AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, July 30, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers, 319 S. Saratoga Road, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input – *This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

BUSINESS ITEMS

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

1. MiniMint Preschool Home Occupation Class 3, located at 87 E Baltic Rush Avenue. Susan Reyes as applicant. Planner II Caden Baines.
2. Jacob Ranch Marketplace Lot 10 Site Plan, located at 1805 S. Redwood Road. Forrest Gaskill as applicant. Senior Planner Austin Roy.
3. Taco Bell Major Site Plan Amendment, located at 27 West Crossroads Boulevard. Ashley Wagner as applicant. Planner II Caden Baines.
4. Riverwalk Phase 1 Preliminary Plat, located approximately at Northeast of Riverside Dive and Thrive Drive. Dan Ford as applicant. Senior Planner David Jellen.
5. Approval of Minutes: July 16, 2026.

PUBLIC HEARINGS

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

1. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapters 19.16 – New or Unlisted Business Uses. 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.

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Home Occupation - Class III
MiniMint Preschool
July 30, 2026
PUBLIC MEETING

Applicant:	Susan Reyes
Owner:	Susan Reyes
Location:	87 East Baltic Rush Avenue
Project Acreage:	0.26 Acres
Current Use:	Low Density Residential
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Adjacent Uses:	Low Density Residential
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Planner:	Caden Baines, Planner II

A. Executive Summary and Request:

The applicant, Susan Reyes, is requesting approval for a Class 3 Home Occupation for MiniMint Preschool to operate a preschool at 87 East Baltic Rush Avenue. The operating hours will be Monday, Wednesday, and Friday from 9:00 a.m.- 2:00 p.m. The applicant has proposed a maximum number of ten (10) students per class and a maximum of twenty (20) students per day. There will be no non-family member employees. Due to the number of students at a given time and total for the day, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting 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 application is for a preschool to operate out of a single-family home, and is proposed as follows:

- Hours of operation will be 9:00 a.m. to 2:00 p.m. on Monday, Wednesday, and Friday.
- There will be a maximum of 10 students per class and 2 classes per day.

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- The home is 3,253 square feet and the dedicated space for the preschool is 1,300 square feet. The preschool will occupy 40 percent of the home.
- Students will be dropped off and picked up in the driveway, and times will be staggered to avoid any parking on the street.

C. Process:

City Code Chapter 19.13 outlines the process for a Class 3 Home Occupation, as outlined below.

Code Section 19.13.04 outlines specific development processes and submittal requirements**.**
May be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in 19.08.04. **Complies**

Code Section 19.08.04 outlines the process for class 3 home occupation applications.
The Planning Commission shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. After conducting a public meeting and reviewing the application, the Planning Commission may approve the application, approve the application with conditions, or deny the application. **Complies**

D. Community Review:

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

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

E. General Plan:

The site is designated as Low Density Residential on the adopted Land Use Map. The General Plan states that areas designated as Low Density Residential are "Areas designated for single-family homes".

Staff conclusion: Consistent. Home Occupations are permitted in any single-family dwelling.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.08, Home Occupations: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.13, Process: **Complies.**

G. Recommendation and Alternatives:

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

Option 1 – Approval
"I move that the Planning Commission approve the requested Class 3 Home Occupation for MiniMint Preschool located at 87 East Baltic Rush Avenue, 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 19.08, 19.09, and 19.13 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All requirements of the Fire Chief shall be met.
2. Up to two outside employees may work at the location.
3. No on-street parking shall be used for business purposes.
4. The business shall occur entirely between 6:00 a.m. and 10:00 p.m.
5. A business license shall be obtained and maintained during operation.
6. Any expansion to the business apart from the approval given shall require further permits from the Planning Department.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance
"I move to **continue** the Class 3 Home Occupation for MiniMint Preschool 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. _____

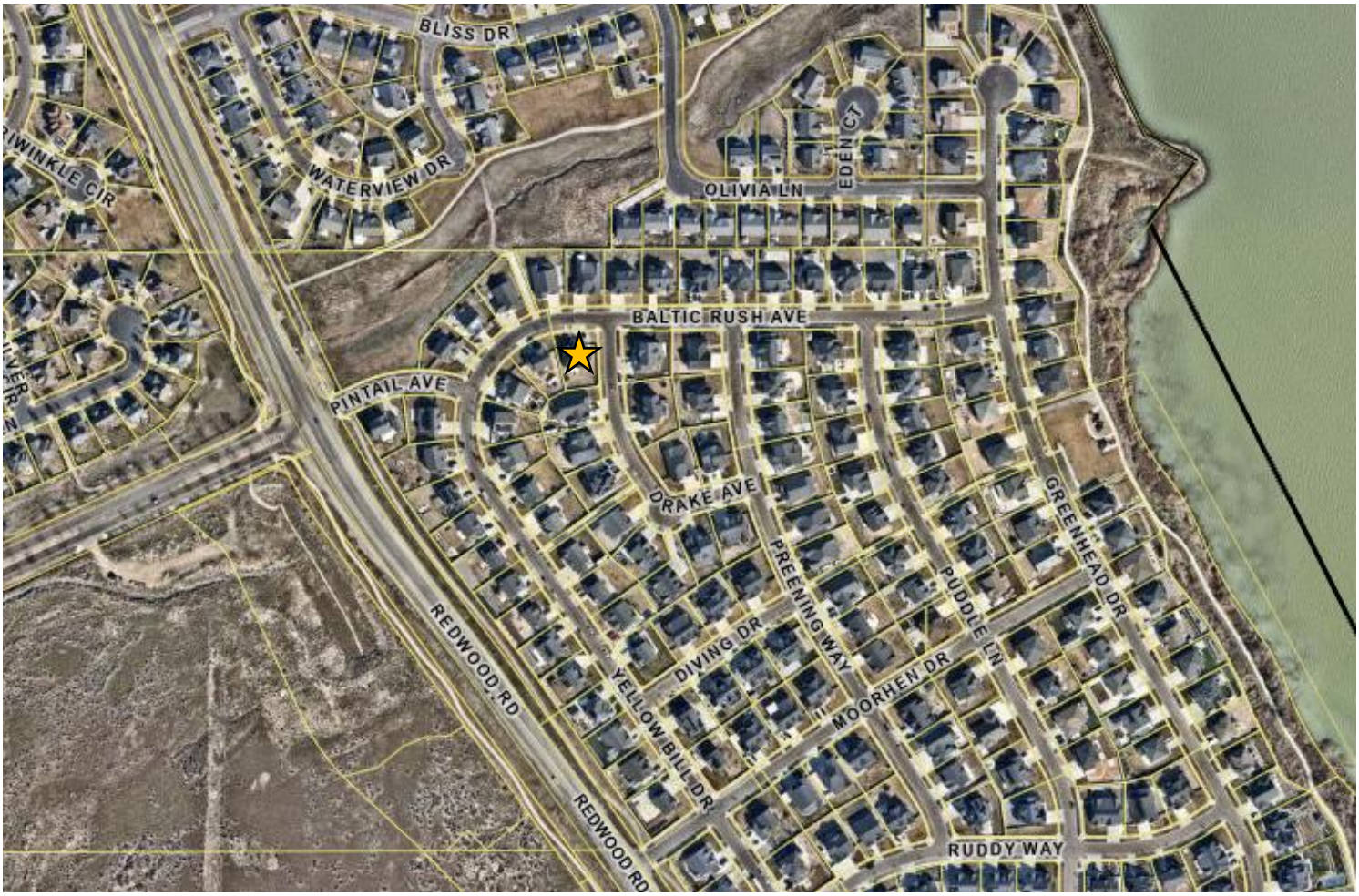
Option 3 – Denial
"I move that the Planning Commission deny the requested Class 3 Home Occupation for MiniMint Preschool located at 87 East Baltic Rush Avenue with the Findings below:

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

H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Floor Plan
4. Parking Plan

EXHIBIT 1



Location


BLISS DR
WATERVIEW DR
OLIVIA LN
EDEN CT
BALTIC RUSH AVE
PINTAIL AVE
DRAKE AVE
R1-10
PREENING WAY
GREENHEAD DR
PUDDLE LN
DIVING DR
MOORHEN DR
YELLOWBILL DR
REDWOOD RD
RUDDY WAY

Zoning

EXHIBIT 2

CITY OF SARATOGA SPRINGS

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	6/23/2026
Date of Review:	**6/30/2026**
Project Name:	MiniMint Preschool
Project Request / Type:	Home Occupation Class 3
Meeting Type:	Public Hearing
Applicant:	Susan Reyes
Owner:	Susan Reyes
Location:	87 East Baltic Rush Avenue
Major Street Access:	Redwood Road
Parcel Number(s) and size:	67:109:0520 / 0.26 Acres
General Plan Designation:	Low Density Residential
Zone:	R1-10
Adjacent Zoning:	R1-10
Current Use:	Single Family Residential
Adjacent Uses:	Single Family Residential
Previous Meetings:	N/A
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Future Routing:	N/A
Planner:	Caden Baines, Planner II

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 6/23/2026

Code Review

- 19.04, Land Use Zone
  - Zone: **Complies.**
  - Use: **Complies.**

19.08 Home Occupation

Performance Standards

Regulation	Compliance	Findings
Dwelling Type: Class 3 Home Occupations are permitted in any single- or multi-family dwelling, or an accessory building to such a dwelling.	**Complies.**	*Proposed home occupation is in a single-family home.*
Floor Area: No more than 40% of the finished square footage of the dwelling at any given time.	**Complies.**	*3253 sq ft home.* *1300 sq ft for home occupation.* *1300 / 3253 = 40%*
Prohibited Uses: Restaurants or any uses that are only permitted solely the Heavy Commercial, Office Warehouse, and/or Industrial Zones, are prohibited as Home Occupations.	**Complies.**	*Preschool proposed.*
Building and Fire Codes: A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.	**Complies.**	*No portion of the garage will be used for the home occupation.*
Employees: Home Occupations may have no more than two on-premise employees who are not members of the resident family or household. Off-street parking is to be made available and used by any non-resident employees.	**Complies.**	*No non-family employees are proposed and thus does not require dedicated parking spaces for those individuals.*
Parking: Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09.	**Complies.**	*No non-family employees are proposed and thus does not require dedicated parking spaces for those individuals. Pickup and dropoff will occur in the 3 parking spaces in the driveway. Pickup and dropoff times will be staggered to ensure the 10 students per class can be dropped off in the 3 driveway parking spaces. No on-street parking is proposed.*
Commercial Equipment. Trailers, or equipment used in the operation of occupation, may not be parked on site, unless parked in the home's garage or other solid structure to shield the equipment from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.	**Complies.**	*No trailers or commercial equipment proposed.*
Commercial Vehicles. All commercial vehicles used in the operation of occupation shall be parked in off-street parking. Home Occupations shall be limited to a maximum gross vehicle weight rating of seventeen thousand five hundred (17,500) pounds. No more than one commercial vehicle shall be permitted in connection with any home occupation. **"Vehicle, Commercial"** means a vehicle that is used for commercial or business activity.	**Complies.**	*No commercial vehicles proposed.*
Outdoor Storage: Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.	**Complies.**	*No outdoor storage proposed.*
Outdoor Activity: Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create and unreasonable disturbance to neighboring properties.	**Complies.**	*Proposed home occupation has fenced back yard.*
Signs: A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of the proposed sign must also be approved per Chapter 19.18. Signs that are electronic, electric, lighted, or back-lit are prohibited.	**Complies.**	*No signs proposed.*

Preschool/Daycare Operating Hours: 6:00 AM – 10:00 PM	**Complies.**	*Proposed hours of operation are between 9:00 AM and 2:00 PM*
General Operating Hours: 7:00 AM – 10:00 PM	**N/A.**	*Preschool*
Hazardous Materials: No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.	**Complies**	*No hazardous wastes or materials proposed.*
Exterior Appearance: No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.	**Complies.**	*No proposed changes to the exterior.*
Retail Sales: Service-related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.	**Complies.**	*No retail sales proposed.*
Capacity: Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.	**Complies.**	*10 students per class and two classes per day. (20 total)*
Traffic and Utilities Use: Class 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. Traffic and parking for the Home Occupation shall not impede access to neighboring driveways. Traffic plans shall demonstrate how pick up and drop off will occur. For example, a preschool may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.	**Complies.**	*Pickup and dropoff times will be staggered to ensure the 10 students per class can be dropped off in the 3 driveway parking spaces. No on-street parking is proposed.*
Business License: A business license is required for all Home Occupations as allowable per State Code. A business that is operated only occasionally, and by an individual who is under 19 years old, shall not require a business license or Home Occupation permit.	**Shall Comply.**	*A business license shall be obtained.*
Additional Home Occupations: More than one Home Occupation is allowed for each lot or parcel if combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.	**Complies.**	*One home occupation proposed.*

EXHIBIT 3

Main Floor

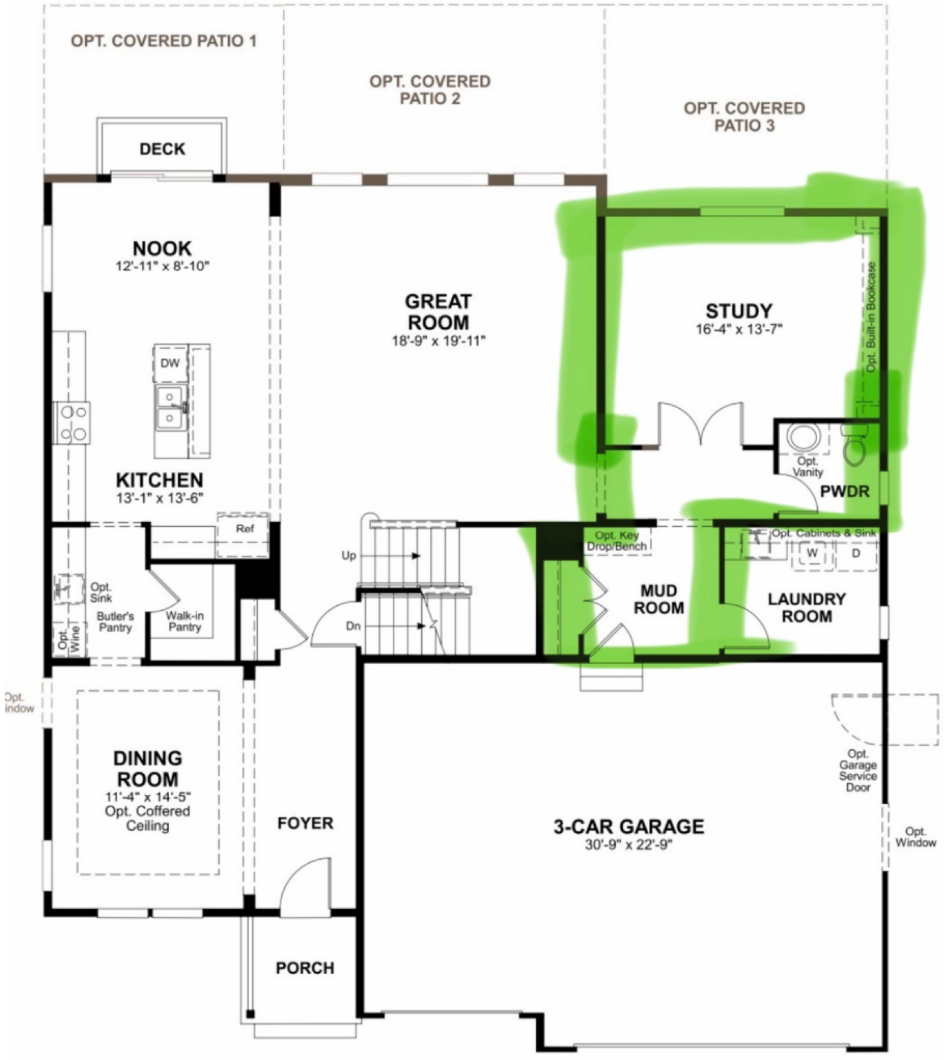
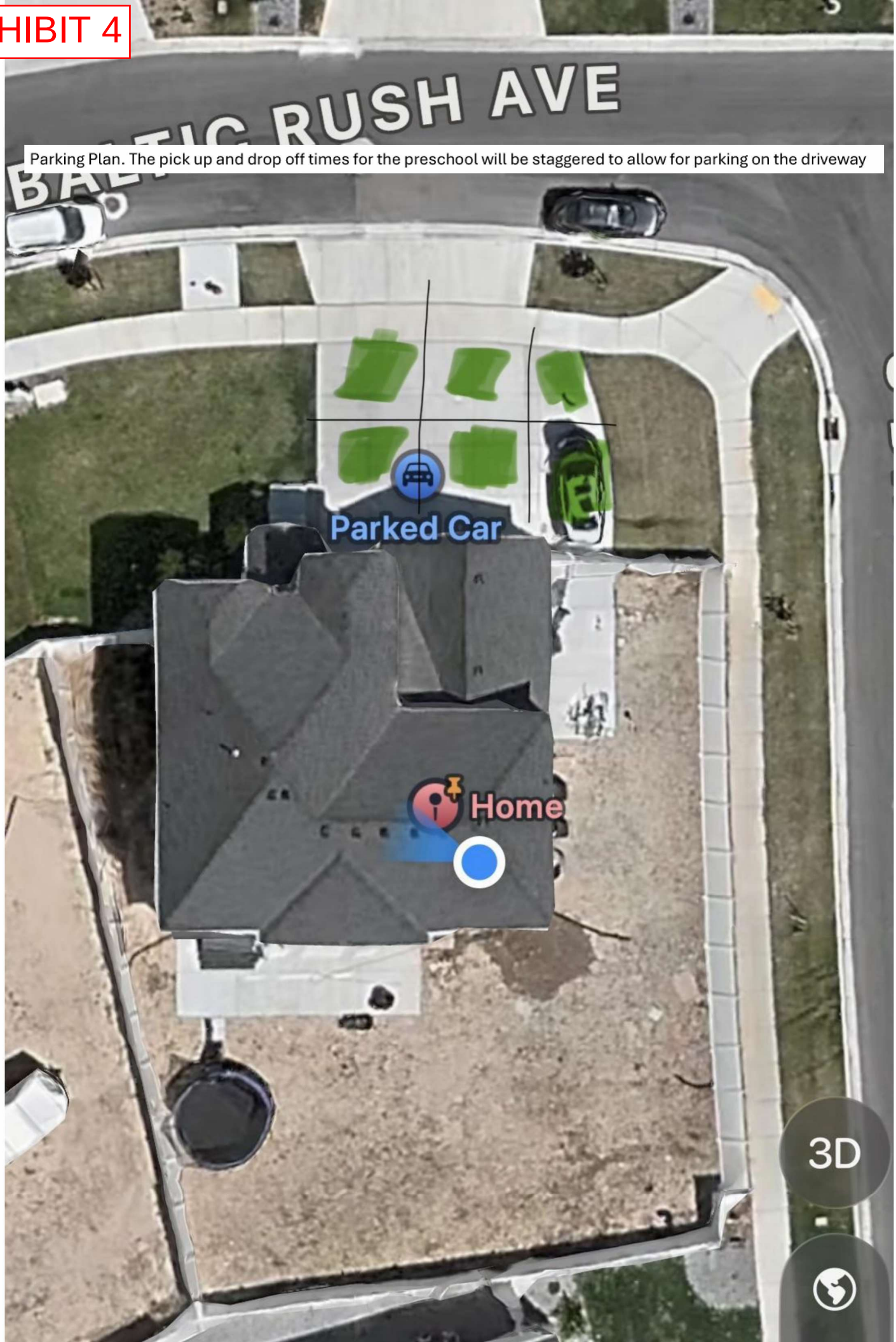


EXHIBIT 4


RUSH AVE
Parking Plan. The pick up and drop off times for the preschool will be staggered to allow for parking on the driveway
Parked Car
Home
3D

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
Jacob Ranch Marketplace Lot 10
July 30, 2026
PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1805 S. Redwood Road
Project Acreage:	0.98 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 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement (see 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.

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aroy@saratogasprings-ut.gov
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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: **Complies.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

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 10 located at 1805 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.
3. Cross access shall be handled via the DEC Agreement, which will be recorded with the Jacob Ranch Marketplace Final Plat.

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. DEC agreement shall be recorded with the Jacob Ranch plat to address cross access.
6. If more than 12 seats are added to the outdoor seating area, then additional parking shall be required at 1 additional stall per 4 seats of the outdoor seating area.
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 10**Jacob Ranch Marketplace Lot 10**

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 10 **Jacob Ranch Marketplace Lot 10** located at 1805 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. Lighting Plan

Staff Report

Author: Ken Knight, City Engineer
Subject: Jacob Ranch Marketplace Lot 10 – Site Plan
Date: July 30, 2026
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Jacob Ranch Marketplace Lot 10—Corner Partners*
Request:	*Site Plan Approval*
Location:	*1805 S Redwood Rd*
Acreage:	*0.89 Acres - 1 Lot*

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

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

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

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

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

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

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

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

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

the warranty period.

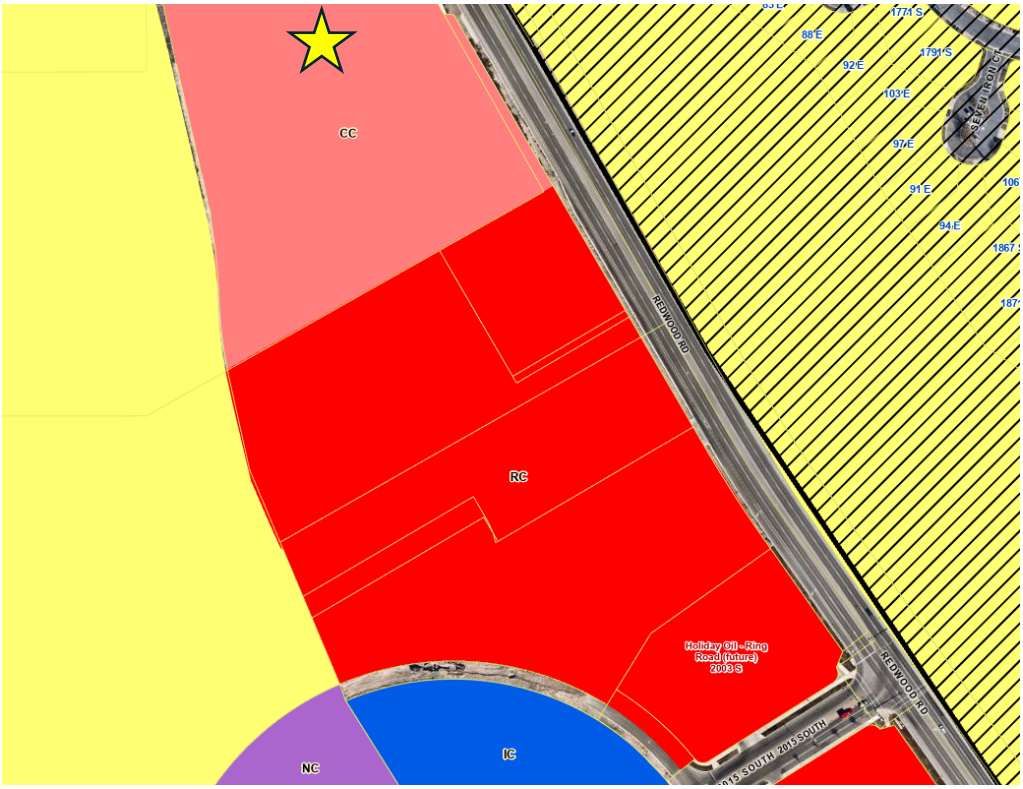
9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.

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

LOCATION



ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN
JACOB RANCH MARKETPLACE LOT 10

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1805 S Redwood Road
Project Acreage:	0.977 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: March 12, 2026
2nd submittal: June 3, 2026
3rd submittal: July 7, 2026

Date of Review:
1st submittal: March 26, 2026
2nd submittal: June 3, 2026
3rd submittal: July 20, 2026

Parcel Number(s) and size: 59:002:0197/9.86 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): March 12, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- No comments at this time.

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**	*42,543 sq. ft.*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*60'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*13'11'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*150'8"*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*29'4"*
Lot coverage (Maximum)	50%	**Complies**	*<50%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*6,054 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**	*119.6'*

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.**	*20.4 % 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.**	*C3.1*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*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.**	*Jared R. Manscill*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**N/A.**	
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*L1.1*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*L1.1*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*C2.1*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*L2.1*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*L1.1*

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*L1.1*
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.**	*L1.1*
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.**	*L1.1*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*0%*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; 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.**	*100%*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*L1.1*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Arnold Sentinel*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*L1.1*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*L1.1*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*L2.1*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	*L1.1*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*L1.1*
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.**	*Dewitt Pro 5*

Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Rock mulch*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*6" concrete mow strip*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip lines shown*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**N/A.**	
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight 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	42,543		
Required Landscaping	8,509	**Complies**	*8,697*
Required Deciduous Trees	6	**Complies**	*6*

Required Evergreen Trees	3	**Complies**	*3*
Required Shrubs	17	**Complies**	*146*
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.**	*C1.0*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*C1.0*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*C1.0*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Shall Comply.**	*To be recorded with Jacob Ranch Final Plat Phase 1.*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*E101A*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. **Size of Non-Residential Use and Individual Tenant Space** / **Walking Path of Travel Distance to the Nearest Customer Entrances** Up to 1,500 square feet: 150' 1,501 to 5,000 square feet: 200' 5,001 to 10,000 square feet: 250' 10,001 to 25,000 square feet: 300' 25,001 to 50,000 square feet: 350' 50,001 to 75,000 square feet: 400' 75,001 to 100,000 square feet: 450' 100,001 to 125,000 square feet: 500' Over 125,000 square feet: 600' **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business' main entrance shall not apply to these areas.	**Complies.**	*Distance requirement met.*
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.**	*C1.0*

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 ADA stalls shown.*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*C1.0*
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.**	*C1.0*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*C1.0*
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.**	*C1.0*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**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.**	*C1.0*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
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.**	*C1.0*

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.**	*9' in width.*

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.**	*>18' length*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*Shaped islands shown.*
Required Minimum Parking		
Restaurant 1 stall per 100 sq. ft.	**Complies.**	*27 stalls shown*
Retail 4 stalls per 1,000 sq. ft.	**Complies.**	*13 stalls shown*
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.**	*C1.0*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*Shown on plans.*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*5 shown.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*C1.0*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*See JR Mkt. Overall TIS.*
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.**	*>10' w/ hedges.*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**N/A.**	
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**N/A.**	
Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)		
Curbside Pick-up Signs – **i. Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up. ii. **Size.** The area of the sign shall not exceed 1.6 square feet. iii. **Height.** A curbside pick-up sign shall not exceed six feet in height.	**Complies.**	*None proposed.*

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.		

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9	18	24	24

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*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 Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*None proposed.*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*E801*
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.**	*16'*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*E801*
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.**	*<5*
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.	**Complies.**	*E801*
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.**	*E801*
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.**	*E801*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**N/A.**	
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.**	*E801*
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.**	*E801*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Shown in plans.*

Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*E801*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*E101A*

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

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

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.**	*Prepared by Dominion August 2025.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*AWA November 2024.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping 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.**	*C1.0*

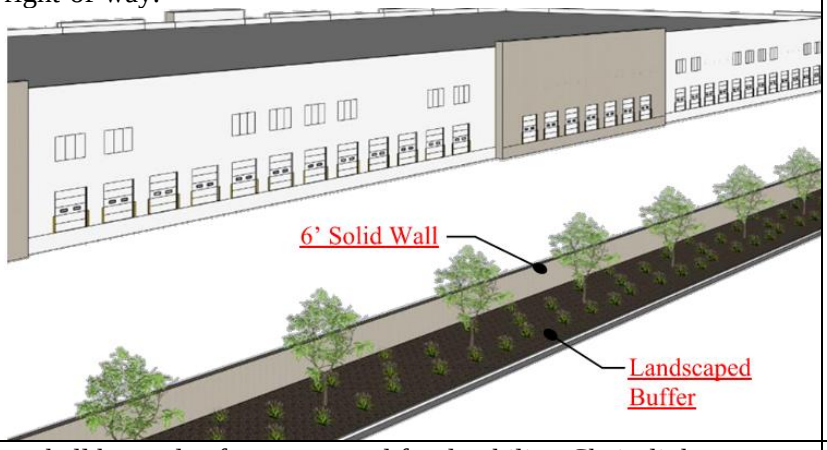
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Received.*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Received.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Received.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See elevations.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See traffic report.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*None currently proposed.*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*See landscape plan.*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*C1.0*

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

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See renderings.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Prelim. Connectivity Plan followed.*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*Striping shown.*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Prelim. Connectivity Plan followed.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*C1.0*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*Parking located accordingly.*
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.**	*C1.0*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3'	**Complies.**	*3' shrubs shown.*

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.		
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.**	*C1.0*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*C4.3*
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.**	*C1.1*
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.**	*L1.1*

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 minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements:	**Complies.**	*See prelim.*

a. Each roadway shall not be more than 40’ in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building’s lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*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.  		
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.**	*C4.3*
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	**N/A.**	

suggested types of fences, and as circumstances require, one or the other may be required.		
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.**	*A-1.00*
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.**	*3' 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.**	*3' & 5'parapets.*

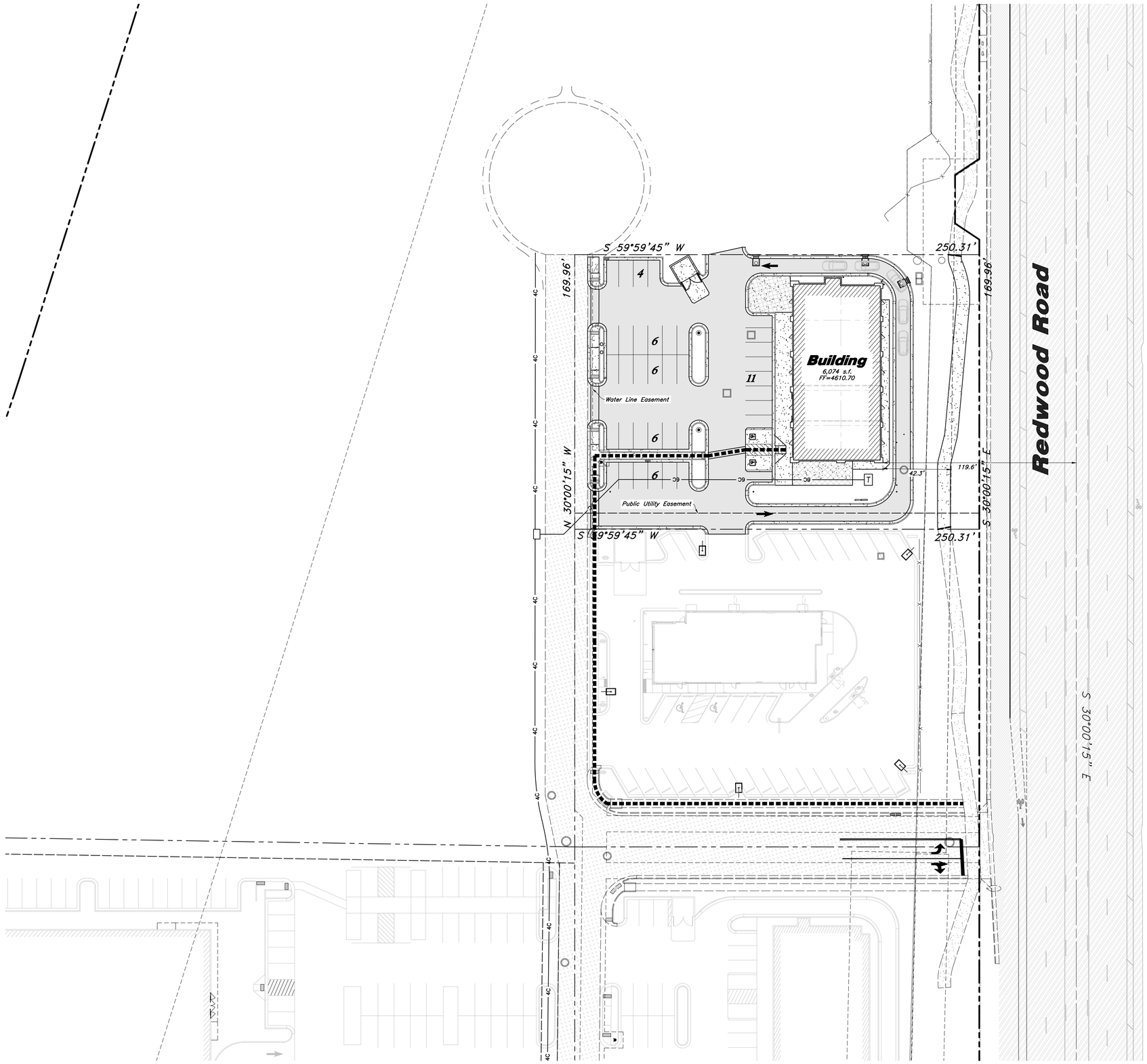
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*Parapets use same materials.*
Windows: Windows, other than rectangular windows, may be 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.**	*L1.1*
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.**	*3'-5' parapets shown.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Parapets use same material as building.*
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 colors shown.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*No bright colors.*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*<75%*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior	**Complies.**	*A-2.00*

finish material. Plain, grey, unfinished CMU block except as an accent material.		
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*No exterior access shown.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*Internal.*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**N/A**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See elevations.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*35% glass shown.*
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.**	*A-2.00*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

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

Fiscal Impact	
Regulation	**Findings**

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



Site Data
Site Area = 42,543 s.f. (0.977 ac.)
Landscape Area Provided = 8,697 s.f. (20.4%)
Impervious Area Provided = 27,772 s.f. (65.3%)
Building Area = 6,074 s.f (14.3%)

Restaurant Parking Required = 1/100 s.f. = 27 stalls (2,700 s.f.)
Retail Parking Required = 1/250 s.f. = 13 stalls

Parking Provided With Drive Thru = 42

Quantities Table

3" Thick Asphalt Concrete = 17,945 Sq. Ft.
9" Thick Aggregate Base = 17,945 Sq. Ft.
24" Private Curb & Gutter = 1,375 L.F.
4" Thick Concrete Sidewalk = 4,827 Sq. Ft.
Over Properly Prepared Natural Subgrade Soils

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Corner Partners, LLC.

24-268 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Site Plan

Jacobs Ranch Commercial - Lot 10
1805 South Redwood Road
Saratoga Springs, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7879287
SHAUN M. YOUNG
7/1/26
STATE OF UTAH

30 Jun, 2026

SHEET NO.
C1.0

8 seats currently shown in outdoor dining area. However, if there more than 12 seats then additional parking shall be required at 1 additional stall per 4 seats of the outdoor seating area.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Saratoga Springs City Note:

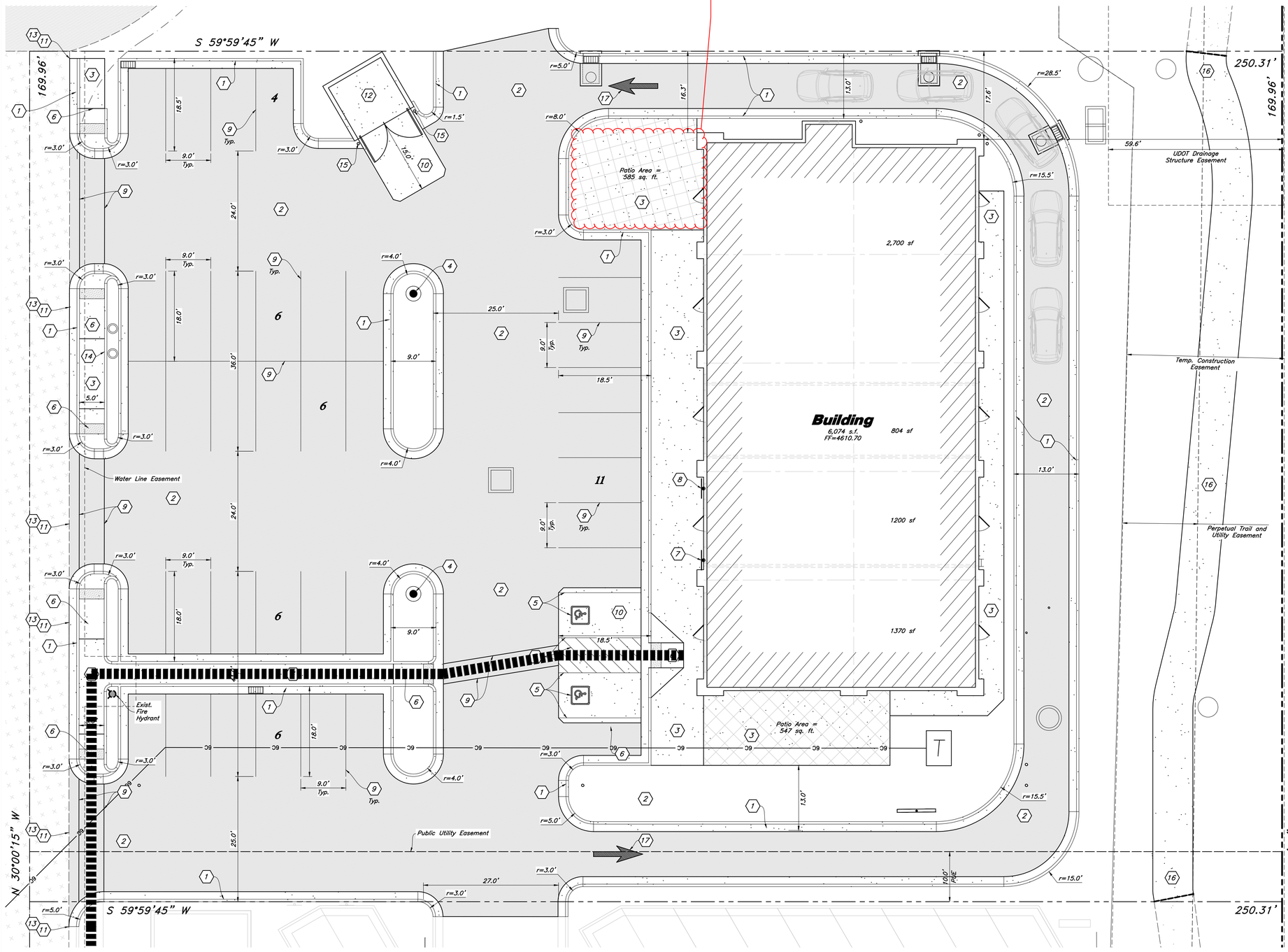
A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the exisiting right-of-way. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

Scale: 1" = 10'

10' 0 10' 20'



Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Light Pole (Typical) (For Reference Only–See Site Electrical Plans)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (9 C2.2)
6. Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheet C2.2)
7. Const. Wall Mounted Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (10 C2.2)
8. Const. Wall Mounted Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (10 C2.2)
9. Const. 12" White Paint Stripe (Typ.) Contractor Shall Provide 15 Mil. Min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans) (20 C4.3)
13. Conn. & Match Existing Improvements
14. Const. 6" Curb Wall (7 C4.1)
15. Const. 6" Bollard (12 C4.2)
16. Const. 8.0' Conc. Trail per Saratoga Springs Standard Detail ST-15
17. Const. Directional Arrows per MUTCD

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Corner Partners, LLC.

24-268 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Jacobs Ranch Commercial - Lot 10

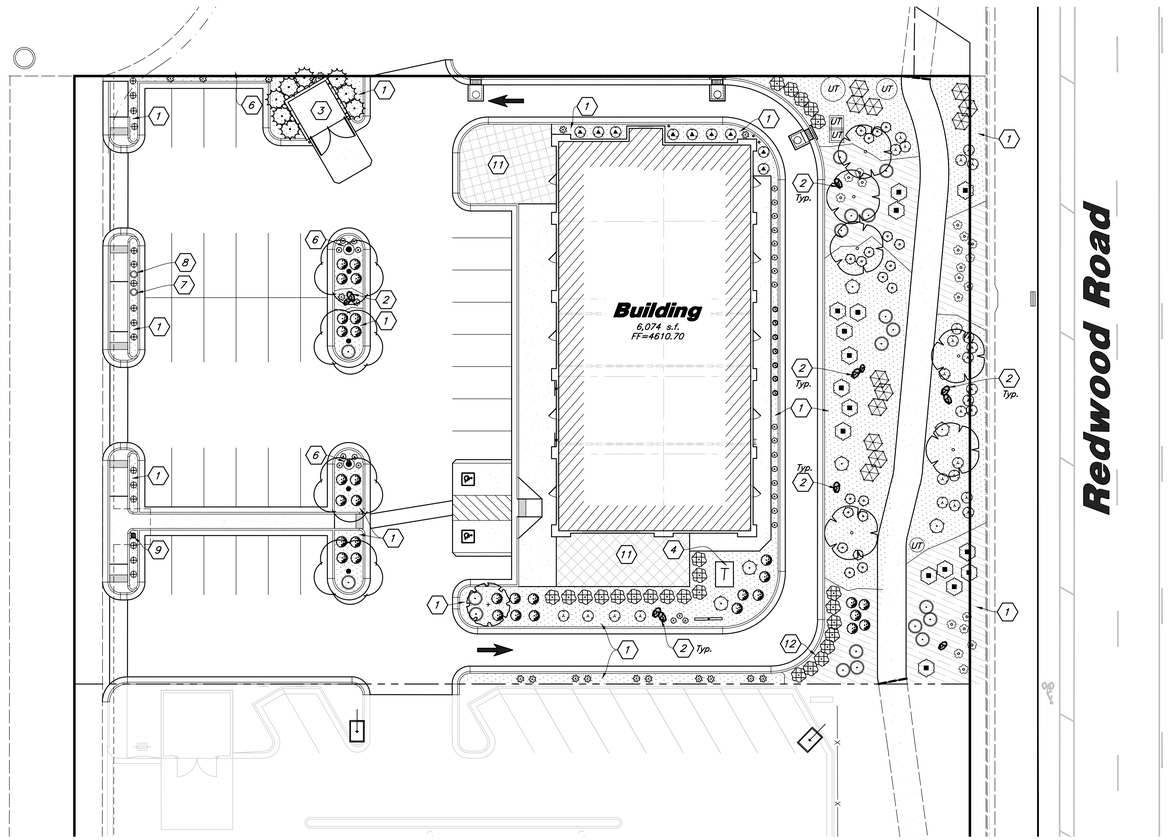
1805 South Redwood Road
Saratoga Springs, Utah

Site Plan

REGISTERED PROFESSIONAL ENGINEER
No. 7915280
SHAUN M. YOUNG
7/1/26
STATE OF UTAH

30 Jun, 2026

SHEET NO.
C1.1



All Landscape On-site and in the ROW Adjacent to the Lot Shall be Maintained by the Property Owner.

Scale: 1" = 20'

20' 0 20' 40'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	1	Quercus robur fastigiata 'Crimson Spire' / Crimson Spire Oak *	2" Caliper
	4	Ulmus parvifolia / Chinese Lacebark Elm *	2" Caliper
EVERGREEN TREES			
	8	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine *	6' Min. Ht.
STREET TREES			
	6	Acer griseum / Paperbark Maple *	2" Caliper
SHRUBS			
	16	Chamaebatiaria millefolium / Fernbush *	5 gal
	25	Euonymus alatus 'Compactus' / Compact Burning Bush *	5 gal
	12	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper *	5 gal
	6	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce *	5 gal
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	5 gal
	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant *	5 gal
	27	Rosa x 'Meigalpio' / Red Drift Rose *	5 gal
	32	Spiraea x bumalda 'Goldflame' / Goldflame Spirea *	5 gal
	9	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal
PERENNIALS			
	19	Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura *	1 gal
	27	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily *	1 gal
	7	Salvia x superba 'May Night' / May Night Salvia *	1 gal
ORNAMENTAL GRASSES			
	19	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass *	2 gal
	16	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass *	2 gal

** Drought Tolerant Tree or Plant*

MATERIAL SCHEDULE

	Decorative Stone #1 – Install a Four (4) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Crushed, Tan in Color, and 1 1/2" in Diameter From Geneva Rock Pit at Point of the Mountain; Provide a Sample for Approval to Verify that Color Contrasts Pavement and Hard Surfaces)	Detail: 4/L3.1
	Decorative Stone #2 – Install a Four (4) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Crushed, Dark Gray, with Red Highlights, and White Veins, 1 1/2" in Diameter From Utah Landscape Rock; Provide a Sample for Approval to Verify that Color Contrasts Pavement and Hard Surfaces)	Detail: 4/L3.1
	Landscape Accent Boulders – Boulders Shall be 3-4' in Diameter, Angular, Tan in Color From Brown's Canyon; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper	Detail: 5/L3.1

Landscape Data

Zone: Regional Commercial
Site Area = 42,543 s.f. (0.977 ac.)
Landscape Required 8,509 s.f. (20%)
Onsite Landscape Provided = 8,697 s.f. (20.4%)
Lawn = 0 s.f. (0%)
Shrub Area = 8,697 s.f. (100%)
Offsite Landscape = 765 s.f.
Required Deciduous Trees = 6 Trees (6 Provided)
Required Evergreen Trees = 3 Trees (3 Provided)
Shrubs Required = 14 Shrubs (14+ Provided)
Total Plants and Trees = 251
Drought Tolerant Trees & Plants = 251/251 (100%)
Total New Onsite Decorative Stone = 9,313 s.f.
Decorative Stone #1 = 6,790 s.f. (73%)
Decorative Stone #2 = 2,523 s.f. (27%)
Redwood Road Frontage = 170 l.f.
Redwood Road Trees Required = 6 Trees (6 Provided) *

**** Street Trees are not Counted as Site Trees***

Irrigated Service Area = 8,697 s.f.

50% of all Landscape Areas Shall be Covered at Maturity with Live Vegetation

25% of Required Shrubs Shall be a Minimum of 5 Gallons in Size

3' Diameter Around Every Tree Must be Kept Clear of Decorative Stone

Landscape Notes:

1. *See Sheet L3.1 for Landscape Details.*
2. *All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Shall be Used to Irrigate New Shrub Areas. See Sheet L2.1 for Layout and Sheet L3.1 for Details. The Irrigation System Shall be Equipped with a Wireless Rain Sensor.*
3. *Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access and Maintenance.*
4. *Landscape in the ROW Shall be Maintained by Owner.*
5. *All Required Landscaping Improvements Shall be Completed in Accordance with the Approved Landscape Plans.*
6. *Taller Shrubs Shall be Placed Along the Building Walls to Soften Walls.*
7. *Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.*
8. *Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.*
9. *See Landscape Notes for Details regarding Landscape Maintenance Period.*
10. *Provide a Three (3) Foot Diameter Tree Ring at the Base of all Trees and Install a Three (3) Inch Depth of Wood Mulch. Tree Rings Must be Kept Clear of Decorative Stone and Lawn. In Parking Islands and Other Narrow Strips a Two (2) Foot Diameter Tree Ring Shall be Used.*
11. *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.*

Landscape Installation Keynotes

1. *Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type*
2. *Install Landscape Boulder – See Material Sch. for More Detail*
3. *Dumpster Enclosure with Plant Screening*
4. *New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer*
5. *Existing Secondary Irrigation Connection – See Utility Plan for Exact Location; See Irrigation Plan for Continuation*
6. *New Light Pole – See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles*
7. *Secondary Water Meter and Irrigation Connection – See Utility Plan for Exact Location; See Irrigation Plan for Irrigation Design*
8. *Culinary Water Meter – See Utility Plan for Exact Location; Adjust Plant Material as Needed to Keep Area Clear for Access*
9. *New Fire Hydrant – See Utility Plan for More Detail; Keep Area Clear Around Hydrant for Access*
10. *Pylon Sign by Separate Permit*
11. *Patio Area – See Civil and Arch. Plans for More Detail*
12. *3' High Shrub Hedge to Screen Headlights From Leaving the Site*

UT – Existing/New Utility Box or Manhole

General Landscape Notes:

1. *Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.*
2. *Contractor shall call Blue Stake before excavation for plant material.*
3. *Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.*
4. *The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.*
5. *The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.*
6. *See civil and architectural drawings for all structures, hardscape, grading, and drainage information.*
7. *Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.*
8. *All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.*
9. *The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.*
10. *Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.*
11. *It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.*
12. *The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.*
13. *The contractor shall install all landscape material per plan, notes and details.*
14. *Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.*
15. *No grading or soil placement shall be undertaken when soils are wet or frozen.*
16. *Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.*
17. *Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.*
18. *Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.*
19. *All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.*
20. *Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.*
21. *All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and removed from the tree.*
22. *Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. No edging shall be used between different stone types. Provide a defined edge between stone. Install a three (3) foot diameter tree ring around shrubs and trees and install a Three (3) Inch Depth of Wood Mulch.*
23. *All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.*
24. *Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.*
25. *Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.*

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Corner Partners, LLC.

24-268 LS

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - ANAengineering.net

Landscape Plan

Jacobs Ranch Commercial - Lot 10

1805 South Redwood Road
Saratoga Springs, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
07/01/2026

30 Jun, 2026

SHEET NO.
L1.1

DWG:124 - 268 Lot 10 Jacob's Ranch\dwgs\24 - 268 LS.dwg, 7/1/2026 8:26:59 AM, 1:1

EXTERIOR FINISHES		
CMU WAINSCOT–	108 sf	3%
BRICK VENEER–	661 sf	21%
STUCCO–	1,419 sf	46%
STOREFRONT–	840 sf	27%
AWNINGS	80 sf	3%
TOTAL	3,108 sf	



WEST ELEVATION

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

EFIS SYSTEM NOTES:
- SYNTHETIC STUCCO FINISH TO BE APPLIED OVER 1" MIN. RIGID INSULATION (R=3.9)

EXTERIOR FINISHES		
CMU WAINSCOT–	111 sf	8%
BRICK VENEER–	279 sf	18%
STUCCO–	915 sf	60%
STOREFRONT–	201 sf	13% (36% OF LOWER 10')
AWNINGS	21 sf	1%
TOTAL	1,527 sf	



NORTH ELEVATION

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

EXTERIOR FINISHES		
CMU WAINSCOT–	131 sf	5%
BRICK VENEER–	617 sf	21%
STUCCO–	1,666 sf	57%
STOREFRONT–	420 sf	15% (38% OF LOWER 10')
AWNINGS	65 sf	2%
TOTAL	2,899 sf	



EAST ELEVATION

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



BRICK VENEER
INTERSTATE BRICK WALNUT



BRICK VENEER ACCENT BAND
INTERSTATE BRICK PLATINUM



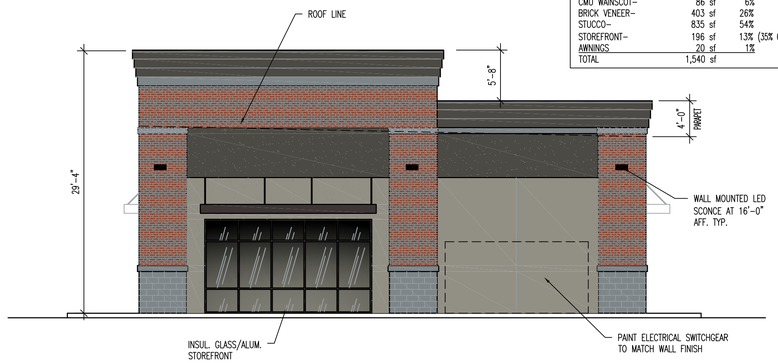
SPLIT FACED WAINSCOT VENEER
SUNCORE NATURAL

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

EXTERIOR FINISHES		
CMU WAINSCOT–	86 sf	6%
BRICK VENEER–	403 sf	26%
STUCCO–	835 sf	54%
STOREFRONT–	196 sf	13% (35% OF LOWER 10')
AWNINGS	20 sf	1%
TOTAL	1,540 sf	



SOUTH ELEVATION

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

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

STATE OF UTAH
JEFFERY ALLEN VINCENT
7899901-0301
LICENSED ARCHITECT

NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH
LOT 10
SARATOGA SPRINGS, UTAH
ELEVATIONS

ARCH. PROJECT NO:	
DATE:	05 June 2026
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION
04/06/26	REVIEW COMMENTS

SHEET TITLE
A-2.00
ARCHITECTURAL 2 of 5

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Jacob Ranch Marketplace

Lot #10

1800 South Redwood Road, Saratoga Springs, Utah

Redwood Road

LOT #10

McDonald's

Site Plan Rendering

North-West Corner Rendering

East Rendering

West Rendering

Stucco finishes:

Sherwin Wiliams
Purpoise

Sherwin Wiliams
Jogging Path

Top bands & awnings:

Sherwin Wiliams
Urbane Bronze

Brick veneers:

Interstate Brick
Platinum

Interstate Brick
Walnut

Suncore
Natural

Trees



Paperbark Maple
Acer griseum



Crimson Spire Oak
Quercus robur fastigiata



Chinese Lacebark Elm
Ulmus parvifolia



Arnold Sentinel Austrian Black Pine
Pinus nigra

Shrubs



Fernbush
Chamaebatiaria milefolium



Blue Chip Juniper
Juniperus horizontalis 'Blue Chip'



Dwarf Globe Blue Spruce
Picea pungens 'Globosa'



Gro-Low Fragant Sumac
Rhus aromatica 'Gro-Low'



Compact Burning Bush
Eunymus alatus 'Compactus'



Red Drift Rose
Rosa x 'Meigalpio'



Green Spreading Yew
Taxus x media 'Spreading'

Ornamental Grasses



Bergundy Switch Grass
Pancium virgatum 'Shenendoah'



Karl Forester Grass
Calagrostis x acutiflora 'Karl Foerster'

Perennials



Goldflame Spirea
Spiraea x bumalda 'Goldflame'



Siskiyou Pink Gaura
Gaura lindheimeri 'Siskiyou Pink'



Red Hot Returns Daylily
Hemerocallis x 'Red Hot Returns'



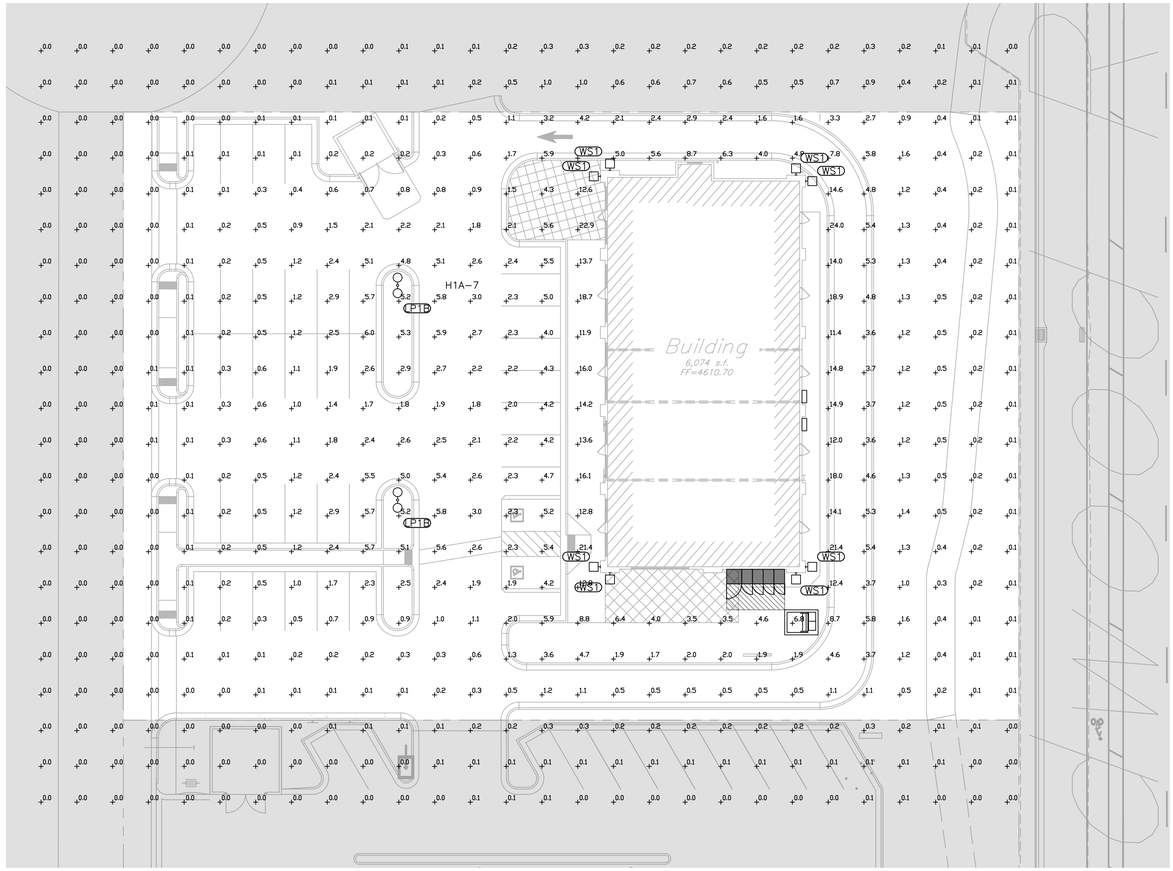
May Nigh Salvia
Salvia x superba 'May Night'

ELECTRICAL KEY NOTES:

1 .

SARATOGA SPRINGS – CITY STANDARD LIGHTING NOTES

1. POST–ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW.
2. THE CITY RESERVES THE RIGHT TO CONDUCT POST–INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
3. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL–CUTOFF CRITERIA.
4. ONE–LINE DIAGRAMS THAT INCLUDE BOTH PROPOSED STREET LIGHTING AS WELL AS MODIFICATIONS MADE TO THE EXISTING LIGHTING SYSTEM SHALL BE DRAWN AND SUBMITTED TO THE CITY FOR APPROVAL BEFORE CONSTRUCTION. SOURCE CONNECTIONS FOR EACH CIRCUIT SHALL BE IDENTIFIED AND APPROVED WITH POWER COMPANY. VOLTAGE DROPS FOR EACH CIRCUIT SHALL BE CALCULATED, DOCUMENTED, AND SUBMITTED WITH DESIGN. VOLTAGE DROPS SHALL NOT EXCEED 5% LOSS AS MEASURED FROM UTILITY CONNECTION TO END OF CIRCUIT, REGARDLESS OF WHERE UTILITY CONNECTION IS LOCATED OR WHOM IT WAS CONSTRUCTED BY. THE CITY RESERVES THE RIGHT TO REQUIRE VOLTAGE DROP TESTING AFTER CONSTRUCTION TO VERIFY COMPLIANCE WITH VOLTAGE DROP REQUIREMENTS.



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

ELECTRICAL REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	06–26–2026

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: 06-26-2026
State of Utah

JACOB RANCH – LOT 10
1805 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number: 01–0053–2025
Status: REVIEW SET
Date: 06–26–2026
Sheet Number: E101A

LIGHTING CONTROL PANEL – "LCP1"

SPACE	DESCRIPTION	RELAY RATING	RELAY POLE(S)	FED BY CIRCUIT	SCHEDULE	NOTES
1	SITE LTS	30A	1	L1H-7	a	
2	EXTERIOR LTS	30A	1	L1H-9	b	

GENERAL NOTES:
1. ELECTRICAL CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER.
2. INSTALL INTERMATIC ET90215CR OR EQUIVALENT.
3. CONTRACTOR SHALL COMMISSION AND TRAIN THE OWNER.
4. ROUTE THROUGH SWITCH OR DIMMER AT LOCATION SELECTED BY OWNER. IF A DIMMER IS REQUIRED, DIMMER MUST BE RATED FOR THE LOAD.
5. SURFACE MOUNT PANEL

LIGHTING CONTROL PANEL – GROUP SCHEDULES

GROUP	DESCRIPTION	CONTROL ON	CONTROL OFF	TIMED OVERRIDE	SCHEDULE	NOTES
a	SITE – LTS	PC	PC	60 MIN.	PER OWNER	
b	SITE – EXTERIOR	TC	TC	60 MIN.	PER OWNER	

GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY OPERATING HOURS WITH OWNER PRIOR TO SYSTEM START-UP.
2. CONTRACTOR SHALL COMPLY WITH THE LOCALLY ADOPTED ENERGY CODE.
3. PROVIDE UL APPROVED, NEC CLASS 1, 0-10 VOLT DIMMING OR PHASE DIMMING MODULE AS REQUIRED.
4. PHOTOCELL SHALL BE MOUNTED ABOVE THE ROOF AND FACING NORTH.
5. CONTRACTOR SHALL COMMISSION AND TRAIN THE OWNER.
6. ROUTE THROUGH SWITCH OR DIMMER AT LOCATION SELECTED BY OWNER. IF A DIMMER IS REQUIRED, DIMMER MUST BE RATED FOR THE LOAD.
7. PROVIDE 3R ENCLOSURE AND SURFACE MOUNT PANEL.

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-T3-48LC-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	2	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-T3-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM 2 X ARM: VA110-L-D2-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-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	8	FULL CUTOFF WALL SCONCE	VISIONAIRE	OWS2-T3-L6-4K-UNV-WM-BK-DIM	LED 6430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT	
CP1	1	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	VG1-L30-7-40-TS-SM-SCBA-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	
WL1E	10	FULL CUT OFF LINEAR	AXIS LIGHTING	EX2WD-750-80-40-ASO-8-BLK-UNV-DP-1-WB-B	LED 3000lm, 4000K, 70CRI	57.6	UNV	0-10V @ 10%	WALL MOUNT BACKSIDE OF THE FRONT OF AWNING	PROVIDE WITH EMERGENCY BATTERY PACK
S1	0	4'-0" STRIP 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	
S1E	0	4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-EM/10WLP-ACF/D96-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.7	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	10	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	CCAXL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EB1	0	OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CTX6L24WCSWF	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: SEARCHLIGHTS, 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
1. 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 REQUIRED	STARTER PROVIDED BY	STARTER SIZE	STARTER NEMA	STARTER NOTES	DISCONNECT OR OTHER MEANS OF CONNECTION REQUIRED	PROVIDED BY	STYLE	SIZE	POLES	VOLTAGE	NEMA	NOTES	WIRE & CONDUIT SIZE	FED FROM	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	L1A-50,52,54	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-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-5	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	L1E-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-08_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-2-L	T3	48LC	3	4K	UNV	UMA1	BK	C1/H3		DIM

MODEL
- ODN-1-L
- ODN-2-L
- ODN-3-L

OPTICS
- T1 Type 1
- T2 Type 2
- T3 Type 3
- T4 Type 4
- T5 Type 5
- T5W Type 5 Wide
- T5WR Type 5 Wide Round

LEDs
- 16LC
- 32LC
- 48LC
- 64LC
- 80LC
- 96LC
- 128LC

CURRENT
- 3 350mA
- 5 530mA
- 7 700mA

KELVIN
- 3K 3000K
- 4K 4000K
- 5K 5000K

VOLTAGE
- UNV 120-277V
- 8 347V
- 5 480V

MOUNTING
- YM Yoke Mount (Specify 2120 tenon 4.4" tall special threaded mounting plate.
- UAM1 Arm Mount *Decorative arm not included
  See decorative arm section for arm mount options
  ODN uses small arm, ODN-2 & ODN-3 uses large arm

FINISH
- BZ Bronze
- WB Weathered Brown
- BK Black
- SBK Smooth Black
- WH White
- SWH Smooth White
- GP Graphite
- GY Grey
- SL Silver Metallic
- FG Forest Green
- VD Verdigris
- CC Custom Color

CAP/SHADE OPTIONS
- C1
- C2
- C3
- C4
- C5
- C6
- H1
- H2
- H3
- H4
- H5
- H6

OPTIONS
- PC-120 Button Type Photocell
- PC-208 Button Type Photocell
- PC-240 Button Type Photocell
- PC-277 Button Type Photocell & Receptacle
- WSC-8 Motion Sensor 8' Mounting Height
- WSC-20 Motion Sensor 9-20' Mounting Height
- WSC-40 Motion Sensor 30-40' Mounting Height *The WSC option will require (1) WSR 100 remote for programming
- DIM 0-10V Dimming Driver
- VWC Visionaire Wireless Controls *Consult Factory
- IR-R Illuminated Rings Red
- IR-B Illuminated Rings Blue
- IR-G Illuminated Rings Green
- CLS Cutoff Louver Shield

VISIONAIRE LIGHTING

A VL-PA-ING-001-F37 REV. 0 CRCABR22-03

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

Control Number: WALL_CEILING_OWS-AR-06_22_2022

ODEN ARRAY SCONCE LED Array Specifications



Project Name:

Catalog Number:

Type:

The **Oden Array Sconce** offers architectural styling for wall mounted applications, while complimenting 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	2L	3K	UNV	WM	BK	DIM
OWS-2	T2	4L	4K	120-277V	Wall Mount	BK	
	T3	6L	5K			SBK	
	T4	6L				WH	
		8L				SWH	
		11L				GP	
		13L				GY	
						SL	
						CC	

MODEL
- OWS-1
- OWS-2

OPTICS
- T1 Type 1
- T2 Type 2
- T3 Type 3
- T4 Type 4

LUMENS
- 2L
- 4L
- 6L
- 6L
- 8L
- 11L
- 13L

KELVIN
- 3K 3000K
- 4K 4000K
- 5K 5000K

VOLTAGE
- UNV 120-277V

MOUNTING
- WM Wall Mount

FINISH
- BZ Bronze
- BK Black
- SBK Smooth Black
- WH White
- SWH Smooth White
- GP Graphite
- GY Grey
- SL Silver Metallic
- CC Custom Color

OPTIONS
- PC-120 Button Type Photocell
- PC-208 Button Type Photocell
- PC-240 Button Type Photocell
- PC-277 Button Type Photocell
- WSC-8 Motion Sensor 8' Mounting Height
- WSC-20 Motion Sensor 9-20' Mounting Height
- DIM 0-10V Dimming Driver

VISIONAIRE LIGHTING

774 VL-PA-ING-001-F37 REV. 0 CRCABR22-03

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

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: 06-26-2026
State of Utah

JACOB RANCH – LOT 10
1805 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SCHEDULES

Project Number: 01-0053-2025

Status: REVIEW SET

Date: 06-26-2026

Sheet Number: E801

ELECTRICAL REVISIONS

#	DESCRIPTION	DATE
1	CITY COMMENTS	06-26-2026

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan Amendment (major)
Taco Bell
July 30, 2026
PUBLIC MEETING

Applicant:	Ashley Wagner
Owner:	GEN2 Utah Properties LLC
Location:	27 West Crossroads Boulevard
Project Acreage:	0.85
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial and Vacant
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Caden Baines, Planner II

A. Executive Summary and Request:

The applicant, Ashley Wagner, requests a Major Site Plan Amendment for Gateway at Saratoga Springs Lot 1 (Taco Bell) at 27 West Crossroads Boulevard. The proposed amendment would add a purple accent color to the south, east, and west façade of the building (Exhibit 3). The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

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:

August 6, 2013 - The City Council approved the final plat and site plan for Taco Bell and Wendy's.

Caden Baines, Planner II
cbaines@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x137 • 801-766-9794 fax

C. Process:

City Code Chapter 19.13 outlines the process for a Major Site Plan Amendment, as outlined below.

Site Plan Amendment

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the major site plan amendment and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.14 outlines the process for site plan amendments and states that major amendments are amendments that alter the architectural elevations and are to be approved by the City Council. **Complies.**

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. The proposed major site plan amendment will not change the existing character of the site.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested Major Site Plan Amendment for Taco Bell located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.04, 19.13, 19.14, 19.16, and 19.18 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.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Major Site Plan Amendment for Taco Bell 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

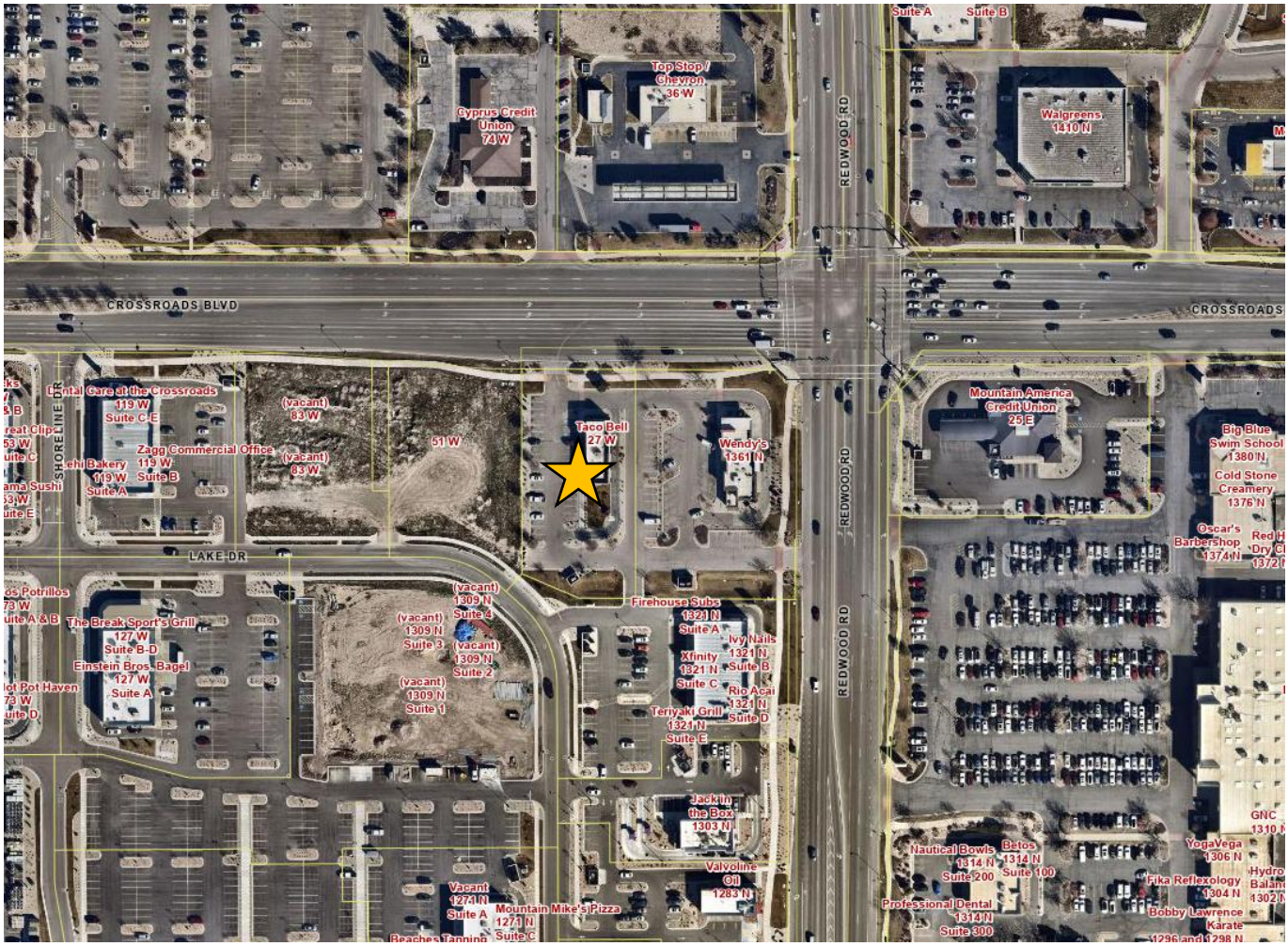
"I move that the Planning Commission forward a recommendation for denial of the requested Major Site Plan Amendment for Taco Bell located at 27 West Crossroads Boulevard with the Findings below:

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

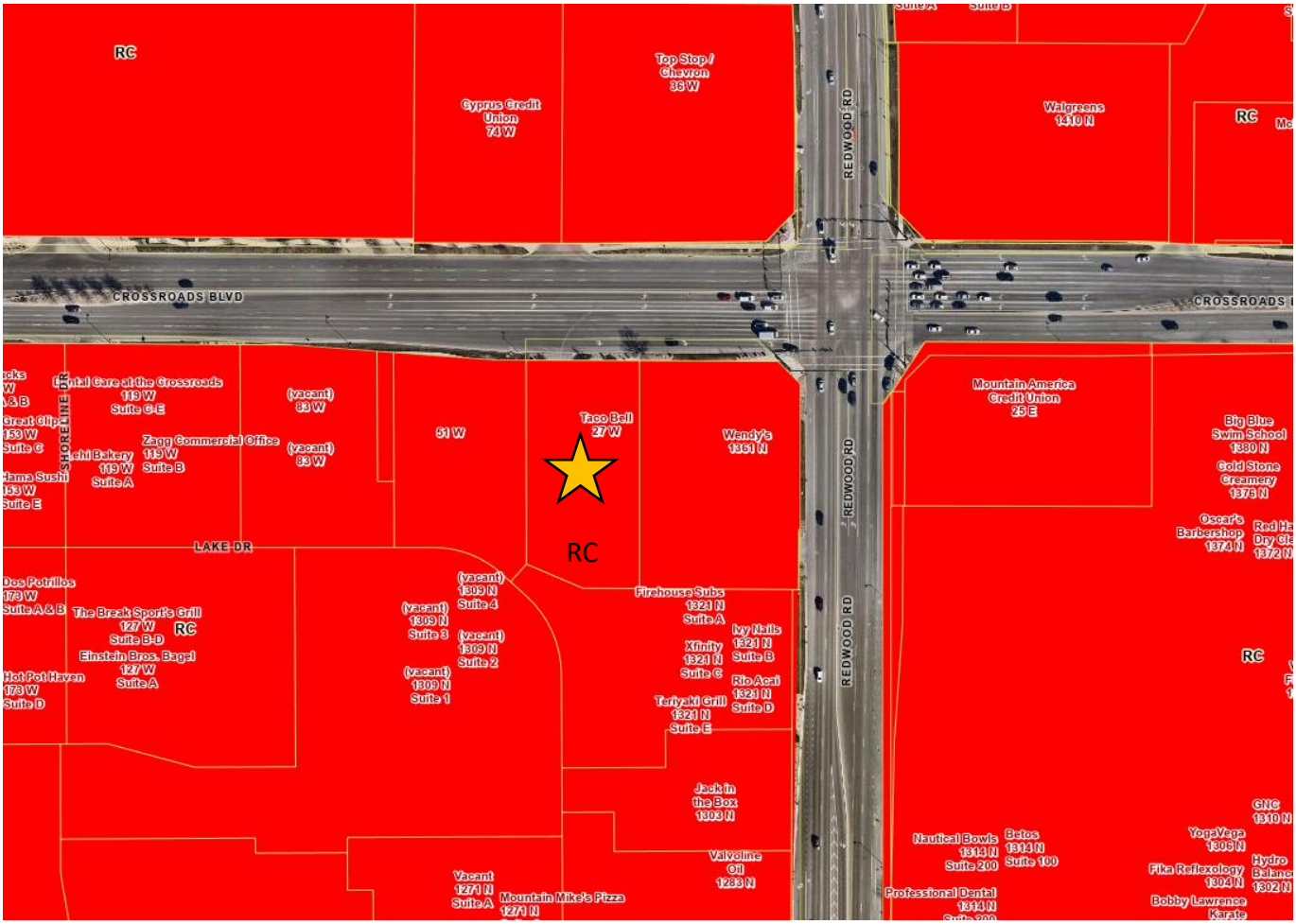
H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations
4. Rendering

EXHIBIT 1



Location


RC
Top Stop / Chevron
86 W
Cyprus Credit Union
74 W
REDWOOD RD
Walgreens
1410 N
RC
CROSSROADS BLVD
CROSSROADS
SHORELINE DR
Urgent Care at the Crossroads
119 W
Suite C-E
(vacant)
83 W
Zagg Commercial Office
119 W
Suite B
(vacant)
83 W
Sushi Bakery
119 W
Suite A
51 W
Taco Bell
27 W
Wendy's
1361 N
Mountain America Credit Union
25 E
Big Blue Swim School
1380 N
Gold Stone Creamery
1376 N
Oscar's Barbershop
1374 N
LAKE DR
RC
Dos Potrillos
173 W
Suite A & B
The Break Sports Grill
127 W
Suite B-D
RC
Einstein Bros. Bagel
127 W
Suite A
Hot Pot Haven
173 W
Suite D
(vacant)
1309 N
Suite 4
(vacant)
1309 N
Suite 3
(vacant)
1309 N
Suite 2
(vacant)
1309 N
Suite 1
Firehouse Subs
1321 N
Suite A
Ivy Nails
1321 N
Suite B
Xfinity
1321 N
Suite C
Rio Acai
1321 N
Suite D
Teriyaki Grill
1321 N
Suite E
RC
Jack in the Box
1303 N
Valvoline Oil
1283 N
Vacant
1271 N
Suite A
Mountain Mike's Pizza
1271 N
Nautical Bowls
1314 N
Suite 200
Betos
1314 N
Suite 100
Professional Dental
1314 N
YogaVega
1306 N
Fika Reflexology
1304 N
Bobby Lawrence Karate
GNC
1310 N
Hydro Balance
1302 N

Zoning

EXHIBIT 2

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.30.26

Application Information

Site Plan Amendment (Major)
Taco Bell

Applicant:	Ashley Wagner
Owner:	GEN2 Utah Properties LLC
Location:	27 W Crossroads Blvd
Project Acreage:	0.85
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial and Vacant
Past Action and Date:	City Council / Approval August 6, 2013
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Caden Baines, Planner II
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** July 1, 2026
Date of Review:	**1st submittal: July 7, 2026**
Parcel Number(s) and size:	40:461:0001 / 0.85 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 1, 2026
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- No comments. (7/14/2026)

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	*N/A*
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*37,068 Acres*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*58.7' (See 8/6/2013 Site Plan Approval.)*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*29.6' & 80.9' (See 8/6/2013 Site Plan Approval.)*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*142.2 (See 8/6/2013 Site Plan Approval.)*
Building Separation (Minimum)	N/A	**N/A**	*N/A*
Lot Width (Minimum)	N/A	**N/A**	*N/A*
Lot Frontage (Minimum)	N/A	**N/A**	*N/A*
Building Height (Maximum)	50'	**Complies**	*22' (See 8/6/2013 Site Plan Approval.)*
Lot coverage (Maximum)	50%	**Complies**	*5.7% (See 8/6/2013 Site Plan Approval.)*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*2,083 sq ft (See 8/6/2013 Site Plan Approval.)*
Building Size (Maximum)	N/A	**Complies**	*2,083 sq ft (See 8/6/2013 Site Plan Approval.)*

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**	*Greater than 105' from roadway centerline. (See 8/6/2013 Site Plan Approval.)*

No density shall be calculated on sensitive lands.	**Complies.**	*See 8/6/2013 Site Plan Approval.*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Drive-thru	**Complies.**	*Permitted in the Regional Commercial Zone.*

19.13 Process

Regulation	Findings
Land Use Authority.	*City Council*

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Commercial use proposed/existing.*
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.**	*Overall site is not changing. See 8/6/2013 Site Plan Approval.*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	No objectionable odors, noises, hazards, or other nuisances proposed.
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Ownership affidavit provided. (On file)*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Vicinity map provided.*
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.**	*Context plan provided.*
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.**	*Elevations of the building provided with the percentage of colors proposed.*
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.**	*Sign information provided and applicant has applied for a sign permit.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Fee paid on 7/1/2026.*

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.**	*#702082 (Pantone 2603 C)*
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 four sides of the structure are being reviewed.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*3 building materials existing and no material changes are being propose.*
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 building colors existing. Accent color is being proposed.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Purple accent proposed.*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*Accent color is being proposed. (10% coverage maximum)* *West Façade: 0.5% Coverage* *South Façade: 0.66% Coverage* *East Façade: 1% Coverage*
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.**	*No materials are proposed to change.*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Proposed signage is included. Active sign permit underway for approval.*
Monument sign location meets code and sign details provided	**N/A.**	*No monument signs proposed.*
Wall signs and potential locations and details	**Complies.**	*Location and details on wall signs provided.*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No.*
What is the anticipated cost to the City?	*$0.00*
When will City maintenance begin?	*N/A.*

EXHIBIT 3

Sign Schedule

D 3'6"X3'10" BELL AND 14" CHANNEL LETTERS

35'



25'

wall area 875 sq ft
allowed in area
4% (35sq ft)

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "A" 100'x25' =2500sqft-wash area 50'x3"= 12.50sqft, .5% coverage

Sign Schedule

E 2'6"X2'9" BELL AND 14" WHITE CHANNEL LTRS

100'



2,500sqft, 8% sign allowed 200sqft

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "C" 100'x25'=2500sqft, wash area 97'x3"=25.24sq ft, 1.0% coverage

Sign Schedule

F 2'6"X2'9" BELL AND 14" WHITE CHANNEL LTRS

100'



2,500sqft, 4% sign allowed 100sqft

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

wall "B" 35'x25'=875sqft, wash area 23.2'x 3"=5.8sq ft, .66% coverage



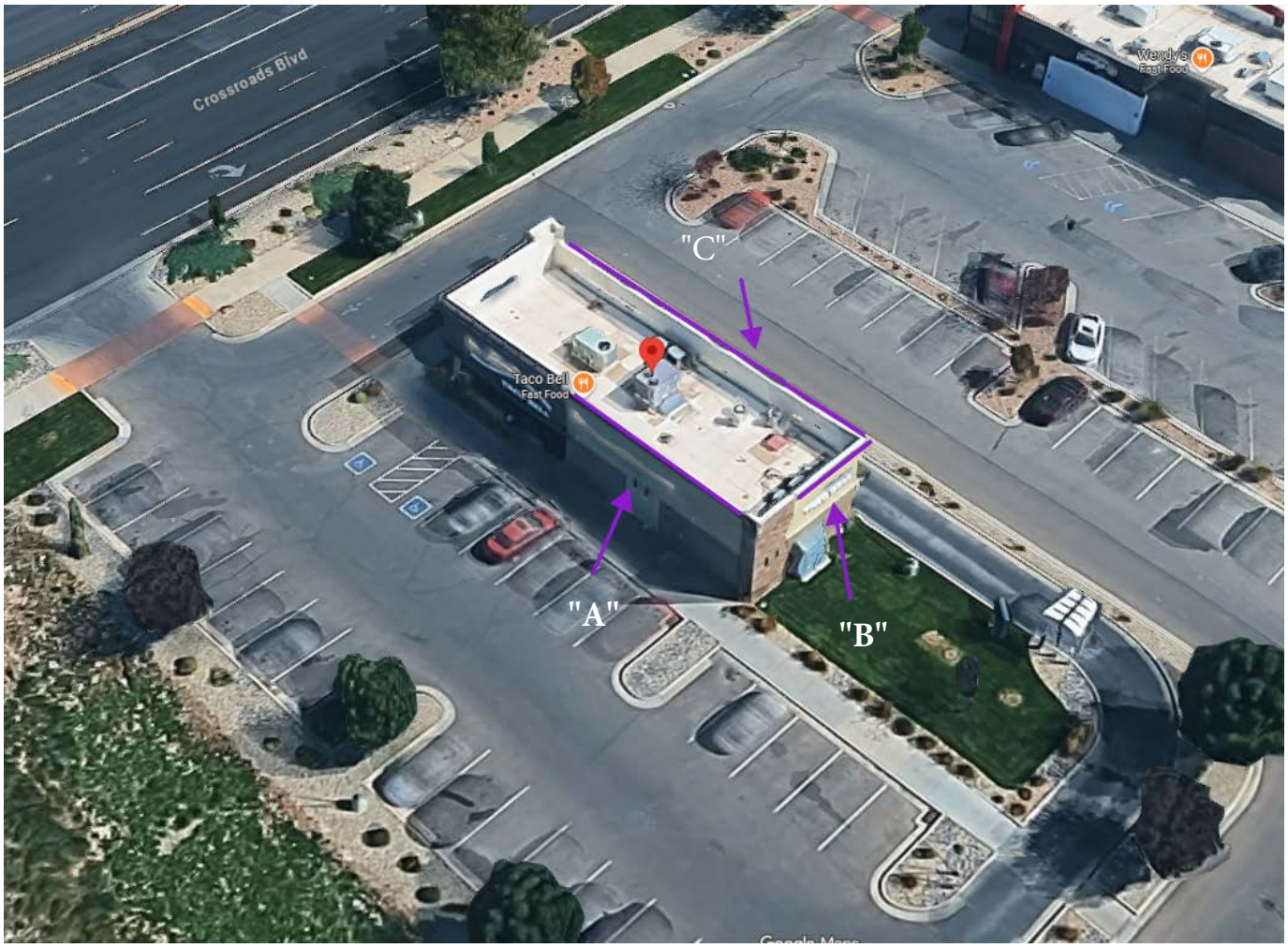
back elevation being removed, no sign is replacing it

Project No: 78108	Prepared By: Joey Merchan	
Address: 27 W Crossroads Blvd Saratoga Springs, UT 84045-5507	Date: 05/05/2026	PIF: 537951-0
Description: Taco Bell	Customer Signature:	

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner, without express written permission of Everbrite, LLC, is prohibited.

EXHIBIT 4

wall "A" 100'x25' =2500sqft-wash area 50'x3"= 12.50sqft, **.5% coverage**
wall "B" 35'x25'=875sqft, wash area 23.2'x 3"=5.8sq ft, **.66% coverage**
wall "C" 100'x25'=2500sqft, wash area 97'x3"=25.24sq ft, **1.0% coverage**



SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Preliminary Plat
Riverwalk Phase 1
July 30, 2026
PUBLIC MEETING

Applicant:	Dan Ford
Owner:	Jennifer and Paul Kuhn
Location:	Northeast of Riverside Drive and Brookshire Drive
Project Acreage:	16.47 Acres
Residential Units/Lots:	25 Units (Phase 1)
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-9
Adjacent Zoning:	R1-10, CC, MU
Adjacent Uses:	Low Density Residential and Undeveloped
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The applicant is seeking approval of the Riverwalk Phase 1 Preliminary Plat. The proposed plat consists of 10.6 acres of land and will be subdivided into 25 lots, ranging in size from 9,000 to 14,511 square feet (Exhibit 4). The plat includes 1.1 acres of open space, split between a trail corridor accessing the subdivision to the north and the Jordan River Trail Corridor and associated amenity area (Exhibit 5).

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 approval with or without conditions, denial, or continuation.

B. Background:

January 3, 2023 - the City Council approved the Rezone application for this property. The property was rezoned from R1-10 to R1-9.

C. Process: City Code Chapter 19.13 outlines the process for a preliminary plat, as outlined below.

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

Code Section 19.13.04 outlines specific development processes and submittal requirements. As the Land Use Authority for single-family preliminary plats, the Planning Commission is to review the preliminary plat and make a decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met. **Complies.**

D. Community Review:

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

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

E. General Plan:

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

Low Density Residential: Areas designated for single-family homes.

Staff conclusion: Complies. The R1-9 zoning district requires single-family homes on medium-sized lots (minimum 9,000 square feet) that are characteristic of traditional suburban residential neighborhoods.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivisions: **Shall Comply.** Update the data table to match City's standard plat template.
- 19.13, Process: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies**
- 19.19, Open Space: **Complies.**
- 19.25, Waterfront Buffer Requirements: **Shall Comply.** Jordan River stabilization plans shall be required prior to Construction Drawing acceptance.

There is an existing Development Agreement that was recorded for this property with the associated rezone in January, 2023.

G. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the Planning Commission approve the requested Preliminary Plat for Riverwalk Phase 1 located northeast of Riverside Drive and Brookshire Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Title 19 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 Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Update the data table to match City's standard plat template.
5. Jordan River stabilization plans shall be required prior to Construction Drawing acceptance.
6. The application shall comply with the recorded Development Agreement.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Preliminary Plat for Riverwalk Phase 1 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

"I move that the Planning Commission deny the requested Preliminary Plat for Riverwalk Phase 1 located northeast of Riverside Drive and Brookshire Drive, with the Findings below:

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

H. Exhibits:

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

Exhibit 1

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: Riverwalk Subdivision – Preliminary Plat
Date: July 30, 2026
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Dan Ford – Colliers*
Request:	*Preliminary Plat Approval*
Location:	*East of Riverside Drive, North of Brookshire Drive*
Acreage:	*16.47 Acres*

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

1. The developer shall comply with all review comments and redlines (including those contained in the Drainage Report), prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

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

4. 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.

5. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

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

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

8. Existing utilities shall be moved to the required PUE's shall be shown on the plans and Plat.

9. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

10. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

11. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

12. The developer shall provide a Jurisdictional Determination from the Army Corps of Engineers for all properties which have been identified as potentially having wetlands and shall obtain and comply with any applicable permitting required due to project impacts prior to receiving accepted construction drawings from the City.

13. All property shall be removed from the Special Flood Hazard Area (SFHA) identified by FEMA mapping, including an approved Letter of Map Revision Based on Fill (LOMR-F) prior to plat recordation.

14. The developer shall obtain, and maintain in a current status, all permits required for the project, including a City Floodway Development Permit.

15. The developer shall implement required erosion protection measures along the Jordan River.

16. Relative to traffic, ongoing UDOT improvements on Pioneer Crossing have, and are expected to continue alleviating, traffic delays on Riverside Drive. As far as traffic west of the project, please refer to the correspondence below which indicates that this project is not expected to impact existing residential neighborhoods.

From: Jason Watson <jwatson@focus-es.com>
Sent: Wednesday, April 1, 2026 10:07 AM
To: Kyle Kingsbury <KKingsbury@saratogasprings-ut.gov>
Cc: Raff, Liz <Liz.Raff@colliers.com>; Ford, Dan <Dan.Ford@colliers.com>; Austin White <awhite@focus-es.com>
Subject: Riverwalk Traffic Impact Study

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Kyle,

Thanks for chatting with me about the comment that we received on the traffic impact study for the Riverwalk development. The comment was regarding the recent counts the city performed along Dalmore Drive and wanting to see how the traffic from the Riverwalk development could affect the traffic along Dalmore Drive. From our discussion, here is a brief summary of why we feel the traffic generated by the Riverwalk development will have very minimal impact to Dalmore Drive and the majority of the traffic will travel south to access onto Pioneer Crossing.

In the traffic impact study, page 15 (Figure 5), we anticipate only 20% of the overall traffic generated by the Riverwalk development will travel west along Dalmore Drive to access onto Redwood Road. With the close proximity to Pioneer Crossing and ease of making a left and right turn using the traffic signal, we feel 80% of the traffic will travel south from the development and use Pioneer Crossing to either travel east to I-15 or west to access the shopping, schools and businesses. For vehicles that use Dalmore Drive, they have to make a right turn onto Redwood Road (no lefts onto Redwood are allowed), which causes them to miss most of the shopping that is directly west of Redwood Road and anything south of Pioneer Crossing. We do feel some traffic will use Redwood Road to travel north, which is where we are showing the 20%. From the trip generation projected with this development, 20% of the overall traffic equates to 5 AM peak hour trips (4 exiting and 1 entering) and 8 PM peak hour trips (3 exiting and 5 entering). This is the number of vehicles we anticipate will be using Dalmore Drive during the AM and PM peak hours from the Riverwalk development. It is not anticipated that 5 AM trips and 8 PM trips will have a major effect on the level of service or delay time for traffic along Dalmore Drive as they access onto Redwood Road.

I have also attached the traffic study as we discussed.

We appreciate you looking at this. Please let us know if there is any further clarification or discussion that we need to have on this comment.

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JASON WATSON, PE, PTOE
TRANSPORTATION
DEPARTMENT MANAGER
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M: 480-540-0010
JWATSON@FOCUS-ES.COM
FOCUS-ES.COM
6949 S. HIGH TECH DRIVE
SUITE 200
MIDVALE, UT 84047

Exhibit 2: Location and Zone Map



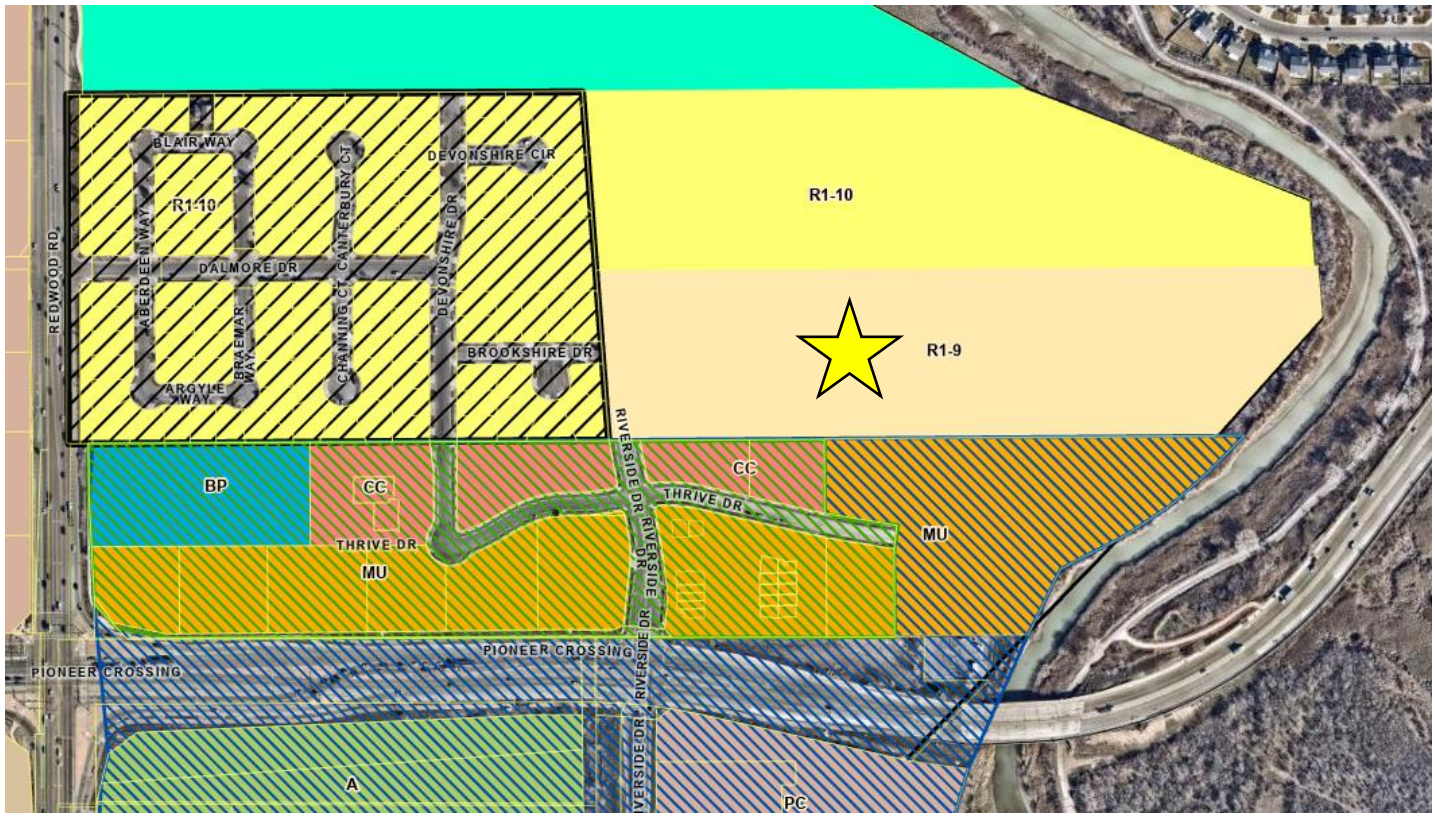


Exhibit 3

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 2.19.25

Application Information

Date Received:	6/8/2026
Date of Review:	**6/23/2026**
Project Name:	Riverwalk at Saratoga Springs
Project Request / Type:	Preliminary Plat
Meeting Type:	N/A
Applicant:	Dan Ford
Owner:	Jennifer and Paul Kuhn
Location:	250 E Brookshire Dr
Major Street Access:	Riverside Dr
Parcel Number(s) and size:	58:035:0044 (16.47 acres)
Land Use Designation:	Low Density Residential
Parcel Zoning:	R1-9
Adjacent Zoning:	R1-10, CC, MU
Current Use:	Undeveloped
Adjacent Uses:	Residential, Undeveloped
Previous Approvals:	Rezone and DA – January 3, 2023
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	N/A
Planner:	David Jellen, Senior Planner

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- PC/CC required: Yes
- Planning Director Approval: No
- **Neighborhood Meeting Required:** No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

General Review

DRC Review Comments:

Building Department
- No comments

Fire Department
- No comments

GIS / Addressing
- Addressing to be verified with Final Plat

Additional Recommendations:
- Any DRC comments?

Engineering:
- Staff Report: Yes

Code Review

- 19.04, Land Use Zones
  - Zone: R1-9
  - Land Use: Residential

19.04.010 Requirements		R1-9	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	4 unit/acre	**Shall Comply**	*Update the data table per redlines on plans*
Lot Size, Residential (Minimum)	9,000 sq. ft.	**Complies**	*All lots in Phase 1 comply, refer to plat for more information.* *Verify with final plat.*
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	**N/A**	
Footprint Development	allowed	**N/A**	
Building Separation - Footprint (Minimum)	10'	**N/A**	
Project Size - Footprint (Minimum)	5 acres	**N/A**	
Lot Coverage (Maximum)	50%	**N/A**	*Determined with Building Permit*
Structure Height (Minimum)	35'	**N/A**	*Determined with Building Permit*
Dwelling Size (Minimum)	1,000 sq. ft.	**N/A**	*Determined with Building Permit*
Lot Width (Minimum)	70'	**Complies**	*Refer to plat*
Lot Frontage*** (Minimum)	35'	**Complies**	*Refer to plat*
Front Setback* (Minimum)	25', 20' for enclosed entry or porches	**Complies**	*Refer to typical setback diagram on plat*
Street Side Setback (Minimum)	20'	**Complies**	*Refer to typical setback diagram on plat*
Interior Side Setback, Residential(Minimum)	8'/16'(min/combined)	**Complies**	*Refer to typical setback diagram on plat*

Interior Side Setback, Non-Residential(Minimum)	25'	**N/A**	
Rear* Setback, Residential(Minimum)	20'	**Complies**	*Refer to typical setback diagram on plat*
Rear Setback, Non-Residential(Minimum)	20'	**N/A**	

Development Agreement		
Regulation	**Compliance**	**Findings**
Development is subject to the provisions of the R1-9 zoning district.	**Complies**	*Refer to plans on file*
Riverside Drive (77-foot ROW) Required	**Complies.**	*Refer to plans on file*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Shall Comply.**	*Refer to Engineering Staff Report conditions*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Shall Comply.**	*Refer to Engineering Staff Report conditions*
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.**	*Refer to plans on file*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Refer to plans on file*
19.05.16. Special Standards and Considerations Governing Particular Uses. ***See Code for details***	**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.**	*Refer to plans on file*
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*Refer to plans on file*
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.**	*LP-100*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*LP-100*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Refer to plans on file*
Irrigation: Irrigation plans showing the system layout and details.	**Shall Comply.**	*Refer to Engineering Staff Report conditions*

Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*LP-100*
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.**	*LP-100*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*LP-100*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*LP-100*
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.**	*Refer to plans on file*
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.**	*LP-100*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*LP-100*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Refer to plans on file*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Refer to plans on file*

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.**	*Refer to plans on file*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*Refer to plans on file*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Refer to plans on file*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*Refer to plans on file*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	*Refer to plans on file*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*Refer to plans on file*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*Refer to plans on file*
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	**Complies.**	*Refer to plans on file*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**Complies.**	*Refer to plans on file*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Pre-emergent to be used, refer to LP-100*
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.**	*Refer to plans on file*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Refer to plans on file*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Refer to plans on file*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Complies.**	*Refer to plans on file*
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.**	*Sight triangles shown clear on LP-100*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**Complies.**	*Refer to plans on file*

Retaining walls: for construction of all retaining walls four feet or taller in height, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies.**	*Refer to plans on file*
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Existing wire fence to be removed, per site plan*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*

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.	**Complies.**	*Refer to plans on file*
Fencing along arterial roads shall be of a consistent material and color within each development.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to LP-101*

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.**	*Refer to plans on file*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**N/A.**	
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.	**N/A.**	
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**N/A.**	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**N/A.**	
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.	**N/A.**	

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	
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.**	*Refer to plans on file*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*Refer to plans on file*
Certain types of medical facilities need more accessible stalls, see link.	**Complies.**	*Refer to plans on file*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Refer to plans on file*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Refer to plans on file*
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.	**N/A.**	
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.**	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**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.	**N/A.**	
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the	**N/A.**	

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

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.		
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.**	*Refer to plans on file*
Clear Sight Triangles must be followed.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Refer to plans on file*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Required Minimum Parking		
See table in 19.09	**Complies.**	*2 enclosed garage stalls and 2 driveway stalls per dwelling, refer to CSP.01*

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Street lights per City Standards*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*Street lights per City Standards*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Street lights per City Standards*
Angle: Shall be directed downward.	**Complies.**	*Street lights per City Standards*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Street lights per City Standards*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Street lights per City Standards*

Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*No prohibited lighting shown on plans*
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.**	*Street lights per City Standards*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**Complies.**	*Refer to CSP.01*
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.	**Complies.**	*Street lights per City Standards*
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.	**Complies.**	*Refer to CSP.01*
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.	**Complies.**	*Property is not within one half mile of Camp Williams*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Street lights per City Standards*
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.**	*Refer to plans on file*
Bollard lighting shall be limited to a height of 4'.	**Complies.**	*No bollard lighting proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Street lights per City Standards*
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.**	*Street lights per City Standards*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Street lights per City Standards*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Refer to plat*
Name and address of property owner and developer.	**Complies.**	*Shown on plat*
Name of land surveyor.	**Complies.**	*Dale K Bennett*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Vicinity Map shown on plat*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown on plat*

Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*Shown on plat*
Subdivision name cleared with Utah County.	**Complies.**	*Refer to plans on file*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Shown on plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Shown on plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Refer to plans on file*
Proposed road cross sections.	**Complies.**	*Shown on plat*
Proposed fencing.	**Complies.**	*Refer to plans on file*
Vicinity map.	**Complies.**	*Shown on plat*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Shown on plat*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Shown on plat*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*Refer to plans on file*
Projected Established Grade of all building lots.	**Complies.**	*Refer to plans on file*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Shall Comply.**	*Update per redlines on plat*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**Complies.**	*Shown on plat*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Refer to plans on file*

Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**Complies.**	*Refer to plans on file*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**Complies.**	*Refer to plans on file*
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Refer to plans on file*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	**Complies.**	*No group mailboxes shown on plans*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**Complies.**	*Subdivision does not intersect an arterial road*
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**Complies.**	*Refer to plans on file*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**Complies.**	*Refer to plans on file*
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**Complies.**	*Shown on plans*
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**Complies.**	*No shared driveways proposed*
1. Shared Driveways may be used for clustered single-family lots.	**Complies.**	*No shared driveways proposed*

a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.		
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**Complies.**	*No shared driveways proposed*
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	**Complies.**	*No shared driveways proposed*
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**Complies.**	*No shared driveways proposed*
Lot Design		

All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Refer to plans on file*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Refer to plans on file*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**Complies.**	*2 flag lots permitted*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*Refer to plans on file*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Refer to plans on file*
Corner lots for residential use shall be 10% larger than the required minimum lot.	**Complies.**	*Refer to plans on file*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*No proposed lot will be divided by a municipal or county boundary line*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*Refer to plans on file*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*Refer to plans on file*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**Complies.**	*No lots or parcels will have access to a major arterial*
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*Subdivision is not adjacent to an arterial road*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Connections shown to adjacent lots on site plan*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Connections shown to adjacent lots on site plan*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*Connections shown to adjacent lots on site plan*

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

The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Refer to plans on file*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Connections shown to adjacent lots on site plan*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Connections shown to adjacent lots on site plan*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*Not required for this development*
Notice/Land Use Authority.	*Planning Commission*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*Existing DA*
Phasing Improvements.	*Shown on plans*
Payment of Lieu of Open Space.	Amount of $:
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

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Refer to plans on file*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Refer to plans on file*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Refer to plans on file*

All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Refer to plans on file*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**N/A.**	
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.	**N/A.**	
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.**	
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.	**N/A.**	
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	**N/A.**	

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.		
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**N/A.**	
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**N/A.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**N/A.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**N/A.**	
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.**	*Refer to plans on file*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**N/A.**	
Monument sign location meets code and sign details provided	**N/A.**	
Wall signs and potential locations and details	**N/A.**	

19.19 Open Space		
Minimum Required Open Space		
Regulation	**Compliance**	**Findings**
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: a. Single family developments: 10% of overall development acreage	**Complies.**	*Refer to phasing plan, Sheet CPH.01*

b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.		
Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement. i. Unimproved, not Sensitive Lands ii. Open space with no access	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
Minimum Required Amenities		
Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
No more than 25% of the points may be met by additional equivalent acres.	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**Complies.**	*Refer to phasing plan, Sheet CPH.01*
Payment in Lieu of Open Space		
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria: i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	**N/A.**	*Payment in Lieu of Open Space has not been requested*
Total Cost: 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by $2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	**N/A.**	*Payment in Lieu of Open Space has not been requested*

19.25 Waterfront Buffer Requirements		
Waterway Setbacks		
Regulation	**Compliance**	**Findings**
Riparian Setback: No disturbance shall occur within 50' of the Jordan River ordinary high water mark or the Utah Lake Compromise line.	**Complies.**	*Refer to site plan, Sheet CSP.02*

Exception: Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such areas shall not exceed 300 square feet.		
Shoreline Trails: Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20' in width measured landward from the edge of the riparian setback.	**Complies.**	*Refer to site plan, Sheet CSP.02*
Patio/Lawn Area: A minimum of 15' shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. Roads shall not be located between the first row of buildings and the waterway.	**Complies.**	*Refer to site plan, Sheet CSP.02*
Landscaping in Riparian and Trail Setbacks: Native and naturalized plants allowed. Manicured landscaping and lawns are prohibited.	**Complies.**	*Refer to plans on file*
Bank Stabilization: Industry-accepted bioengineering designs shall be used to meld structural features with the environment and may include the use of features such as live plants, willow cuttings, logs, woody debris, coir fabrics, straw bales etc. The use of riprap or other hard armoring techniques is discouraged and may only be approved by the State of Utah.	**Shall Comply.**	*Jordan River stabilization plans shall be required prior to Construction Drawing acceptance*
Utah Lake and Jordan River Shoreline Trails		
All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project. i. The shoreline trail shall at all times be accessible to the public. ii. The developer will work with the City and any other agency whose approval is necessary, to determine the exact location of the trail. iii. The developer shall construct the trail as close to the waterway as reasonably possible. iv. The trail shall be hard surfaced and shall be a minimum of 12' in width.	**Complies.**	*Refer to plans on file*
In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible.	**N/A.**	
The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project. a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement. b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations.	**Complies.**	*Refer to plans on file*
If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.	**Complies.**	*Refer to plans on file*
Public Access and Parking		
Developments shall provide a public access to the Shoreline or Jordan River trail.	**Complies.**	*Refer to plans on file*

Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.	**Complies.**	*Refer to plans on file*
Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.	**N/A.**	
Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3' in height.	**N/A.**	
Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.	**Complies.**	*Refer to plans on file*
Site Coverage and Building Permeability		
On lots or sites with a width greater than 100' that are generally parallel to the river corridor, structures shall not exceed 70% of the width of the site.	**Complies.**	*Refer to plans on file*
On lots or sites with a 50' to 80' width that are generally parallel to the river, structures shall not exceed 50' in width or 70% of the width of the site, whichever is greater.	**Complies.**	*Refer to plans on file*
At a maximum interval of 300' that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that provide the ability to see through a building, and other features with a similar effect.	**Complies.**	*Refer to plans on file*
The visual and pedestrian connection shall not be less than 30' wide.	**Complies.**	*Refer to plans on file*

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.**	*Refer to plans on file*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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 platy by the developer before plat recordation.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Refer to plans on file*
Compass Directions. The four compass directions shall not be used as part of the street name.	**Complies.**	*Refer to plans on file*
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Refer to plans on file*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*

6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**N/A**	*TBD with building inspection*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**N/A**	*TBD with building inspection*
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**N/A**	*TBD with building inspection*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that	**N/A**	*TBD with building inspection*

address numbers are not duplicated in units that are across the green space or across the alley.		

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*Jordan River Trail to be installed by developer, but owned and maintained by City*
What is the anticipated cost to the City?	*Ownership and maintenance of Jordan River Trail*
When will City maintenance begin?	*Following completion and acceptance of Trail*

Exhibit 4

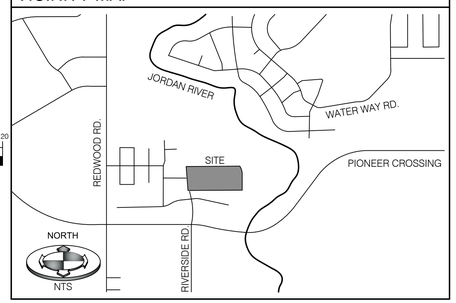
NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

VICINITY MAP



RIVERWALK AT SARATOGA SPRINGS

PLAT A

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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

NOTES FOR PLATS WITH COMMON AREA
12-ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
13-ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
14-TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY THE HOA.
15-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS."
16-COMMON AREAS ARE CONVEYED TO HOA.
17-COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
18-PARK STRIP LANDSCAPING ON RIVERSIDE DRIVE SHALL BE INSTALLED AND MAINTAINED BY THE HOA.

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 103381, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8E, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING SOUTH 444.99 FEET AND EAST 1370.59 FEET (BEING ALSO REFERENCED AS SOUTH 00°06'31" WEST 442.39 FEET AND SOUTH 89°53'39" EAST 1371.43 FEET (1368.70 FEET MEASURED) FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST (NORTH 89°35'39" EAST MEASURED) 944.95 FEET; THENCE SOUTH 31°58'59" EAST 17.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 128.02 FEET ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 15°53'51" EAST 126.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°11'18" WEST 287.46 FEET TO A POINT ON THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO MFRE PIONEER CROSSING SLLC, A UTAH LIMITED LIABILITY COMPANY DESCRIBED IN THAT SPECIAL WARRANTY DEED AS ENTRY NO. 33082 IN BOOK 2023 AT PAGES 1 AND 2 OF OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°39'12" WEST ALONG SAID NORTHERLY LINE AND NORTHERLY LINE OF RIVERSIDE CROSSING SUBDIVISION PLAT A ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER 955.46 FEET TO A POINT ON THE EASTERLY LINE OF DALMORE MEADOWS, PHASE 1, AMENDED ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 04°22'34" WEST ALONG SAID EASTERLY LINE 424.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 409,833 S.F OR 9.408 ACRES, MORE OR LESS

1 PARCEL, 25 LOTS

RESERVATION CORRIDOR DESCRIPTION

COMMENCING SOUTH 444.99 FEET AND EAST 1370.59 FEET (BEING ALSO REFERENCED AS SOUTH 00°06'31" WEST 442.39 FEET AND SOUTH 89°53'39" EAST 1371.43 FEET (1368.70 FEET MEASURED) FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST (NORTH 89°35'39" EAST MEASURED) 1800.94 FEET TO THE JORDAN RIVER AND TRUE POINT OF BEGINNING; THENCE ALONG SAID JORDAN RIVER THE FOLLOWING TWO COURSES: 1) SOUTH 04°55'23" EAST 126.68 FEET, 2) SOUTH 42°16'37" WEST 405.76 FEET TO THE SOUTHEAST CORNER OF GRANTORS PROPERTY; THENCE SOUTH 89°39' 12" WEST 115.50 FEET ALONG THE SOUTHERLY LINE OF SAID GRANTORS PROPERTY; THENCE NORTH 42°16'37" EAST 484.20 FEET; THENCE NORTH 16°17'54" EAST 46.47 FEET; THENCE NORTH 09°00'41" EAST 24.33 FEET TO A POINT ON THE NORTHERLY LINE OF GRANTORS PROPERTY; THENCE SOUTH 89°35'39" EAST 35.02 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINS 42,599 SQUARE FEET OR 0.978 ACRE, MORE OR LESS.

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

RIVERWALK AT SARATOGA SPRINGS PLAT A

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF__HAVE HEREUNTO SET__THIS___DAY OF _____, A.D. 20___.

SIGNATURE — K. PAUL KUHN

SIGNATURE — JENNIFER E. KUHN

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Utah } S.S.

ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME

PRINT NAME — TITLE — ENTITY

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC SIGNATURE — COMMISSION NUMBER

PRINT NAME AS COMMISSIONED — MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

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

THIS ___ DAY OF _____, A.D. 20___.

CITY MAYOR — CLERK-RECORDER
(See Seal Below)

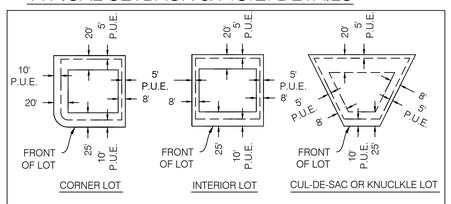
BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
- BRASS CAP MONUMENT (RING & LID) TO BE SET
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP OR AS NOTED ON PLAT) "STAMPED BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE

TYPICAL SETBACK & P.U.E. DETAILS



OVERALL DATA TABLE

INFORMATION	AC	SQ FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	16.5	719,782	100%		
SENSITIVE LANDS	1.9	80,554	11.2%		
OPEN SPACE	1.64	71,450	9.9%		
BUILDABLE LAND	14.67	639,228	88.8%		TOTAL ACREAGE WITHOUT SENSITIVE LANDS
ROW AREA	3.09	134,562	18.7%		
LANDSCAPING AREA	11.96	520,816	72.4%		
LOTS				36	
NET DENSITY DWELLINGS BY ACRE	4.22 UNIT/ACRE				36 UNITS / 8.529 ACRES

Update: 36 units/14.67 acres = 2.45 units/acre

DATA TABLE PHASE 1

INFORMATION	AC	SQ FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	10.6	460,114	100%		
SENSITIVE LANDS					
OPEN SPACE	0.98	42,600	9.3%		
BUILDABLE LAND	2.67	116,508	25.3%		
ROW AREA	3.09	134,562	18.7%		
LANDSCAPING AREA	7.89	343,606	74.7%		
LOTS				25	
NET DENSITY DWELLINGS BY ACRE	4.23 UNIT/ACRE				25 UNITS / 5.909 ACRES

Update

Update: 25 units/10.6 acres = 2.36 units/acre

SHALLOW SEWER DEPTHS! CONTRACTORS SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

OWNER: PAUL AND JENNIFER KUHN
801-548-8307 / 801-548-8610
pkuhn0@gmail.com/10jenkuhn@gmail.com

DEVELOPER: DAN FORD
FORD REAL ESTATE
801.901.0303
Dan.ford@colliers.com

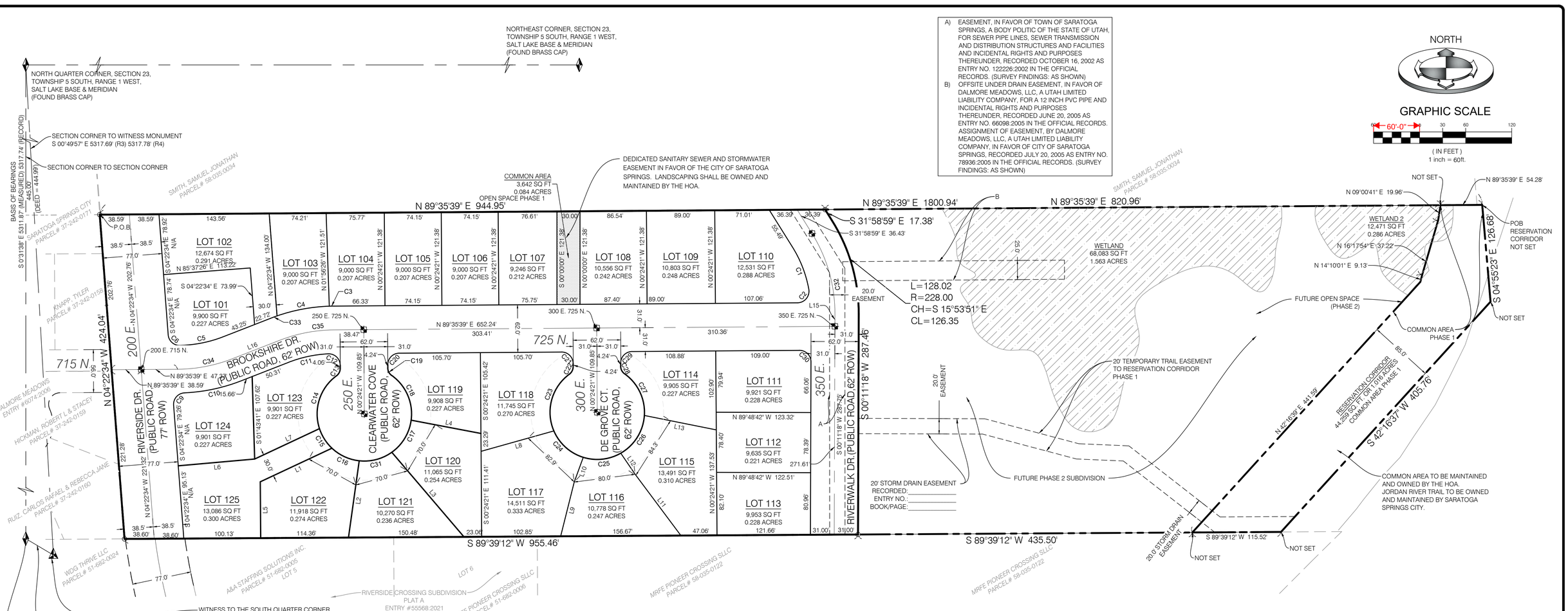
PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
APPROVED BY THE PLANNING DIRECTOR ON THIS____DAY OF_____, A.D.,20___	APPROVED BY THE LAND USE AUTHORITY ON THIS____DAY OF_____, A.D.,20___	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS____DAY OF_____, A.D.,20___
PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
CITY ENGINEER	**FIRE MARSHAL**	**LEHI CITY POST OFFICE**
APPROVED BY THE CITY ENGINEER ON THIS____DAY OF_____, A.D.,20___	APPROVED BY THE FIRE MARSHAL ON THIS____DAY OF_____, A.D.,20___	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS____DAY OF_____, A.D.,20___
CITY ENGINEER	CITY FIRE MARSHAL	LEHI CITY POST OFFICE REPRESENTATIVE

RIVERWALK AT SARATOGA SPRINGS
PLAT A
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
AUGUST, 2025

SHEET 1 OF 2

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK RECORDER SEAL
PROFESSIONAL ENGINEER No. 103381 DALE K. BENNETT 7/2/2026 STATE OF UTAH		
FOR REVIEW ONLY		

2103070sp.dwg 08/11/2025



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 64°50'42" W	103.12'
L2	S 07°58'34" W	101.08'
L3	S 40°26'11" E	144.93'
L4	S 79°12'06" E	92.57'
L5	S 00°24'21" E	73.39'
L6	S 84°55'13" W	99.93'
L7	N 64°50'42" E	93.31'
L8	S 74°20'38" W	98.53'
L9	S 14°02'43" W	72.93'
L10	S 20°01'27" W	34.31'
L11	S 36°43'39" E	99.71'
L12	S 34°15'18" E	33.28'
L13	N 78°39'51" W	95.55'
L15	S 00°11'18" W	16.14'
L16	N 68°40'58" E	65.97'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.78'	155.51'	22°23'34"	N 21°30'09" W	60.39'
C2	26.24'	15.16'	99°11'05"	N 39°17'10" E	23.08'
C3	6.19'	231.00'	1°32'05"	N 88°49'37" E	6.19'
C4	69.53'	231.00'	17°14'46"	N 79°26'11" E	69.27'
C5	58.31'	169.00'	19°46'13"	N 78°34'04" E	58.03'
C6	22.82'	15.00'	87°10'16"	S 47°57'41" E	20.68'
C9	24.03'	15.00'	91°47'33"	S 41°30'33" W	21.54'
C10	75.44'	230.73'	18°44'02"	S 78°02'19" W	75.11'
C11	53.43'	163.61'	18°42'42"	S 77°44'16" W	53.20'
C12	24.30'	15.00'	92°48'05"	S 46°48'23" E	21.73'
C13	11.35'	12.00'	54°11'41"	N 26°41'30" E	10.93'
C14	77.24'	61.50'	71°57'25"	N 17°48'37" E	72.26'
C15	30.55'	61.50'	28°27'58"	S 32°24'04" E	30.24'
C16	39.87'	61.50'	37°08'32"	N 65°12'19" W	39.17'
C17	50.24'	61.50'	46°48'05"	S 31°01'10" W	48.85'
C18	66.78'	61.50'	62°13'08"	S 23°29'27" E	63.55'
C19	11.35'	12.00'	54°11'41"	S 27°30'11" E	10.93'
C20	23.56'	15.00'	90°00'00"	S 44°35'39" W	21.21'
C21	23.56'	15.00'	90°00'00"	N 45°24'21" W	21.21'
C22	11.35'	12.00'	54°11'41"	N 26°41'30" E	10.93'
C23	82.77'	61.50'	77°06'29"	N 15°14'06" E	76.66'
C24	53.03'	61.50'	49°24'16"	N 48°01'17" W	51.40'
C25	50.57'	61.50'	47°06'58"	S 83°43'06" W	49.16'
C26	60.40'	61.50'	56°16'14"	S 32°01'30" W	58.00'
C27	62.78'	61.50'	58°29'24"	S 25°21'19" E	60.09'
C28	11.35'	12.00'	54°11'41"	S 27°30'11" E	10.93'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C29	23.56'	15.00'	90°00'00"	S 44°35'39" W	21.21'
C30	23.72'	15.00'	90°35'38"	N 45°06'32" W	21.32'
C31	44.87'	61.50'	41°48'13"	N 75°19'18" E	43.88'
C32	110.61'	197.00'	32°10'17"	N 15°53'51" W	109.17'
C33	8.59'	231.00'	2°07'50"	N 69°44'53" E	8.59'
C34	73.00'	200.00'	20°54'42"	N 79°08'18" E	72.59'
C35	73.00'	200.00'	20°54'42"	N 79°08'18" E	72.59'

PARCEL ADDRESS TABLE	
PARCEL #	ADDRESS
101	218 E. BROOKSHIRE DR.
102	210 E. BROOKSHIRE DR.
103	232 E. BROOKSHIRE DR.
104	246 E. BROOKSHIRE DR.
105	260 E. BROOKSHIRE DR.
106	272 E. BROOKSHIRE DR.
107	284 E. BROOKSHIRE DR.
108	304 E. BROOKSHIRE DR.
109	316 E. BROOKSHIRE DR.
110	328 E. BROOKSHIRE DR. & 731 N. RIVERWALK DR.
111	719 N. RIVERWALK DR. & 320 E. BROOKSHIRE DR.
112	713 N. RIVERWALK DR.
113	707 N. RIVERWALK DR.
114	720 N. DE GROVE CT. & 314 E. BROOKSHIRE DR.
115	715 N. DR GROVE CT.
116	704 N. DE GROVE CT.
117	703 N. DE GROVE CT.
118	723 N. DE GROVE CT. & 278 E. BROOKSHIRE DR.
119	720 N. CLEARWATER COVE & 262 E. BROOKSHIRE DR.
120	714 N. CLEARWATER COVE
121	706 N. CLEARWATER COVE
122	705 N. CLEARWATER COVE
123	721 N. CLEARWATER COVE & 230 E. BROOSHIRE DR.
124	221 E. CLEARWATER COVE
125	715 N. CLEARWATER COVE

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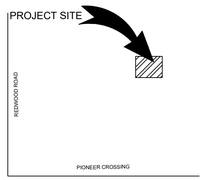
RIVERWALK AT SARATOGA SPRINGS
PLAT A

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

2103070dsp.dwg 08/07/2025

Exhibit 5

VICINITY MAP



PLANT LEGEND

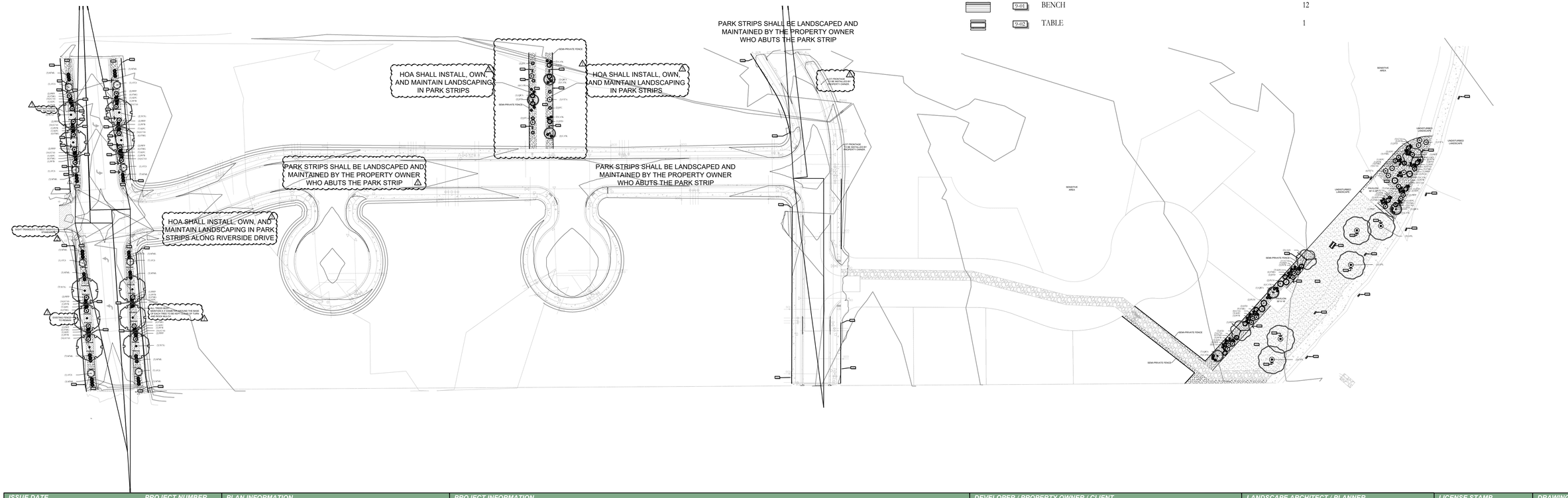
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JS'C	6	Juniperus scopulorum 'Cologreen' Cologreen Juniper Tc2, 12-17"X4-6'; AV 20; sun; z3; Utah Lake water tolerant	B & B		6'
	PL'H	6	Pinus leucodermis 'Heldreichii' Bosnian Pine Tc3; 30'x10'; AV 314; sun to part sun; z4	B & B		6'
DECIDUOUS TREES						
	A'CS	8	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4, drought tolerant once established	B & B	2"Cal	
	QR'A	6	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	TC'G	10	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant, drought tolerant once established	B & B	2"Cal	
	UP'L	5	Ulmus parvifolia `Emer II` Allee Lacebark Elm Td3; 50x35; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	UX'F	3	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
DECIDUOUS SHRUBS						
	PB'P	36	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4; drought tolerant	5 gal		DROUGHT TOLERANT
	PF'B	29	Potentilla fruticosa `Bailmeringue` Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant, drought tolerant	5 gal		DROUGHT TOLERANT
	SD'C	28	Symphoricarpos x doorenbosii 'Kolmcan' TM First Editions Candy Coralberry Sd2; 2x3; AV 19.5; sun to part sun; z4; Utah Lake water tolerant; do not ingest berries, drought tolerant	5 gal		DROUGHT TOLERANT
	VT'A	10	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal		DROUGHT TOLERANT
EVERGREEN SHRUBS						
	JS'D	17	Juniperus sabina `Monard` TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal		DROUGHT TOLERANT
GRASSES						
	CA'K	27	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		DROUGHT TOLERANT
	M'ML	36	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant, drought tolerant once established	2 gal		DROUGHT TOLERANT
PERENNIALS						
	G'AS	228	Gaillardia x `Arizona Sun` Blanket Flower P1; 1.5x1; AV 7; sun; z3; Utah Lake water tolerant, drought tolerant	1 gal		DROUGHT TOLERANT
	S'MG	96	Sedum x `Mr. Goodbud` Mr. Goodbud Stonecrop low; 1.5 x 1.5; sun; z3; Utah Lake water tolerant, drought tolerant	1 gal		DROUGHT TOLERANT

SITE MATERIALS LEGEND

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. PRE-EMERGEN WEED CONTROL TO BE USED. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	15,900 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. PRE-EMERGENT WEED CONTROL TO BE USED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,742 sf
	1-21	2" RED CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. PRE-EMERGENT WEED CONTROL TO BE USED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,306 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	20
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	372 lf
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	447 lf
3 WALLS AND COLUMNS			
	3-01	SOLID PRIVACY FENCE 6 FEET HIGH. SUBMIT PRODUCT SAMPLES TO CLIENT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.	836 lf
	3-02	SEMI-PRIVATE FENCING ADJACENT TO OPEN SPACE	682 lf
	3-03	EXISTING FENCE TO REMAIN	355 lf
9 SITE FURNISHINGS			
	9-01	BENCH	12
	9-02	TABLE	1



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/6/2026	UT24087						PM: JTA
							DRAWN: DMS
							CHECKED: JMA
							PLOT DATE: 7/6/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-28-2026
2	CITY COMMENTS	04-16-2026
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
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0' 30' 60' 120' 240'
GRAPHIC SCALE: 1" = 60'

RIVERWALK
200 E. BROOKSHIRE AVE.
SARATOGA SPRING, UTAH

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LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8139127-5301 7/6/2026 ELECTRONIC STATE OF UTAH

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

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

a. PH: 5.5-7.5

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

c. SAR (SODIUM ABSORPTION RATION): < 3.0

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

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

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

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

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

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

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

d. ONLY POTABLE WATER FOR MIXING.

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

4. TURF - SOD LAYING

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

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

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

GENERAL IRRIGATION NOTES

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

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

SITE MATERIALS LEGEND

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. ⚠ PRE-EMERGEN WEED CONTROL TO BE USED. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	15,900 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. PRE-EMERGENT WEED ⚠ CONTROL TO BE USED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,742 sf
	1-21	2" RED CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF

MINUTES – Planning Commission

Thursday, July 16, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Vice Chair Doug Willden.

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

Present:
Commission Members: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Conrad Hafen, Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Sam Stout, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
Others: James Backman, Andrea Harris, Weston Remund.
Excused: Rachel Sprosty Burns, NH Rather.

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

OATH OF OFFICE

1. Oath of Office for New Planning Commissioner Matt Harris. Commissioner Harris briefly introduced himself and expressed excitement about participating on the Planning Commission.

PUBLIC HEARINGS

1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zones and Official Map. Citywide. City-Initiated.**

Senior Planner David Jellen presented the item. The proposed changes would update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use Zoning district, consistent with the other non-residential zoning districts.

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

Commissioner Hill appreciated that Staff was working to create consistency in the code.

Commissioner Willden received clarification regarding the 105-foot setback.

Senior Planner David Jellen noted that part of that setback was to preserve the trail corridor.

Planning Director Sarah Carroll gave an explanation of what comprised the 105-foot setback. She advised that the center line of an arterial would be the center line of Redwood Road, which would leave 90 feet on each side, and 30 feet of that would be for the trail corridor, which would only leave about a 15-foot setback.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapter 19.04 with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.

DRAFT

Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Avative Fiber Shelter UCCU Major Site Plan Amendment, located at 1364 North Commerce Drive. This amendment is a proposal for a 12' X 12' Telecommunication shelter to be placed on the east side of property in an existing landscaped area. Weston Remund as applicant.**

Planner II Sam Stout presented the item. The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area.

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

Commissioner Hill felt the Fiber Shelter would blend in well in the proposed location. He wondered if the building would be a permanent fixture.

Applicant Weston Remund of Strata Networks was in attendance on behalf of Avative Fiber to answer any questions. He confirmed that the building was planned to be permanent. He noted that the building was pre-built and would be craned in and anchored to a concrete foundation.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

BUSINESS ITEMS

1. **Bonneville Drive Extension Preliminary Plat, located at Bonneville Drive, north of Hallmark Drive. City-Initiated.**

Senior Planner David Jellen presented the item. The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain.

Commissioner Willden received clarification that a road dedication was where a portion of land was taken with the intention of dedicating it to the public for Right-of-Way purposes.

Commissioner Hill made note that under Title 19.12 – Subdivisions, there were 6 items that were not in compliance, and he also noted that there were 5 conditions listed with the Possible Motions, and he wanted to be sure that all were in compliance.

Senior Planner David Jellen verified that the redlines had been carried forward as part of the approval and had been addressed.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Approval of Minutes: June 25, 2026.**

DRAFT

Motion made by Commissioner Hill to approve the minutes of June 25, 2026. Seconded by Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners of a few upcoming events:
   - APA Fall conference at the Davis Community Events Center - pre-registration is currently open.
   - UDOT program on August 27th - future plans will be presented.
   - Larry H. Miller Real Estate presentation in September/October at the LHM facility - more information will be coming.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next Planning Commission meeting would be held on July 30th. She reminded Commissioners that the city would cover the registration fee for any Commissioners that would like to attend the APA conference.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 6:29 p.m. by Vice Chair Doug Willden.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

SARATOGA SPRINGS
PLANNING

PLANNING COMMISSION
Staff Report

Code Amendment
New or Unlisted Business Uses
July 30, 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:

In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.13 – Development Review Process, to update regulations related to new or unlisted business uses.

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 State Legislature adopted Senate Bill 284 at the 2026 Legislative Session, modifying the municipal process for reviewing and approving a new or unlisted business use (State Code 10-20-507). The updates to State Code include the following changes:

1. A municipality may not require an applicant for a new or unlisted business use to submit the application to the Planning Commission for review; and,
2. If a new or unlisted business use application is denied, the legislative body must notify the applicant of the process for appealing the legislative body's decision.

In addition to the changes above, the proposed code amendment clarifies that new or unlisted business uses will be added to the permitted use table if approved.

C. Process:

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

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

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 amendment will bring City Code into compliance with State Code.*

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 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 of Section 19.17.05 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;
   Staff finding: 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;
   Staff finding: Consistent. *The amendment will not adversely affect the health and welfare of the general public.*

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.

Staff finding: Consistent. *The proposed amendment will provide a streamlined development review process both 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.

   Staff finding: 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 requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F 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 G 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 Amendment** to Chapter 19.13 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 Code Amendment to Chapter 19.13, 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. Proposed Code Amendment

Exhibit 1

Chapter 19.13. Development Review Processes.

19.13.04. Specific Development Processes and Submittal Requirements.

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:

Development Type	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	Planning Commission Approval	City Council Public Hearing	City Council Approval
New or Unlisted Business Use/Classification Request		~~X~~	~~X~~		X	X

19.13.10. New or Unlisted Business Use Process

1. **General.** This section outlines the process to add a New or Unlisted Business Use as a ~~one-time~~ permitted use allowed by Title 19. An applicant may submit a Classification Request or a New or Unlisted Business Use Application as outlined below.

2. **Classification Request.**

~~2.~~a. An applicant under this section may submit a New or Unlisted Business Use application with the request to classify a proposed business use under the definition of an existing business use ~~as a one-time classification~~. The applicant shall follow the approved City application format and submit the following information as part of a classification request:

~~a.~~i. A complete application, applicant certification, and paid application fee.

~~b.~~ii. A description of the proposed business use, including the type of work that will be performed, the number of employees that will be employed by the business, comparisons to other similar businesses, and any other information that may be relevant to the classification request.

~~3.~~b. The City Council shall be the Land Use Authority for any Classification Request and shall use the information provided by the applicant, in conjunction with the land use definitions outlined in Chapter 19.02 of City Code, to determine whether the proposed business use may be classified ~~on a one-time basis~~ as an existing land use.

~~a.~~i. Should the City Council determine that the Classification Request use aligns with an existing land use, the proposed business use shall follow the current process as outlined in the City Code.

~~b.~~ii. Should the City Council determine that the Classification Request does not align with an existing land use, the proposed business use shall follow the application process outlined in Section 19.13.10~~1~~.3~~4~~ below.

3. **New or Unlisted Business Use Application Requirements**.

~~4.~~a. Applications for New or Unlisted Business Uses shall follow the approved City application format and include the following information in order to be considered complete:

~~a.~~i. A complete application, applicant certification, and paid application fee;

~~b.~~ii. A description of the proposed business use, including the type of work that will be performed, the number of employees that will be employed by the business, hours of operation, comparisons to other similar businesses, and any other information that may be relevant to the New or Unlisted Business Use;

~~c.~~iii. A definition of the proposed use;

~~d.~~iv. A parking study performed by a Traffic Engineer that includes a proposed parking ratio for the proposed business use and justification for the parking ratio;

~~i.~~1. Unless otherwise determined by the Land Use Authority using the criteria outlined in Section 19.09.05(7), no new business use shall provide parking less than 4 parking stalls per 1,000 square feet to allow for adequate parking for future change of uses.

~~e.~~v. A table outlining the zoning districts where the proposed business use will be permitted.

~~5.~~b. The City Council shall be the Land Use Authority for any New or Unlisted Business Use Application. The New or Unlisted Business Use application shall be reviewed by the City Council following the application being deemed complete. The City Council may approve a ~~only grant the~~ New or Unlisted Business Use and add it ~~as a one-time exception~~ to the permitted use~~s~~ table in Title 19. The City Council shall use the information provided by the applicant, in conjunction with the following criteria, to determine whether the proposed parking ratio and zoning districts are appropriate for the proposed business use:

~~a.~~i. The clarity of the definition provided for the proposed use;

~~b.~~ii. The definition does not conflict with existing land use definitions;

~~c.~~iii. The intensity and compatibility of the proposed use in relation to other permitted uses within the proposed zoning districts;

~~d.~~iv. Projected times of operation and use;

~~e.~~v. Trip generation;

~~f.~~vi. Peak demands;

~~g.~~vii. Projected number of customers and patrons; and

~~h.~~viii. Projected number of employees.

~~6.~~4. **Appeal Process.** If the City Council denies an application for a proposed new or unlisted business use, or if an applicant disagrees with the City Council's classification of the proposed use, the Legislative Body shall notify the applicant in writing of each reason for the classification or denial, and notify the applicant of ~~offer the applicant an opportunity to challenge the classification or denial through~~ the appeal process with the Hearing Examiner, as outlined in Chapter 19.03 of City Code.

(Ord. 25-61)