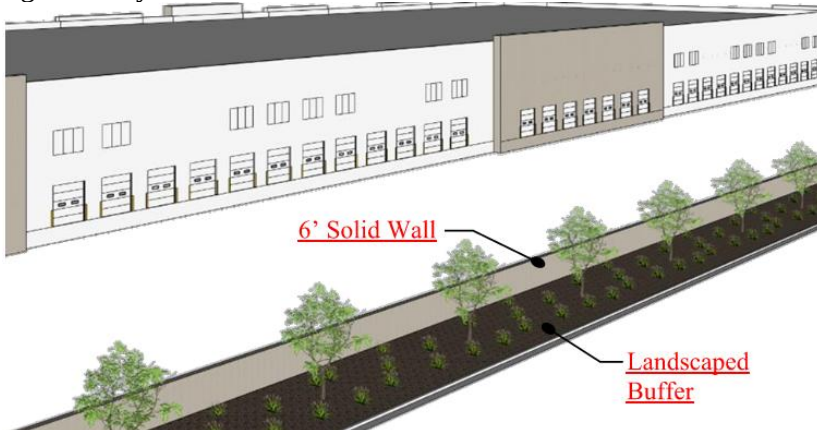
i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. 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.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>Received.</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>Received.</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>Received.</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>Separate sign permit to be submitted with building permit.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See traffic report.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>None proposed.</i>
Consideration Relating to Landscaping:	Complies.	<i>See landscape plan.</i>

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.	<i>C1.0</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See review.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Redwood Trail and connectivity shown.</i>

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	Complies.	<i>See elevations and renderings.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	Complies.	<i>Striping shown.</i>
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C1.0</i>
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: 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	Complies.	<i>Parking located accordingly.</i>

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.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>C1.0</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	<i>4' shrubs shown.</i>
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.	<i>C1.0</i>
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	Complies.	<i>C4.0</i>

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.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	<i>L1.0</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	<i>C1.0</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>L1.2</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	<i>C1.0</i>
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	N/A.	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>C1.0</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	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	N/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.		
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: - 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 - 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 avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	C1.0
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.  The image shows a perspective view of a long, single-story industrial building with a flat roof and multiple loading docks. In front of the building is a solid wall, and further forward is a landscaped buffer zone with trees and a sidewalk. Labels with leader lines point to the '6' Solid Wall' and the 'Landscaped Buffer'.		

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.	C4.0
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.	C1.0
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.	<i>Elevations shift of 5’ must be shown on floor plans.</i>
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.		

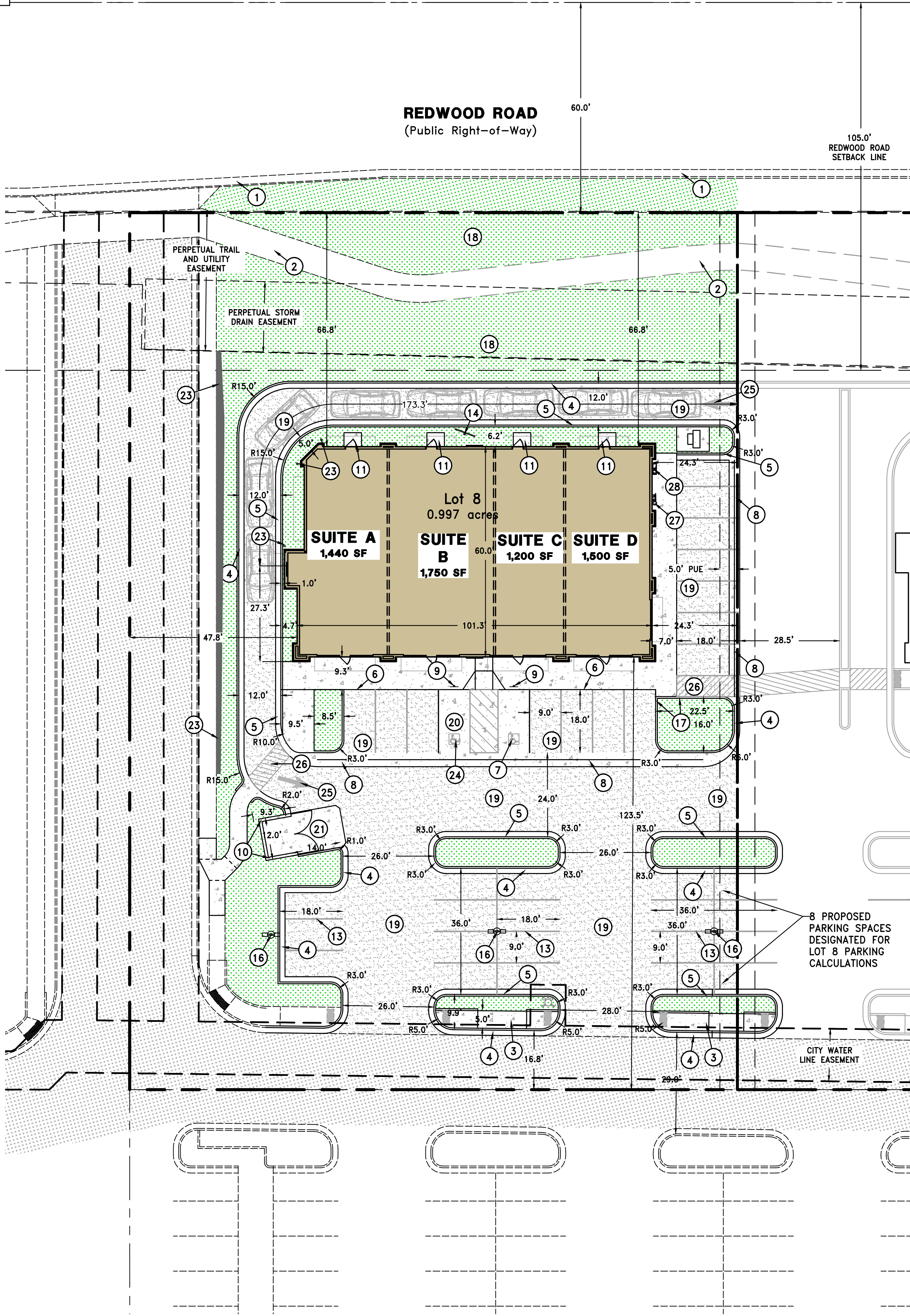
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	3-5' parapet shown.
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	Rooftop equipment screened by parapets.
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.	Parapets use building materials.
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.	A-1.00
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.	A-1.00
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.	>8'
Backlighting is not permitted.	Complies.	Not 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.	Screened with paint and vegetation.
Wing walls, screens, or other enclosures 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.	Parapets screen equipment.
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	Same materials and colors to be 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 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 materials shown.
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	No bright colors.
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall	Complies.	<75%

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.		
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.	<i>Veneer brick used.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No exterior access shown.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>A1.00</i>
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building’s primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	N/A	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Tenet panels internal.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>A2.00</i>
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	Complies.	<i>>35% on all elevations.</i>
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.	<i>Potential sign locations shown.</i>
Monument sign location meets code and sign details provided	Shall Comply.	<i>Separate sign permit shall be required.</i>
Wall signs and potential locations and details	Shall Comply.	<i>Separate sign permit shall be required.</i>

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

Exhibit 4



SITE PLAN KEYNOTES

- 1 EXISTING CURB & GUTTER. (REDWOOD ROAD)
- 2 EXISTING 8' SIDEWALK.
- 3 PROPOSED 5' PUBLIC SIDEWALK. SEE DETAIL 3/C5.0
- 4 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- 5 PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
- 6 PROPOSED 10' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 12/C4.0.
- 7 ACCESSIBLE CAR PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- 8 PROPOSED 4.0' CONCRETE WATERWAY. SEE DETAIL 6/C4.0.
- 9 INSTALL ADA PARKING SIGN WITH VAN ACCESSIBLE PLACARD 2' BEHIND BACK OF CURB. SEE DETAIL 14/C4.0
- 10 PROPOSED TRASH ENCLOSURE. SEE DETAIL 15/C4.0.
- 11 PROPOSED 5' W X 4' L CONCRETE LANDING.
- 13 4" WHITE PAVEMENT MARKING STRIPE (TYP.)
- 14 MENU BOARD (BY OTHERS)
- 16 PROPOSED PARKING LOT LIGHT POLE. SEE ELECTRICAL PLANS FOR FURTHER PARKING LOT LIGHT DETAILS.
- 17 CONTRACTOR TO TAPER CURB AND GUTTER HEIGHT TO MATCH INTO ADJACENT SIDEWALK. SEE DETAIL 15/C4.0.
- 18 LANDSCAPE AREA – SEE LANDSCAPE PLANS FOR DETAILS.
- 19 INSTALL LIGHT DUTY ASPHALT – SEE DETAIL 9/C4.0.
- 20 INSTALL LIGHT DUTY CONCRETE – SEE DETAIL 10/C4.0.
- 21 INSTALL HEAVY DUTY CONCRETE FOR DUMPSTER PAD – SEE DETAIL 11/C4.0.
- 22 PROPOSED RETAINING WALL.
- 23 PROPOSED 6" BOLLARD, SEE DETAIL 5/C4.0.
- 24 ACCESSIBLE VAN PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- 25 PROPOSED DIRECTIONAL ARROW.
- 26 PROPOSED STRIPED PEDESTRIAN CROSSING.
- 27 PROPOSED GAS METER.
- 28 PROPOSED ELECTRICAL METER.

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING
- PROPOSED FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED

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](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

SITE PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
- 3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- 4. ALL NEW CONSTRUCTION TO BE DONE IN SARATOGA SPRINGS CITY STANDARDS.
- 5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER SARATOGA SPRINGS CITY STANDARDS.

SITE INFORMATION

ADDRESS: XXX
ZONING: RC (Regional Commercial)
LEGAL DESCRIPTION: PROPOSED LOT 8 OF JACOB'S RANCH COMMERCIAL
PARCEL NUMBER: XX-XX-XXX-XXXX
SITE ACREAGE: 0.998 ACRES, 30,000 SQ. FT

PARKING CALCULATIONS

NOTE: REQUIRED PARKING CALCULATIONS ARE BASED ON SHELL BUILDING. REQUIRED/PROVIDED PARKING CALCULATIONS WILL BE UPDATED AS TENANT IMPROVEMENTS ARE SUBMITTED FOR PERMIT.

BUILDING TOTAL SQUARE FOOTAGE: 6,057 SQ. FT

SUITE	AREA (sq. ft.)	REQUIRED STALLS	USE	PARKING REQUIREMENTS
A	1,440	6	VACANT	(4 STALLS PER 1000 SQ. FT.)
B	1,750	7	VACANT	(4 STALLS PER 1000 SQ. FT.)
C	1,200	5	RETAIL, SALES	(4 STALLS PER 1000 SQ. FT.)
D	1,500	6	RETAIL, SALES	(4 STALLS PER 1000 SQ. FT.)

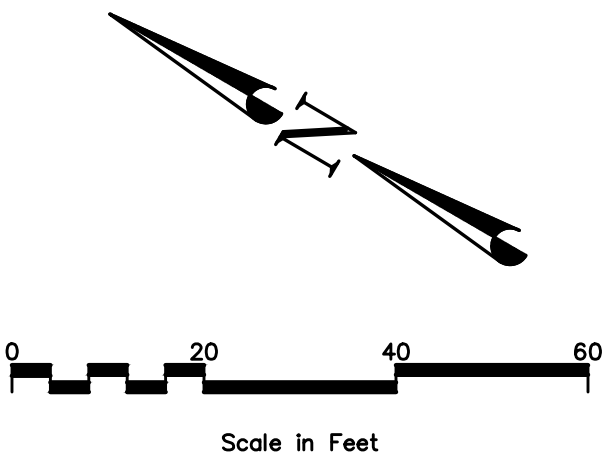
TOTAL REQUIRED PARKING: 24 SPACES
TOTAL PROVIDED PARKING: 35 + 3 SPACES
TOTAL REQUIRED ACCESSIBLE SPACES: 2 SPACES
TOTAL PROVIDED ACCESSIBLE SPACES: 2 SPACES

SITE AREA TABLE

Item	Area	Units
Total gross acreage	0.997	(acres)
Building footprint area	6,057	(sq.ft.)
Total building floor area	6,057	(sq.ft.)
Landscaping area	9,858	(sq.ft.)
Landscaping percent	22.7	(% of lot)
Impervious area	27,512	(sq.ft.)
Impervious percent	63.4	(% of lot)

SITE PLAN SUMMARY OF QUANTITIES

ITEM	DESCRIPTION	EST. QTY.	UNIT
1	PAVEMENT	12,118	SQ. FT.
2	UNTREATED BASE COURSE	16,208	SQ. FT.
3	24" CONCRETE CURB AND GUTTER	1,005	FT.
4	5' SIDEWALK	120	FT.
5	10' SIDEWALK	106	FT.
6	7' SIDEWALK	60	FT.
7	ADA RAMPS	7	EA.
8	48" WATER WAY	110	FT.
9	36" WATER WAY	68	FT.



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EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

NO.	DATE	BY	REVISIONS

DESIGNER: KJG
MANAGER: KGU
FILE NAME: ST-JR-LOT8.dwg

SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 8050527
-2942
JEREMY RICK
HANSON
5/15/2024
STATE OF UTAH

FOR: Jacob Ranch Marketplace, LLC

LOCATION: Saratoga Springs, Utah

PROJECT: JACOB RANCH MARKETPLACE LOT 8

SHEET: SITE PLAN

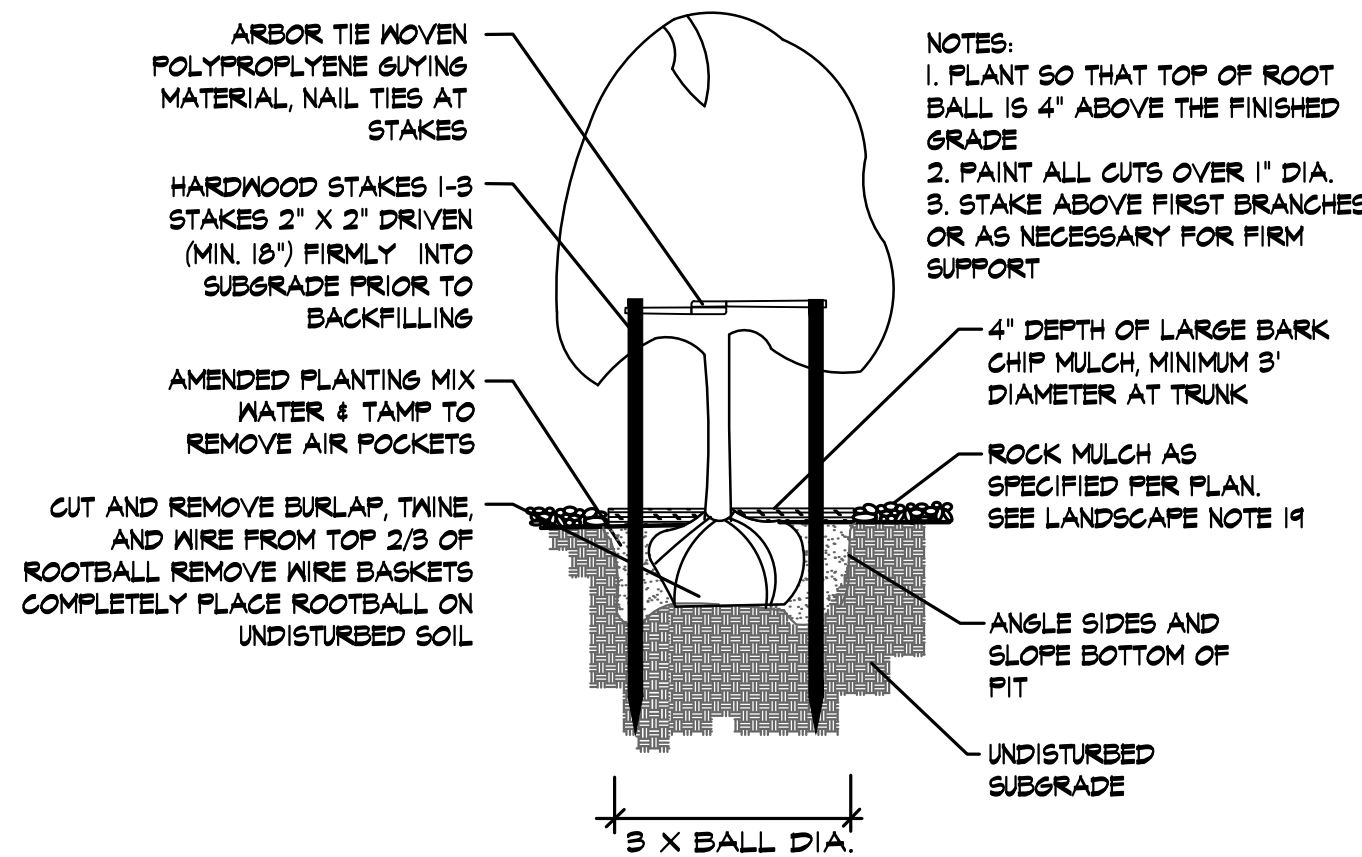
PROJECT NO. 4288

ISSUE DATE: 05/28/2026

SHEET NO. C1.0

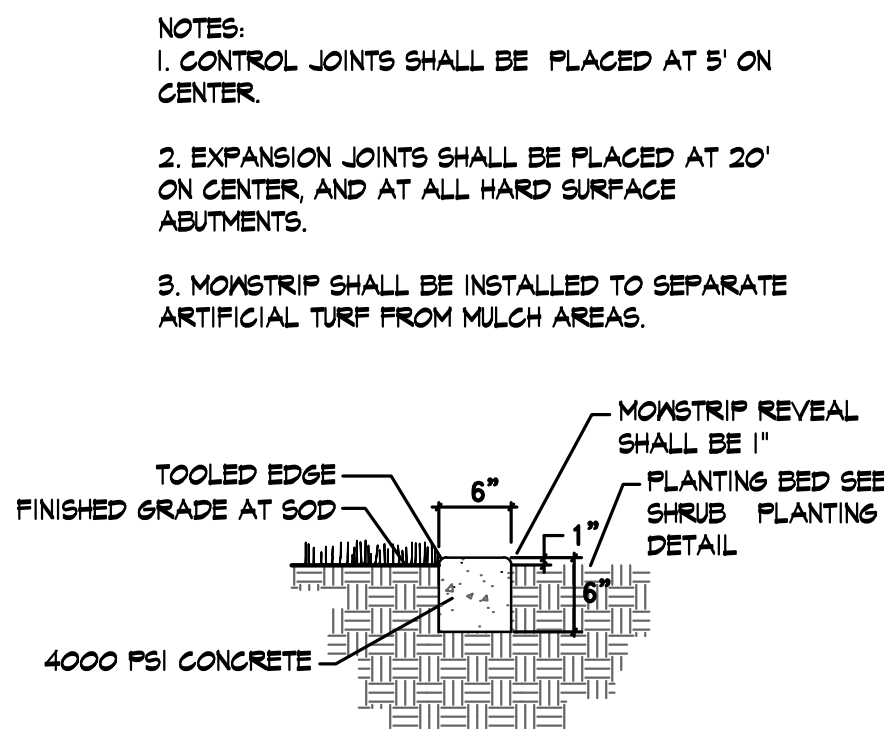
Exhibit 5

- IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.
8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN NATIVE GRASS SEEDING AND REVEGETATION SEEDING AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND TWELVE INCHES (12") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.
9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.
10. A MINIMUM 4" LAYER OF MULCH OVER DEWITT PRO 5 WEED BARRIER SHALL BE PROVIDED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. THE MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE. THE TOP OF ALL AREAS OF MULCH SHALL BE 1" BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR PAVEMENT. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS IMMEDIATELY BEFORE INSTALLING THE WEED BARRIER. SEE PLANS FOR MULCH TYPES. GRAVEL AND COBBLE MULCH SHALL BE CRUSHED, SCREENED, OR WASHED CLEAN OF EXCESS DIRT, FINES, AND SILT. DEPOSITED PILES OF FINES WITHIN ROCK MULCH ARE NOT ACCEPTABLE.
11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".
18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
19. AN AREA AT THE BASE OF THE TREE A MINIMUM OF THREE FEET IN DIAMETER SHALL BE KEPT FREE OF ROCK AND TURF. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS OF LANDSCAPING WHERE STRIPS OF TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET IN DIAMETER.



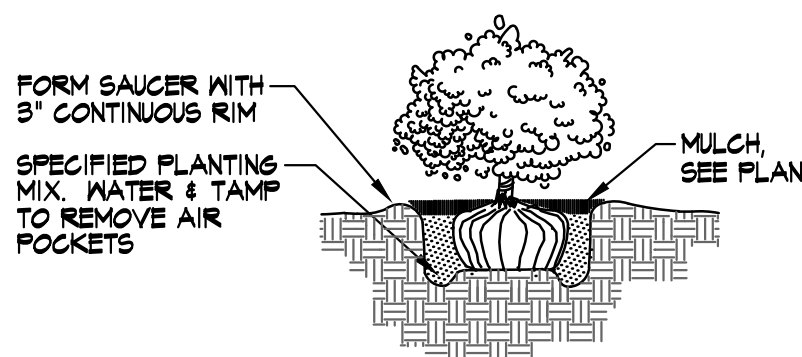
TREE PLANTING AND STAKING

NT.S.



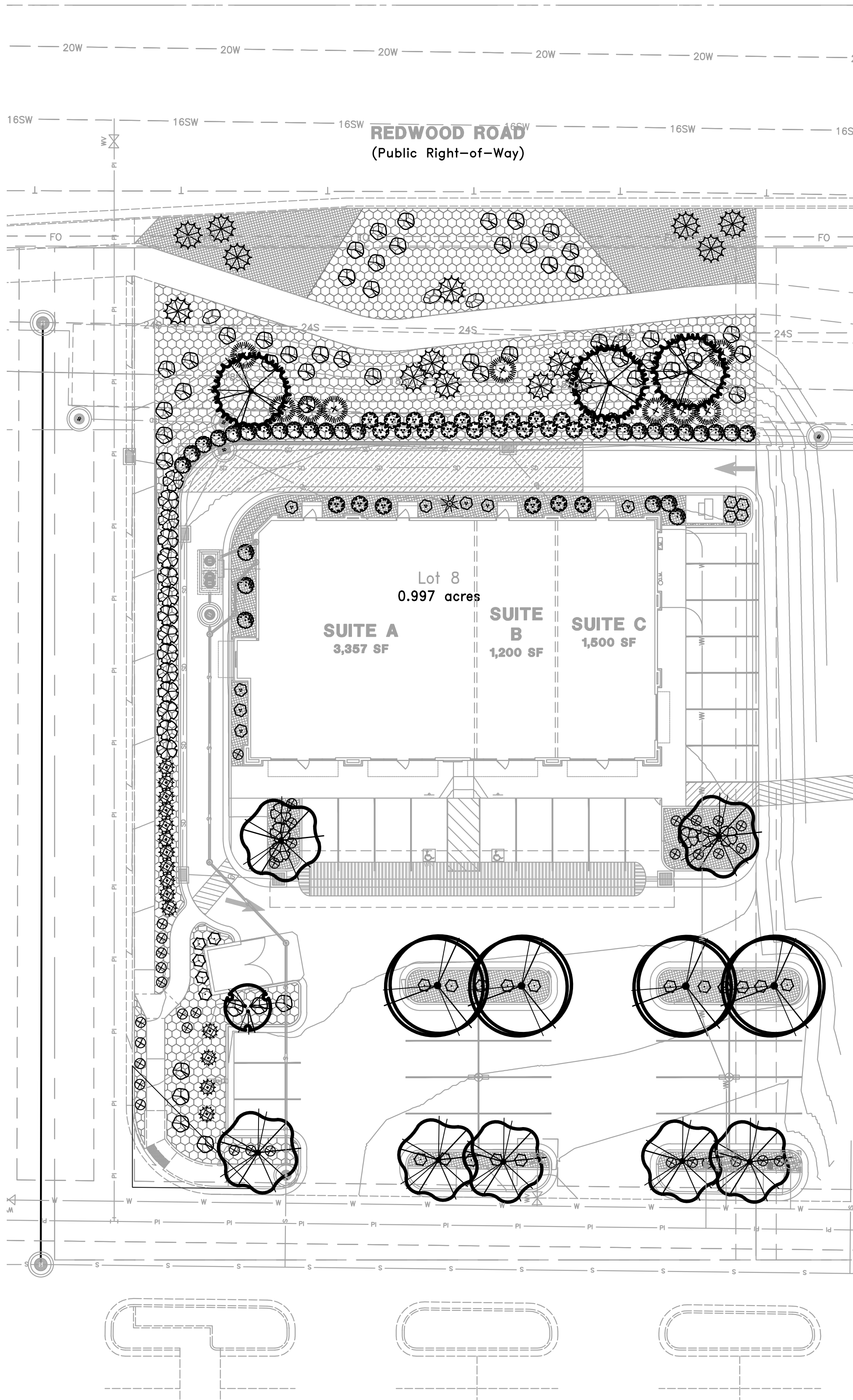
CONCRETE MOWSTRIP

NT.S.



SHRUB PLANTING

NT.S.



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR 20' X 30'	B & B		6' HT.	3
	KOELREUTERIA PANICULATA 'FASTIGIATA' / COLUMNAR GOLDENRAIN TREE 8' X 30'	20 GAL			1
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC 15' X 25'	B & B	2" CAL		7
	ZELKOVA SERRATA 'JFS KW4ZS' / ZILARATION® JAPANESE ZELKOVA 25' X 30'	B & B	2" CAL		4

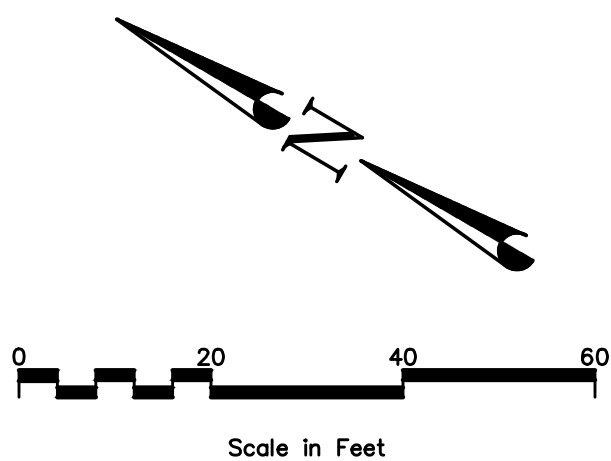
SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	ARONIA MELANOCARPA 'UCONNAM166' / LOW SCAPE HEDGER® BLACK CHOKEBERRY 4' X 3'	5 GAL	28
	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY 4' X 5'	2 GAL	15
	BUXUS MICROPHYLLA 'BULHOUSE' / SPRINTER® LITTLELEAF BOXWOOD 4' X 4'	2 GAL	27
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER 1' X 6'	5 GAL	14
	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER 15' X 6'	5 GAL	9
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC 3' X 6'	5 GAL	52
	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT 3' X 3'	2 GAL	8
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA 4' X 5'	5 GAL	21
ANNUALS/PERENNIALS			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 3' X 5'	1 GAL	25
	MAHONIA REPENS / CREEPING MAHONIA 6' X 1'	2 GAL	1
	PENNISETUM ALOPECUROIDES 'HAEMELN' / HAEMELN FOUNTAIN GRASS 2' X 3'	1 GAL	35

GRAVEL / MULCH

	4" DEPTH OF 2"-4" SOUTH TOWN COBBLE, WITH EARTH TONES OF BROWN, TAN, CREAM PURPLE, AND GREY OVER DEWITT PRO5 WEED BARRIER, COBBLE TO BE SCREENED OR WASHED; CLEAN OF EXCESS SILTS, CLAYS, AND FINES	7,722 SF
	4" DEPTH OF 1 1/2" NEPHI CRUSHED GRAVEL WITH EARTH TONE MIX OF BEIGE, TAN, AND GREY OVER DEWITT PRO5 WEED BARRIER, GRAVEL TO BE CRUSHED OR WASHED; CLEAN OF EXCESS SILTS, CLAYS, AND FINES	3,613 SF
	8-12 CF LANDSCAPE BOULDER	4 BOULDERS

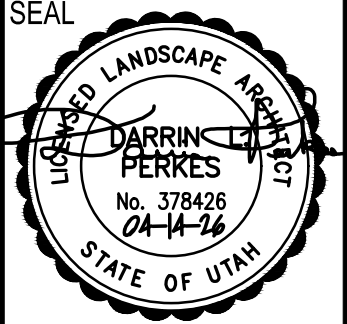
LANDSCAPE DATA TABLE

TOTAL SITE AREA	43,426 SF (0.997 AC)
TOTAL TREES	15 TREES
TOTAL SHRUBS	174 SHRUBS
TOTAL GRASSES / PERENNIALS	61 GR. / PER.
ON SITE LANDSCAPE AREA	9,943 SF (22.9%)
RIGHT OF WAY LANDSCAPE AREA	1,392 SF
TOTAL LANDSCAPE AREA	11,335 SF
TOTAL TURF GRASS AREA	0 SF (0%)
TOTAL ROCK MULCH AREA	11,335 SF (100%)
DROUGHT TOLERANT PLANT SPECIES	100%



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DATE	BY	REVISIONS	NO.	DESIGNER: KGU	MANAGER: KGU	FILE NAME: LS-JR-LOT8.dwg



FOR: Jacob Ranch Marketplace, LLC	LOCATION: Saratoga Springs, Utah
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PROJECT: JACOB RANCH MARKETPLACE LOT 8	SHEET: LANDSCAPE PLAN
PROJECT NO: 4288	ISSUE DATE: 04/14/2026
SHEET NO: L.1.1	

1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.

5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.

6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).

8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.

9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.

10. CONTROL WIRE MUST BE UF-LU LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.

11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.

12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.

13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.

14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.

15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVEING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVEING.

16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.

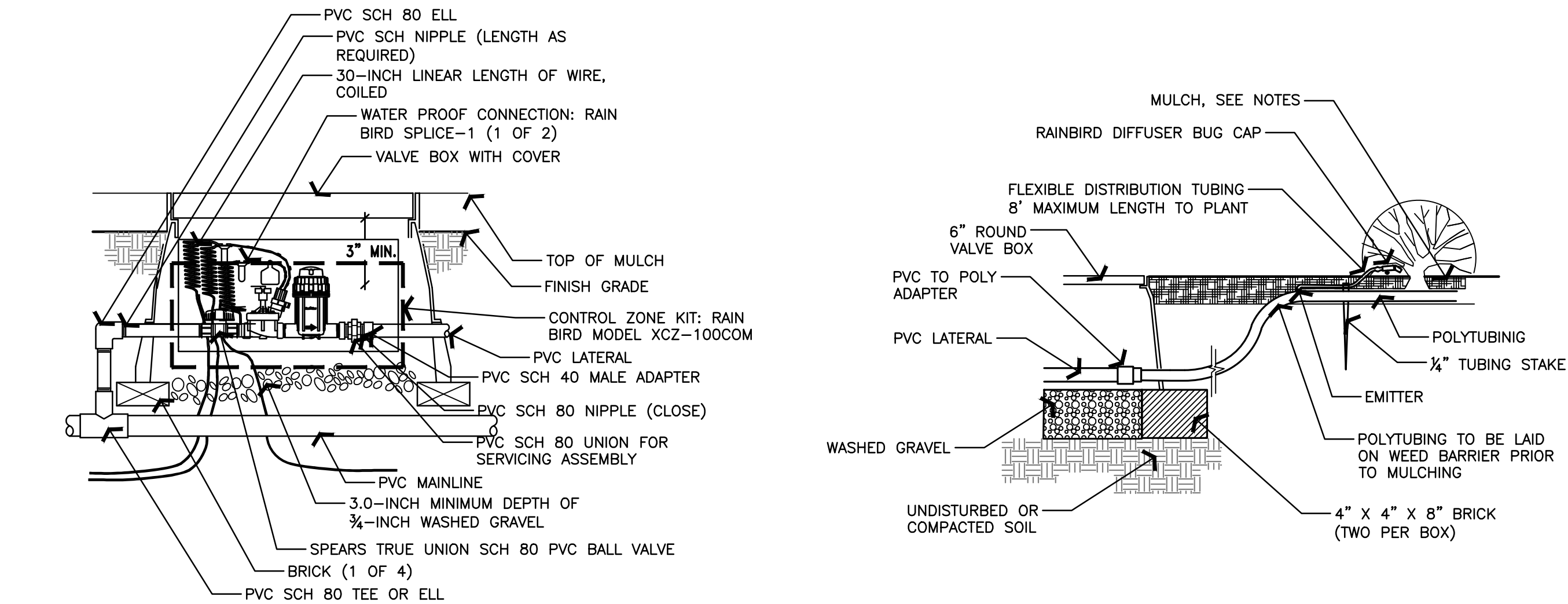
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".

18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KLIN DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.

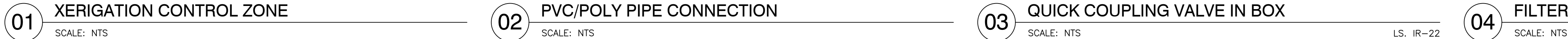
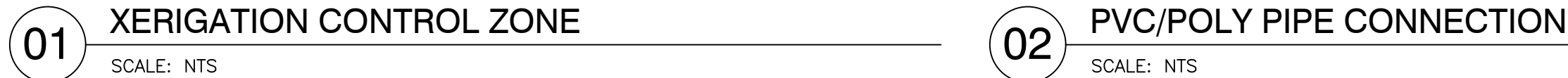
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.

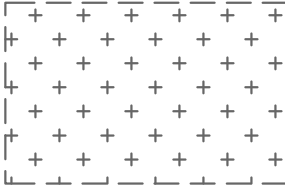
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.

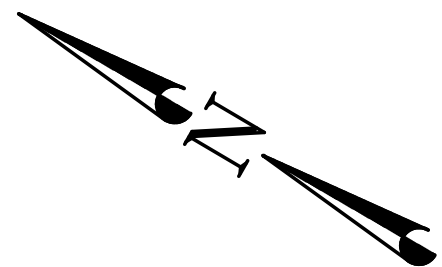
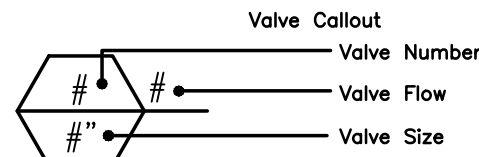
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.



01 XERIGATION CONTROL ZONE
SCALE: NTS



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2
	PIPE TRANSITION POINT IN DRIP BOX. PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	13
	RAIN BIRD XFDE-09-12 DRIP RING	15
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH=BLUE, 10PC 1.0 GPH=BLACK, AND 20PC 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (2 assigned to each 1 gal plant) 20PC emitters (2 assigned to each 2 gal plant) 20PC emitters (2 assigned to each 3 gal plant) 20PC emitters (2 assigned to each 5 gal plant)	10,869 SF 120 102 248
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 44-RC 1IN. BRASS GYDE-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	MATCO 759 MANUAL DRAIN VALVE 1/2" VALVE INSTALLED AFTER FILTER AND AT ALL LOW ENDS OF MAINLINE. IN A 10" ROUND VALVE BOX WITH 6" DEPTH OF GRAVEL.	1
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. EXACT LOCATION TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE ELECTRICAL SOURCE.	1
	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RXZE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	AMIAID 1-T-STEEL SCREEN AMIAID 1IN. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
	POINT OF CONNECTION 1" METER CONNECTION PER CITY STANDARDS, SEE CIVIL PLANS FOR METER AND DETAILS	1
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	777.2 LF
—————	IRRIGATION MAINLINE: PVC SCHEDULE 40	150.4 LF
=====	PIPE SLEEVE: PVC CLASS 200 SDR 21	317.2 LF



0 40 60

Scale in Feet

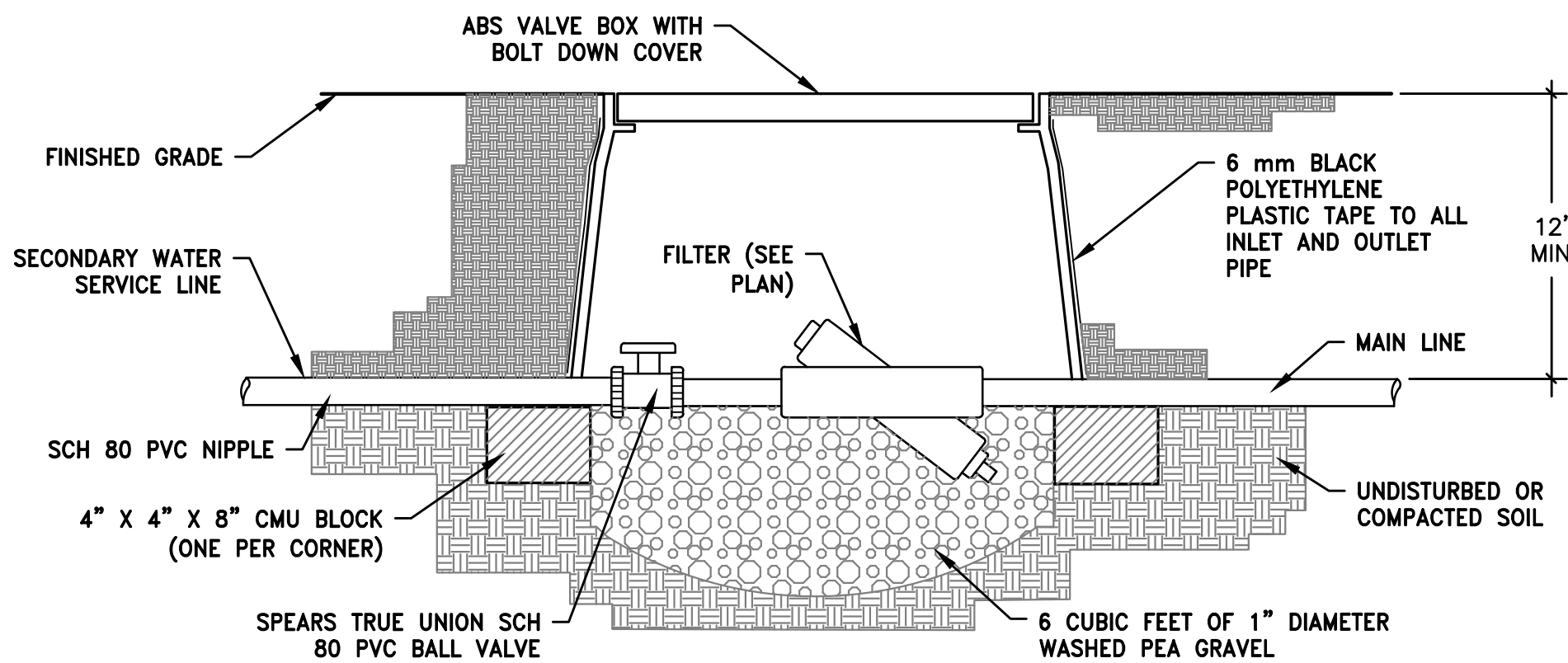
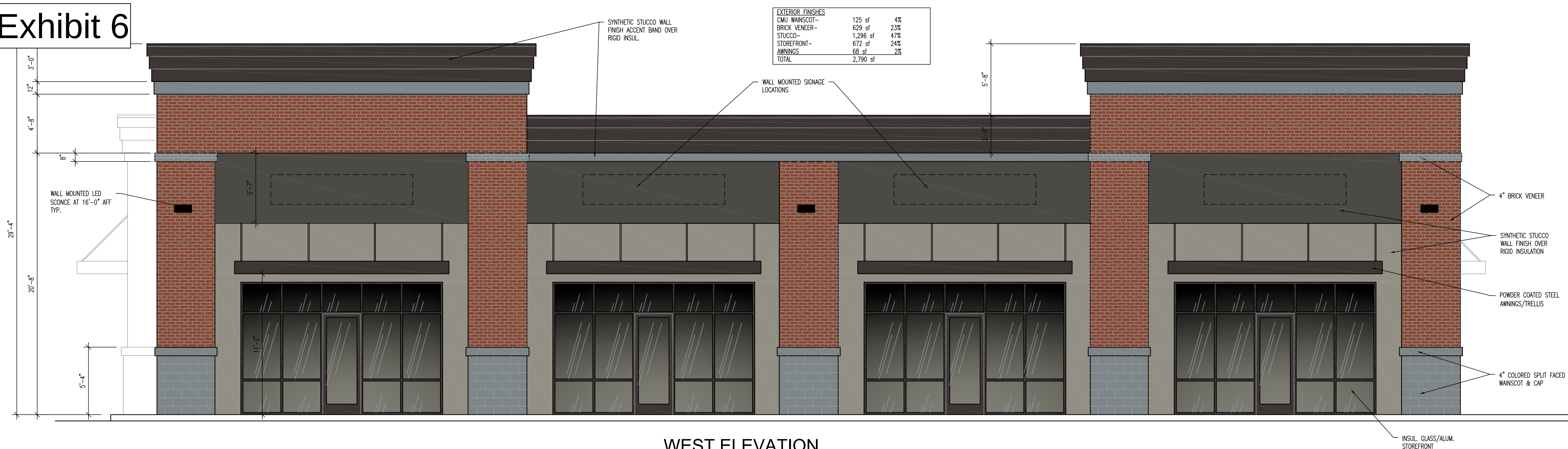


Exhibit 6



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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



EAST ELEVATION

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



BRICK VENEER
INTERSTATE BRICK WALNUT



BRICK VENEER ACCENT BAND
INTERSTATE BRICK PLATINUM



SPLIT FACED WAINSCOT VENEER
SUNCORE NATURAL

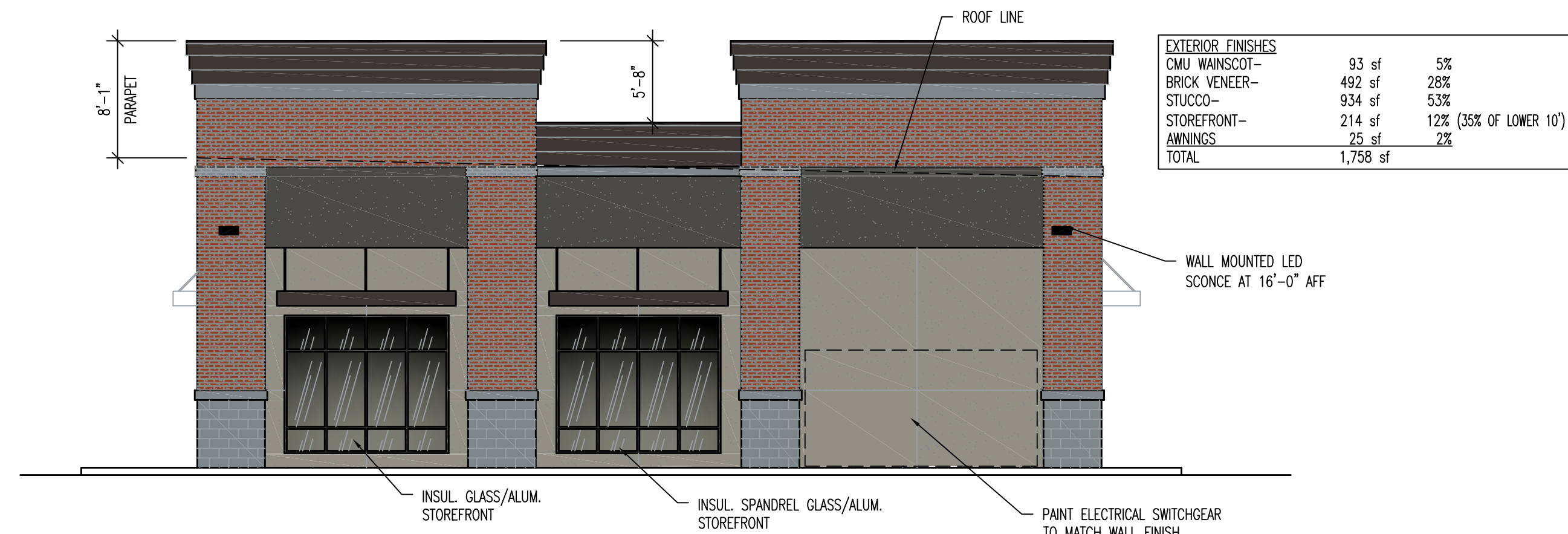


STUCCO FINISH
SHERWIN WILLIAMS PORPOISE
HEX Code: #6A635A

STUCCO FINISH
SHERWIN WILLIAMS JOGGING PATH
Hex Code: #C0B9A9

TOP BAND STUCCO FINISH
& AWNINGS
SHERWIN WILLIAMS URBANE BRONZE

hex code #54504a



SOUTH ELEVATION

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

NEW SHELL BUILDING FOR:

CORNER PARTNERS
JACOBS RANCH

LOT 8
SARATOGA SPRINGS, UTAH

ELEVATIONS

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:

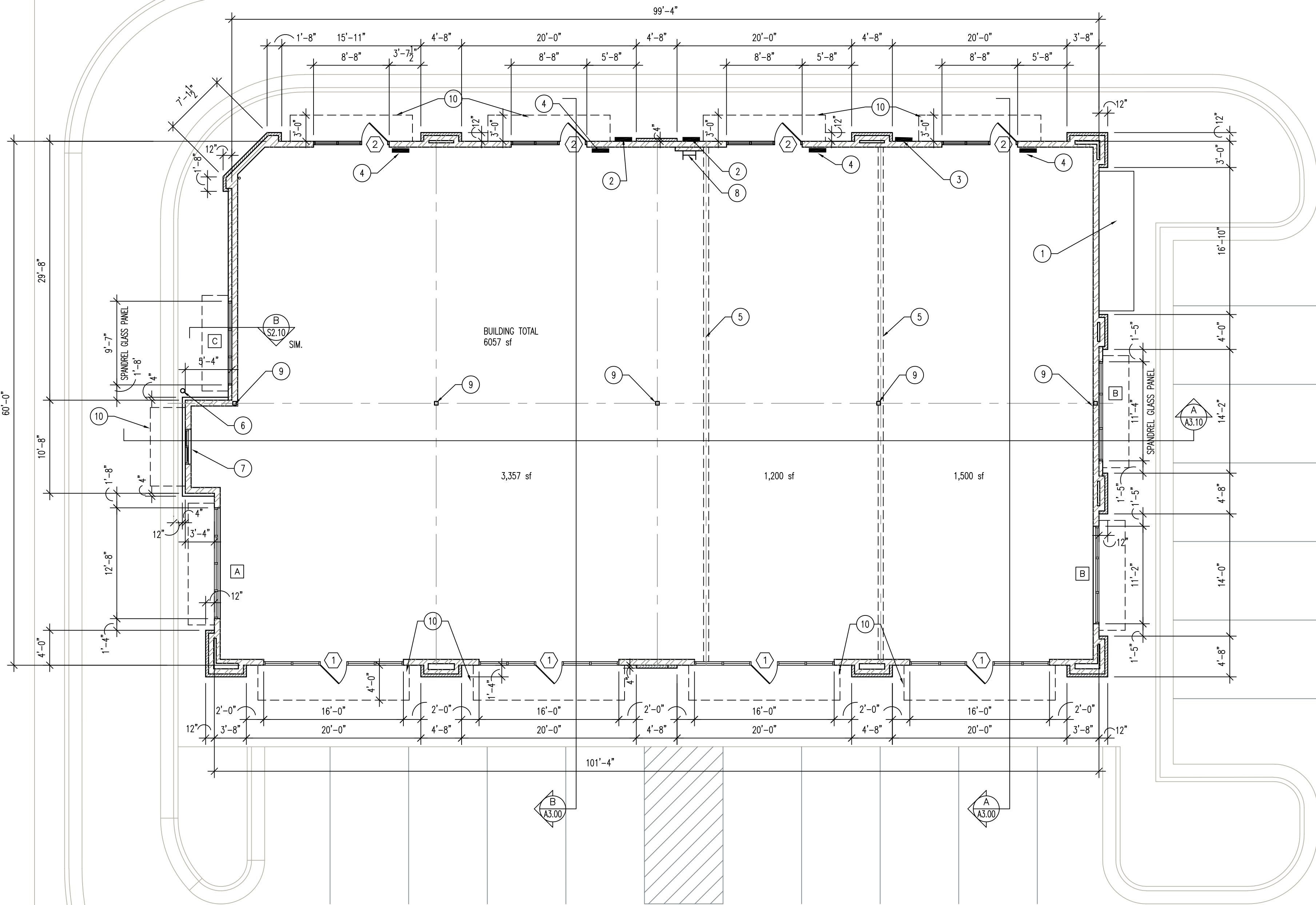
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DATE	REVISION
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SHEET TITLE

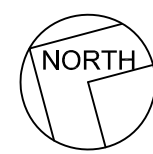
A-2.00

ARCHITECTURAL 2 of 5



FLOOR PLAN

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



DOOR SCHEDULE:

1. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 8'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE WITH THUMB TURN FOR DOGGING LATCH PER ANSI. SEE DOOR TYPES 'A' & 'B' & HEAD & JAMB DETAILS.
2. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 7'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE PER ANSI. SEE DOOR TYPES 'B' & HEAD & JAMB DETAILS.

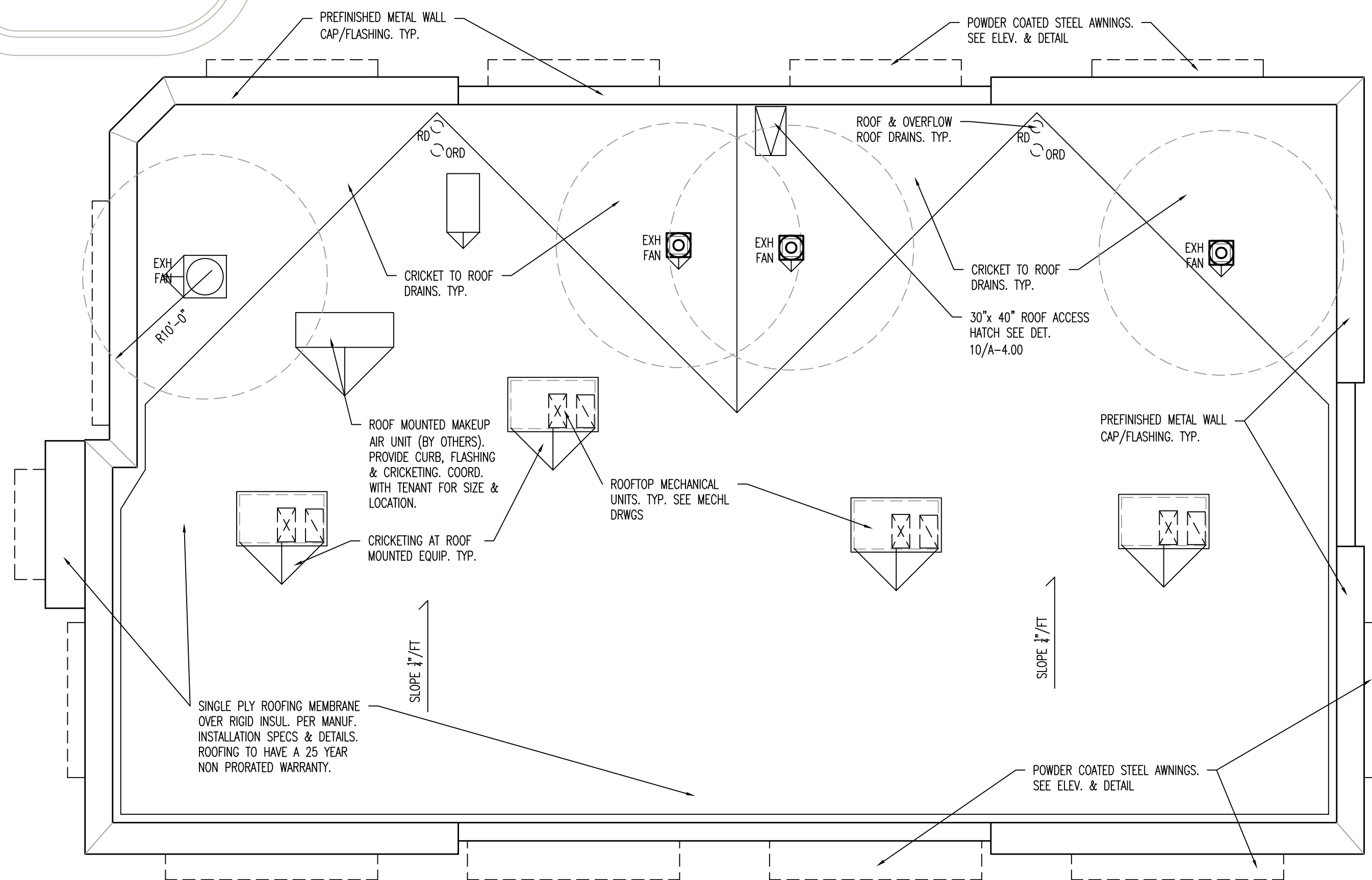
ALL DOOR HARDWARE IS TO BE HEAVY DUTY COMMERCIAL GRADE: LCN, VON DUPRIN, SCHLAGE, TRIMCO OR APPROVED EQUIVALENT. (VERIFY QUANTITIES)

KEYED NOTES:

1. ELECTRICAL SWITCH GEAR/DISCONNECTS, METERS. SEE ELECT. DRWGS
2. DEMARK/COMMUNICATIONS PANEL. SEE ELECT. DRWGS
3. HOUSE ELECTRICAL PANEL. SEE ELECT. DRWGS
4. TENANT ELECTRICAL PANEL- SEE ELECT. COORD. WITH OWNER & TENANT FOR EXACT PLACEMENT. SEE ELECT. DRWGS
5. PROPOSED DEMISING WALLS
6. 6" CONC. FILLED STEEL PIPE BOLLARD WITH YELLOW PLASTIC COVER & ROUNDED TOP. 36" ABOVE GRADE & 36" BELOW SET IN 15" CONC. PIER
7. DRIVE THRU WINDOW SUPPLIED BY OTHERS INSTALLED BY G.C. CONTRACTOR.
8. STEEL ROOF ACCESS LADDER. SEE DETAIL 9/A-4.00 & 10/A-4.00. FUR OUT WALL AS REQ'D TO FALL BELOW ROOF HATCH.
9. STEEL COLUMN- SEE STRUCTURAL DRAWINGS
10. POWDER COATED STEEL AWNING/TRELLIS. SEE ELEV. & DETAILS

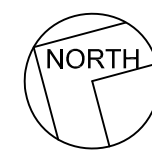
GENERAL NOTES:

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
2. GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
3. INTERIOR WALLS & FINISHES ARE PART OF TENANT IMPROVEMENT DRAWINGS & ARE A SEPARATE PERMIT.
4. REFER TO TENANT IMPROVEMENT DRAWINGS COORDINATE WITH TENANT FOR ALL WORK AND EQUIPMENT TO BE FURNISHED BY OTHERS OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
5. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF STRUCTURAL SHEATHING.
6. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
7. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
8. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
9. PROVIDE RECESSED JUNCTION BOX AT ALL EXTERIOR OUTLETS & WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL FOR LOCATIONS.
10. PROVIDE RECESSED JUNCTION BOX AT IRRIGATION TIMER LOCATION. SEE LANDSCAPE PLAN. ELECTRICAL CONNECTIONS TO BE PART OF TENANT IMPROVEMENT. REF: TENANT IMPROVEMENT DRAWINGS.



ROOF PLAN

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



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NEW SHELL BUILDING FOR:

CORNER PARTNERS
JACOBS RANCH

LOT 8

SARATOGA SPRINGS, UTAH

FLOOR PLAN, ROOF PLAN & NOTES

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:

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DATE REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 5

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

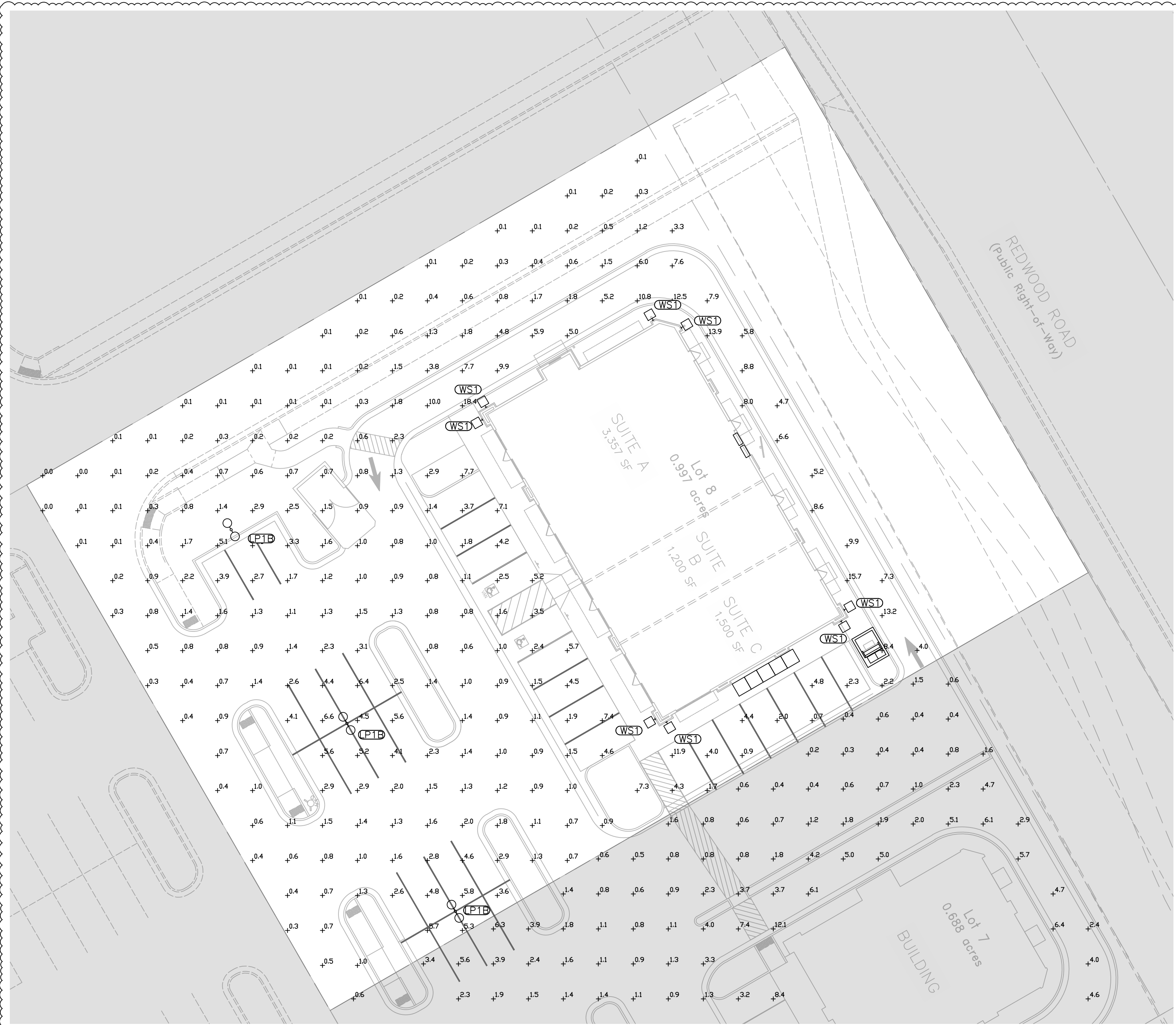
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

ELECTRICAL KEY NOTES:
1. All electrical work shall conform to the 2022 National Electrical Code (NEC) and the 2022 Utah Electrical Code (UEC).

Taft
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No.: 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

JACOB RANCH — LOT 8
1853 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

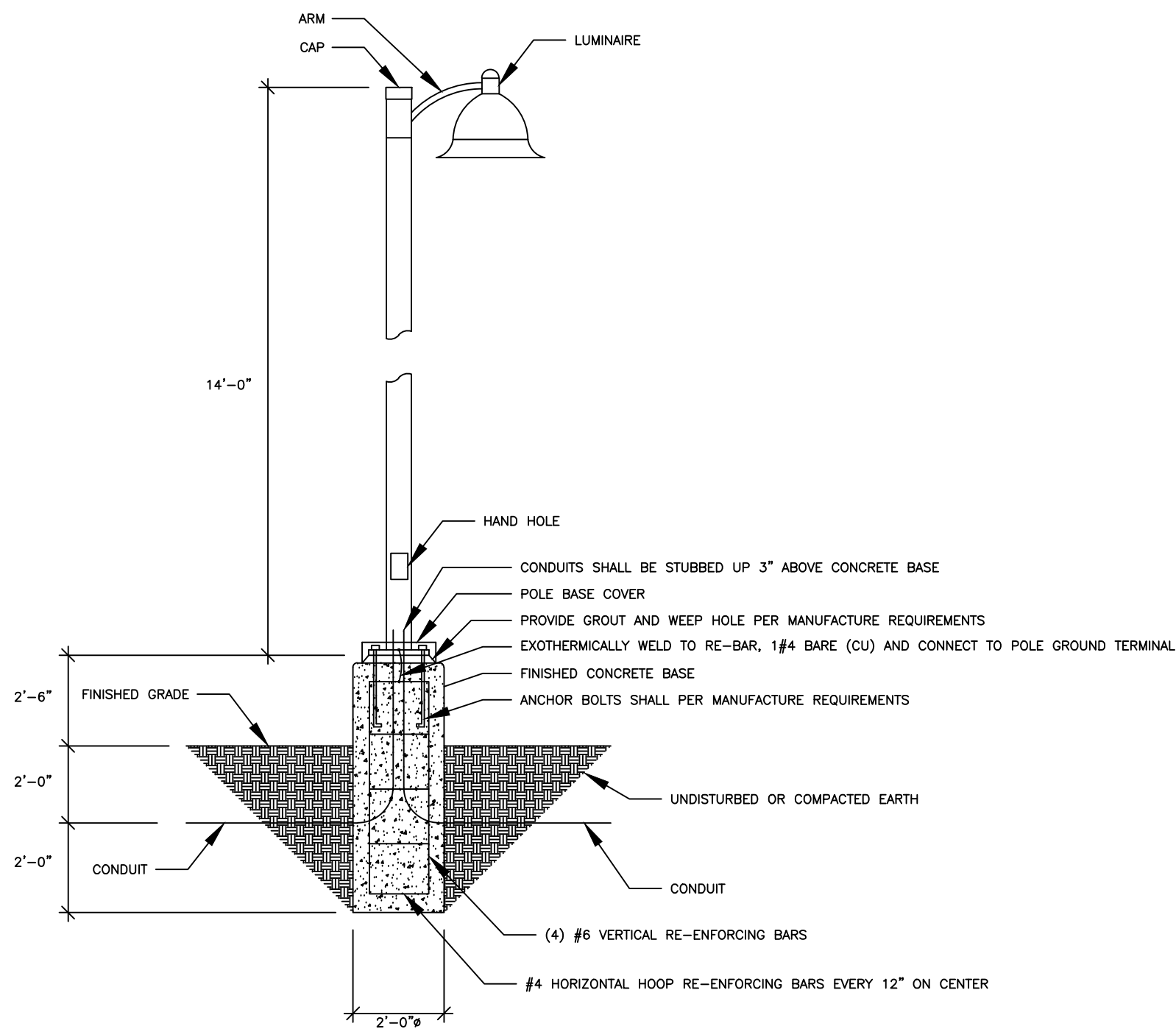
ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number:
01-0053-2025

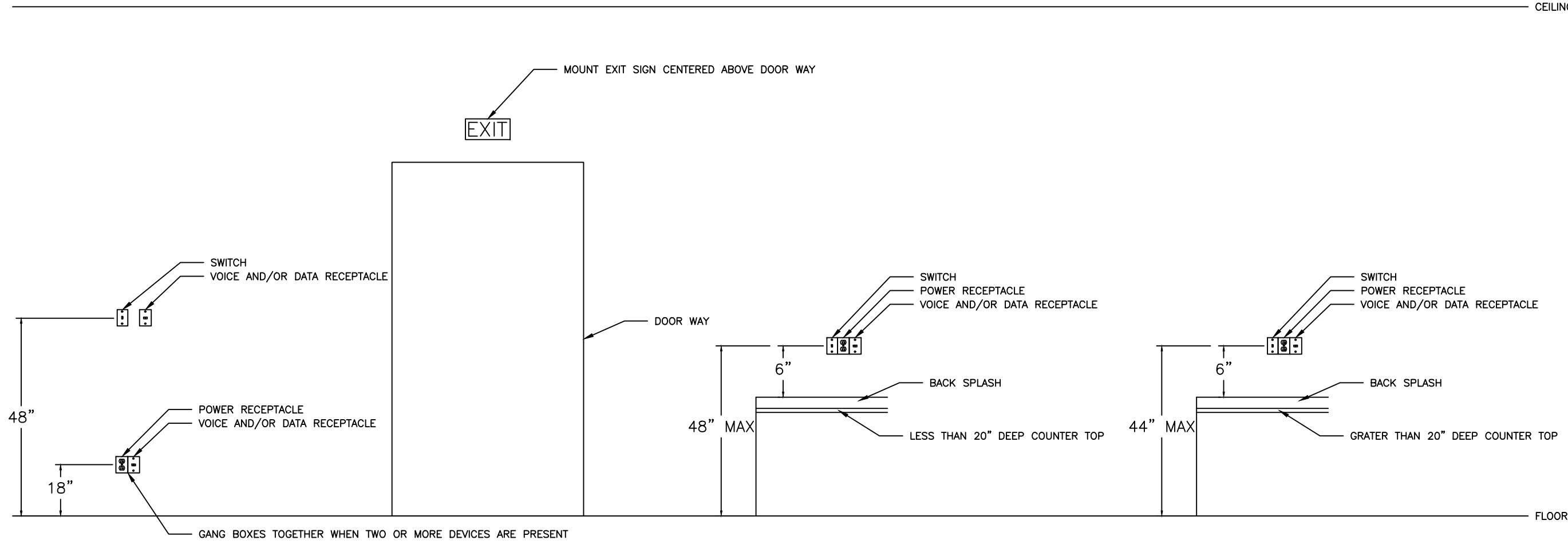
Status:
REVIEW SET

Date:
04-13-2026

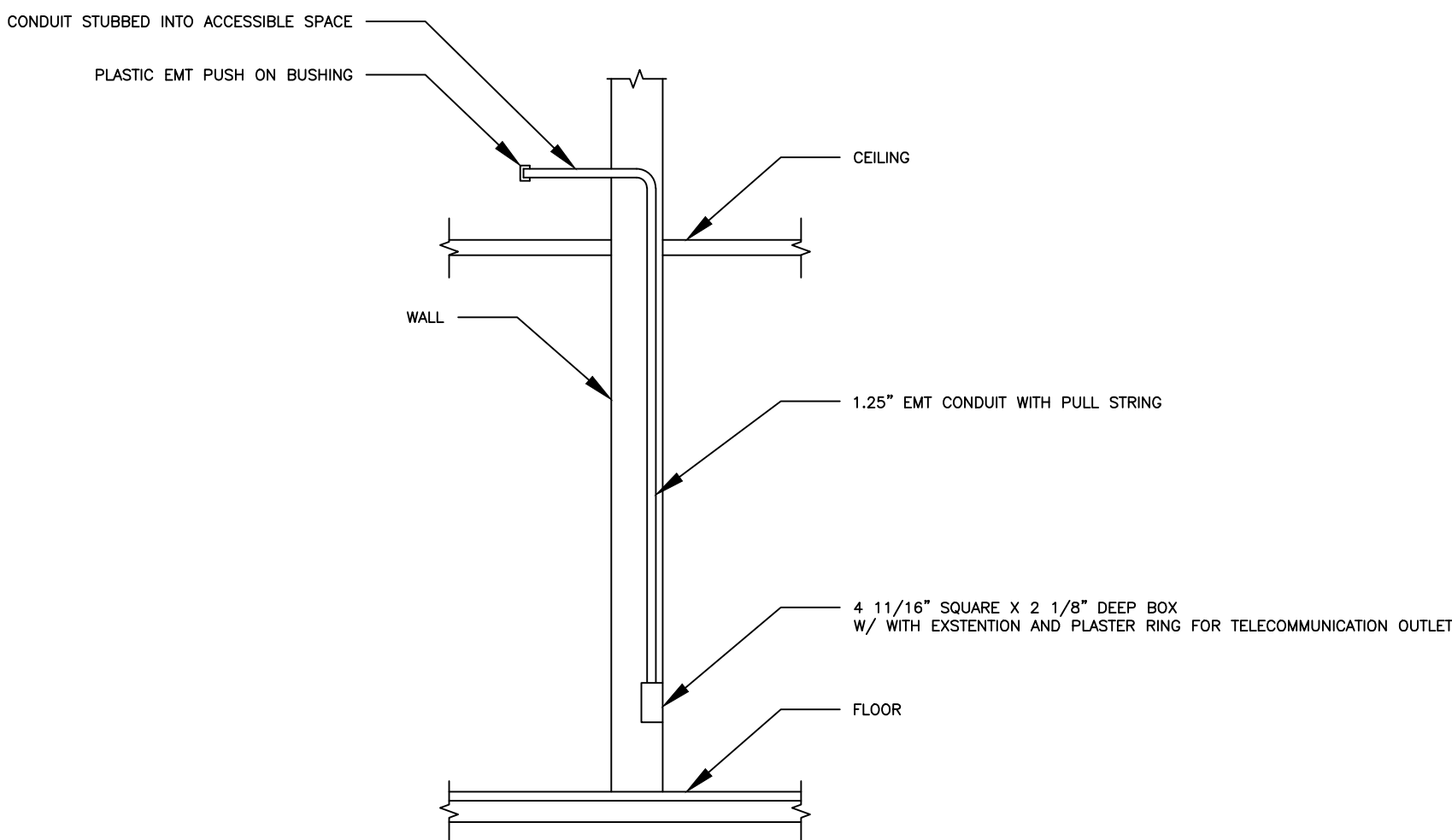
Sheet Number:
E101A



C ELECTRICAL POLE BASE DETAIL (TYPICAL)
SCALE: NONE



A ELECTRICAL POWER & LIGHTING DEVICES TYPICAL MOUNTING HEIGHTS
SCALE: NONE



B ELECTRICAL TELECOMMUNCATION STUB-UP DETAIL
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer

Expiration Date:
03-31-2027
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6563034-2202
Date Stamped:
04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH — LOT 8
1853 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL DETAILS — GENERAL

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E601

ELECTRICAL LIGHT FIXTURE SCHEDULE (TYPE)										
TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	DIMMING	MOUNTING	NOTES
LP1A	0	FULL CUTOFF ONE HEADED 16'-0" POLE LIGHT	VISIONAIRE	HEAD: ODN-2-L-13-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM ARM: VA110-L-S1-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-BK BASE: DCB-20-4RS-BK	LED 7,480lm, 4000K, 70CRI	54	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
LP1B	3	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-13-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM 2 X ARM: VA110-L-S1-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-BK BASE: DCB-20-4RS-BK	LED 14,890lm, 4000K, 70CRI	108	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
WS1	10	FULL CUTOFF WALL SCENCE	VISIONAIRE	OWS-13-16-4K-UNV-WM-BK-DIM	LED 8430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT	
CP1	9	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	V01-L30-7-40-T5-SM-SCBA-DM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	
CP1E	0	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	V61-L30-7-40-T5-SM-SCBA-EM/10WC-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	PROVIDE WITH EMERGENCY BATTERY PACK
S1	0	4'-0" STRIP LIGHT	HE WILLIAMS	76R-4-L30/835-ACF/096-DM-UNV	LED 3000lm, 4000K, 70CRI	19.2	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	
S1E	0	4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-EM/10WLP-ACF/096-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.2	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
EX1	0	EXIT WITH BATTERY PACK	CHLORIDE	CXXL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EXB1	8	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	COXBL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EB1	0	OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CTXBL24WC5WF	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
NOTES: MATERIALS: ALL LIGHTING FIXTURES AND ASSEMBLIES SHALL BE METAL. BASE: ALL LIGHTING POLES SHALL HAVE A 16" DECORATIVE BASE. TYPE: ALL LIGHTING FIXTURES SHALL BE OF THE "FULL CUTOFF" VARIETY. SHOEBOX FIXTURES ARE PROHIBITED. ANGLE: SHALL BE DIRECTED DOWNWARD. LAMPS: BULBS/LED MAY NOT EXCEED 4000K. PROHIBITED LIGHTING: SEARLIGHTS, STROBE LIGHTS AND ANY LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT. SCHEDULE: ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES; HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00 PM AND MUST KEEP THEM OFF UNTIL ONE HALF HOUR BEFORE SUNRISE. HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. 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. 2. ALTERNATE MANUFACTURES ACCEPTABLE IF PRE-APPROVED BY ENGINEER BEFORE BID DATE. SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL DETAILS.										

ELECTRICAL EQUIPMENT HOOK-UP SCHEDULE														M 1							
EQUIPMENT ID	DESCRIPTION	EQUIPMENT FURNISHED & INSTALLED BY	QUANTITY (ESTIMATE ONLY)	LOAD (HP, WATTS OR AMPS)	VOLTAGE & PHASE	STARTER					DISCONNECT OR OTHER MEANS OF CONNECTION						WIRE & CONDUIT SIZE	FED FROM	NOTES		
						REQUIRED	PROVIDED BY	SIZE	NEMA	NOTES	REQUIRED	PROVIDED BY	STYLE	SIZE	POLES	VOLTAGE	NEMA	NOTES			
RTU-1	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1A-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-2	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1B-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-3	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1C-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-4	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1D-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
GENERAL NOTES: 1. ELECTRICAL CONTRACTOR TO VERIFY WITH EQUIPMENT PROVIDER ALL ITEMS LISTED IN SCHEDULE PRIOR TO ROUGH-IN. 2. ALL WIRING BETWEEN STARTER, DISCONNECT AND EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. 3. CONTRACTOR TO CHECK ROTATION WITH WHOEVER PROVIDES EQUIPMENT AND MAKE ADJUSTMENTS AS REQUIRED. 4. ALL CONTROL WIRING BY OTHER UNLESS NOTED OTHERWISE.																					
EQUIPMENT NOTES: 1. INTERLOCK EQUIPMENT WITH OCCUPANCY SENSOR, PROVIDE RELAY IN ACCESSIBLE CEILING IF OCCUPANCY SENSOR AND EQUIPMENT ARE DIFFERENT VOLTAGES.																					
											O = OWNER GC = GENERAL CONTRACTOR MC = MECHANICAL CONTRACTOR EC = ELECTRICAL CONTRACTOR PC = PLUMBING CONTRACTOR EL = ELEVATOR CONTRACTOR KC = KITCHEN CONTRACTOR FS = FIRE SPRINKLER CONTRACTOR F = FUSED DISCONNECT NF = NON-FUSED DISCONNECT LCB = LOCKABLE CIRCUIT BREAKER DR = DUPLEX RECEPTACLE MS = MANUAL SWITCH (THERMAL) S = SINGLE POLE SWITCH HW = HAND WIRE SO = SPECIAL OUTLET										

Control Number: ARCHITECTURAL-ODN-L-06_13_2022

ODEN LED Specifications



Project Name:
Catalog Number:
Type:

With six interchangeable caps and apun shade styles, the **ODEN - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **ODEN - LED Array** is high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120/277V	YM Yoke Mount "Disc" cover "T" rod	BZ Bronze	C1	PC-120 Button Type Protocol	DIM Dimming Driver
	T2 Type 2	32LC	6 530mA	4K 4000K	8 347V	WB Washhead Brown	C2	PC-208 Button Type Protocol		
	T3 Type 3	48LC	9 730mA	5K 5000K	5 480V	Special inverted mounting plate	C3	PC-277 Button Type Protocol	WVC Wireless Connect Factory	
ODN-2-L	T4 Type 4	48LC				SBK Smooth Black	C4	WSC-8 Motion Sensor 8" Mounting Height	IR-R1 Bumitted Rings Red	
	T5 Type 5	80LC				UAM1 Apun Mount "Decorative arm" section included	C5	WSC-20 Motion Sensor 20" Mounting Height	IR-B Bumitted Rings Blue	
	TSW Type 5 Wide	96LC				SWH Smooth White	H1	WSC-40 Motion Sensor 40" Mounting Height	IR-G Bumitted Rings Green	
ODN-3-L	TSWR Wide Round	128LC				GP Graphite	H2	WSC-40 Motion Sensor 40" Mounting Height	CLS Colort Lower Shield	
						GY Grey	H3			
						SL Silver Metallic	H4			
						FG Forest Green	H5			
						VD Vanilla	H6			
						CC Custom Color				

All freestanding lighting fixtures and assemblies shall be black.

Control Number: WALL-CEILING-OWS-AR-06_23_2022

ODEN ARRAY SCENCE LED Array Specifications



Project Name:
Catalog Number:
Type:

The **Oden Array Scence** offers architectural styling for wall mounted applications, while complementing the Oden series of lighting products. The unique design comes in 2 sizes and captures the rustic look and feel of the Southwest.

Each LED is covered with an injection-molded acrylic lens that provides unique Type 1, 2, 3 and 4 distribution patterns.

Available in 3000, 4000 or 5000 Kelvin temperature.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
OWS-1	T1 Type 1	2L	3K 3000K	UNV 120/277V	WM Wall Mount	BZ Bronze	PC-120 Button Type Protocol
	T2 Type 2	4L	4K 4000K			BK Black	PC-208 Button Type Protocol
	T3 Type 3	6L	5K 5000K			SBK Smooth Black	PC-240 Button Type Protocol
OWS-2	T4 Type 4	8L				WH White	PC-277 Button Type Protocol
	T5 Type 5	11L				SWH Smooth White	PC-277 Button Type Protocol
		13L				GP Graphite	WSC-8 Motion Sensor 8" Mounting Height
						GY Grey	WSC-20 Motion Sensor 20" Mounting Height
						SL Silver Metallic	WSC-40 Motion Sensor 40" Mounting Height
						CC Custom Color	DIM Dimming Driver

A ELECTRICAL LIGHT FIXTURE (LP1A) & (LP1B) SPECIFICATION SHEET
SCALE: NONE

B ELECTRICAL LIGHT FIXTURE (WS1) SPECIFICATION SHEET
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer

Expiration Date:
03-31-2027
Joseph W. Taft
License No.
6563034-2202
Date Stamped:
04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH — LOT 8
1853 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SCHEDULES

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E801



MINUTES – Planning Commission

Thursday, May 28, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

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

Present:

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

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder; Kendal Black, Senior Planner; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Larry Lindstrom.

Excused: Colton Miles, NH Rather.

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

BUSINESS ITEMS

- 20 1. **Site Plan for Westport Business Park Lot 5, located at 2056 N. Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building. The uses include one retail/commercial building with two tenant spaces. The proposed use for both tenant spaces is Takeout Restaurant. The parking ratio for Takeout Restaurants is 5 parking stalls per 1,000 square feet. The 4,050- square-foot building requires 21 parking stalls and provides 26, including 20 standard stalls and 6 drive-thru stalls (3 allowed per drive-thru lane). The property is 35,417 square feet (0.81 acres) in size. The proposed building is 29' 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.

Applicant Larry Lindstrom was in attendance to answer any questions.

35 Senior Planner Kendal Black advised that a last-minute update to the Staff Report had not been reflected in the meeting packet. He stated that the Site Plan had been revised to bring all items into compliance and that the interconnection with Lot 4 had been provided. He also presented updated drawings illustrating both vehicular and pedestrian interconnections.

40 Commissioner Sprosty Burns received clarification regarding the changes that had been made to the Site Plan to provide interconnection between the lots.

Commissioner Hill also received clarification that there would need to be an updated interconnection agreement.

45 Commissioner Willden asked if the parking plan would still be compliant with code after removing a few stalls to make the interconnection.

50 Senior Planner Kendal Black explained that they had originally provided extra stalls in both lots, so parking would still be compliant.

55 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Westport Business Park Lot 5 located at 2056 North Stagecoach Drive, with the Findings and Conditions in the Staff Report, and under condition 4 pursuant to section 19.12.06.(4) (f), interconnection to the property to the South is required. Seconded by Commissioner Willden.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.

No: None.

60 **Absent: Colton Miles, NH Rather.**

Motion passed 5 - 0.

2. **Approval of Minutes: May 14, 2026.**

65 **Motion made by Commissioner Willden to approve the minutes of May 14, 2026. Seconded by Commissioner Mann.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.

No: None.

Absent: Colton Miles, NH Rather.

70 **Motion passed 5 - 0.**

REPORTS

- 75 1. **Commission Comments.** Commissioner Hill shared that APA Utah would be doing a quarterly commissioner chat. Planning Commissioners throughout the state could join a zoom call to discuss topics of importance, as well as participate in a Q & A session. He noted that the next commissioner chat was scheduled for June 11th at 2 p.m., and more details could be found on the APA website.
- 80 2. **Director's Report.** – Planning Director Sarah Carroll advised the Planning Commission of upcoming agenda items and recent City Council actions. She informed the Commissioners that the June 11th meeting would be cancelled due to a lack of agenda items and conflicts with Splash Days events. She further explained that June 11th had originally been planned as Commissioner Miles's final Planning Commission meeting; however, with the cancellation of that meeting, Commissioner Miles had concluded his service on the Planning Commission. She noted that the vacancy had been posted and interviews would be scheduled in the near future. She also reminded the Commission that the next scheduled meeting would be held on June 25th.

85 **CLOSED SESSION**

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

ADJOURNMENT

90 **Meeting Adjourned Without Objection at 6:16 p.m. by Chair Rachel Sprosty Burns.**

95 _____
Date of Approval

Planning Commission Chair

Deputy City Recorder



Code Amendments

Subdivision Process and Approval Procedure

Phased Non-Residential Site Plans

June 25, 2026

PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing code amendments to Chapters 19.12 – Subdivisions and 19.14 – Site Plan Review. The proposed changes to Chapter 19.12 – Subdivisions update the subdivision process and approval procedure, consistent with State legislation. The proposed changes to Chapter 19.14 – Site Plan Review clarify regulations for non-residential developments that are developed in phases.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, 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 purpose of the proposed code amendments is to clarify the subdivision process and outline regulations for the phasing of non-residential developments.

C. 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 is a staff-initiated proposal. 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 E and F 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 D of this report.

D. 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, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. The proposed amendments clarify regulations for non-residential developments and the City's subdivision process.

F. 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 amendment 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 E of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*
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 will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

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

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

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

G. 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 Chapters 19.12 and 19.14, 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 section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

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

_____.

Option 2 – Continuance

“I move to **continue** the Code Amendments to Chapters 19.12 and 19.14, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings below:

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

2. The application is not consistent with Section [XX.XX] of the Code:

a. _____.

H. Exhibits:

1. Chapter 19.12 Code Amendment
2. Chapter 19.14 Code Amendment

Chapter 19.12. Subdivisions.**19.12.03. Subdivision Process and Approval Procedure.**

7. **Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items in order to be considered complete:
- a. Application form, applicant certification, and paid application fee.
 - b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
 - c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
 - d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
 - e. Final Hydraulic and Hydrologic storm drainage report and calculations
 - f. 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.
 - g. Final Subdivision Plat: Full-size 24" x 36" sheets and 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined 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 or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items:
 - i. Subdivision name and location.
 - ii. Name and address of owners of land and name and address of developer if different than owner.
 - iii. Name of land surveyor.
 - iv. The location of the proposed subdivision with respect to surrounding property and streets.
 - v. The name of all adjoining property owners of record, or the names of adjoining developments.
 - vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
 - vii. Subdivision name cleared with Utah County.
 - viii. North arrow.
 - ix. A tie to a permanent survey monument at a section corner.
 - x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.

- xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
- xii. Lot Numbers
- xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.
- xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
- xv. Proposed road ROW widths.
- xvi. Vicinity map.
- xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
- xviii. The Final Plat shall be prepared by a professional engineer licensed in Utah.
- xix. Proposed methods for the protection or preservation of sensitive lands.
- xx. Fencing plans.
- xxi. Location of any flood plains, wetlands, and other sensitive lands.
- xxii. 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.
- xxiii. Existing and Proposed easements.
- xxiv. Street monument locations.
- xxv. Fire hydrant locations.
- xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).
- xxvii. Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.
- xxviii. Data table including:
 - 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 the total number of proposed parking spaces;
 - 5. percentage of buildable land;
 - 6. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of 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).
- xxix. Final Established Grade of all building lots.

- h. Title Report. A title report shall be provided that is current within 30 days of recording the Final Plat.
- i. Mylar Final Plat: After receiving Final Plat approval from the Planning Director or City Council and in a form approved by the City, a 24" x 36" copy of the Final Plat shall be provided to the City on reproducible Mylar for recording with Utah County. The Mylar Final Plat shall be presented with all ~~utility and~~ owner signatures and appropriate notarizations. As part of the final plat checklist, copies of the courtesy notice as required by Utah Code §54-3-27 to all public utility companies anticipated to provide service to the subdivision, shall be provided to the City.
- j. Recordation. The City Recorder, or designee, shall be responsible for recording subdivision plats. The developer shall pay for all recording fees at the time of recordation and shall ensure that all rollback and property taxes on the property are paid in advance prior to recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

(Ord. 25-02, Ord. 23-37, Ord. 20-43, Ord. 18-30, Ord. 17-08, Ord. 15-29, Ord. 15-17, Ord. 14-23-1, Ord. 14-4, Ord. 13-16, Ord. 12-9, Ord. 11-9)

Chapter 19.14 Site Plan Review.

Sections:

- 19.14.01. Purpose.
- 19.14.02. Approval Required.
- 19.14.03. Site Plan Development Standards.
- 19.14.04. Phased Site Plans for Non-Residential Developments.**
- 19.14.054. Special Provisions.
- 19.14.065. Application.
- 19.14.076. Issuance of Building Permit.
- 19.14.087. Issuance of a Certificate of Occupancy.
- 19.14.098. Failure to Begin and Complete Development.

19.14.04 Phased Site Plans for Non-Residential Developments.

An applicant for a non-residential subdivision may apply for site plan approval in phases, subject to the standards below.

1. Each phase shall require a complete site plan application for the portion of the subdivision included in that phase, as outlined in Chapter 19.14 of City Code.
2. In addition to plans for the portion of the property that is included in the phase, the following plans shall be required for the entire development:
 - a. A conceptual site plan that demonstrates building footprints and pedestrian and vehicular connectivity throughout the site;
 - b. A conceptual landscape plan that demonstrates how the development will meet the overall landscaping requirements;
 - c. A conceptual utility plan that demonstrates the overall utility layout for the development; and,
 - d. A conceptual grading plan that demonstrates the proposed grading of the development and the location of any retaining walls.
3. Every phase of a non-residential phased site plan shall include construction drawings for all necessary infrastructure to address public safety concerns, including any necessary vehicular and pedestrian connections outside of the proposed phase.
4. The applicant shall demonstrate that any portion or remainder of the development that is not included in the phase is capable of meeting the minimum land use regulations for the applicable zoning district, as outlined in Chapter 19.04 of City Code.
 - a. If the available information indicates that it would result in a portion of the remainder of the development that cannot meet Code, then no phase shall be approved by the land use authority if it would result in a remainder of the development that cannot meet the minimum land use regulations for the applicable zoning district.