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, October 29, 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. Please avoid repetitive comments. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

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

1. Saratoga View Assisted Living Site Plan Amendment, located at 1429 North Utah Cottage Drive. Adam Lambert as applicant. Senior Planner Kendal Black.
2. 7 Brew Site Plan, located at 1213 North Redwood Road. Miguel Ortega as applicant. Senior Planner Kendal Black.
3. Approval of Minutes: October 8, 2026.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting. The Chair or Vice Chair will maintain order during meetings while respecting First Amendment rights. Prohibited conduct includes disrupting the meeting by blocking access, preventing speakers from being heard, unauthorized screen sharing, repeated interruptions after notice, preventing others from accessing the meeting, threatening or committing violence, or violating content-neutral meeting rules such as time limits, no repetitive comments, and speaking only during allotted times. After one warning identifying the prohibited conduct, the Chair or Vice Chair may remove the individual if the conduct continues. This policy does not restrict speech based on viewpoint. Criticism, offensive speech, and unpopular opinions remain protected unless they constitute prohibited conduct, a true threat, obscenity, or fighting words.

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

Site Plan Amendment (major)
Saratoga View Assisted Living
October 29, 2026
PUBLIC MEETING

Applicant:	Adam Lambert
Owner:	Saratoga Assisted Living, LLC – Mark Hampton
Location:	1429 North Utah Cottage Drive
Project Acreage:	3 acres
Lots:	22 units on 1 lot
Current Use:	Open Space next to Assisted Living Center
Land Use Designation:	High Density Residential
Parcel Zoning:	MF-10
Adjacent Zoning:	Regional Commercial and MF-10
Adjacent Uses:	Regional Commercial,Low Density Residential, and High Density Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan amendment that allows for the addition of a wing at 1429 North Utah Cottage Drive for the Saratoga View Assisted Living development. The use will include twenty-two (22) additional assisted living beds. The parking study provided with the application shows that the existing parking count is sufficient for both the existing building and the proposed extension. There are 59 total parking stalls for the 35,000-square feet existing assisted living building and for the 9,200 square-foot addition. The property is 3 acres in size. The proposed building is 33'-6" tall. The proposed site plan amendment complies with all landscaping, lighting, site, and open space requirements. The proposed site plan can comply with all parking and architectural requirements if the proposed Development Agreement Amendment is approved by the City Council (see section F of this staff report for more information).

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.

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801-766-9793 x161 • 801-766-9794 fax

B. Background:

The Dignity Care Neighborhood was recorded on September 15, 2022. The property is bordered by Utah Cottage Drive to the east and Saratoga View Lane to the north. The property is in the MF-10 Residential zone and in the High-Density Residential Land Use Designation per the General Plan.

There is an application in for a Development Agreement Amendment that asks to increase assisted living beds from the approved 74 to 96, use the parking study to determine parking for the assisted living center, and to allow the addition to follow the architectural standards used for the first portion of the building rather than current code.

The Development Agreement background is as follows:

On August 7, 2018, the City Council approved the developer's Concept Plan, Development Agreement, Rezone, and Ordinance 18-24 (8-7-18) request, with the condition that condition H from the staff report was removed. Condition H from the staff report was requesting an alternative private street cross section that differed from City Standards.

The original Development Agreement that was approved on August 7, 2018 and recorded on January 14, 2019 allowed for:

- Two (2) existing 1+ acres lots for existing homes to remain, creation of sixteen (16) single family residential lots (9,000 sf minimum), and a senior community with ninety-two (92) units (twenty-three (23) 4-plexes) and an assisted living facility with twelve (12) beds.
- Property to be rezoned from Agricultural, Rural Residential, and Regional Commercial to Rural Residential, R1-9, and MF-10
    - Allowed in MF-10 – allowed up to ninety-six (96) single story (with an attic-style optional bonus room) four-plex units total (24 buildings) for the purpose of a 55+ age community and a twelve (12) bed assisted living facility
- A change to the General Plan from Rural Residential and Low Density Residential to Low Density Residential and High Density Residential

The First Amendment to Dignity Care Development Agreement that was approved June 16, 2020 and recorded on July 8, 2020 allowed for:

- A reduction in number of senior community units from ninety-two (92) (twenty-three (23) 4-plexes) to eighty (80) (twenty (20) 4-plexes)
- An increase in assisted living beds from twelve (12) to seventy-four (74).
    - The original request in this DA amendment was to increase assisted living beds from twelve (12) to ninety (90) beds but was reduced by the City Council to only seventy-four (74) beds based on a concern related to adequate parking.

C. Process: City Code Chapter 19.14.05.8 outlines the process for a site plan review.
Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. 2429 Stagecoach Drive seeks to provide retail and drive-thru restaurant uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

The applicant is requesting an amendment to their Development Agreement. The amendment asks to increase the number of assisted living beds from 74 to 96, be able to use the provided parking study numbers to determine parking for the assisted living center, and to follow the Site and Architectural Design Standards (Section 19.16) at time of construction of first portion of the building rather than current code.

Code Section	Compliance
19.04, Land Use Zones: • MF-10 Zone Standards: ○ Current DA allows for up to 74 beds – DA Amendment in process asking for increase to 96 beds	Can Comply*
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking: • 19.09.10, Required Minimum Parking: Current parking count was approved in previous DA. Current parking numbers supported by Parking Study to be enough for existing building and addition.	Can Comply*
19.11, Lighting:	Complies
19.13, Process:	Complies
19.14, Site Plans:	Complies
19.16, Site and Architectural Design Standards: • 19.16.05, Building Articulation for Buildings Over 20,000 Square Feet (footprint): Required changes not made within 50'	Can Comply*
19.19, Open Space:	Complies

* There is a Development Agreement Amendment in process that would allow this if approved

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Saratoga View Assisted Living located at 1429 North Utah Cottage Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein, subject to City Council approval of the Development Agreement Amendment.

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. The requested Development Agreement Amendment which allows an increase in the assisted living beds from 74 to 96, requires City Council approval.
5. The requested Development Agreement Amendment allowing the architecture to meet standards from City Code at time of initial buildings construction, requires City Council approval.
6. The requested Development Agreement Amendment allowing the current parking to fulfill parking requirements for the existing and proposed buildings, requires City Council approval.
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 Site Plan Amendment (major) for Saratoga View Assisted Living located at 1429 North Utah Cottage Drive to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

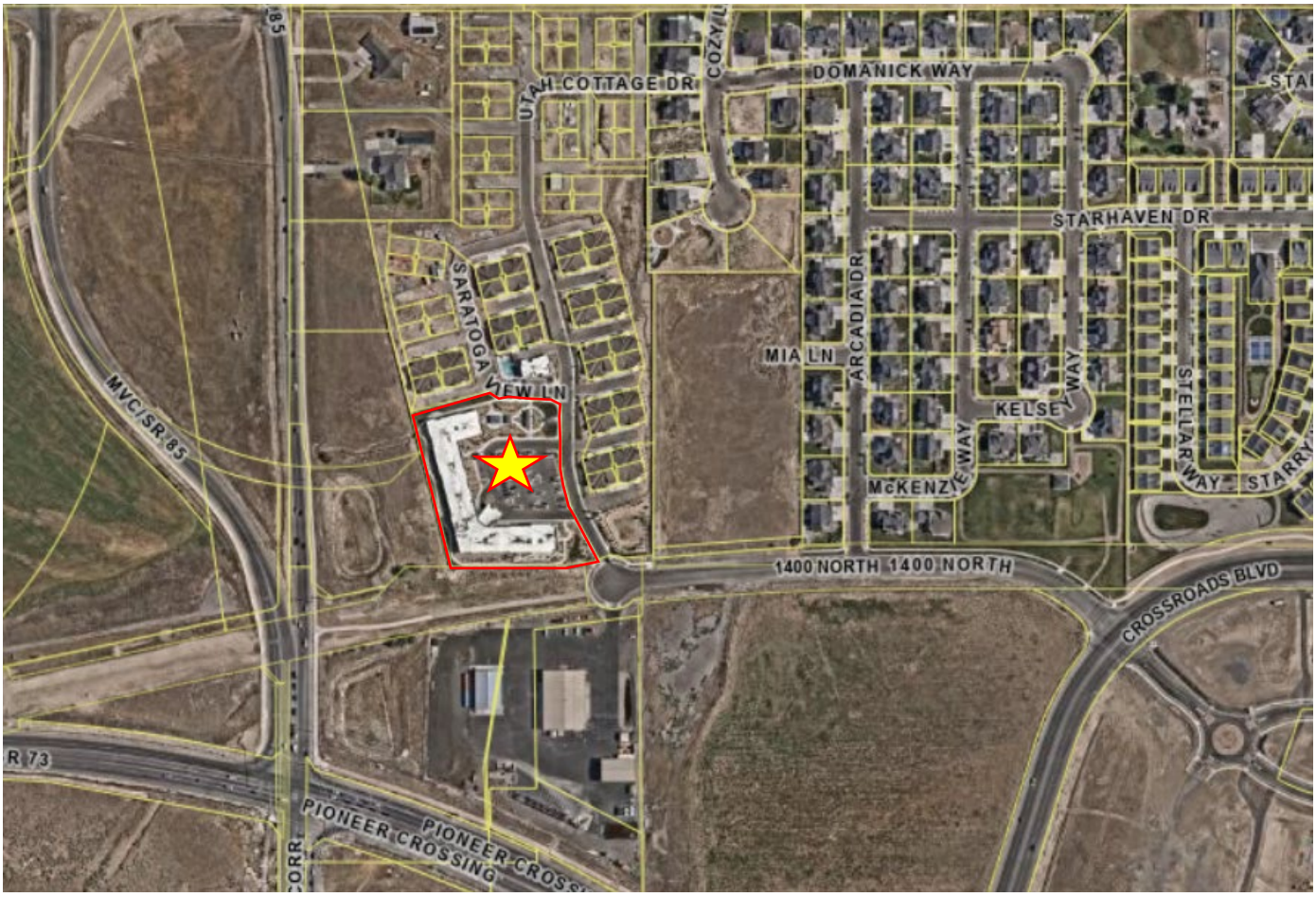
"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan Amendment (major) for Saratoga View Assisted Living located at 1429 North Utah Cottage Drive with the Findings below:

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

H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Site Plan
4. Landscape and Irrigation Plans
5. Photometric Plan
6. Elevations

Exhibit 1: Location and Zone Map



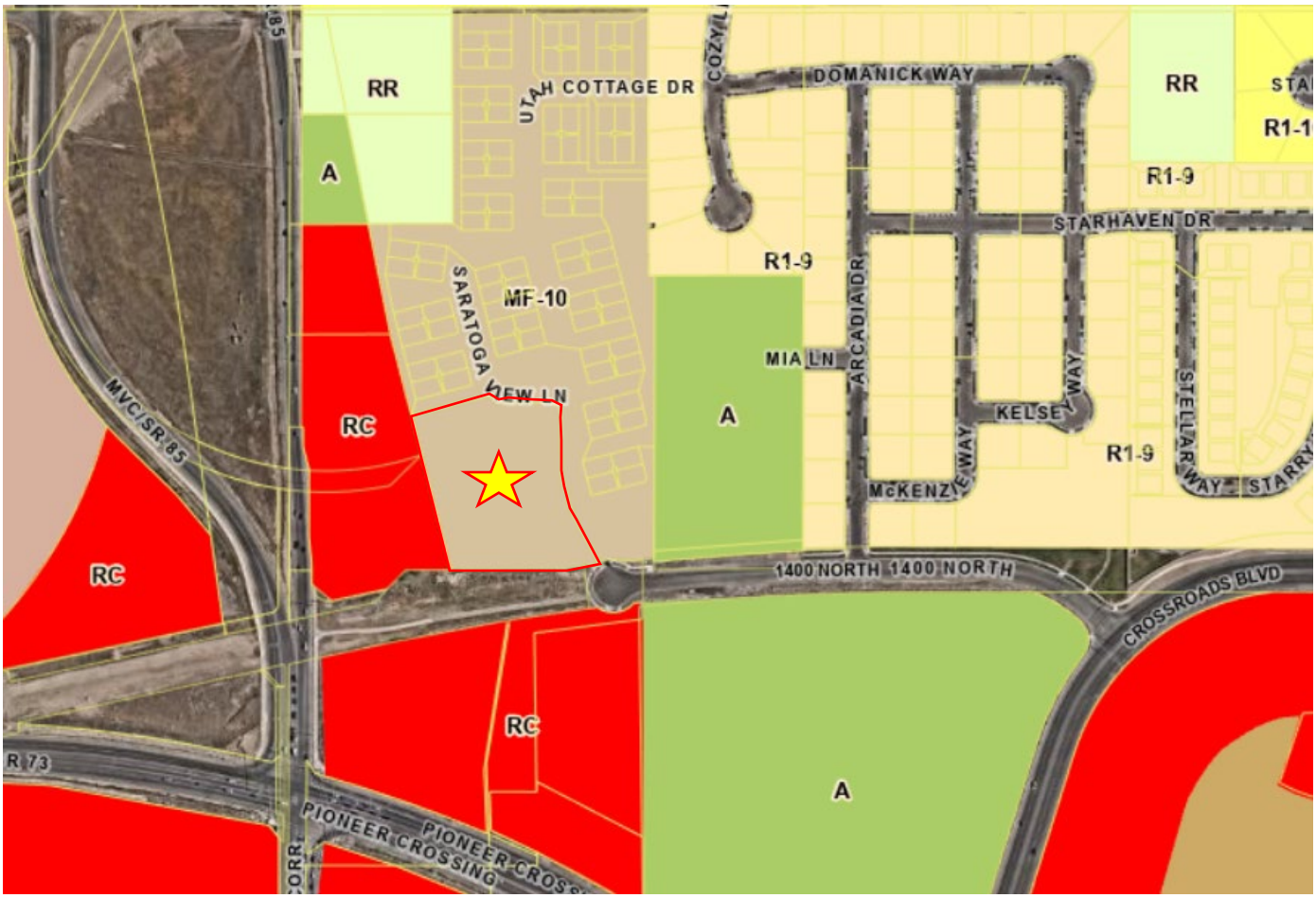


Exhibit 2: Application Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.1.26

Application Information

Site Plan Amendment
Saratoga View site plan amendment 2

Applicant:	Adam Lambert
Owner:	Saratoga Assisted Living, LLC – Mark Hampton
Location:	1429 North Utah Cottage Drive
Project Acreage:	3 acres
Residential Units/Lots:	22 units / 1 lot
Current Use:	Amenities and Open Space
Land Use Designation:	High Density Residential
Parcel Zoning:	MF-10
Adjacent Zoning:	Regional Commercial and MF-10
Adjacent Uses:	Undeveloped, High Density Residential, and Low Density Residential
Past Action and Date:	Not Applicable Click or tap to enter a date.
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

Date Received:	**1st submittal:** June 16, 2026
	2nd submittal: July 21, 2026
	3rd submittal: September 10, 2026
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal: June 25, 2026**
	2nd submittal: August 3, 2026
	3rd submittal: September 15, 2026
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	37:368:0077 / 3 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): June 2, 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

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
  - Zone: MF-10
  - General Plan Land Use: High Density Residential
  - Density: (96 units/3 acres = 32 units per acre)

19.04.010 Requirements		MF-10	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Maximum Units per Acre	10 unit/acre**	**Complies**	*Current DA allows for up to 74 beds for the purpose of 55+ assisted living. Asking for an amendment to allow for up to 96 beds.*
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	**Complies**	*Current DA allows for up to 74 beds for the purpose of 55+ assisted living. Asking for an amendment to allow for up to 96 beds.* *Lot is 130,745 sf*
Footprint Development	allowed	**N/A**	
Building Separation - Footprint (Minimum)	10'	**N/A**	
Project Size - Footprint (Minimum)	5 acres	**N/A**	
Lot Coverage (Maximum)	50%	**Complies**	*Only 34.4% proposed including new building addition*
Structure Height (Minimum)	35'	**Complies**	*Just over 32'*
Dwelling Size (Minimum)	1,000 sq. ft.	**Complies**	*Over 13,000 sf for building*
Lot Width (Minimum)	50'	**Complies**	*Over 400' wide*
Lot Frontage*** (Minimum)	35'	**Complies**	*At least 45'*
Open Space Frontage (Minimum)	35'	**Complies**	*At least 45'*
Front Setback* (Minimum)	25' to garage, 20' to front plane of building	**Complies**	*At least 45'*
Street Side Setback (Minimum)	20'	**Complies**	*Over 30'*
Interior Side Setback, Non-Residential (Minimum)	20'	**Complies**	*21'*

Rear* Setback, Residential (Minimum)	20' between buildings, 20' between exterior walls and property lines.	**N/A**	
Rear Setback, Non-Residential (Minimum)	30'	**Complies**	*Shows 30'+*

No density shall be calculated on sensitive lands.	**Complies.**	*No sensitive lands*
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.**	*40% provided*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: **Residential Facilities for Elderly Persons**	**Complies.**	*Permitted use*

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.**	*Not in flood plain*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connected to utilities*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Not in any of these areas*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Access provided*

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Thomas J. Hunt*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See sheet C0.20*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See sheet L1.00*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet L1.00*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheet C2.00*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See sheet L1.10*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No fencing proposed*

Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*See data table on landscape plan*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies.**	*No new deciduous proposed. Existing deciduous were 2" at planting*
Evergreen Trees: Minimum 6' in height.	**N/A.**	*No new evergreens proposed. Existing are 6' minimum at planting.*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*See notes B and L on sheet L1.01*
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.**	*Proposed shrubs \exceed this requirement.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*Only 13%*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*77% drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*See sheet L1.00*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See sheet L1.00*
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.**	*See note in General Landscaping Notes on sheet L1.00*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip irrigation proposed (See sheet L1.10)*
Artificial Turf is not permitted	**N/A.**	*None proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See sheet L1.00*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*See sheet L1.00*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See sheet L1.00*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*Rainbird Xeri-bug XP-20PC W delivers water directly to roots and is extremely water-conserving*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on	**Complies.**	*See sheet L1.00*

the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.		
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*No native vegetation left after previous site was developed*
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.**	*No native vegetation left after previous site was developed*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	*No native vegetation left after previous site was developed*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	*No native vegetation left after previous site was developed*
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.**	*No native vegetation left after previous site was developed*
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.**	*No native vegetation left after previous site was developed*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See sheet L1.00*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	*No power poles on-site*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See sheets L1.00 and L1.01*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	*See sheets L1.00 and L1.01*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*See sheets L1.00 and L1.01*

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

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

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

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	931,590	[redacted]	*(for Assisted Living Facility and Dignity Care Neighborhood)*
Required Landscaping	186,318	**Complies**	*Provided 313,083 SF (for Assisted Living Facility, Dignity Care Neighborhood, and Single-Family Neighborhood)*
Required Deciduous Trees	64	**Complies**	*Proposed 128 (for Assisted Living Facility, Dignity Care Neighborhood, and Single-Family Neighborhood)*
Required Evergreen Trees	62	**Complies**	*Proposed 72 (for Assisted Living Facility, Dignity Care Neighborhood, and Single-Family Neighborhood)*
Required Shrubs	82	**Complies**	*Proposed 102 (for Assisted Living Facility, Dignity Care Neighborhood, and Single-Family Neighborhood)*
Drought Tolerant Plants	103	**Complies**	*2911 provided*

Screening and Fencing

Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fencing proposed*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	*No fencing proposed*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a	**Complies.**	*See sheet C1.90.* ***(Please note, any retaining wall over 4' needs a separate building permit).***

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.**		
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No fencing proposed*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following:	**N/A.**	*No fencing proposed*

a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	*No fencing proposed*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No fencing proposed*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*See sheet L1.00*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**N/A.**	*None in clear sight triangle*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt and concrete*
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.**	*No changes to parking other than adding two stalls*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*No changes to parking other than adding two stalls*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*No changes to parking other than adding two stalls or interconnection*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See E101*
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	**Complies.**	*Less than 300' to entrances*

<table>
<tr><td>individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.
<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table>
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td></td><td></td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>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.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>When a development contains multiple uses, more than one parking requirement may be applied.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>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.</td><td>Complies.</td><td>No changes to parking other than adding two stalls</td></tr>
<tr><td>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)</td><td></td><td></td></tr>
<tr><td>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.</td><td>Complies.</td><td>Will be reviewed</td></tr>
</table>

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.	**Complies.**	*No changes to parking other than adding two stalls*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**Complies.**	*No changes to parking other than adding two stalls*
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	**Complies.**	*No changes to parking other than adding two stalls*

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.**	*No changes to parking other than adding two stalls*
Clear Sight Triangles must be followed.	**Complies.**	*See sheet L1.00*
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.**	*No changes to parking other than adding two stalls*
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.**	*No changes to parking other than adding two stalls*
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.**	*No changes to parking other than adding two stalls*
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.**	*No changes to parking other than adding two stalls*
Required Minimum Parking		
See table in 19.09	**Shall Comply.**	*Will need City Council approval to add building with no increase in parking*

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Aluminum*
Base: All lighting poles shall have a 16" decorative base.	**N/A.**	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See sheet E101. No pole lighting proposed*
Angle: Shall be directed downward.	**Complies.**	*See sheet E101.*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*3000K proposed*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See sheet E101.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*

Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See sheet E101.*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*See updated photometric*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	*None proposed*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line.	**Complies.**	*See sheet E101.*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See note on sheet E101*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See note on sheet E101*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See E101*
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.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See E101*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See E101*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See E101*

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

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 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.	**Shall Comply.**	*Will comply once corrections are made and approved by City Council*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See sheet C1.00*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Provided*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See sheet C0.00*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features	**Complies.**	*See sheets C0.11 and C0.20*

include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.		
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.**	*See3 sheet C0.11*
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 Compliance Statement*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.	**Complies.**	*See civil drawings and elevations*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See plans on file with Planning*

Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*Previous traffic study still valid*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See cover sheet on Civil Drawings*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See landscape plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See lighting plan*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See elevations*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**N/A.**	*None proposed*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid at application*
Trails Master Plan: Shows required trails	**N/A.**	

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**

Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See sheet A201*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See sheet C1.00*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See sheet C1.00*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*See sheet C1.00*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet C1.00*
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 area layout remains the same (with the addition of two parking stalls)*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*Parking area layout remains the same (with the addition of two parking stalls)*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*Parking area layout remains the same (with the addition of two parking stalls)*
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	**Complies.**	*No changes to approved trash enclosure*

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. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*No changes to approved trash enclosure*
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.**	*No changes to approved trash enclosure*
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.**	*No changes to approved trash enclosure*
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.**	*Utility plans looks as if there are no new transformer locations*
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.**	*No changes to interconnection*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". i. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.	**Does Not Comply.**	*Required changes not made within the 50'* ***Will be asking for exception in DA Amendment to allow elevations to match existing portion of the building rather than have to meet the updated code which would make this elevation look different than the existing one.***
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall	**N/A.**	*Flat roof*

include eaves which are proportional to the roofs slope and scale of the building.		
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*See sheet A201*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*See sheet A201*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*See sheet A201*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*No untreated aluminum or metal frames proposed*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*See sheet A201*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*See sheet A201*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*See sheet A201*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Seems to match other parts of the building*

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.**	*Increased amenity points with proposed application*
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 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.	**Complies.**	*Increased amenity points with proposed application*
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.**	*Increased amenity points with proposed application*

Minimum Required Amenities

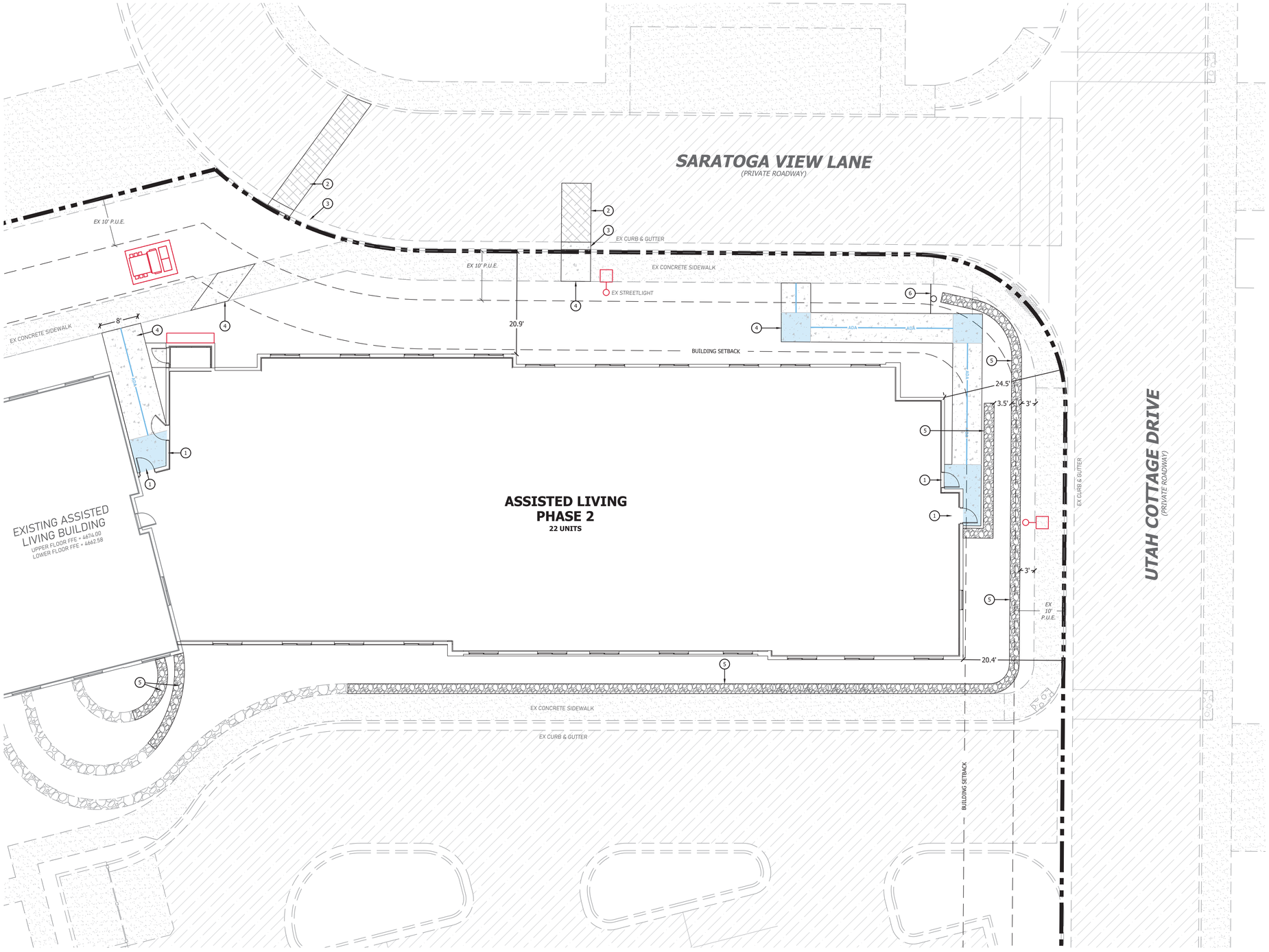
Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	**Complies.**	*Increased amenity points with proposed application*
Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least 1 separate item each from Categories C, D, and E.	**Complies.**	*Mixture of amenities from Categories A through E*

No more than 25% of the points may be met by one specific item type in any one category.	**Complies.**	*Mixture of amenities from Categories A through E*
All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	**N/A.**	
Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	**N/A.**	
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 1 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.**	*None proposed*
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.**	*None proposed*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**N/A.**	*Already addressed. Just adding onto existing building*

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

Exhibit 3: Site Plan



Know what's **below.** **Call** before you dig.

N W E S

10 0 10 20 30

Scale: 1" = 10'

KEY NOTES

1. BUILDING ENTRY, REFER TO ARCHITECTURE DRAWINGS
2. ON-SITE ASPHALT PAVEMENT, SEE DETAIL CP1
3. ON-SITE 'CATCH' CURB & GUTTER, SEE DETAIL CG1
4. ON-SITE CONCRETE WALKWAY, SEE DETAIL CP7
5. ON-SITE ROCK RETAINING WALL (4-FOOT HIGH MAX), MATCH EXISTING
6. RELOCATED STOP SIGN

LEGEND

ADA = ADA ACCESSIBLE ROUTE NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING-SLOPE

= ACCESSIBLE AREA NOT TO EXCEED 1:48 SLOPE IN ANY DIRECTION

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

HUNT DAY
ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

SARATOGA ASSISTED LIVING PHASE 2

1429 N UTAH COTTAGE DR
SARATOGA SPRINGS, UT 84045
LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 5 S, RANGE 1 W, S.L.B.&M.

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

PROFESSIONAL ENGINEER
10854888
THOMAS J. HUNT
08-28-2026
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. HUNT
Drawn:	T. PRIDEMORE
Date:	03 / 02 / 2026
Proj. No.	117 - 04

SHEET TITLE

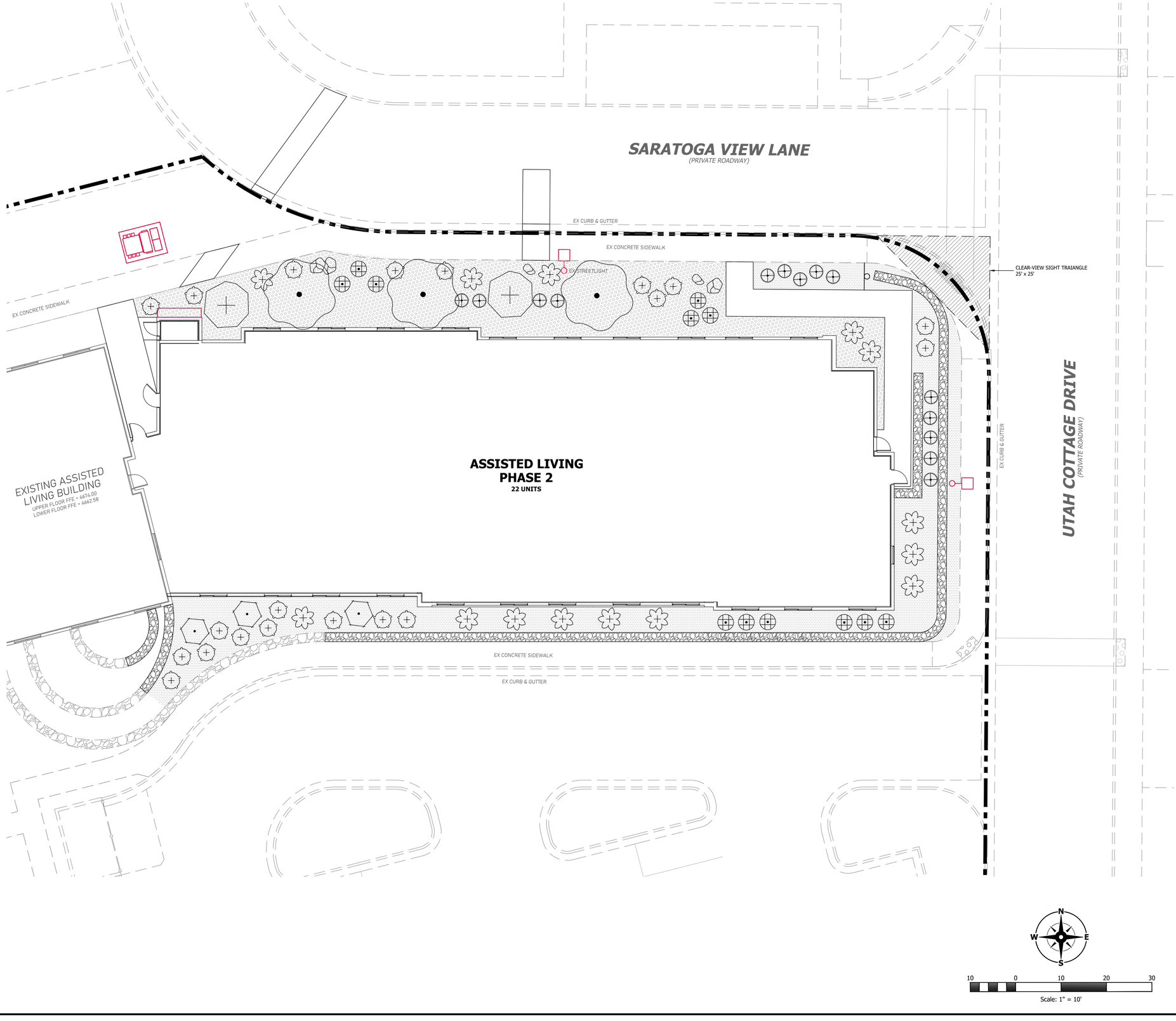
PROPOSED SITE PLAN

SHEET NO.

C1.00

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Exhibit 4: Landscape and Irrigation Plans



10 0 10 20 30

Scale: 1" = 10'

PLANTING SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	CARPINUS BETULUS 'FRANS FONTAINE'/ FRANS FONTAINE HORNBEAM	2" CAL	3
	QUERCUS ROBUR X BICOLOR 'NADLER' / KINDRED SPIRIT OAK	2" CAL	3
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	ARNOLD PROMISE WITH HAZEL / HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	10 GAL.	2
	ROYAL RED BUTTERFLY BUSH / BUDDLEIA DAVIDII 'ROYAL RED'	10 GAL.	14
	PANCHITO MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	20
GRASSES			
	IVORY FEATHERS DWARF PAMPAS GRASS / CORTADERIA SELLOANA 'PUMILA'	3 GAL.	14
	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS	1 GAL.	14

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	UTAH LANDSCAPING ROCK "SOUTH TOWN" COBBLE, 3" MIX (OR APPROVED EQUAL) INSTALL 3" DEEP MIN OVER HIGH-QUALITY WEED BARRIER FABRIC
	UTAH LANDSCAPING ROCK "SOMA" CRUSHED ROCK, 1-1/2" MIX (OR APPROVED EQUAL) INSTALL 3" DEEP MIN OVER HIGH-QUALITY WEED BARRIER FABRIC
	"BROWN'S CANYON RED VEIN" BOULDERS (OR APPROVED EQUAL)

GENERAL LANDSCAPING NOTES

CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS RELATED TO THIS PLAN AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.

ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS, ON OR OFF SITE, SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

ALL PLANT MATERIALS SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE AND PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IN CASE OF ANY DISCREPANCY, PLAN QUANTITIES SHALL TAKE PRECEDENCE OVER BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND BASE BIDS ACCORDINGLY.

ANY PROPOSED PLANT SUBSTITUTIONS SHALL MATCH THE SPECIFIED SPECIES IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, AND CULTURE.

PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2" OF COMPOSTED MULCH TILLED INTO A DEPTH OF 6".

ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED.

TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH GRAVEL AS INDICATED ON THE PLAN.

PERFORM PERCOLATION TESTS ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.

COORDINATE PLANT PLACEMENT WITH IRRIGATION. NO PLANT SHALL BE INSTALLED WITHIN 12 INCHES OF A SPRINKLER HEAD.

CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL, INCLUDING SOD AREAS, IN A HEALTHY CONDITION THROUGHOUT CONSTRUCTION. ANY DAMAGE DUE TO CONTRACTOR NEGLECT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

ROCK MULCH CONTAINING NOTICEABLE FINES OR CONTAMINANTS NOT MEETING SPECIFIED SIZE REQUIREMENTS SHALL BE REMOVED BY THE CONTRACTOR.

WEED BARRIER FABRIC SHALL BE HEAVY-DUTY 3.2 OZ VEVOR OR APPROVED EQUIVALENT.

APPLY PRE-EMERGENT PRIOR TO INSTALLING WEED BARRIER FABRIC. WEED BARRIER AREAS MUST BE FREE OF WEEDS AND CONTAMINANTS BEFORE INSTALLATION.

CONCRETE EDGING MUST BE USED TO SEPARATE PLANTER AND TURF AREAS IN ALL NON-RESIDENTIAL ZONES.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801. 554. 6146
SCOTT@STBDESIGNLLC.COM

HUNT DAY ENGINEERING
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SYRACUSE, UT 84075
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EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

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1429 N UTAH COTTAGE DR
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REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. HUNT
Drawn:	T. PRIDEMORE
Date:	03 / 02 / 2026
Proj. No.	117 - 04

SHEET TITLE

SITE LANDSCAPE PLAN

SHEET NO.

L1.00

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SARATOGA SPRINGS CITY DATA

ASSISTED LIVING FACILITY & DIGNITY CARE NEIGHBORHOOD

CITY CODE: CH. 19.06 : LANDSCAPING & FENCING; CH. 19.19: OPEN SPACE

ZONED AS	MF-10	
TOTAL SITE AREA:	705,174 S.F. = 16.2 AC.	
ON-SITE LANDSCAPE AREA:	279,231 S.F. = 6.4 AC.	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED LANDSCAPE AREA	20% = 141,035 S.F.	279,231 S.F. = 34% ~~285,196 S.F. = 35%~~
LIVE VEGETATION COVERAGE	MIN. 50%	75%
CRUSHED ROCK - MINIMUM 2 DIFFERENT SIZES & COLORS		YES
APPROXIMATE AREA OF DISTURBANCE		15,262 S.F.
DECORATIVE ROCK - EXISTING		11,416 S.F.
DECORATIVE ROCK - PROPOSED		4,181 S.F.
TURF GRASS	MAX. 75%	36,029 S.F. = 13% ~~38,937 S.F. = 14%~~
DROUGHT TOLERANT PLANT SPECIES	MIN. 50%	23 / 30 = 77%
DROUGHT TOLERANT PLANT QUANTITY / TOTAL		2499 / 2911
DECIDUOUS TREES - 7 + 1 PER ADDITIONAL 3,000 S.F. (>15,001 S.F.)	7 + 42 = 49	~~94~~ - 95
EVERGREEN TREES - 5 + 1 PER ADDITIONAL 3,000 S.F. (>15,001 S.F.)	5 + 42 = 47	57 (NOT IMPACTED, ALREADY COMPLIANT)
SHRUBS - 25 + 1 PER ADDITIONAL 3,00 S.F.	25 + 42 = 67	> 67
PARKING LOT:		
DIGNIGTY CARE NEIGHBORHOOD CLUBHOUSE		
SINGLE ROWS - 1 TREE PER PARKING ISLAND (1 PER 10 STALLS)	10 STALLS / 10 = 1 X 1 = 1	4
ASSISTED LIVING FACILITY		
SINGLE ROWS - 1 TREE PER PARKING ISLAND (1 PER 10 STALLS)	16 STALLS / 10 = 1.6 X 1 = 2	4
DOUBLE ROWS - 2 TREES PER PARKING ISLAND (1 PER 10 STALLS)	47 STALLS / 10 = 4.7 X 2 = 9	12
OPEN SPACE:		
1 EQUIVALENT AC. PER 40 RESIDENTIAL UNITS	150 UNITS / 40 = 3.75 AC.	5.53 AC. ~~5.67 AC.~~
FULLY ACCESSIBLE OPEN SPACE		4.82 AC. X 1 = 4.82 AC. ~~4.96 AC. X 1 = 4.96 AC.~~
PARTIALLY ACCESSIBLE OPEN SPACE		0.94 AC. X 0.75 = 0.71 AC.
NON-ACCESSIBLE OPEN SPACE (I.E. DETENTION BASINS)		0.6 AC. X 0 = 0 AC.
MIN. OPEN SPACE PERCENTAGE - 15% OF TOTAL ACREAGE	16.2 AC. X 15% = 2.4 AC.	5.53 AC. = 34% ~~5.67 AC. = 35%~~
MIN. POINTS - 80 PER AC.	3.75 AC. X 80 = 300 POINTS	300.9 POINTS

NOTE: TEXT HIGHLIGHTED IN RED TO INDICATE CHANGES FROM PREVIOUSLY APPROVED PLANS

SARATOGA SPRINGS CITY DATA

SINGLE FAMILY NEIGHBORHOOD

CITY CODE: CH. 19.06 : LANDSCAPING & FENCING; CH. 19.19: OPEN SPACE

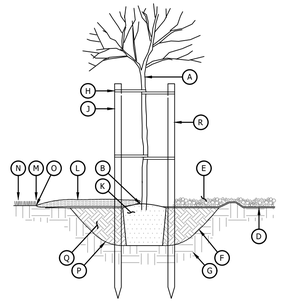
ZONED AS	R1-9 (RESIDENTIAL SINGLE FAMILY, 9,000 S.F.)	
TOTAL SITE AREA	226,416 S.F. = 5.2 AC.	
ON-SITE LANDSCAPE AREA	33,852 S.F. = 0.78 AC.	
	REQUIRED	PROVIDED
GENERAL		
REQUIRED LANDSCAPE AREA - 20% OF TOTAL AREA	45,283 S.F.	
DROUGHT TOLERANT PLANT SPECIES	MIN 33%	100%
DECIDUOUS TREES - 7 + 1 PER ADDITIONAL 3,000 S.F. (>15,001 S.F.)	7 + 10 = 17	23
EVERGREEN TREES - 5 + 1 PER ADDITIONAL 3,000 S.F. (>15,001 S.F.)	5 + 10 = 15	15
REQUIRED SHRUBS	35	>35
OPEN SPACE:		
1 AC. PER 40 RESIDENTIAL UNITS	14 UNITS / 40 = 0.35 AC.	0.69 AC.
FULLY ACCESSIBLE OPEN SPACE		0.55 AC. X 1 = 0.55 AC.
PARTIALLY ACCESSIBLE OPEN SPACE		0.18 AC. X 0.75 = 0.14 AC.
NON-ACCESSIBLE OPEN SPACE (I.E. DETENTION BASINS)		0.045 AC. X 0 = 0 AC.
MIN. OPEN SPACE PERCENTAGE - 10% OF TOTAL ACREAGE	5.2 AC. X 10% = 0.52 AC.	0.78 AC. = 15%
MIN. POINTS - 80 PER AC.	0.78 AC. X 80 = 62.4 POINTS	63.9 POINTS

PLANT SCHEDULE - EXISTING

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
	15	BIGTOOTH MAPLE	ACER GRANDIDENTATUM
	~~1~~ - 0	JAPANESE MAPLE	ACER PALMATUM
	13	WESTERN RED RIVER BIRCH	BETULA OCCIDENTALIS FONTINALIS
	60	AMERICAN HORNBEAM	CARPINUS CAROLINIANA
	1	ACE OF HEARTS REDBUD	CERCIS CANADENSIS 'ACE OF HEARTS'
	2	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA 'CORAL SUN'
	~~31~~ - 27	ALLEE LACEBARK ELM	ULMUS PARVIFLORA 'ELMER II'
EVERGREEN TREES			
	1	WEEPING BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA PENDULA'
	39	HOOPSII BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'
	33	FORMAL FORM BRISTLECONE PINE	PINUS LONGAEVA 'FORMAL FORM'
SHRUBS			
	~~48~~1 - 298	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS
	~~14~~0 - 134	ROYAL RED BUTTERFLY BUSH	BUDDLEIA DAVIDII 'ROYAL RED'
	75	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA
	1	MAGICAL GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA 'KOLGOLD'
	~~2~~1 - 1	ARNOLD PROMISE WITCH HAZEL	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'
	447	DWARF JAPANESE GARDEN JUNIPER	JUNIPERUS PROCUMBENS `NANA`
	66	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'
	~~36~~ - 5	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
	56	TALLHEDGE BUCKTHORN	RHAMNUS FRANGULA 'COLUMNARIS'
	131	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	~~16~~ - 4	ARP ROSEMARY	ROSMARINUS OFFICINALIS 'ARP'
	~~22~~ - 0	COMMON THYME	THYMUS VULGARIS
	~~247~~2 - 217	SAPPHIRE SKIES BEAKED BLUE YUCCA	YUCCA ROSTRATA 'SAPPHIRE SKIES'
ORNAMENTAL GRASSES			
	~~237~~ - 212	BLUE GRAMA GRASS	BOUTELOUA GRACILIS
	~~163~~ - 154	IVORY FEATHERS DWARF PAMPAS GRASS	CORTADERIA SELLOANA 'PUMILA'
	~~824~~ - 786	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS
	~~41~~ - 20	PINK MUHLY	MUHLENBERGIA CAPILLARIS
PERENNIALS			
	3	GIANT ALLIUM	ALLIUM GIGANTEUM
	~~29~~ - 7	FRENCH TERRAGON	ARTEMISIA DRACUNCULUS
VINES			
	97	THORNDALE ENGLISH IVY	HEDERA HELIX 'THORNDALE'

NOTE: TEXT HIGHLIGHTED IN RED TO INDICATE CHANGES FROM PREVIOUSLY APPROVED PLANS

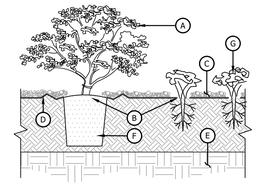
- (A) TREE, REFERENCE LANDSCAPE PLANS
- (B) KEEP MULCH AWAY FROM TREE TRUNK, 3"
- (C) NOT USED
- (D) PLACE LANDSCAPE FABRIC WITH 12" CLEARANCE AROUND TREE TRUNK, ROCK MULCH ONLY
- (E) ROCK OR SHREDDED BARK MULCH, REFERENCE LANDSCAPE PLANS
- (F) EXCAVATE PLANTING PIT SO THAT ROOT FLARE IS 1"-2" ABOVE FINAL GRADE, OR 10% OF ROOT BALL
- (G) UNDISTURBED SOIL
- (H) "CHAINKLOCK", OR EQUAL TREE TIE MATERIAL OF 1" WIDTH. NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP LOOSELY AROUND HALF OF TREE TO PROVIDE 1" SLACK FOR TRUNK GROWTH
- (J) SUPPORT TREE WITH TWO (2) 2" DIA TREATED LODGEPOLE PINE DOWELED TREE STAKES
- (K) AFTER PLACING TREE IN HOLE, REMOVE WIRE AND BURLAP FROM THE UPPER HALF OF THE ROOT BALL.
- (L) SOIL PEP IN 3' DIA TREE RING, 3" OF DEPTH
- (M) CLEAN GRASS CUT EDGE
- (N) TURF, REFERENCE LANDSCAPE PLANS
- (O) FINISH GRADE
- (P) PLANT PIT SHALL BE 3x LARGER THAN ROOTBALL, SLOPE EDGES AT 45° AND SCARIFY BEFORE PLANTING
- (Q) BACKFILL PLANTING PIT WITH NATIVE SOIL OR 1/2 NATIVE - 1/2 BACKFILL MIX
- (R) DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL PRIOR TO BACKFILLING



NOTES:
1) TREE STAKING SHALL BE COMPLETED AT THE DISCRETION OF THE CONTRACTOR.
2) TREE STAKING INCLUDES STAKE REMOVAL ONE-YEAR AFTER INSTALLATION.

L1 Tree Planting
Scale: NTS

- (A) SHRUB, REFERENCE LANDSCAPE PLANS
- (B) KEEP MULCH AWAY FROM SHRUB & PERENNIAL STEM, 3"
- (C) ROCK OR SHREDDED BARK MULCH, REFERENCE LANDSCAPE PLANS
- (D) DEWITT PRO 5 LANDSCAPE WEED BARRIER WITH 6" CLEARANCE AROUND SHRUBS & PERENNIALS, ROCK MULCH ONLY
- (E) UNDISTURBED SOIL
- (F) BACKFILL PLANTING PIT WITH SPECIFIED TOPSOIL
- (G) PERENNIAL, REFERENCE LANDSCAPE PLANS



L3 Shrub & Perennial Planting
Scale: NTS

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

SARATOGA ASSISTED LIVING PHASE 2

1429 N UTAH COTTAGE DR
SARATOGA SPRINGS, UT 84045
LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 5 S, RANGE 1 W, S.L.B.&M.

REVISIONS	REV.	DATE	DESCRIPTION	BY

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. HUNT
Drawn:	T. PRIDEMORE
Date:	03 / 02 / 2026
Proj. No.	117 - 04

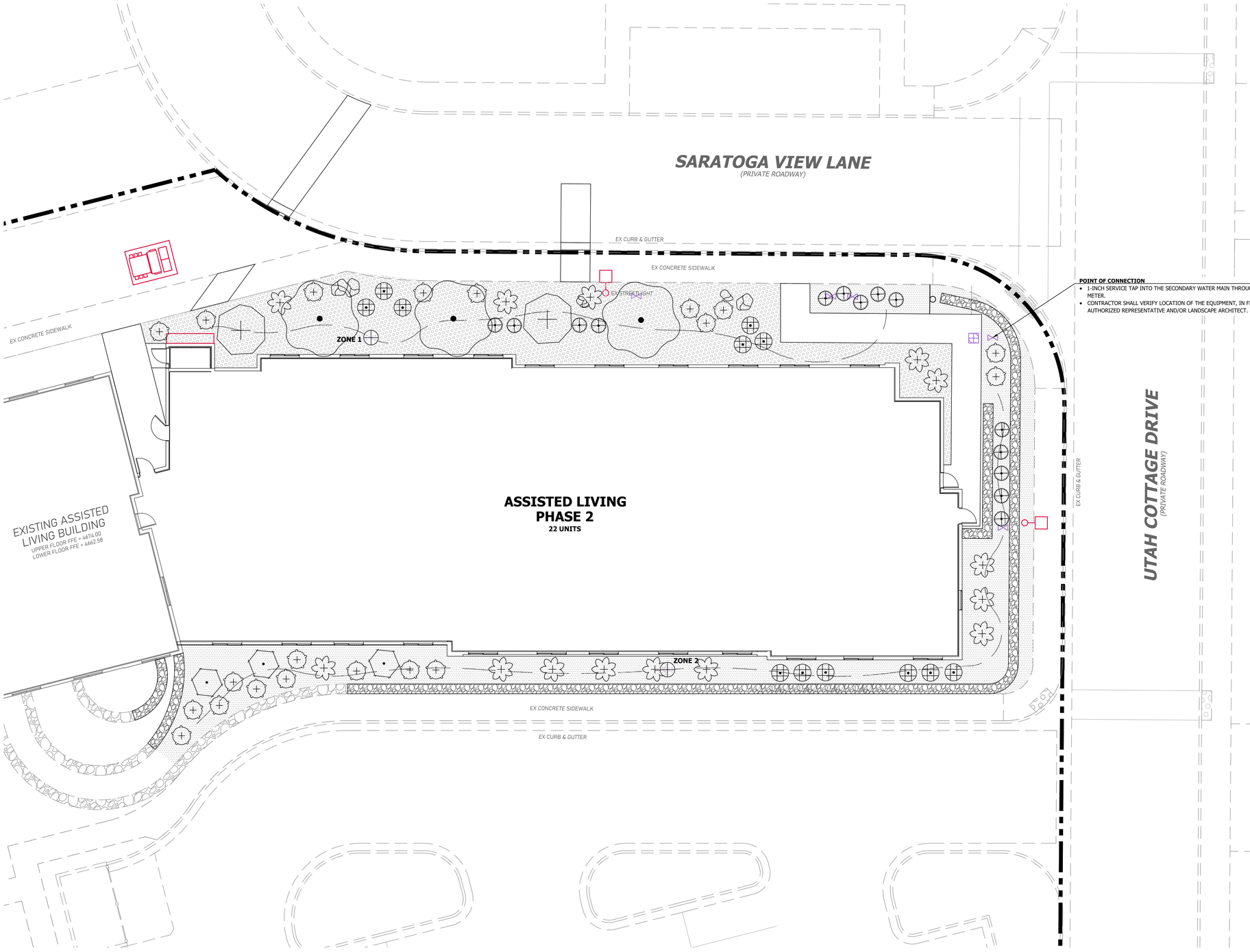
SHEET TITLE

SITE LANDSCAPE SCHEDULE

SHEET NO.

L1.01

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IRRIGATION SCHEDULE

= DRIP EMITTER - RAINBIRD XERI-BUG XP-20PC W DIFFUSER CAP (2 PER SHRUB / 4 PER TREE)

= RAINBIRD DRIP CONTROL ZONE

DRIP IRRIGATION NOTES

1. LAYOUT DRIP LINE SO THAT DRIP LINES RUN TO EDGE OF ROOTBALLS
2. COORDINATE LAYOUT OF DRIP LINE WITH THE LAYOUT OF THE PLANT MATERIAL THROUGHOUT.
3. INSTALL FLUSH DRAINS AT END OF EACH DRIP LINE FOR BLOW OUT.
4. FLUSH OUT THE SYSTEM COMPLETELY PRIOR TO INSTALLING THE FLUSH VALVES TO PREVENT CLOGGING.
5. INSTALL PVC SUPPLY AND EXHAUST HEADERS A MIN. OF 6" BELOW FINISH GRADE TYPICAL THROUGHOUT.
6. INSTALL DRIPPER LINE ON TOP OF FILTER/WEED FABRIC BELOW ROCK MULCH.
7. ALL PVC SUPPLY AND EXHAUST HEADERS SHALL BE A MINIMUM OF 1" IN SIZE.
8. INSTALL OUTLET EMITTERS AS DETAILED AND AS PER MFGRS. RECOMMENDATIONS.
9. ALL FILTERING AND VALVING FOR BOTH THE DRIPPER LINE AND MULTI-OUTLET EMITTERS SHALL BE ACCOMODATED USING THE SAME VALVE/FILTER/ PRESSURE REGULTATING ASSEMBLY.

GENERAL IRRIGATION NOTES

1. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS. THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
2. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 100 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
3. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF
4. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
5. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
6. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
7. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
8. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
9. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
10. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
11. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
12. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
13. NO IRRIGATION OF WALKWAYS OR DRIVE.
14. PROVIDE RAIN BIRD 1" LOW FLOW DV VALVE AND PLASTIC INDUSTRIAL VALVES WITH LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE, AND PURPLE FLOW HANDLE FOR NON-POTABLE WATER USE WITHIN EVERY DRIP ZONE.

STB DESIGN
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1375 E. PERRYS HOLLOW ROAD
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HUNT DAY ENGINEERING
3445 ANTELOPE DRIVE, ST 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

PROJECT TITLE

SARATOGA ASSISTED LIVING PHASE 2

1429 N UTAH COTTAGE DR
SARATOGA SPRINGS, UT 84045
LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 5 S, RANGE 1 W, S.L.B.&M.

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. HUNT
Drawn:	T. PRIDEMORE
Date:	03 / 02 / 2026
Proj. No.	117 - 04

SHEET TITLE

SITE IRRIGATION PLAN

SHEET NO.

L1.10

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Exhibit 5: Photometric Plan

3/27/2026 8:26:54 AM

ELECTRICAL GENERAL NOTES:

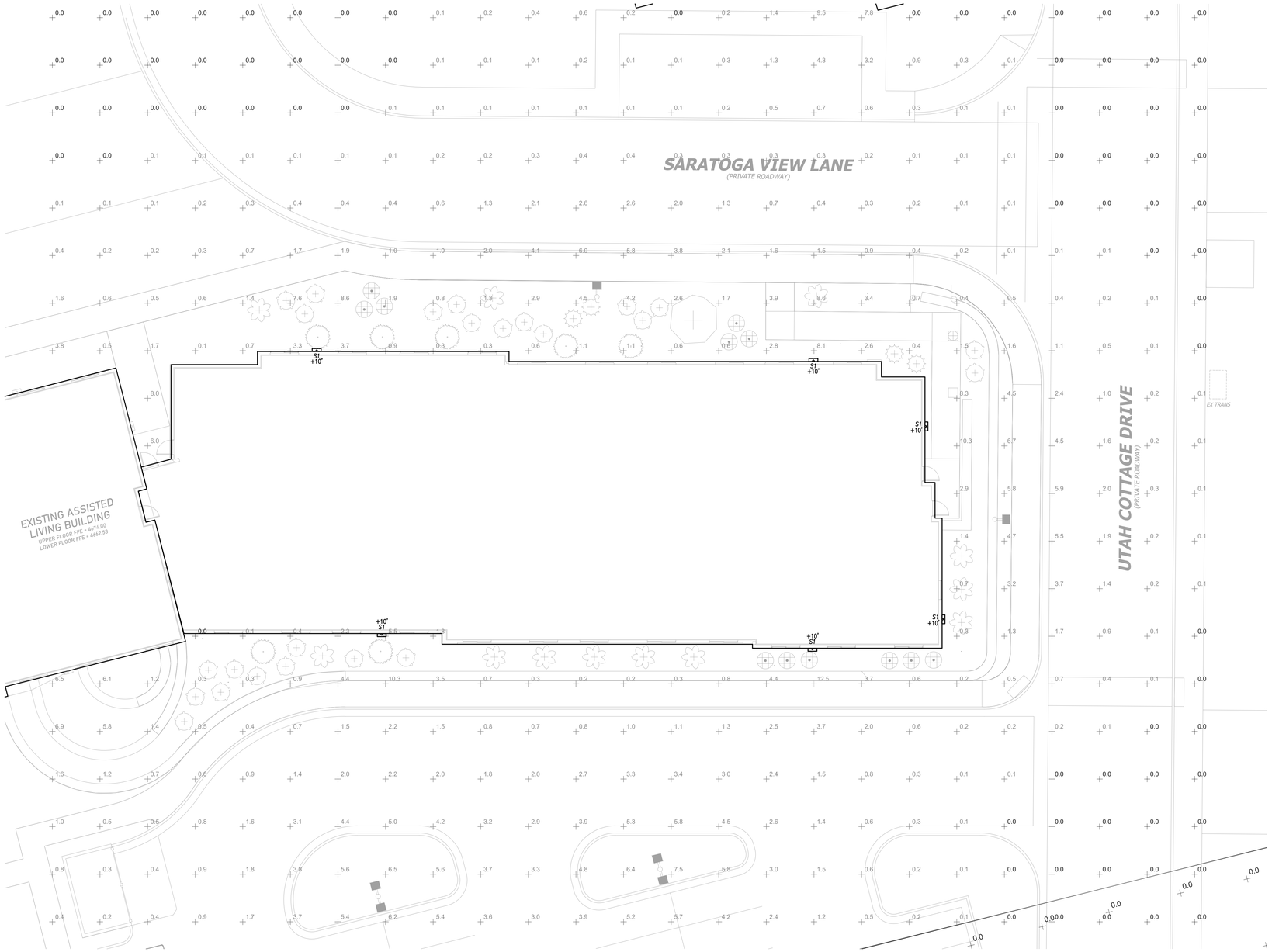
1. ILLUMINATION LEVELS INDICATED IN FOOT CANDLES.
2. ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES; HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF 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.
3. 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.

LIGHTING STATISTICS

DESCRIPTION	SYM.	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	1.5FC	12.5FC	0	N/A	N/A

SITE LUMINAIRE SCHEDULE

FIXT #	LUMINAIRE						LAMPS		REMARKS
	MANUFACTURER	CATALOG #	VOLTS	#/POLE	WATTS	MOUNTING	TYPE	QTY/FIXT.	
S1	LITHONIA	ARC2 LED P4 30K	120	1	29.4	SURFACE MAIL	LED	1	OR APPROVED EQUALS

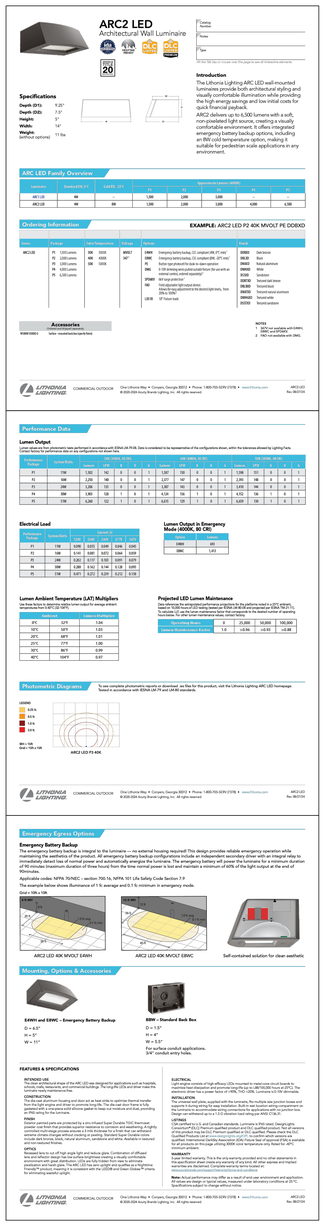


ELECTRICAL PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

1"=10'



JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
2975 W EXECUTIVE PKWY STE 202
LEHI, UT 84045

REGISTERED PROFESSIONAL ENGINEER
No. 5947697-2202
ALFONSO CARDENAS
STATE OF UTAH

DATE	REVISION DESCRIPTION	TEE

SARATOGA ASSISTED LIVING
ELECTRICAL SITE PHOTOMETRICS

1429 N 700 W
SARATOGA SPRINGS, UT 84045

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1051 NORTH 1010 WEST.
PLEASANT GROVE, UTAH 84062
PHONE: (385) 269-0618
allonso.cc.engineering@gmail.com
david.cc.engineering@gmail.com

PROJECT #: 2109.03
SCALE: As indicated
DATE: 3/27/2026 8:26:54 AM

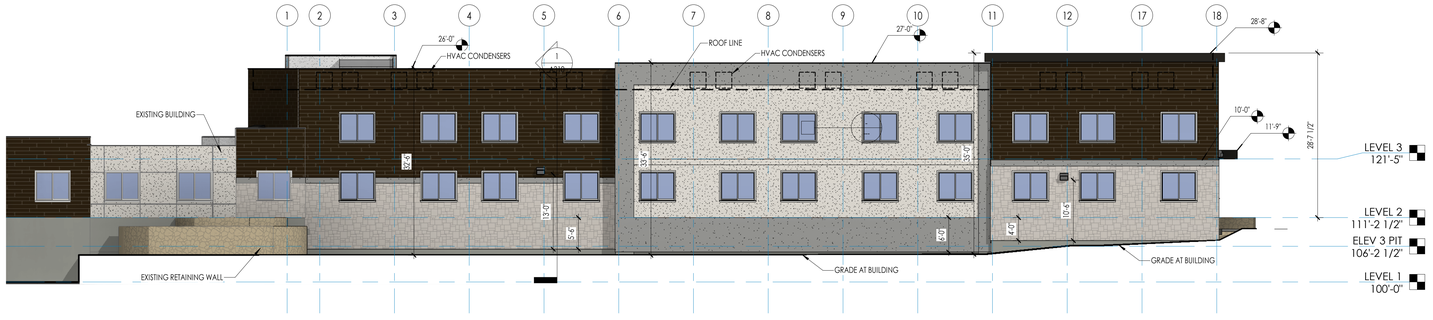
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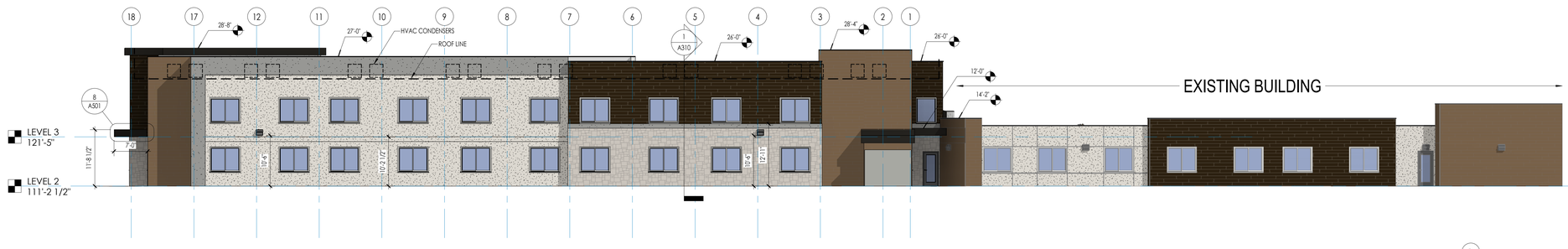
Exhibit 6: Elevations



4 | 3D PERSPECTIVE VIEW



3 | PHASE 2 WING - SOUTH
3/32" = 1'-0"



2 | PHASE 2 WING - NORTH
A101 | 3/32" = 1'-0"



1 | PHASE 2 WING - EAST
A101 | 3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL/COLOR	SIZE	AREA	%
	FIBER CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP / ROASTED WALNUT	6.25"	5,114 SF	19%
	FIBER CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP / ASPEN RIDGE	6.25"	5,061 SF	18%
	GLAZING	TBD	CLEAR	PER COMCHECK	389 SF	1%
	STONE VENEER	PROMINENCE	MANCHESTER		5,595 SF	20%
	STUCCO 01	TBD	FINE / RGB: 151 151 148 / MATCH EXISTING BUILDING		3,599 SF	13%
	STUCCO 02	TBD	FINE / RGB: 220 216 208 / MATCH EXISTING BUILDING		7,782 SF	28%

EXTERIOR COLOR BOARD



JARRETT ARCHITECTURE
801.901.0506 | JARRETTARCHITECTURE.COM
2975 W EXECUTIVE PKWY STE 202
LEHI, UT 84048

STATE OF UTAH
RILEY JARRETT
11187418-0301
LICENSED ARCHITECT

DATE

REVISION DESCRIPTION

SARATOGA ASSISTED LIVING
ELEVATIONS
1429 N 700 W
SARATOGA SPRINGS, UT 84045

PROJECT #: 2109.03
SCALE: As indicated
DATE: 8/31/2026 1:37:45 PM

A201

8/31/2026 1:37:45 PM

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SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
Saratoga Springs Commercial Plat F Lot 605
October 29, 2026
PUBLIC MEETING

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners Phase G, LLC
Location:	1213 North Redwood Road
Project Acreage:	0.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 1213 North Redwood Road for a drive-thru only coffee shop. The parking standard used to calculate the parking for the development is 5 stalls per 1000 square feet for a drive-thru restaurant. The 1,634-square-foot building requires 3 parking stalls, with 9 stalls provided. The property is 40,510.8 square feet (0.93 acres) in size. The proposed building is 19'-4" tall. The proposed site plan complies with all landscaping, lighting, site, parking, and architectural requirements.

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

B. Background:

The property is bordered on the east by Redwood Road, to the north by Lake Drive, and on the west, by West Lake Drive. There are vehicle connections to the property to the south and to West Lake Drive, to the west. There are pedestrian connections to the north, south, and west. The site is not required to provide vehicle interconnection to the north or east.

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

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

Site Plan Application and Approval Process.

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

D. **Community Review:**

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

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

E. **General Plan:**

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

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

Staff conclusion: Consistent. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should contribute to additional diversification of the tax base.

F. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

Code Section	Compliance
19.04, Land Use Zones:	Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting: • Decorative base detail missing	*Can Comply
19.12, Subdivisions:	Complies
19.13, Process:	Complies
19.14, Site Plans:	Complies
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat F Lot 605, located at 1213 North 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 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. All lighting poles shall have a 16" decorative base added to lighting plan prior to construction drawings being approved by staff.
4. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance
"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat F Lot 605, located at 1213 North Redwood Road to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation
"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Saratoga Springs Commercial Plat F Lot 605, located at 1213 North 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 Sections [19.09, 19.12, 19.14, and 19.16] of the Code:
    a. _____, and/or

H. Exhibits:

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

Exhibit 1: City Engineer's Report

Staff Report

Author: Jeff Pearson, Civil Engineer
Subject: 7 Brew – Site Plan
Date: 10/29/26
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Thomas Lehnardt*
Request:	*Site Plan Approval*
Location:	1213 North Redwood Road
Acreage:	*0.93 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

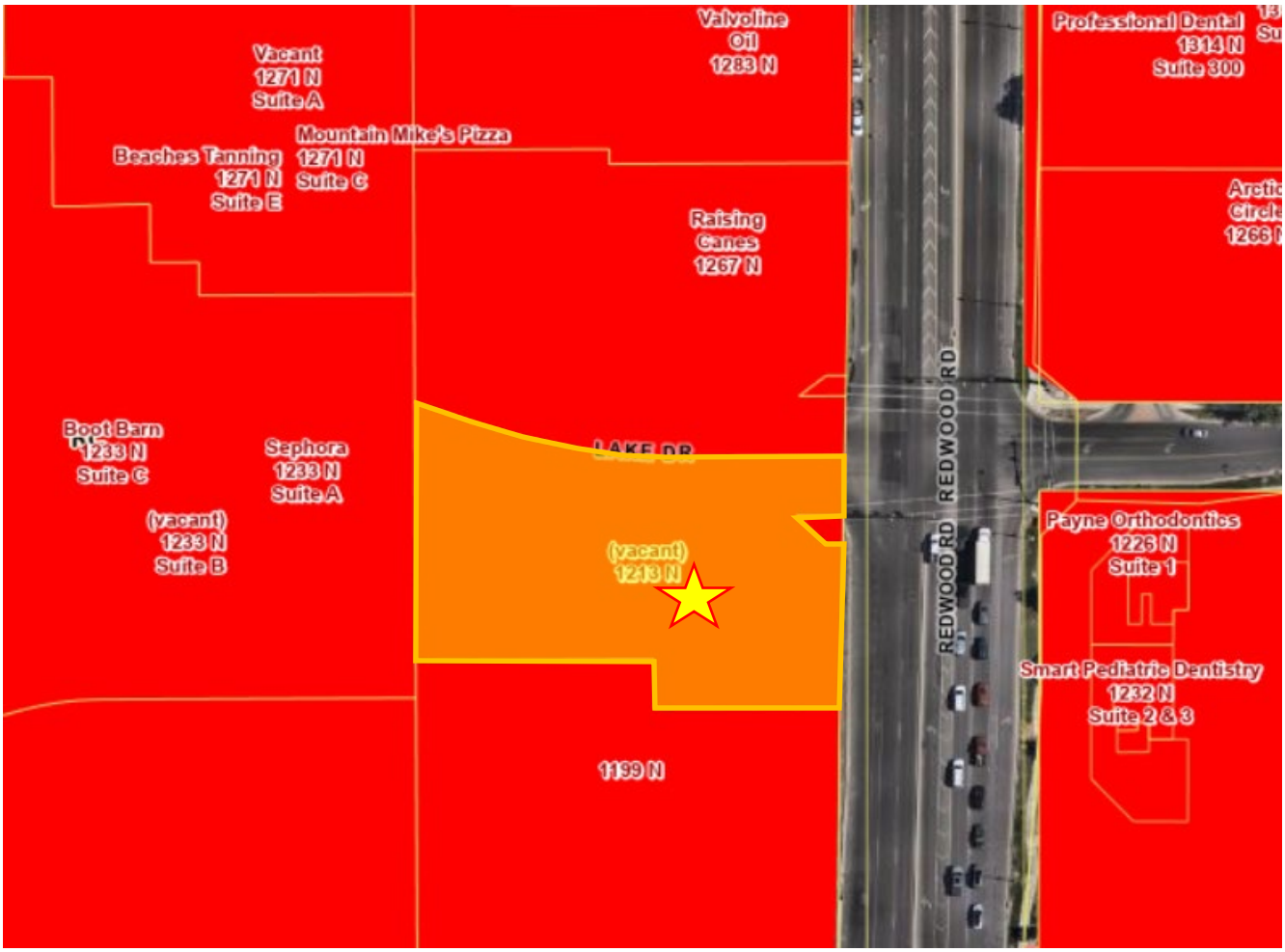
the warranty period.

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.

Exhibit 2: Location & Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 4.15.26

Application Information

Site Plan
7 Brew (SSC Plat F)

Applicant:	ERE 7 Brew UT Westlake Saratoga Springs, LLC
Owner:	West Lake Partners Phase F, LLC
Location:	1213 North Redwood Road
Project Acreage:	0.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	PC and RC
Adjacent Uses:	Commercial and Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	Planning Director
Planner:	Kendal Black, Senior Planner

Date Received:	**1st submittal:** September 4, 2026 **2nd submittal:** October 2, 2026 **3rd submittal:** Click here to enter a date. **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal: September 14, 2026** **2nd submittal:** October 15, 2026 **3rd submittal:** Click here to enter a date. **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	66:931:0617 / 0.93 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 4, 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:

-

Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - General Plan Land Use: Regional Commercial
  - Density: 1 unit / 0.93 acres = 1.08 units per acre

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*40,613 SF*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*Over 160' front; over 50' for street side*
Interior Side Setback (Minimum)	10' or height of building,whichever is greater, when adjacent to a residential zone	**Complies**	*over 20'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*Over 68'*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	N/A	**N/A**	
Lot Frontage (Minimum)	N/A	**N/A**	
Building Height (Maximum)	50'	**Complies**	*Just over 19'*
Lot coverage (Maximum)	50%	**Complies**	*4%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*1,634 SF*
Building Size (Maximum)	N/A	**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**	*Over 190'*

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however, a minimum of 20%	**Complies.**	*23.6%*

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.		
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Drive-thru only coffee shop	**Complies.**	*Take out restaurant allowed in RC*

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Amy Schuchert*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See sheet C1.1*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See sheet L0.1.*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet L0.1.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheets C1.1 and C3.1*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See sheets L0.3-L0.6*
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.**	*See sheet L0.1.*

Planting Standards

Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies.**	
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See sheet L0.1*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*See note 10 for tree planting detail on sheet L0.2*
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.**	*40.4% proposed*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*67.9& drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*Rebel Rock and Oak Creek Plum Crushed Decomposed Granite are earth tone*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See sheet L0.2*

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.**	*Decomposed Granite and wood Bark Mulch proposed*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*470 LF proposed*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet L0.3*
Artificial Turf is not permitted	**N/A.**	*None proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Evergreen hedges are shown for the screening.*
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.**	*Shrubs shown along south and east walls.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Shrub beds used.*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments. While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*Rain sensors mentioned as Hunter XC400 with RAIN-CLICK*
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.**	*Planted all around*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See sheet L0.1*
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.	**Complies.**	*See sheet L0.1*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*See sheet L0.1*

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

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

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

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	30,478		
Required Landscaping	6,096	**Complies**	*9,598 SF proposed*
Required Deciduous Trees	5	**Complies**	*11 proposed*
Required Evergreen Trees	3	**Complies**	*3 proposed*
Required Shrubs	14	**Complies**	*198 proposed*
Drought Tolerant Plants	11	**Complies**	*144 proposed*

Screening and Fencing

Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fencing proposed*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	*No fencing proposed*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	*No retaining walls shown on plans. Provide details for any retaining walls. A separate building permit is required for all retaining walls over 4'.*
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	**N/A.**	*No fencing proposed*

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.		
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.	**N/A.**	*No fencing proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	*No fencing proposed*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan	**Complies.**	*Trash enclosure screening matches the building*

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.		
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*See landscape plan*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**N/A.**	

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt and concrete*
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.**	*See sheet C2.1*
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.**	*See sheet C2.1*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*Cross access to the south provided.*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See photometric plan*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*All parking spaces less than 150' away*

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

Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*Checked by Engineering*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Complies.**	*See sheet C2.1*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*1 required, 1 provided*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Closest to ADA path and building*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*None proposed*
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.**	*Restaurant, Take Out 5/1000*
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.**	*7.53 rounded up to 8. 9 provided and an additional 6 stalls allowed for the two drive-thru lanes*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	*None required. All required parking stalls provided.*
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.**	*Evergreen hedges proposed*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6” higher than the parking surface.	**Complies.**	*See detail 7 on sheet L0.2*
Clear Sight Triangles must be followed.	**Complies.**	*See landscape plan*

All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See sheet L0.1*
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.	**N/A.**	*There are double rows of parking but half is shown on the property to the south.*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*See sheet L0.1.*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See landscape plan*
Required Minimum Parking		
Restaurant, Take Out 5/1000 = 8 stalls required	**Complies.**	*9 stalls provided plus 6 for two drive-thru lanes*
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.**	*See sheet C2.2*
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.**	*One lane has 10 stacking spaces and the other has 8.*
Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*One lane has 10 stacking spaces and the other has 8.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*See sheet C2.1*
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 traffic memo*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*Over 4' wide*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**N/A.**	*Private street on north*
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.	**N/A.**	*None proposed*

iii. **Height.** A curbside pick-up sign shall not exceed six feet in height. iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located. 1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls. v. **Illumination.** Curbside pick-up signs shall not be illuminated.		

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9’	18’	N/A	26’

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Aluminum*
Base: All lighting poles shall have a 16” decorative base.	**Complies.**	*See lighting plan*
Type: All lighting fixtures shall be of the full cutoff variety. **Shoebox fixtures are prohibited.**	**Complies.**	*See lighting plan*
Angle: Shall be directed downward.	**Complies.**	*See lighting plan*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See lighting plan*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See photometric plan*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	**Complies.**	*See lighting plan*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16’. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	*No wall mounted lighting*
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	**N/A.**	*None proposed*

setting that allows the lighting fixture to be activated only when motion is detected on the site.		
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.**	*Less than 1.0 foot-candles at property lines*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**Complies.**	*Lighting of canopy recessed into canopy*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See lighting plan*
Pole design shall include an arm and bell shade.	**Complies.**	*See lighting plan*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*Pole height shown as 20'*
All lighting fixtures in surface parking lots shall be fitted to render them full cutoff.	**Complies.**	*See lighting plan*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See lighting plan*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**N/A.**	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See photometric plan*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**N/A.**	*No walkway lighting*
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.**	*See lighting plan*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See lighting plan*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See lighting plan*

19.13 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 / Planning Director*
Master Development Agreement.	*N/A*

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

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*This is part of that process*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See sheet L0.1*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat with Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Provided*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Cover page of civil drawings*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features	**Complies.**	*See sheets C1.1*

include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.		
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 sheets C1.1*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See ALTA survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.	**Complies.**	*See plans on file with Planning*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See Drainage Report*

Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See traffic memo*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See data table*
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.**	*Provided*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See lighting plan*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	*See elevations*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See elevations*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid at application start*
Trails Master Plan: Shows required trails	**Complies.**	*See site plan*

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 material color board*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See site plan*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See site plan*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*See site plan*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*See site plan*
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.**	*See site plan*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*Evergreen hedges provided*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		

Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**Complies.**	*Landscaping and wall proposed*
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See elevations*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*3'+*
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.**	*Location is good*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See example added on sheet L0.2*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*See site plan*
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*Will be entirely inside the building*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	

A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Less than 40' wide*
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.**	*Adequate space in parking lot*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**Complies.**	*Trash enclosure located on the interior*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*What is proposed matches the building materials and colors.*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*See sheet A5.3*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*What is proposed matches the building materials and colors*
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.**	*See sheet A5.3*
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, Loading Bays, or for corners of buildings. Building corners shall be protected by bollards if an exception is granted.	**Complies.**	*Bollards provided. Drive-thru window is only portion closer than 5'*
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:	**Complies.**	*See elevations*

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.		
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.**	*15"+*
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.**	*Hidden behind parapet*
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.**	*Hidden behind parapet*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Aluminum with clear anodized finish*
Awnings, Canopies, Trellises, and Pergolas:		
If attached to a building, all such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*4' or more over pedestrian areas*
All such features shall be compatible in architectural design and details with the primary structure through the use of similar colors and building materials. Any posts utilized by such features shall be no smaller than 6" square or diameter and the roofing shall be compatible in color with the primary structure.	**Complies.**	*See elevations*
All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.	**Complies.**	*Slopes to drains*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area and shall not obstruct any vehicular traffic.	**Complies.**	*9'+*
All such features shall not be located within any public utility easement, unless an encroachment permit is approved by the City's Public Works Department.	**Complies.**	*Nothing in PUEs*
Backlighting is not permitted.	**N/A.**	*None proposed*
All such features shall adhere to the maximum height requirements of the applicable zoning district or the height of the primary structure, whichever is more restrictive.	**Complies.**	*Lower than primary structure*
The following setbacks shall be applied to all such features located in non-residential zoning districts:		
i. All such features shall follow the applicable zoning district setback requirements for structures along streets classified as Arterials, as outlined in Chapter 19.04.	**Complies.**	*Meets setbacks for RC zoning*

ii. All such features that are greater than 200 square feet in size shall be required to maintain a setback of 5 feet from the property line.	**Complies.**	*More than 5' from property lines*
iii. All such features that are less than 200 square feet in size shall be required to maintain a setback of 2 feet from the property line.	**N/A.**	
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*Hidden behind parapet*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*Hidden behind parapet*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Hidden behind parapet*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Hidden behind parapet*
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 colors proposed*
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 materials proposed*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**N/A.**	
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See sheets A2.0- A2.3*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**N/A.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Stairway on interior*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*See sheet A1.2*

Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**N/A.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Location of electrical panels shown on sheets A2.0 and A2.1. They will be painted the same color as the wall to blend them in.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See sheets A2.0- A2.3*
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.	**Complies.**	*See sheets A2.0- A2.3*

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

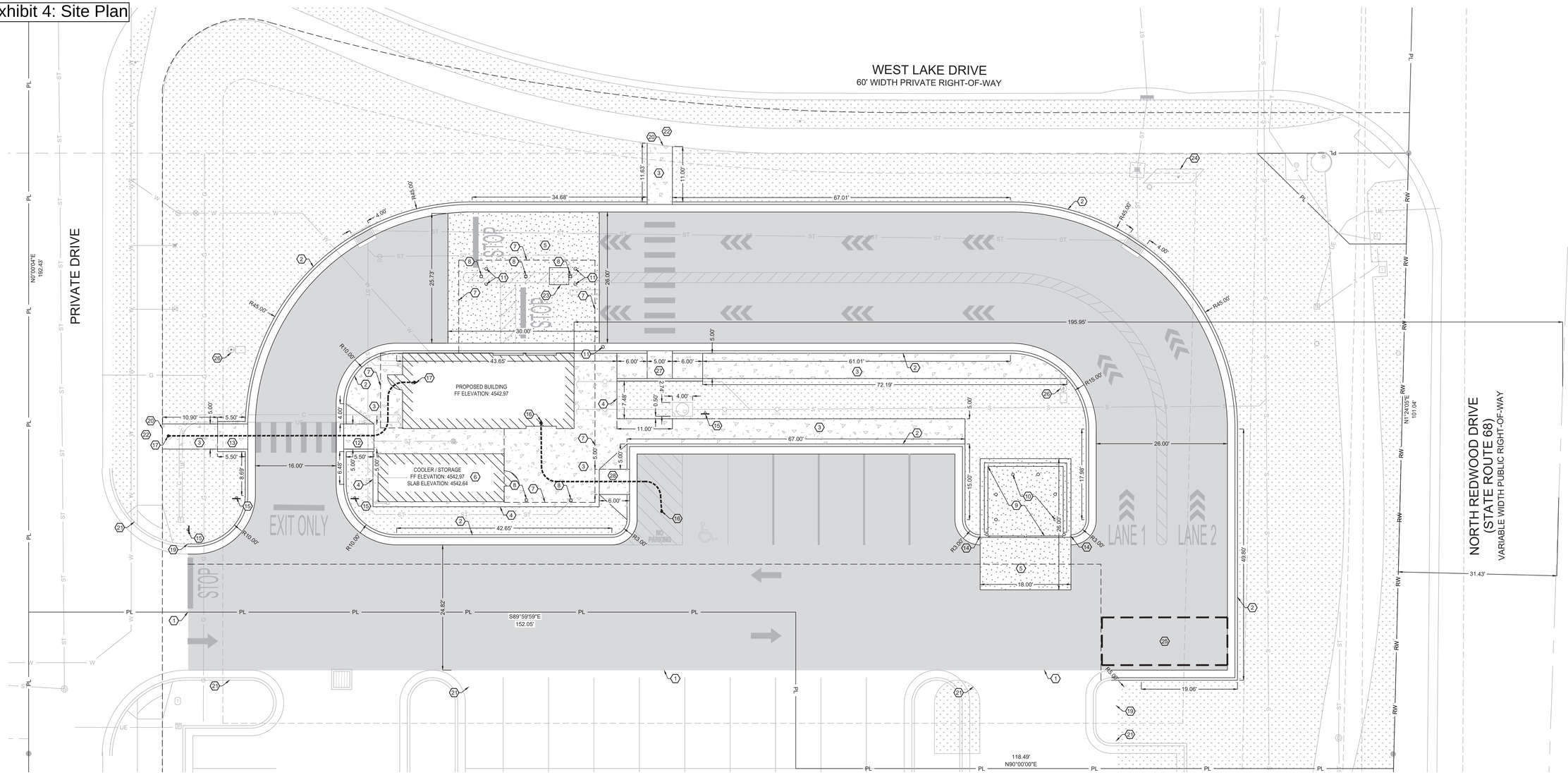
19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Address provided by GIS*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Address provided by GIS*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Address provided by GIS*
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.**	*Address provided by GIS*
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.**	*Address provided by GIS*
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*Address provided by GIS*
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be	**Complies.**	*Address provided by GIS*

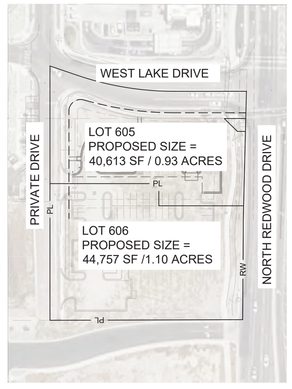
approved by City staff and placed on the final subdivision platy by the developer before plat recordation.		
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**Complies.**	*Address provided by GIS*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Address provided by GIS*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**Complies.**	*Address provided by GIS*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Address provided by GIS*
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.**	*Address provided by GIS*
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.**	*Address provided by GIS*
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.**	*Address provided by GIS*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Address provided by GIS*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Address provided by GIS*
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.	**Complies.**	*Address provided by GIS*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**Complies.**	*Address provided by GIS*

6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*Address provided by GIS*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Address provided by GIS*
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.**	*Address provided by GIS*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Complies.**	*See sheet A2.0*
2. **Size.** Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Complies.**	*Either add note to elevations or show on elevations*
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. …commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.	**Complies.**	*See sheet A2.0*

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

Exhibit 4: Site Plan





VIEWPORT A

0 50 100

H. SCALE: 1" = 100'

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER. INSTALLED ON 4" RECESSED CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS. SLAB DRAINAGE PER DETAIL 4.07, SHEET C7.2.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMN LOCATION, TYPICAL.
9. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
10. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
11. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
12. MODIFIED TYPE 1 ADA CURB RAMP PER DETAIL 2.11, SHEET C7.1.
13. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.1.
14. CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. SIGN, SEE SHEET C6.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. ACCESSIBLE PATH FROM PUBLIC TO BUILDING.
18. CANVAS CRAFT WARMING HUT, PER ARCHITECTURAL PLANS.
19. CONNECT TO EXISTING CURB.
20. CONNECT TO EXISTING SIDEWALK.
21. EXISTING CURB AND GUTTER, DO NOT DISTURB.
22. EXISTING SIDEWALK, DO NOT DISTURB.
23. WARMING HUT.
24. EXISTING PYLON SIGN, DO NOT DISTURB.
25. PROPOSED OFF-STREET TRUCK LOADING ZONE.
26. LIGHT POLE. SEE PHOTOMETRIC PLANS.
27. TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
28. TYPE 1 ADA CURB RAMP PER DETAIL 2.11, SHEET C7.1.

HATCH LEGEND:

= ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.

= CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.

= CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.

= LANDSCAPE AREA REFER TO LANDSCAPE PLAN.

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCCESS/TEMPLATE/LOGIN.ASPX

ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 801.766.9793

BUILDING AND LOT DATA:

# OF LOTS		=	1
PROJECT LOT SIZE	40,613	S.F. =	0.93 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL		=	510 S.F.
REMOTE COOLER		=	238 S.F.
CANOPY AREA		=	886 S.F.
TOTAL BUILDING AREA		=	1,634 S.F.
CONSTRUCTION TYPE: V-B			
BUILDABLE LAND	21,310	=	52 %
PERVIOUS AREA	11,526	=	28 %
LANDSCAPING AREA	9,598	=	24 %
NET BUILDING AREA	748	=	2 %
TOTAL STRUCTURE AREA	1,736	=	4 %
PROPOSED SURFACE PARKING SPACES	1,145	=	3 %

QUANTITIES:

CURB & GUTTER	= ±	780 L.F.
ASPHALT PAVEMENT	= ±	11,343 S.F.
7-INCH CONCRETE PAVEMENT	= ±	1,247 S.F.
4-INCH CONCRETE SIDEWALK	= ±	1,755 S.F.
PERVIOUS AREA	= ±	11,526 S.F.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: RC - REGIONAL COMMERCIAL

PARKING REQUIREMENTS:

REQUIRED: 5 STALLS PER 1,000 SQUARE FEET
510 S.F. @ 5 STALLS / 1,000 S.F. = 3 STALLS REQUIRED

PROVIDED: 9 STALLS, 8 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE STACKING REQUIREMENTS:

REQUIRED: 5 STACKING SPACES

PROVIDED: LANE 1 = 8 SPACES
LANE 2 = 9 SPACES
TOTAL = 17 SPACES

N

0 5 10

H. SCALE: 1" = 10'

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7 BREW COFFEE
SARATOGA SPRINGS,UTAH 02
1213 N REDWOOD RD
SARATOGA SPRINGS, UT 84045

ENGINEER
vo.14224055-2202
BRIAN THOMAS
10/01/2026
STATE OF UTAH

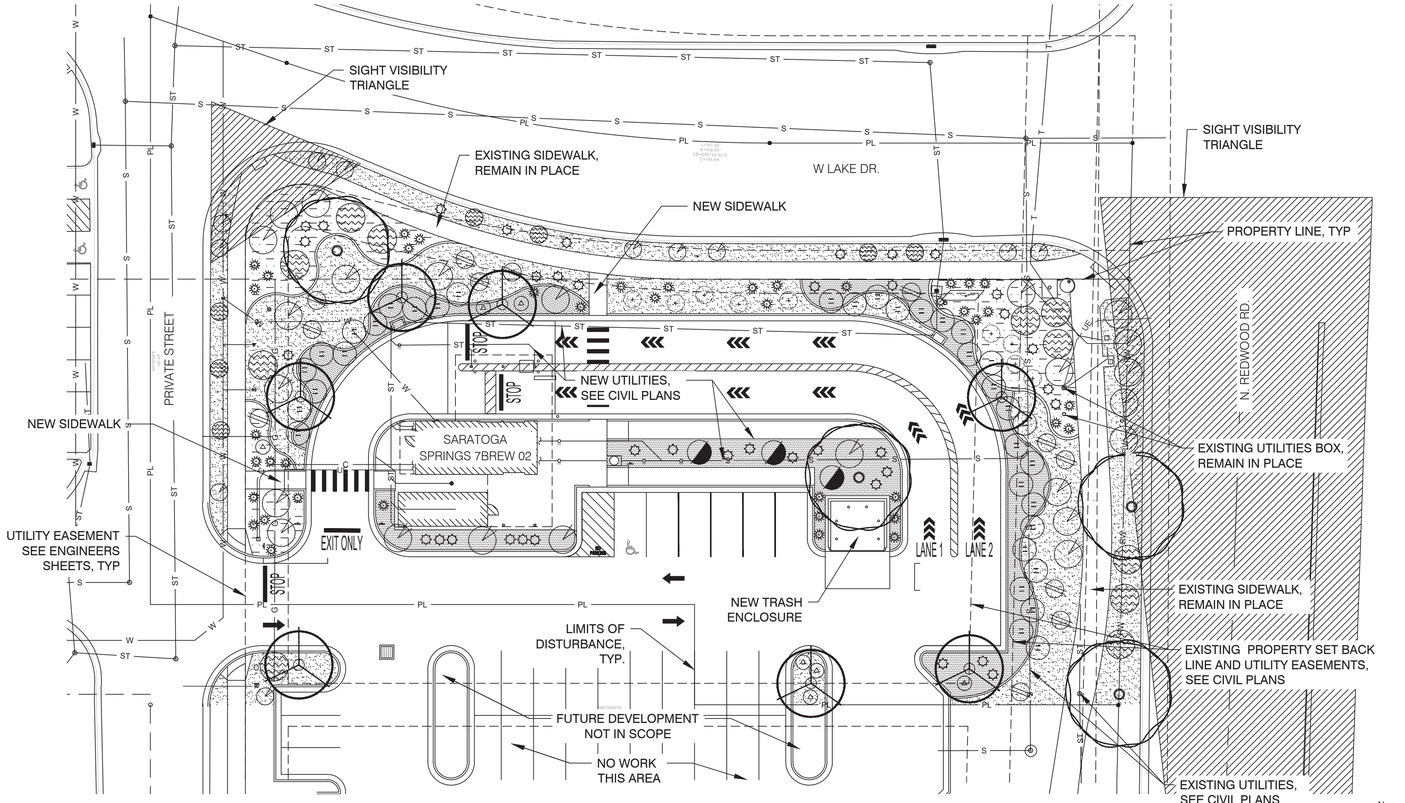
ENGINEER OF RECORD:
NAME: BRIAN THOMAS
LICENSE NO. UT #PE 14224055-2202

PROJECT NUMBER: 99.034
REVISION:

C2.1
SITE PLAN

DATE: AUGUST 26, 2026

Exhibit 5: Landscape and Irrigation Plans



1 PLANTING PLAN

SCALE 1"=20'-0"

N

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	DROUGHT TOLERANT
	Celtis occidentalis	Common Hackberry	4	2" Cal. Min.	Single Trunk or High Breaking	No
	Malus 'Indian Magic'	Indian Magic Crabapple	7	2" Cal. Min.	Single Trunk	No
	Juniperus scopulorum	Rocky Mountain Juniper	3	6' Height Min.	Straight Trunk	Yes
SHRUBS/GROUNDCOVERS			14	Subtotal Trees		
	Taxus x media	Hick's Yew	35	5 Gal.	Can Full, 6' o.c.	No
	Berberis sp.	Rose Glow Barberry	7	3 Gal.	Can Full, 3' o.c.	No
	Cotoneaster horizontalis	Rockspray Cotoneaster	18	1 Gal.	Can Full, 8' o.c.	Yes
	Euonymous alata 'Compacta'	Dwarf Winged Euonymous	15	5 Gal.	Can Full, 5' o.c.	No
	Juniperus horizontalis	'Blue Chip' Creeping Juniper	35	1 Gal.	Can Full	Yes
	Miscanthus sinensis	Maiden Grass	41	1 Gal.	Can Full	Yes
	Sobaria sorbifolia	False Spirea	9	3 Gal.	Can Full	Yes
	Yucca filamentosa	Adam's Needle Yucca	38	5 Gal.	Can Full	Yes
TURF/MULCH COVER/HARDSCAPE			198	Subtotal Shrubs/Groundcovers		

SYM.	BOTANICAL NAME		QTY	NOTES
	Decomposed Granite, Rebel Rock Crushed	1-1/2" Screened, 2" Average Depth	2,956 SFT	Owner's Rep to Verify Color, See Details
	Decomposed Granite, Oak Creek Plum Crushed	3/4" Screened, 2" Average Depth	6,642 SFT	Owner's Rep to Verify Color, See Details
	Wood Bark Mulch, Brown/Natural	2" Average Depth	2,380 SFT	Size: 2" Minimum
	Concrete Header	6"x6"	470 LFT	Match Concrete Color See Details & Civil Plans

LANDSCAPE REQUIREMENTS:

Total Property Landscaped Area: 9,598 sq.ft. / 23.6%
5,786 sft = Rock Landscape Area — 2,212 sft = Wood Bark Mulch Area
50% Coverage (in Rock) (5,786 sft) — 40% in Wood Bark Mulch
Provided Coverage (in Rock): 4,052 sft (70%) — Provided Coverage (in Mulch): 1,048 sft (47%)

Required Trees (Deciduous): 6 — Provided: 11 — Required Parking Trees: 2 — Provided: 2
Required Trees (Evergreen): 3 — Provided: 3

Required Shrubs: 25% 5 Gallon 75% 1 Gallon
Provided: $\frac{80}{198}$ = 40.4% 5 Gallon

Required Drought Tolerant Plants: 50%
Provided: $\frac{144}{212}$ = 67.9% Drought Tolerant Plants

Required Park Strip Landscape Planting : 30%
Park Strip Area: 4,126 sq.ft.
Park Strip Provided: 1,728 sq.ft. (41%)

LANDSCAPE NOTES

1. PERFORM WORK IN ACCORDANCE WITH THESE PLANS AND DETAILS.
2. CAREFULLY INSPECT SITE AND VERIFY CONDITIONS PRIOR TO BIDDING. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES WITH THESE DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION.
3. PROVIDE WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE OWNER AND BY LAW.
4. HOLD HARMLESS AND INDEMNIFICATION CLAUSE - THE CONTRACTOR SHALL AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY TO ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT.
5. UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
6. OWNER SHALL OBTAIN AND PAY FOR ONLY CITY ISSUED PERMITS TO COMPLETE WORK. CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS.
7. TRADE COORDINATION - CONSTRUCTION AND INSTALLATION OF ITEMS WITHIN THESE DOCUMENTS REQUIRE CLOSE COORDINATION BETWEEN TRADES INVOLVED IN UNDERGROUND AND UTILITY INSTALLATION, TREE LOCATION AND OTHER IMPROVEMENTS. BE RESPONSIBLE FOR PROPER COORDINATION BETWEEN TRADES TO INSURE AND AVOID CONSTRUCTION DELAYS OR DAMAGE TO IMPROVEMENTS OR UTILITIES.
8. UNDERGROUND SERVICE ALERT - NOTIFY BLUE STAKE 48 HOURS PRIOR TO DIGGING AT 811. EXERCISE EXTREME CARE IN WORKING NEAR EXISTING UTILITIES. VERIFY THE LOCATION AND CONDITION OF UTILITIES PRIOR TO CONSTRUCTION.
9. INSPECTIONS - NOTIFY OWNER REPRESENTATIVE AND APPROPRIATE AGENCY REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE PRIOR TO REQUIRED GOVERNING AGENCY INSPECTION.
10. NOTIFY OWNER'S REPRESENTATIVE AT LEAST 7 WORKING DAYS IN ADVANCE PRIOR TO REQUIRED OR DESIRED INSPECTION.
11. QUANTITIES INDICATED IN DRAWINGS ARE PROVIDED AS A COURTESY ONLY. VERIFY QUANTITIES SHOWN BY CONDUCTING A INDEPENDENT QUANTITY TAKE OFF.
12. OWNER AND LANDSCAPE ARCHITECT WILL DECIDE QUESTIONS RELATING TO INTERPRETATION OF DRAWINGS AND ACCEPTABLE FULFILLMENT OF THE WORK SHOWN IN CONTRACT DOCUMENTS.
13. MAINTAIN PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK AT ALL TIMES INCLUDING WEEKENDS AND HOLIDAYS. DISPOSE OF RUBBLE, TRASH, OR DISPOSABLE ITEMS RESULTING FROM DEMOLITION IN A LEGAL, LAWFUL, AND SAFE MANNER TO AN APPROVED DISPOSAL SITE.
14. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES DURING FINISH GRADING PROCESS.
15. PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
16. STAKE PLANT MATERIAL LOCATION AND RECEIVE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT PIT EXCAVATION.
17. INFORM LANDSCAPE ARCHITECT OF PLANT MATERIAL CONCERNS BASED ON PLANTING SEASON (E.G. WINTER, SUMMER). SHOULD LANDSCAPE CONTRACTOR HAVE CONCERNS ABOUT HEAT/FROST OR EXPOSURE, REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE INSTALLED, PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
18. APPLY PRE-EMERGENT AFTER COMPLETION OF EARTHWORK AND BED PREPARATION.
19. ALL EXISTING LANDSCAPE AREAS OUTSIDE THE PROJECT AREA THAT ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
20. AREA WITHIN THE SIGHT DISTANCE TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
21. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
22. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
23. ALL PLANTS MATERIALS TO BE GUARANTEED FOR A MINIMUM PERIOD OF 60 DAYS FROM DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
24. TREES, SHRUBS, VINES, GROUND COVERS AND TURF REQUIRING REPLACEMENT UNDER TERMS OF GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 1 YEAR FROM DATE OF REPLACEMENT. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
25. ALL PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANTS IN KIND.
26. RECEIVE OWNER APPROVAL OF FINISH GRADES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
27. BE RESPONSIBLE FOR COORDINATION AND PROVIDE FINISHED GRADES.
28. NO SLOPES TO EXCEED 4:1 IN LANDSCAPE AREAS.
29. DO NOT PLANT ANY TREE WITHIN 6' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE MAINTAIN CLEARANCES FOR PUBLIC UTILITIES AND PER LIFE SAFETY CODE REQUIREMENTS. NOTIFY OWNER'S REPRESENTATIVE IF CONFLICTS EXIST.
30. PROTECT EXISTING PLANT MATERIAL DESIGNATED TO REMAIN FROM DAMAGE CAUSED BY CUTTING OF LIVE ROOTS OR BRANCHES OR OTHER MEANS, SEE DETAILS FOR PROTECTIVE FENCING. DO NOT PARK OR OPERATE VEHICLES WITHIN DRIP LINE OF TREES OR WHERE DAMAGE MAY RESULT WITHOUT OWNER APPROVAL. DO NOT STORE OR DISPOSE OF CONSTRUCTION MATERIALS BENEATH TREES TO BE PROTECTED OR TO REMAIN AS DESIGNATED ON THE SITE PREPARATION PLANS.
31. REFER TO CIVIL DRAWINGS FOR UTILITY COORDINATION.

SHEET LIST

Sheet	Sheet Name
L0.1	LANDSCAPE PLAN
L0.2	LANDSCAPE DETAILS
L0.3	IRRIGATION PLAN & NOTES
L0.4	IRRIGATION DETAILS
L0.5	IRRIGATION DETAILS
L0.6	IRRIGATION DETAILS & NOTES

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AMY SCHUCHERT
aschuchert@alescods.com
(214) 924-8474

SEVEN 7 BREW COFFEE DRIVE THRU

State of Utah — AMY E. SCHUCHERT No. 5979920-5301 — Licensed Landscape Architect

ENGINEER OF RECORD:
NAME:
LICENSE NO.

PROJECT NUMBER: 99.034
REVISION:

7 BREW COFFEE
SARATOGA SPRINGS, UT 02
LANDSCAPE PLAN
SARATOGA SPRINGS, UT 84045

L0.1
SHEET 1 OF 6

DATE: SEPTEMBER 25, 2026

NOTES

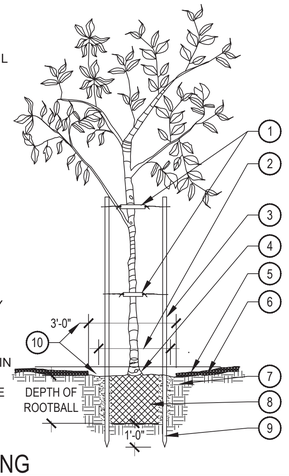
1. 2-2" DIAMETER TREE STAKES DRIVEN INTO UNDISTURBED SOIL

2. PLACE TREE STAKES FOR MAXIMUM SUPPORT, AVOID PENETRATING ROOT- BALL.

3. PLACE TREE TIE SUPPORTS WITH TOP TIE ABOVE SCAFOLD BRANCHES AND SECOND TIE MIDWAY TO GROUND. AVOID RIGID RESTRAINT OF TREE, ALLOW FOR SOME TRUNK MOVEMENT.

4. STAKES SHALL BE TRIMMED DOWN IF THEY WILL CONTACT AND DAMAGE PERMANENT SCAFFOLD BRANCHES IN WINDY CONDITIONS.

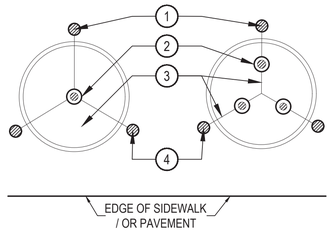
5. THE 3' CLEAR AREA AROUND TRUNK MAY BE REDUCED TO 2' IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR.



1. 1/2' I.D. REINFORCED RUBBER HOSE, MAINTAIN 8" - 12" LOOP. TIE WIRE TO BE 12 AWG DOUBLE STRAND WIRE. WRAP AROUND TREE STAKE AND STAPLE TO HOLD IN PLACE.
2. DIG PLANT PITS 2 X THE DIAMETER OF THE ROOTBALL, AND ONLY AS DEEP AS THE ROOTBALL. THE BOTTOM OF THE PIT SHALL NOT BE COMPACTED, BUT FIRM, REMOVE EXCESS SURFACE SOIL FROM CONTAINER, EXPOSING ROOT HAIRS FOR IRRIGATION.
3. TREE STAKING, SEE DTL. 3, THIS SHEET
4. EXPOSE ROOT CROWN AND PLANT AT GRADE
5. FINISH GRADE
6. DECOMPOSED GRANITE, SEE SPECS FOR DEPTH, APPLY PRE-EMERGENT WEED SUPPRESSANT PER SPECIFICATIONS
7. NATIVE SOIL BACKFILL
8. ROOTBALL
9. STAKES - MIN. 12" EMBEDMENT INTO UNDISTURBED SOIL
10. TREE BASE CLEARANCE: 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH

1 TREE PLANTING

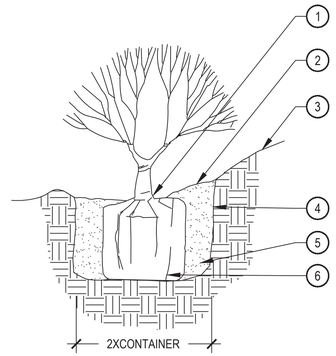
SCALE: N.T.S.



1. 2 MN. AND UP TO 3 - 2" DIAMETER LODGEPOLE STAKES, WHEN 2 PLACE 180° APART. ONLY USE 3 WHEN TREE CANNOT STAY UPRIGHT AFTER PLANTING
2. MULTI-PLY RUBBER HOSE, TYP.
3. 12 GA. GALV. WIRE TYP.
4. WRAP WIRE AROUND STAKE 3 TIMES, STAPLE OR NAIL END TO STAKE (TYP.)

2 TREE STAKING

SCALE: N.T.S.

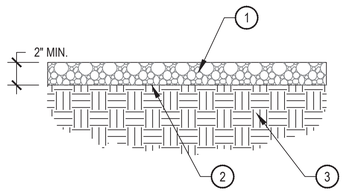


1. PLANT CROWN AT GRADE
2. 2" GRAVEL MULCH - REFER TO PLANS
3. EASE BACK SLOPE ON UPHILL SIDE (WHERE APPLICABLE)-PROVIDE 4" DEEP WATERING BASIN ON SLOPE, 2" WATERING BASIN ON FLAT AREAS
4. SCARIFY SIDES OF HOLE PRIOR TO PLANTING
5. BACKFILL MIXTURE CONSISTING OF NATIVE SOIL
6. ROOTBALL

3 SHRUB PLANTING

SCALE: N.T.S.

NOTE: PRIOR TO DECOMPOSED GRANITE PLACEMENT, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S PRINTED INSTRUCTIONS.



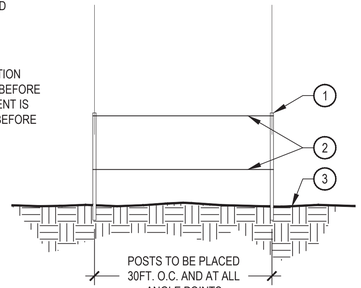
1. DECOMPOSED GRANITE SALVAGE EXISTING, STORE ON SITE, REPLACE IN LANDSCAPE
2. FINISHED GRADE
3. SUBGRADE

PLACE SIGNS:

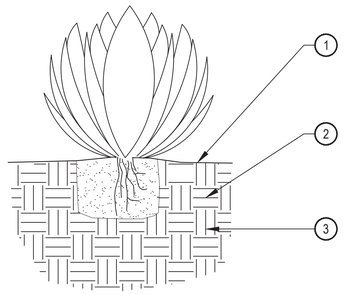
KEEP OUT
CONSTRUCTION
AREA

EVERY 50' ATTACHED TO GOLD ROPE, MIN, 1 PER FENCE

NOTE:
ALL PROTECTIVE CONSTRUCTION FENCING SHALL BE IN PLACE BEFORE ANY EARTH-MOVING EQUIPMENT IS MOVED ONTO THE SITE AND BEFORE ANY SALVAGE, CLEARING OR GRUBBING TAKES PLACE.



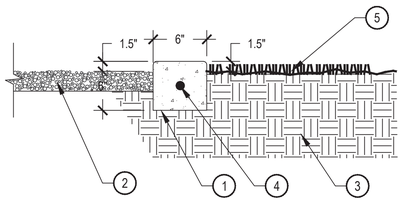
1. 6' T-BAR POSTS PLACED AT 10' O.C. (MAX) SPACING MAXIMUM AND AT ALL ANGLE POINTS
2. 3/8" DIA. STRAND GOLD ROPE
3. FINISH GRADE



1. FINISH GRADE - SLOPE AWAY FROM BASE OF ACCENT
2. PLANTING PIT TO BE AS DEEP AS ROOTS
3. BACKFILL TO BE NATIVE SOIL TREATED WITH SOIL SULFUR - HAND TAMP INTO PLACE

4 DECOMPOSED GRANITE

SCALE: N.T.S.

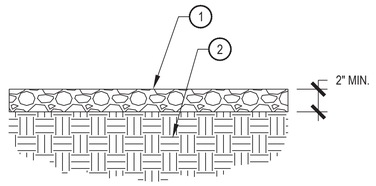


1. CONCRETE HEADER
2. DECOMPOSED GRANITE/MULCH PER LEGEND
3. COMPACTED SUBGRADE, 95% MIN.
4. 1 X #4 CONTINUOUS REBAR
5. TURF/GRANITE, FINISH GRADE

NOTE:
1. EXPANSION JOINT AT 10'-0" O.C. W/24" #4 REBAR LINKING THE SEPARATE POURS. GREASE ONE END OF THE BAR.

5 PROTECTIVE CONSTRUCTION FENCING

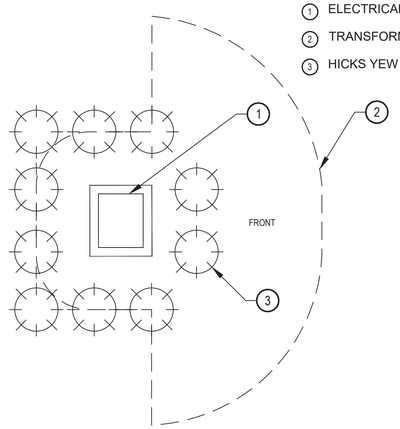
SCALE: 1/4" = 1'-0"



1. WOOD CHIP MULCH
2. UNDISTURBED NATIVE SOIL

6 ACCENT/YUCCA

SCALE: N.T.S.



1. ELECTRICAL TRANSFORMER
2. TRANSFORMER ACCESS SETBACK
3. HICKS YEW OR APPROVED EQUAL

7 CONCRETE HEADER - 6"X6"

SCALE: N.T.S.

8 WOOD CHIP MULCH

SCALE: 1 1/2" = 1'-0"

9 TYPICAL TRANFORMER LANDSCAPE SCREENING

SCALE: N.T.S.

7 BREW COFFEE
DRIVE THRU

State of Utah
AMY E. SCHUCHERT
No. 5979920-5301
Licensed Landscape Architect

ENGINEER OF RECORD:
NAME:
LICENSE NO.

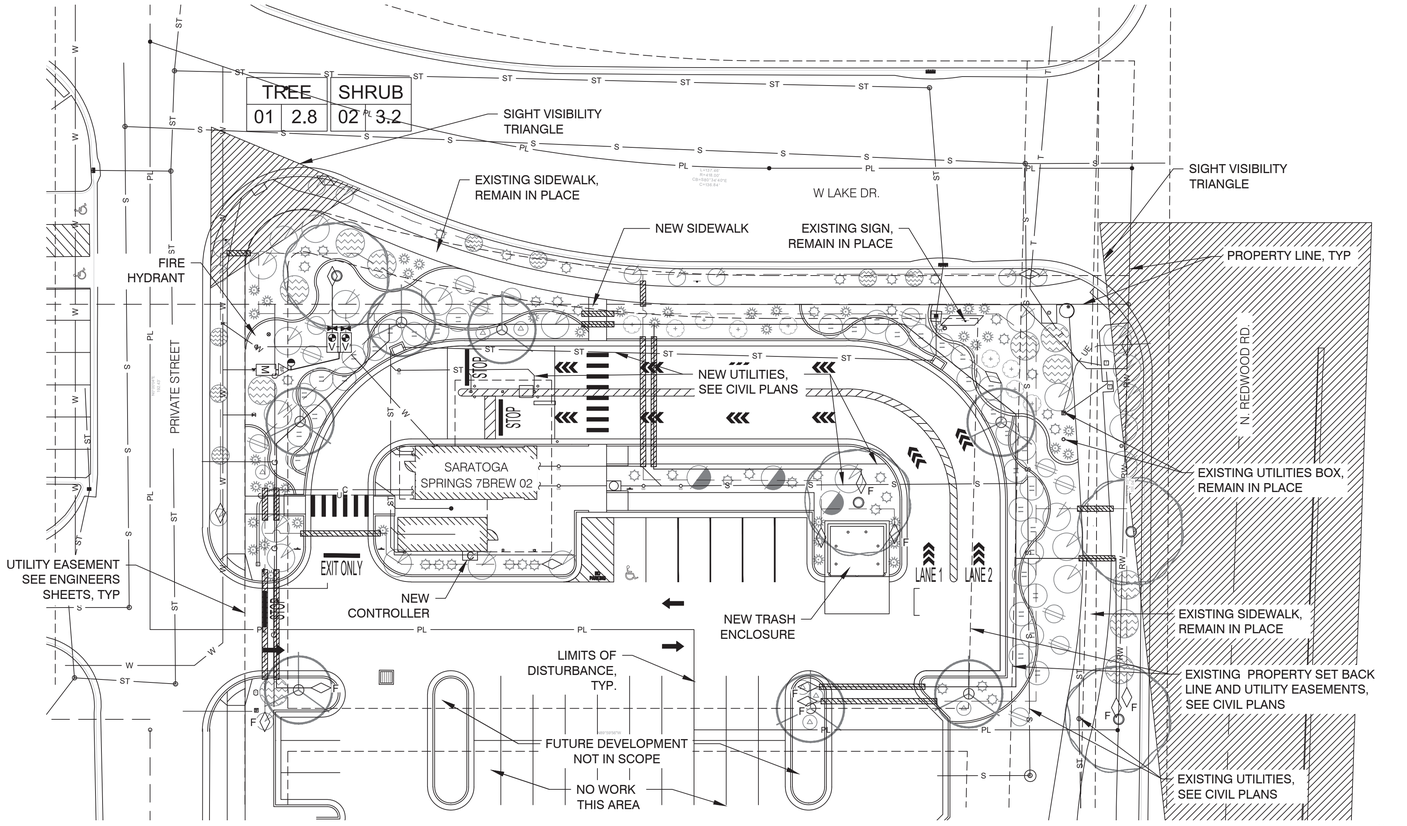
PROJECT NUMBER: 99.034
REVISION:

7 BREW COFFEE
SARATOGA SPRINGS,UT 02
LANDSCAPE DETAILS
SARATOGA SPRINGS, UT 84045

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AMY SCHUCHERT
aschuchert@alescods.com
(214) 924-8474

L0.2
SHEET 2 OF 6
DATE: SEPTEMBER 25, 2026



1 IRRIGATION PLAN
SCALE 1"=20'-0"

IRRIGATION LEGEND

SYMBOLS	EQUIPMENT AND SIZE	QTY
BF	Backflow Prevention Assembly, See City Stnd. Detail	1 EA
M	Existing Water Meter, See Plans for Location See City Stnd. Detail	1 EA
C	4 Station Controller, Hunter XC400 with RAIN-CLICK or approved equal	1 EA
◇	Lateral End Cap	6 EA
F ◇	Flush End Cap	8 EA
⋈	Ball Valve, Hunter IBV-101G-FS	2 EA
◒ Not Shown	Winterization Curbstop / QC Assembly, See City Stnd. Details	1 EA
⊕ Not Shown	Drip Remote Control Valve and Pressure Regulator: Rainbird 100-PEB 1" Control Valve w/ 3/4" 20 PSI Senninger PR or approved equal	2 EA
	Multi-Emitter: Hunter Multiport Emitter 1.0GPH MPE-10	55 EA
	Multi-Emitter: Hunter Multiport Emitter 0.5GPH MPE-05	12 EA

PIPE SCHEDULE

———	3/4" Mainline, SCH 40 PVC	20 LFT
▨	Sleeves, 4" Dia., SCH 40 PVC, Extend 1' Min. Beyond Paving, Typical, See City Stnd. Details	310 LFT
———	3/4" Tree Lateral, SCH 200 PVC	650 LFT
— — —	3/4" Shrub Lateral, SCH 200 PVC	1,240 LFT

GENERAL IRRIGATION NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 65 PSI. BEFORE THE BACKFLOW PREVENTER. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 65 PSI.
- ALL MAINLINE FITTINGS <3" SHALL BE SCHEDULE 80.
- ALL MAINLINE FITTINGS > 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- SOME IRRIGATION PIPING AND EQUIPMENT ARE SHOWN SCHEMATIC AND ARE TO BE LOCATED IN THE LANDSCAPE AREA.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- LOCATE SPRAY HEADS 6" FROM HEADER AND WALKS. ADJUST NOZZLE TO PREVENT OVERSPRAY ON SIDEWALKS.
- EMBOSS VALVE BOX LIDS WITH CONTROLLER LETTER AND VALVE NUMBER AND INSTALL YELLOW CHRISTY VALVE TAG PER DETAIL.
- SLEEVE ALL SIDEWALKS TYPICAL PER SLEEVE SCHEDULE.
- USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS. REFER TO DETAIL.
- ALL IRRIGATION LINES AND EQUIPMENT ARE DIAGRAMMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS AND HARDSCAPE FOR GRAPHIC CLARITY. LOCATE PIPING AND EQUIPMENT IN LANDSCAPE.
- AUTOMATED WATER-CONSERVING IRRIGATION SYSTEMS: WATER-CONSERVING SPRINKLER HEADS AND RAIN SENSORS, SHALL BE REQUIRED FOR ALL NEW LANDSCAPING IN NONRESIDENTIAL DEVELOPMENTS AS WELL AS FOR ALL IRRIGATED OPEN SPACES THAT ARE HELD IN COMMON OR IN HOMEOWNER'S ASSOCIATION OWNERSHIP IN RESIDENTIAL DEVELOPMENTS. WHILE IRRIGATION SYSTEMS ARE REQUIRED FOR ALL LANDSCAPED AREAS, ALL SYSTEMS SHALL BE EFFICIENT IN THE USE OF WATER SUCH AS THE INSTALLATION OF DRIP LINES FOR SHRUBS AND TREES.

IRRIGATION NOTES:

1. Irrigation system has been designed for a static water pressure of 65 psi. The irrigation system design is based on a minimum operating pressure of 65 psi and a maximum flow demand of 3 gpm. The contractor shall verify water pressures prior to construction and report any discrepancies between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the landscape architect immediately.
2. The contractor shall be responsible for completing the installation of a fully automated irrigation system prior to starting planting. If installation or operation of the irrigation system is interrupted for any reason, the contractor shall be responsible to continue manual watering of all plant material until the irrigation system is fully operative.
3. The contractor shall be responsible for all water service connections to the water meter. The contractor shall provide and install all connections down stream of the water meter and extend tap size type "K" hard copper from water meter through backflow preventer. Install per local city code.
4. All irrigation equipment to be located in decomposed granite landscape areas within property boundaries of the project. Specific written permission shall be obtained to locate valves or irrigation equipment in turf areas. All lines and equipment are schematic and are sometimes shown in roadways, sidewalks, or outside property lines. This is done for clarity purposes only. Locate valves and backflow prevention units within areas so that they are as visually unobtrusive as possible.
5. Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in area dimensions exist that might not have been considered in the engineering plans. Such obstructions or conflicts should be brought to the attention of the owner and landscape architect immediately. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary.
6. All material used shall be installed as detailed. All irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and owner's representative and /or landscape architect.
7. The owner's representative may, at any time, take and analyze samples of materials and equipment for conformity to specifications. The contractor shall make such samples available upon request. Rejected material shall be immediately removed form the site and replaced at the contractor's expense.
8. Install backflow prevention units piping between the point of connection and the BFPU per local codes. The final location of the backflow prevention unit shall be approved by the owner's representative prior to installation.
9. 120 volt service to be provided by electrical contractor. The Irrigation contractor is responsible for power connection to controller. Coordinate connections, locations, equipment needs with electrical contractor prior to installation.
10. Contractor shall be responsible for supplying materials and labor to provide specified electrical service to all controller locations. All electrical work to be as per manufacturer's specifications and as per local code.
11. Level of pea gravel in irrigation boxes shall be a minimum or 2" below the bottom of the valve so that the valve is completely visible. All pea gravel in the valve box to be cleaned from top of valve so that the valve is completely visible. The lip of the valve box is also to be free of debris.
12. For Traditional Wired System: 24 volt wire shall be 600v, UF US approved, #14 gauge, single strand, plastic, insulated copper wire. Common wires to be white. Control wires to be red. No black wiring is to be used. Tape and bundle wire every 10' and lay beside mainline in trench. Splice in valve boxes only, using electrometric silicone connections. Provide 18" slack at each elbow in mainline trench and at each remote control valve. Pull one additional spare control wire to each valve box location for potential future use. Color of extra cable shall be green.
13. All drip systems to be flushed through flush caps. Flush caps to be located in 10" round tan color valve boxes with lids.
14. Pipe sizes shall conform to those shown on the drawings. No substitution of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved by the landscape architect.
15. Backfill shall be placed in two or more compacted lifts. Settling of trenches by more than an inch shall be brought to finish grade at no additional cost to the owner.
16. All plants requiring more than one drip emitter shall have emitters distributed evenly around perimeter of the planting well. Emission points at the rootballs shall be located on the uphill side. Position emitter per details.
17. Prior to owner's approval, an irrigation tune up must be performed as follows:
    - 17.a. All irrigation equipment (including all pipe lines and and sleeves) to be documented from two stationary points.
    - 17.b. All drip systems to be flushed beginning with 'V strainer, working away from the pressure regulator.
    - 17.c. All irrigation sprinkler heads to be flushed of debris and flow controls. Adjusted to achieve 100% coverage for turf areas as applicable. Avoid overspray on all streets, curbs, walks and structures.
    - 17.d. All irrigation heads to be field and manually adjusted to the proper height.
18. Setback all spray and stream type irrigation heads 6" from back of curb, sidewalk, and/or driveways to reduce over spray. Alternatives to achieve similar results shall be approved by LA or owner's representative.
19. Plans are drawn for clarity to indicate coverage areas for the system. Irrigation laterals may be placed in common trenches to avoid extensive runs under pavement, where appropriate.
20. Landscape contractor is fully responsible to provide owner with a complete set of As-Built drawings that are completely legible and accurate for the actual installation that was done by the landscape contractor. Landscape contractor hired to do the installation shall be responsible for the accuracy of the As Built drawings.
21. Emboss valve box lids to corresponding controller station number. Letter height shall be 1" with additional labeling as follows: FC = flush cap, QC = quick coupler, GV = gate valve, WS = wire splice.
22. All valve assembly fittings shall be schedule 80.
23. Contractor is responsible for irrigating existing plant material throughout the construction period.
24. Contractor shall adjust the performance of the irrigation system for optimum plant growth based on actual site conditions, including soil types, slope or other variables that may deviate from project plans.
25. Irrigation mainline pipe shall be bedded in at least 2 inches of finely graded native soil or sand. After laying the pipe shall have at least 2" of finely graded native soil or sand over the top of the pipe. Finely graded native soil shall not have rocks larger than 1/2" in diameter.
26. An 18 gage blue tracer wire shall be installed with 2 inch and larger mainline, 12 inches of which shall be coiled inside controller.

SEVEN 7 BREW COFFEE DRIVE THRU

State of Utah
AMY E. SCHUCHERT
No. 5979920-5301
Licensed Landscape Architect

ENGINEER OF RECORD:
NAME:
LICENSE NO.

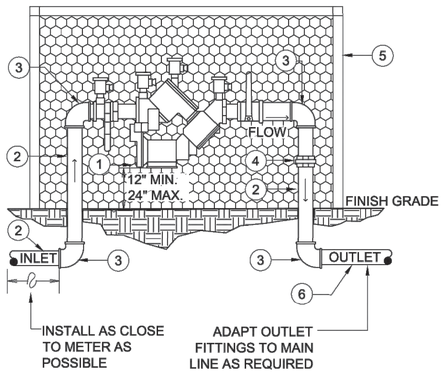
PROJECT NUMBER: 99.034
REVISION:

7 BREW COFFEE
SARATOGA SPRINGS, UT 02
LANDSCAPE PLAN
SARATOGA SPRINGS, UT 84045

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SHEET 3 OF 6
DATE: SEPTEMBER 25, 2026



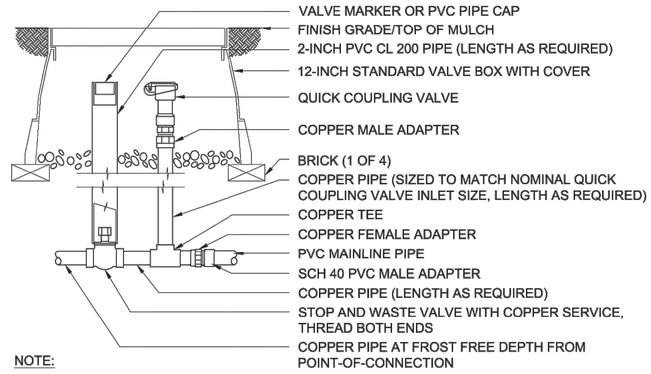
LIST OF MATERIALS

1. APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, BALL VALVES INCLUDED.
2. TYPE "K" COPPER PIPE, 3/4" THRU 2"
3. 90° ELL, COPPER, 3/4" THRU 2"
4. PIPE UNION, BRASS OR COPPER
5. GUARDSHACK ENCLOSURE (SEE DETAIL)
6. SCHEDULE 80 PVC MAINLINE

NOTES:

1. BACKFLOW PREVENTERS MUST BE TESTED BY A CERTIFIED TESTER BEFORE A FINAL APPROVAL IS ISSUED.
2. ALL COPPER PIPE JOINTS SHALL BE SOLDERED. THE SOLDER ALLOY SHALL COMPLY W/ASTM B 32 HAVING A SILVER CONTENT OF NOT LESS THAN 3.4% INTENDED FOR JOINING COPPER PIPES FOR POTABLE WATER SYSTEMS (GRADES SN 94, SN 95, OR SN 96). THE FLUX SHALL BE TYPE OA FOR GENERAL SOLDERING ON COPPER
3. INSTALL A BRASS PIPE PLUG IN EACH TEST COCK ON THE ASSEMBLY.
4. FINISHED GRADE UNDER THE BACKFLOW PREVENTER SHALL BE COMPACTED TO 95% OF MAX. DENSITY.
5. PROVIDE 12-INCH MIN. CLEARANCE BETWEEN BACKFLOW PREVENTION ASSEMBLY AND PERMANENT STRUCTURES OF LANDSCAPE VEGETATION.

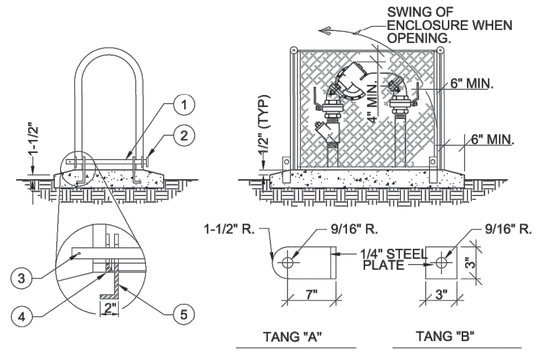
1 SCALE: NTS **REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY**



NOTE:

1. TRANSITION TO MINIMUM BURIAL DEPTH DOWNSTREAM OF WINTERIZATION ASSEMBLY.

2 SCALE: NTS **WINTERIZATION ASSEMBLY**



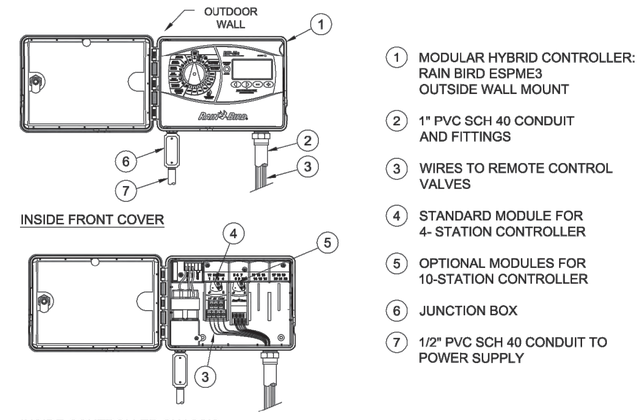
LIST OF MATERIALS

1. 1" DIAMETER LOW CARBON STAINLESS STEEL BAR.
2. WELD 1/4" X 1-1/2" DIAMETER STOP PLATE.
3. 3/8" DIAMETER DRILL THRU FOR PADLOCK. GRIND OUT AS NEEDED TO CLEARLY ACCOMODATE A #5 "MASTER LOCK"
4. WELD TANG "B" TO STEEL ANGLE. WELD ALL AROUND.
5. SET TANG "A" INTO CONCRETE SLAB (4" MIN.)

NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION OF ENCLOSURE.
2. THE ENCLOSURE SHALL BE BUILT WITH 1" X1" X 1/8" STEEL ANGLE ON ALL 4 CORNERS. TOP AND BOTTOM.
3. FABRIC SHALL BE 14 GA. EXPANDED METAL ON TOP AND ALL 4 SIDES. WELD 1" X 1/2" STIFFENER BAR INSIDE OF ENCLOSURE AS REQUIRED.
4. PAINT SPECS. FOR ENCLOSURE SHALL CONFORM TO ADOT. SPECS. SEC. 610 AND 1002. COLOR SAMPLE TO BE SUBMITTED FOR APPROVAL.
5. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF ENCLOSURE TO ASSURE EQUIPMENT CLEARANCE WHEN OPENING.
6. THE ENCLOSURE SHALL SIT ON A CLASS "B" CONCRETE SLAB. THE SLAB SHALL HAVE 6" CONCRETE STRIP ON ALL 4 SIDES. TOP OF SLAB SHALL BE 1" ABOVE FINISHED GRADE.
7. GRIND ALL WELD SPOTS SMOOTH.

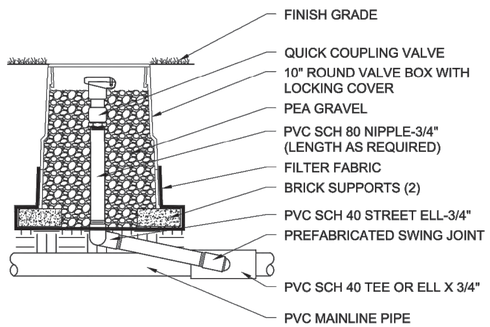
3 SCALE: NTS **GUARDSHACK ENCLOSURE**



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESPME3 OUTSIDE WALL MOUNT
2. 1" PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4- STATION CONTROLLER
5. OPTIONAL MODULES FOR 10-STATION CONTROLLER
6. JUNCTION BOX
7. 1/2" PVC SCH 40 CONDUIT TO POWER SUPPLY

INSIDE CONTROLLER CHASSIS

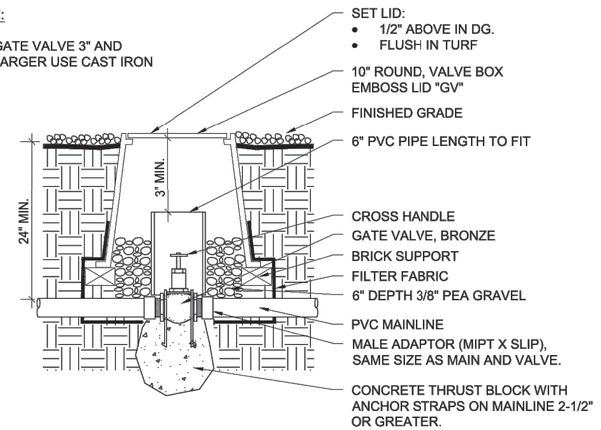
4 SCALE: NTS **WALL MOUNT CONTROLLER - RAIN BIRD**



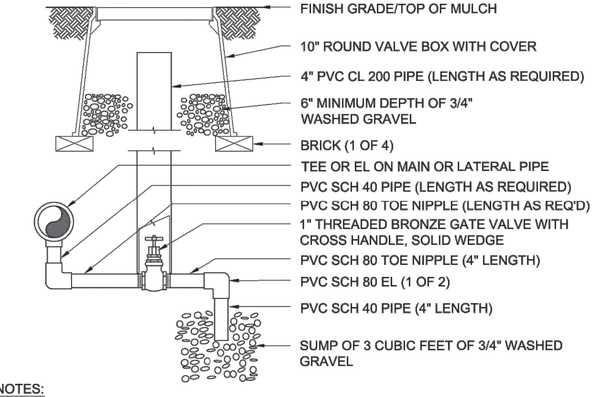
5 SCALE: NTS **QUICK COUPLING VALVE**

NOTE:

- GATE VALVE 3" AND LARGER USE CAST IRON



6 SCALE: NTS **GATE VALVE**



NOTES:

1. SLEEVE TO BE SET SQUARE OVER GATE VALVE TO ALLOW FOR OPERATION OF VALVE WITHOUT BINDING.
2. FURNISH APPROPRIATE HANDLE AND KEY TO MATCH GATE VALVE.

7 SCALE: NTS **DRAIN VALVE**

7 BREW COFFEE

SARATOGA SPRINGS, UT 02

LANDSCAPE DETAILS

SARATOGA SPRINGS, UT 84045

State of Utah
AMY E. SCHUCHERT
No. 5979920-5301
Licensed Landscape Architect

ENGINEER OF RECORD:
NAME:
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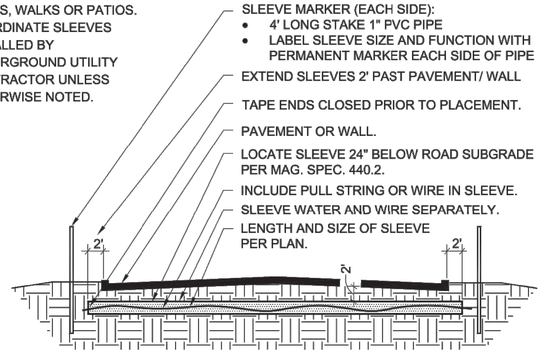
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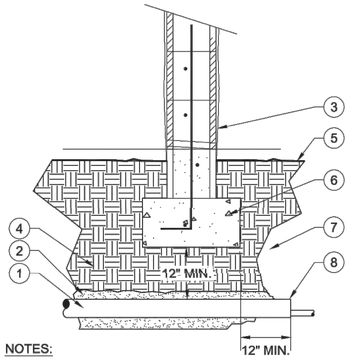
DATE: SEPTEMBER 25, 2026

NOTE:

1. SIMILAR TREATMENTS AT WALLS, WALKS OR PATIOS.
2. COORDINATE SLEEVES INSTALLED BY UNDERGROUND UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.



8 SCALE: NTS **PIPE SLEEVE**



1. SCH. 40 PVC SLEEVE. TWICE DIAMETER OF SERVICE PIPE, SEE SLEEVE/PIPE SCHEDULE.
2. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
3. WALL PER WALL DETAIL.
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
5. FINISH GRADE / TOP OF DG.
6. WALL FOOTING PER WALL DETAIL. DO NOT DISTURB FOOTING OR COMPACTION FOR MINIMUM OF 12" IN ALL DIRECTIONS.
7. 36" MIN. DEPTH OR PER LOCAL CODE.
8. EXTEND SLEEVES 12" BEYOND EDGES.

NOTES:

1. CAP SLEEVES UNTIL USE.
2. MULTIPLE SLEEVES REQUIRE 4" SEPARATION WITHIN SAME SLEEVE TRENCH.
3. PROVIDE SEPARATE WATER LINE AND WIRE SLEEVES AS REQUIRED. NO WIRES IN WATER SLEEVES.

9 SCALE: NTS **SLEEVE UNDER WALL**

NOTE:
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

SLEEVING SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2", 3/4", 1"	2"	3", 4"	6", 10"
1-1/2"	3"	8"	16"
2", 2-1/4"	4", 6"	10"	16"

PIPE SIZING SCHEDULE

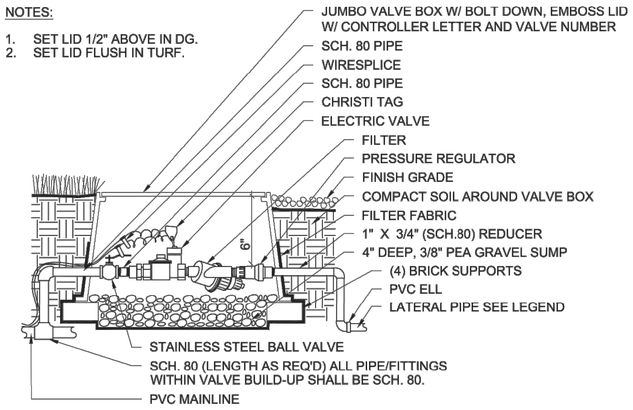
PIPE SIZE	FLOW (GPM) SCH 40	FLOW (GPM) CL 200	PIPE SIZE	FLOW (GPM) SCH 40	FLOW (GPM) CL 200
1/2"	0 - 4	0 - 5	3"	71 - 110	81 - 120
3/4"	5 - 7	6 - 10	4"	111 - 190	121 - 200
1"	8 - 12	11 - 16	6"	191 - 440	201 - 420
1-1/4"	13 - 22	17 - 26	8"	441 - 772	421 - 736
1-1/2"	23 - 30	27 - 34	10"	773 - 1220	737 - 1145
2"	31 - 50	35 - 55	12"	1221 - 1732	1146 - 1611
2-1/2"	51 - 70	61 - 80			

NOTE:
ALL MAINLINE PIPE 6" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 4" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

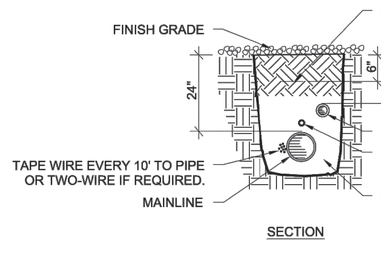
10 SCALE: NTS **PIPE SIZING SCHEDULE**

NOTES:

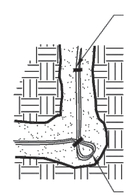
1. SET LID 1/2" ABOVE IN DG.
2. SET LID FLUSH IN TURF.



11 SCALE: NTS **DRIP VALVE ASSEMBLY**



SECTION

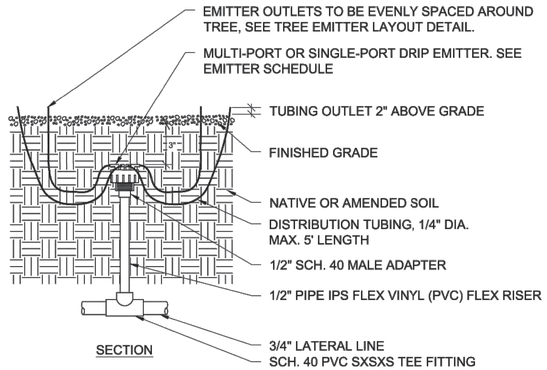


PLAN

NOTES:

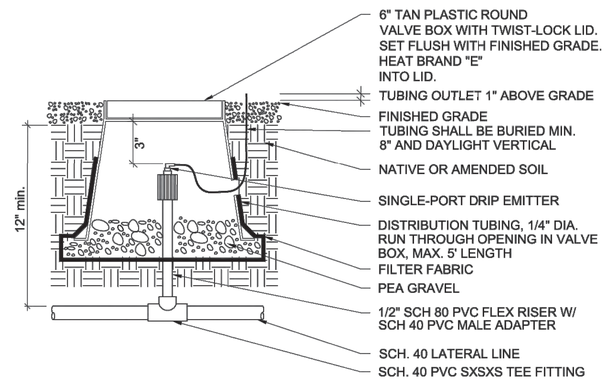
1. WIRE SHALL BE INSTALLED PER LOCAL CODE.
2. POLY PIPE TO BE SNAKED IN TRENCHES.
3. TRENCHES TO BE COMPACTED TO MATCH ADJACENT DENSITIES.
4. SITE LIGHTING MAY USE COMMON TRENCH.
5. WHEN ROCKY SOILS ARE ENCOUNTERED, AS DETERMINED BY OWNERS REPRESENTATIVE, CONTRACTOR SHALL REMOVE ALL ROCK OR DEBRIS GREATER THAN 2" DIA. FROM TRENCHES AND BED PIPE IN SCREENED MATERIAL,1/4" MINUS DECOMPOSED GRANITE OR SAND TO PROTECT PIPE AND WIRING (6" MINIMUM DEPTH).
6. INCLUDE WARNING TAPE WHEN USING RECLAIMED WATER.

12 SCALE: NTS **PIPE & WIRE TRENCH**



SECTION

13 SCALE: NTS **MULTI PORT EMITTER ON PVC**



14 SCALE: NTS **SINGLE PORT EMITTER ON PVC**

TYPE	MODEL	QTY./PLANT	TOTAL GPH
TREES			
15 GAL.	ML-210	2	10
24" BOX	ML-210	2	10
36" BOX	ML-210	2	12
42" BOX	ML-210	2	12
48" BOX	ML-220	2	20
54" BOX	ML-220	2	20
60" BOX	ML-220	2	24
66" BOX	ML-220	3	36
72" BOX	ML-220	3	36
SHRUBS			
1 GAL.	SL-210	1	1.0
5 GAL.	SL-210	1	1.0
CACTI	SL-206	1	0.5
OCOTILLO	SL-206	2	1.0
SAGUARO	SL-206	2	1.0

USE MULTI-PORT EMITTER ON SHRUBS WHEN GROUPINGS ALLOW. LIMIT DISTRIBUTION TUBING LENGTH TO 5'. TREES IN TURF TO BE INSTALLED WITH (1) MULTIPORT EMITTER WITH 3 OPEN PORTS. MONITOR WATER TO CACTI, DO NOT OVER WATER. ADJUST WATER TO OCOTILLO AND CACTI FOR OPTIMUM PLANT GROWTH PERIOD BY CAPPING EMITTER TUBING.

15 SCALE: NTS **EMITTER SCHEDULE - BOWSMITH**

SEVEN 7 BREW COFFEE DRIVE THRU

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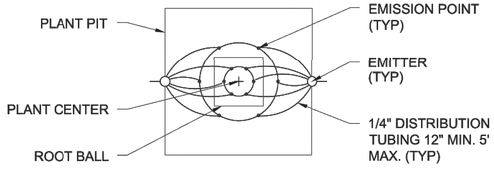
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7 BREW COFFEE
SARATOGA SPRINGS,UT 02
LANDSCAPE DETAILS
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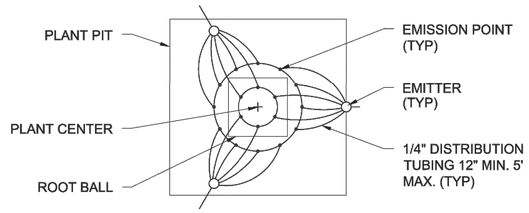
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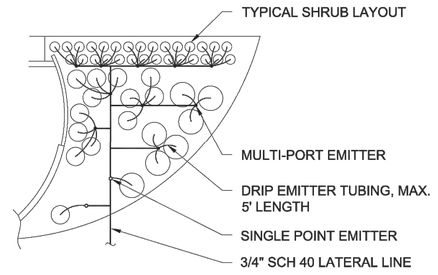


TREE EMITTER - MULTI OUTLET 15 GAL TO 60" BOX TREES
(SEE EMITTER SCHEDULE)



TREE EMITTER - MULTI OUTLET 66" BOX TO 84" BOX TREES
(SEE EMITTER SCHEDULE)

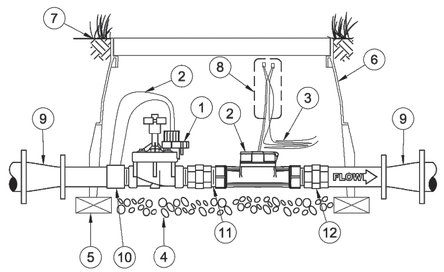
16 SCALE: NTS **TREE EMITTER LAYOUT**



NOTE:

1. USE MULTI-PORT EMITTER WHEN TWO (2) OR MORE SHRUBS ARE GROUPED TOGETHER.
2. USE SINGLE-PORT EMITTER WHEN PLANT SPACING IS GREATER THAN 12'.
3. MAXIMUM 1/4" DRIP EMITTER TUBING LENGTH 5'.

17 SCALE: NTS **SHRUB EMITTER LAYOUT**



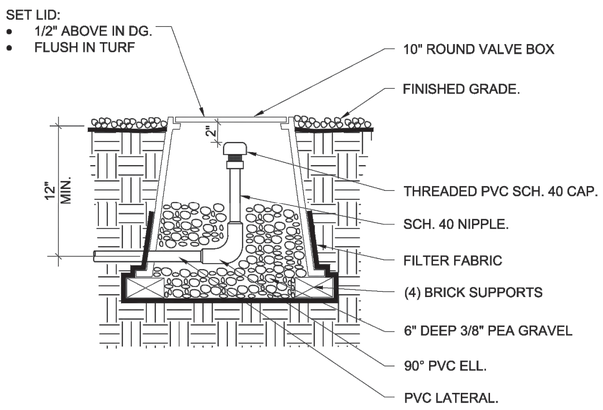
1. RAIN BIRD PE/BPE/PGA SERIES MASTER VALVE
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. 36" LENGTH OF COILED CONTROL WIRE
4. 3" MINIMUM DEPTH OF 3/4TH WASHED GRAVEL
5. BRICK (1 OR 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. REFERENCE MANUAL FOR WIRING INSTALLATION INSTRUCTIONS
9. CONCENTRIC REDUCER
10. PVC MALE ADAPTER
11. PVC CLOSE NIPPLE (1 OF 3)
12. PVC UNION (1 OF 2)

MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.73	−1.66	0.3 – 50 GPM
UFS150	1.5"	1.70	−0.316	0.5 – 110 GPM
UFS200	2"	2.849	0.1439	1.0 – 200 GPM

NOTES:

1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

18 SCALE: NTS **MASTER VALVE AND ULTRASONIC FLOW SENSOR - RAIN BIRD**



19 SCALE: NTS **FLUSH VALVE**

CONTROLLER SCHEDULE:

CONTROLLER A: RAIN BIRD ESP4ME3. 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.

WATER AND PRESSURIZED IRRIGATION NOTES

1. ALL PIPE TO BE DR18 PVC PIPE MEETING AWWA C900 SPECIFICATIONS. DRINKING WATER LINES TO BE BLUE, PRESSURIZED IRRIGATION LINES TO BE PURPLE.
2. SERVICE LATERALS TO BE 1" MINIMUM CTS POLY PIPE. DRINKING WATER SERVICES TO BE BLUE, PRESSURIZED IRRIGATION SERVICES TO BE PURPLE.
3. ALL WATER LINES TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.
4. TRACER WIRE REQUIRED ALONG ALL PIPES AND LATERALS 2" DIAMETER OR GREATER. TAPE TRACER WIRE TO PIPE BELLS. CONTINUITY TO BE TESTED AND APPROVED PRIOR TO FINAL ACCEPTANCE. ANY ISSUES WITH TRACER WIRE CONTINUITY WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
5. TRACER WIRE AT VALVES SHALL BE BROUGHT NEAR SURFACE ON THE OUTSIDE OF VALVE BOX. NOTCH A HOLE ON THE UPPER SLEEVE AND FEED TRACER WIRE INTO VALVE BOX.
6. ALL METAL FIXTURES AND APPURTENANCES MUST BE WRAPPED IN 20MIL BLACK POLYWRAP.
7. ALL DRINKING WATER AND PRESSURIZED IRRIGATION MAIN LINES MUST BE TESTED AT 200 PSI FOR 2 HOURS.
8. PRESSURIZED IRRIGATION MAIN LINES MAY BE AIR TESTED DURING THE OFF SEASON.
9. ALL FIRE HYDRANTS 10 YEARS OR OLDER WITHIN THE PROJECT LIMITS MUST BE REPLACED.

7 BREW COFFEE DRIVE THRU

State of Utah — AMY E. SCHUCHERT No. 5979920-5301 — Licensed Landscape Architect

ENGINEER OF RECORD:
NAME:
LICENSE NO.

PROJECT NUMBER: 99.034
REVISION:

7 BREW COFFEE
SARATOGA SPRINGS, UT 02
LANDSCAPE DETAILS
SARATOGA SPRINGS, UT 84045

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L0.6
SHEET 6 OF 6
DATE: SEPTEMBER 25, 2026

Exhibit 6: Photometric Plan

GBLF3

GlasWerks® Luminescent LED Bern®

HOLOPHANE

GBLF3

ORDERING INFORMATION Example: GBLF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GBLF3 Bern	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ARM Horizontal Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K, 70 CRI	HVOLT 347-480V	SYM Symmetric	MPT 1.5" NPT Thread	BZ Bronze
	P30 P30 Performance Package	40K 4000K, 70 CRI		PTH Pathway	QSM Quick Stem Mount	GA Graphite
	P40 P40 Performance Package					GN Green
	P50 P50 Performance Package					GR Gray
	P60 P60 Performance Package					WH White
	P70 P70 Performance Package					
	P80 P80 Performance Package					

Options

Control Options:
- PR7 7 pin NEMA photocontrol receptacle
- PR7E 7 pin NEMA photocontrol external
- P34 Solid state long life photocontrol (347V)
- P40 Solid state long life photocontrol (480V)
- PCCL DCL photocontrol
- SH Shorting cap
- HS Adjustable Outpost Module
- DALI DALI dimming
- WG Wire guard (ships separately)
- WSS House side shield (ships separately)

Power Lead Options:
- L03 3ft pre-wire leads
- L10 10ft pre-wire leads
- L20 20ft pre-wire leads
- L25 25ft pre-wire leads
- L30 30ft pre-wire leads

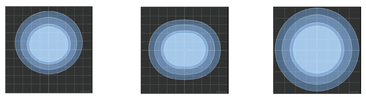
NEMA Label Options:
- NL10/1 5" x 7" NEMA label
- NL30/3 3" x 7" NEMA label

Accessories: Order as separate catalog number.
- GBLF3WG House side shield
- GBLF3WG Wire guard

GBLF3
GlasWerks® Luminescent LED Bern®



OPTICAL DISTRIBUTIONS



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GBLF3 Page 2 of 6

CHA

Charleston Aluminum Pole

SITE PARKING LIGHTING POLE

HOLOPHANE

ORDERING INFORMATION Example: CHA 14 54C 160 O3 DBB BK

Post	Height	Shaft Style	Base	Tenon
CHA Charleston Aluminum Pole	08 8 Feet	Fluted Shaft	12D 12" Base, Diamond Pattern Bolt Circle	PLN* Pole Cap
	09 9 Feet	F4C 4" Diameter .125 Wall	16D 16" Base, Diamond Pattern Bolt Circle	C03 3X3 Tenon, tactical size 2.88 O.D. x 3" I.D.
	10 10 Feet	F4J 4" Diameter .25 Wall		C04 3X4 Tenon, tactical size 2.88 O.D. X 4" I.D.
	11 11 Feet	F5J 5" Diameter .25 Wall		C05 3X5 Tenon, tactical size 2.88 O.D. X 5" I.D.
	12 12 Feet	Smooth Shaft		C06 3X6 Tenon, tactical size 2.88 O.D. X 6" I.D.
	13 13 Feet	S4C 4" Diameter .125 Wall		C08 3X8 Tenon, tactical size 2.88 O.D. X 8" I.D.
	14 14 Feet	S4J 4" Diameter .25 Wall		C09 3X9 Tenon, tactical size 2.88 O.D. X 9" I.D.
	15 15 Feet	S5J 5" Diameter .25 Wall		C12 3X12 Tenon, tactical size 2.88 O.D. X 12" I.D.
	16 16 Feet	Tapered Shaft		C14 3X14 Tenon, tactical size 2.88 O.D. X 14" I.D.
	17 17 Feet	T4C 4" to 4" Diameter .125 Wall		E38F 6 x 3 DDB Tenon, tactical size 3.5 O.D. X 8" I.D.
	18 18 Feet	T5C 5" to 5" Diameter .125 Wall		G38F 6 x 3 DDB Tenon, tactical size 4.38 O.D. X 8" I.D.
	19 19 Feet	Shim Kits		G12F 6 x 3 DDT Tenon, tactical size 4.38 O.D. X 12" I.D.
	20 20 Feet	SK4 4.50" Plated, .156 Wall		G12T 6 x 3 DDB Tenon, tactical size 4.5 O.D. X 12" I.D.
	21 21 Feet	SL5 5.25" Plated, .25 Wall		WGM* WGC Plate
	22 22 Feet	SL6 5.75" Plated, .25 Wall		
	NOTE: Refer to Pole Guide on page 4 for height based on Shaft Style.		NOTE: Refer to Dimension Data for Base Options based on Stitch Kit and Base Size/Style Shaft Styles.	NOTE: 1. Not available with FAC or TSC shaft styles. 2. Available with F5J, S5J, T5J and SL6 shaft styles only.

Finish	Options	Welded Provisions
BK Black	DDBT Factory Installed Direct Burial Base	EXXXX* Provision for Eye Bolt
BZ Bronze	GXXX 1/13 Copper Grounding Lug	LXXXX* Large provision. Accommodates 1.25" and 1.50" flag pole holder and accommodates 1.25" and 1.50" banner arm.
CXXX Customer matched color		RXXXX Receptacle Provision in shaft
DB Dark Blue		SXXXXXXX* Occupancy Sensor Provision
GR Graphite		SXXXX* Small provision. Accommodates .75" and 1.00" flag pole holder and accommodates .75" and 1.00" banner arm.
GN Green		
GR Gray		
PP Prime Painted		NOTE: 4. Not available with Stitch#
RALxxxxCOCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.		Replace "XXX" with height from grade (inches), can be up to 3 digits. Most use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Most radiate CPR restrictions for fasteners.
SL Silver		
WH White		

Accessories: Order as separate catalog number.

Anchor Bolt Sets:
- AB-0.6-4 3/4" Anchor bolt set, galvanized steel

Direct Burial Bases:
- A38B18 10 10" Galvanized steel direct burial base
- A38B18 16 16" Galvanized steel direct burial base

Templates:
- TMP-60 12" Bolt Circle, (for LCB Base Option)
- TMP-105 10 to 12" Bolt Circle, (for SGD Base Option)
- TMP48904 3 - 12" Bolt Circle, (for CCS Base Option) for Stitch Kit SL4 Shafts only
- TMP48815 12" Bolt Circle, (for 16D Base Option) for Stitch Kit SL5 & SL6 Shafts only

Breakaway Kits & Transpo Couplings:
- BWKT1510R DT50BC DT50B xx For use with 12" base, excludes SlimLink. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO SPNH475SL)
- BWKT 1608R 12000C DT50B xx For use with 16" base, excludes SLG. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO PNH475SL)
- TRANSPO-SPNH475SL Transpo breakaway coupling for BWKT 1510R DT50BC DT50B
- BWKT 1608R 12000C 1000AB xx For use with 16" base, only with SLG. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO PNH1000SL)
- TRANSPO-SPNH1000SL Transpo breakaway coupling for BWKT 1608R 12000C 1000AB

NOTE: 5. The Direct Burial Base and Breakaway Kits & Transpo Couplings cannot be specified together.

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CHA Page 3 of 6

JUNO

RLD Series LED Downlight Retrofit

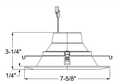
6" LED Retrofit Baffle Trim Module

6RLD G4

6RLD G4 Series



Dimensions



Ships with:



E26 Adapter

Project:	
Fixture Type:	B
Location:	
Contact/Phone:	

Product Features

The 6" RLD LED module provides an affordable means to create a well-lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or for use in new construction downlighting applications. The LED module maximizes at least 75% light output for 50,000 hours.

- Durable diecast aluminum all-in-one design replaces traditional lamp and trim for energy savings
- Crisp baffle grooves and deep source regression minimizes glare and ceiling brightness
- Dedicated 6" trim size provides proper scale and aesthetics to replace 6" legacy trims with minimal flange thickness

Applications

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications
- Torsion springs are pre-installed for ease of installation and suitable for installation in 6" standard and shallow-height housings
- Wet rated and air-tight; perfect for showers and bathrooms

Performance

Delivered Lumens	Nominal 700L or 1000L
LED Color Temperature	2700K, 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 5%

For a list of compatible dimmers see JUNORLDSERIES-DIM.

Specifications

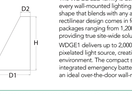
Aperture:	6"
Ceiling opening:	6.5"
Overlap trim:	7.625"
Height:	3.25"

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1 of 5

WDGE1 LED

Architectural Wall Sconce





Catalog Number
Notes
Type: W

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select: Items marked by a double background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering time for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	6W			750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / eLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	10W	Standalone / eLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	10W	Standalone / eLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / eLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P0	27K 2700K	80CRI 80CRI	VF Visual comfort forward throw	MVOLT 347	Shipped included
	P1 P1	30K 3000K	90CRI 90CRI	VW Visual comfort wide		SRM Surface mounting bracket
	P2 P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*
		40K 4000K				Shipped separately
		50K* 5000K				AWS Surface Architectural wall spacer *
						PBBW Surface-mounted back box (top, left, right conduit entry) for when there is no junction box available.*

Options		Finish			
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 4° min)*		DDBXD Dark bronze	DBTXD Textured dark bronze		
PE Photocell, Button Type*		DBLXD Black	DNATXD Textured natural aluminum		
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*		DNAXD Natural aluminum	DWHXD Textured white		
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD White	DSTXD Textured sandstone		
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSTXD Sandstone			
DSLS Dual Switching (1 Driver, 2 Light Engines)					
FDI Custom Limited time*					

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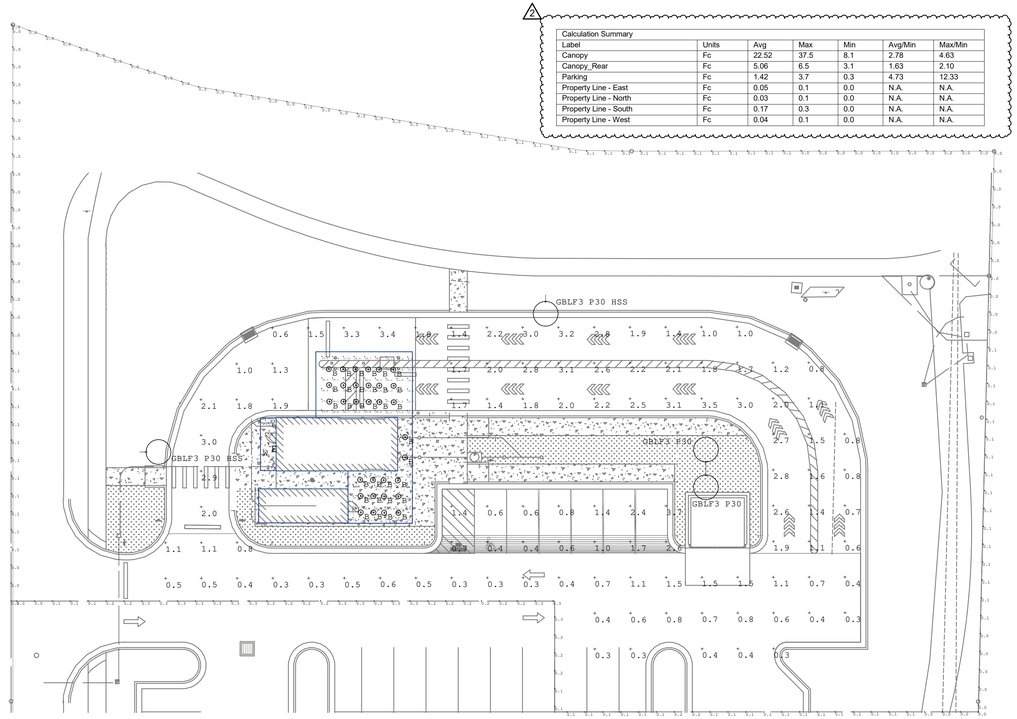
NOTE:
THIS IS A SOFTWARE SIMULATED PHOTOMETRIC STUDY. IT WAS PREPARED UNDER ENGINEERING SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHTING FIXTURE DATA. AG32 SOFTWARE WAS USED TO GENERATE THIS REPORT ALONG WITH IES DATA FROM THE LIGHTING FIXTURE MANUFACTURER. THE SIMULATION DOES NOT NECESSARILY TAKE INTO ACCOUNT GRADE CHANGES NOR CONTRIBUTION FROM ADJACENT LIGHTING SOURCES.

Luminaire Schedule

Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
○	GBLF3 P30 HSS	2	GBLF3 P30 30K ASY HSS	1.000	20	6984	62	124	B1-U0-G2
○	GBLF3 P30	2	GBLF3 P30 30K ASY	1.000	20	7636	62	124	B2-U0-G2
⊕	B	32	6RLD G4 1OLM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	1043	11.7	374.4	N.A.
▭	W	1	WDGE1 LED P1 30K 80CRI VW	0.910	9.519	1164	10.0002	10	B0-U0-G0

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Fc	22.52	37.5	8.1	2.78	4.63
Canopy_Rear	Fc	5.06	6.5	3.1	1.63	2.10
Parking	Fc	1.42	3.7	0.3	4.73	12.33
Property Line - East	Fc	0.05	0.1	0.0	N.A.	N.A.
Property Line - North	Fc	0.03	0.1	0.0	N.A.	N.A.
Property Line - South	Fc	0.17	0.3	0.0	N.A.	N.A.
Property Line - West	Fc	0.04	0.1	0.0	N.A.	N.A.



1 SITE PHOTOMETRICS PLAN

1" = 20'-0"

LSC

Lisbon Glaswerks Aluminum Roadway Arm

HOLOPHANE LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes
Type

General Description
The roadway arms shall be all aluminum, one-piece construction. The arms shall consist of a post or wall bracket mounting piece, a decorative support bracket, and a straight horizontal tube arm for luminaire mounting. The wall bracket shall have a flat aluminum wall plate for mounting. All welding shall be per ANSI/AWS D1.2. All welders shall be certified per ANSI/AWS B5.1.

Materials
- The post mounting piece and tube arm shall be from ASTM 6061 alloy.
- All hardware shall be stainless steel.

Installation
- The tenon fitter is designed to slipfit a 4-3/8 inch O.D. by 12 inch (G12) tall tenon and attach with socket set screws
- Arms shall have a 2-3/8" diameter straight horizontal tube for luminaire mounting
- The wall bracket shall have clearance holes for mounting to the wall (wall mounting hardware furnished by others)
- All hardware shall be tamper-resistant stainless steel

Finish
- Utilizes a polyester powder coat paint to ensure maximum durability.
- Features multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxCOCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Warranty
5-year limited warranty. Complete warranty terms located at (Holophane Pole Warranty): www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION Example: LSC 29IN 1A TN BK

Series	Height/Length	Number of Arms/Orientation	Arm Connection	Finish
LSC Lisbon Glaswerks Aluminum Roadway Arm	29IN 29 inches	1A Single Roadway Arm	TN Tenon mount.	BK Black
		2A Double Roadway Arm, 2 single arms at 180°	WB Wall Bracket Mount	BZ Bronze
			Note: WB only available with 1A	CXXX Customer matching color
				CTBS Standard color to be selected
				DB Dark Blue
				GN Green
				GR Graphite
				GR Gray
				PP Prime Painted
				RALxxxxCOCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number
				SL Silver
				WH White

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LSC Page 1 of 2

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.

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consulting engineer:
Aaron M. Fiegel P.E.
teamofchoice.com
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ROGERS, AR 72756 DESIGNED BY: WLL

PROFESSIONAL ENGINEER
No. 14209520-2202
AARON MITCHELL FIEGEL
Oct 16, 2026
STATE OF UTAH

7 BREW DRIVE THRU - SARATOGA SPRINGS, UTAH

ENCORE 7 BREW, LLC

1213 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UTAH 84045

REVISIONS

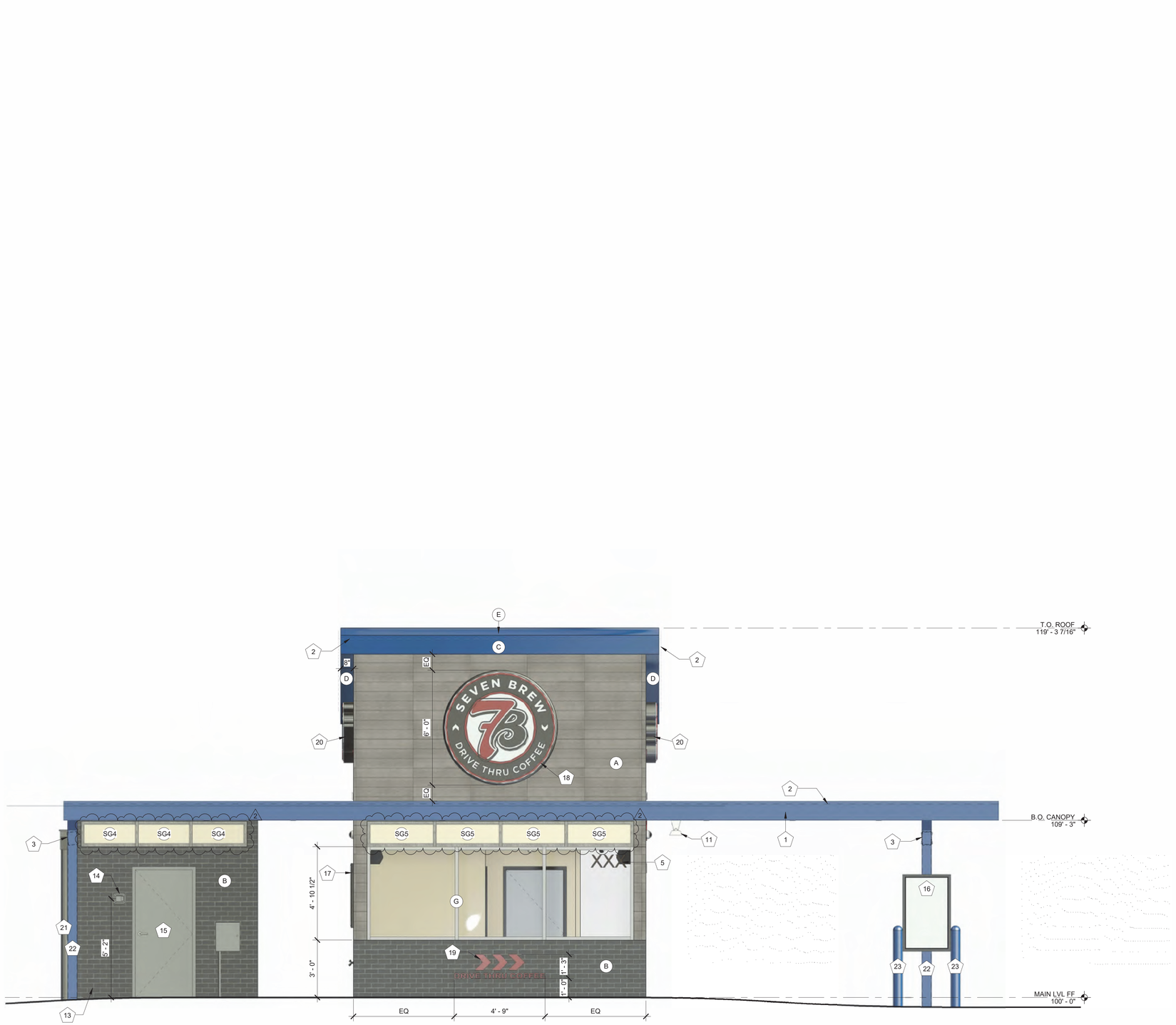
No.	Description	Date
2	City Comments	09/28/2026

sheet issue date: 08/25/2026
project no.: 40022.072
sheet contents: ELECTRICAL SITE PLAN - PHOTOMETRIC (SITE ADAPT)
sheet no.: E4.1

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Exhibit 7: Elevations

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1 **EXTERIOR ELEVATION - EAST**
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD CLADDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD CLADDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-1)
F	METAL BRAKE CAP (MP-3)
G	KAWNEER TRIFAB VERSAGLAZE ALUMINUM W/ CLEAR ANODIZED FINISH
SG4	SPANDREL GLAZING IN STOREFRONT FRAMES
SG5	SPANDREL GLAZING IN STOREFRONT FRAMES
SG6	SPANDREL GLAZING IN STOREFRONT FRAMES
SG7	SPANDREL GLAZING IN STOREFRONT FRAMES

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SHIELDED SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	3' - 6" GUARDRAIL ABOVE ATTIC FLOOR W/ NICHIHA SCRENNING PANELS BRK-2 ATTACHED
10	KNOX BOX
11	ELECTRIC CANOPY HEADER
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOCK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	BOLLARD DESIGN & LOCATION PER CIVIL; PAINT TO MATCH MP-2
24	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
25	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION GLAZING SUMMARY

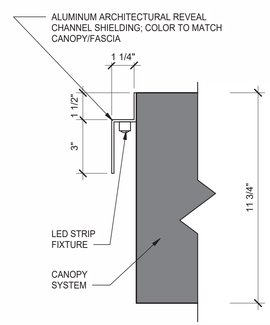
EAST ELEVATION - UP TO 10' AFF - 255 SF TOTAL FAÇADE AREA (100%)

MATERIAL	REQ % / SF	PROPOSED % / SF
GLAZING	MIN 35% / 89 SF	PROPOSED 38% / 97 SF
CLADDING	MAX 65% / 166 SF	PROPOSED 62% / 159 SF

EXTERIOR ELEVATION CLADDING SUMMARY

EAST ELEVATION - 226 SF TOTAL FAÇADE AREA (100%) EXCLUDING WINDOWS, DOORS, ROOF & TRIM

MATERIAL	REQ % / SF	PROPOSED % / SF
BRK-1	MAX 75% / 170 SF	PROPOSED 57% / 128 SF
BRK-2	MAX 75% / 170 SF	PROPOSED 67% / 152 SF



2 **SHIELDED LED STRIP LIGHT DETAIL**
3" = 1'-0"

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No.	Description	Date
2	City Comments	09/28/26

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EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD CLADDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD CLADDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-1)
F	METAL BRAKE CAP (MP-3)
G	KAWNEER TRIFAB VERSAGLAZE ALUMINUM W/ CLEAR ANODIZED FINISH
SG4	SPANDREL GLAZING IN STOREFRONT FRAMES
SG5	SPANDREL GLAZING IN STOREFRONT FRAMES
SG6	SPANDREL GLAZING IN STOREFRONT FRAMES
SG7	SPANDREL GLAZING IN STOREFRONT FRAMES

2

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SHIELDED SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
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11	ELECTRIC CANOPY HEADER
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14	COOLER LOCK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
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EXTERIOR ELEVATION GLAZING SUMMARY

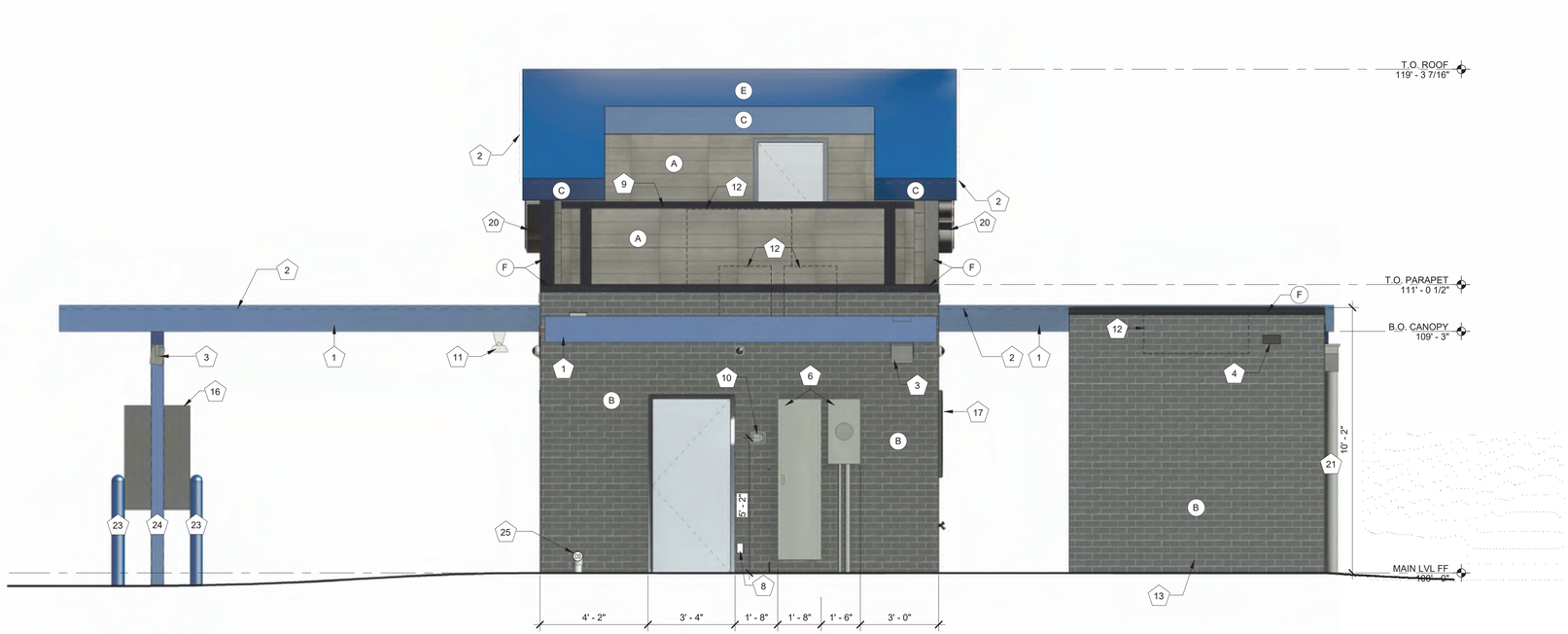
WEST ELEVATION - UP TO 10' AFF - 208 SF TOTAL FAÇADE AREA (100%)

MATERIAL	REQ % / SF	PROPOSED % / SF
GLAZING	MIN 0% / 0 SF	PROPOSED 0% / 0 SF
CLADDING	MAX 100% / 208 SF	PROPOSED 100% / 208 SF

EXTERIOR ELEVATION CLADDING SUMMARY

WEST ELEVATION - 298 SF TOTAL FAÇADE AREA (100%) EXCLUDING WINDOWS, DOORS, ROOF & TRIM

MATERIAL	REQ % / SF	PROPOSED % / SF
BRK-1	MAX 75% / 223 SF	PROPOSED 75% / 223 SF
BRK-2	MAX 75% / 214 SF	PROPOSED 25% / 75 SF



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

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2 EXTERIOR ELEVATION -SOUTH W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

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EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION GLAZING SUMMARY

SOUTH ELEVATION - UP TO 10' AFF - 377 SF TOTAL FAÇADE AREA (100%)

MATERIAL	REQ % / SF	PROPOSED % / SF
GLAZING	MIN 35% / 132 SF	PROPOSED 44% / 164 SF
CLADDING	MAX 65% / 245 SF	PROPOSED 56% / 213 SF

EXTERIOR ELEVATION CLADDING SUMMARY

SOUTH ELEVATION - 535 SF TOTAL FAÇADE AREA (100%) EXCLUDING WINDOWS, DOORS, ROOF & TRIM

MATERIAL	REQ % / SF	PROPOSED % / SF
BRK-1	MAX 75% / 401 SF	PROPOSED 27% / 142 SF
BRK-2	MAX 75% / 401 SF	PROPOSED 43% / 230 SF

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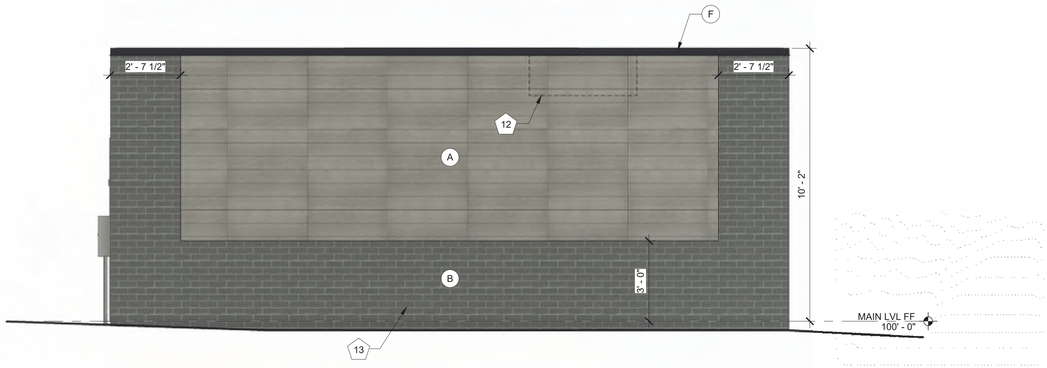
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2 COOLER ELEVATION - NORTH

3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"

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EXTERIOR ELEVATION GLAZING SUMMARY

NORTH ELEVATION - UP TO 10' - 360 SF FAÇADE AREA (100%)

MATERIAL	REQ % / SF	PROPOSED % / SF
GLAZING	MIN 35% / 126 SF	PROPOSED 39% / 142 SF
CLADDING	MAX 65% / 234 SF	PROPOSED 61% / 218 SF

EXTERIOR ELEVATION CLADDING SUMMARY

NORTH ELEVATION - 520 SF TOTAL FAÇADE AREA (100%) EXCLUDING WINDOWS, DOORS, ROOF & TRIM

MATERIAL	REQ % / SF	PROPOSED % / SF
BRK-1	MAX 75% / 390 SF	PROPOSED 23% / 119 SF
BRK-2	MAX 75% / 390 SF	PROPOSED 58% / 259 SF

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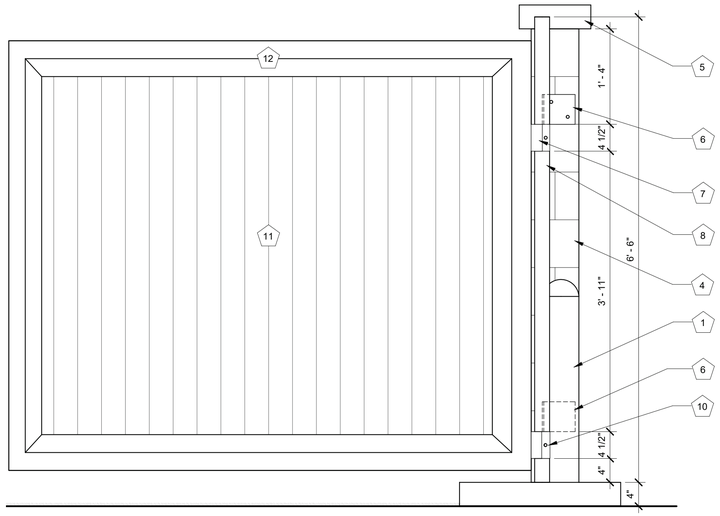
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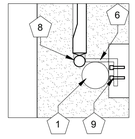
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sheet no.: A2.3

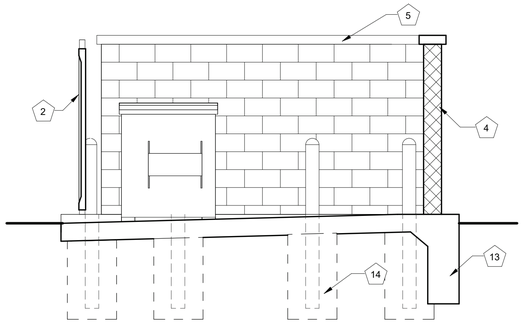
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6 DOOR / HINGE DETAIL
1" = 1'-0"



7 TRASH ENCLOSURE PLAN DETAIL
3/4" = 1'-0"



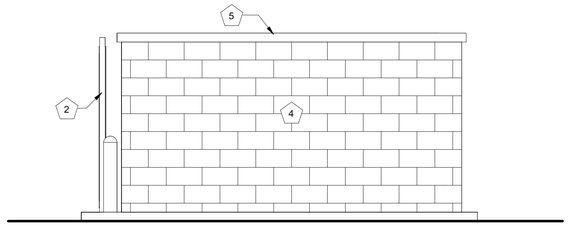
5 SECTION THRU TRASH ENCLOSURE
3/8" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES

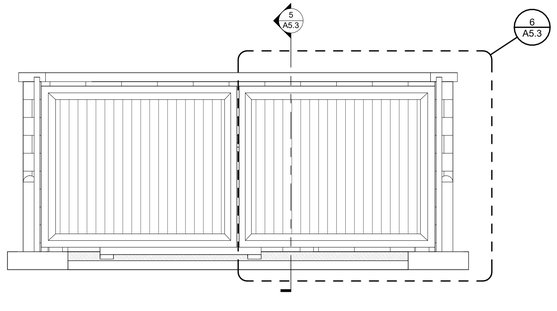
1. PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
2. PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

TRASH ENCLOSURE KEYNOTES

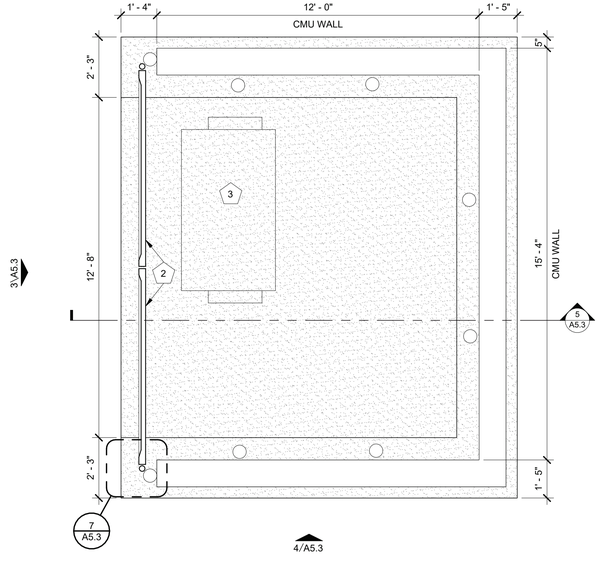
NOTE NO.	NOTE TEXT
1	Ø6" CONCRETE FILLED BOLLARD - TYP. OF (7)
2	CUSTOM GATES W/ SELF-LATCHING MECHANISM: SEE 6/A5.3
3	TRASH DUMPSTER ON WHEELS; SUPPLIED BY OWNER
4	8" SPLIT FACE CMU BLOCK; NATURAL UNFINISHED CONCRETE
5	4" MASONRY CAP ON TOP OF CMU WALL
6	5" PLATE STEEL BRACE WELDED TO CENTER OF 2" POST; SEE 6/A5.3 FOR HEIGHT
7	3" STEEL BRACE AT EACH HINGE
8	Ø2" STEEL POST
9	2 1/2" BOLT
10	HINGE WITH GREASE FITTING - TYP. OF 2 PER DOOR
11	1x8 STAINED CEDAR PLANKS
12	3" x 3" TUBE STEEL FRAME ROTATED 45 DEGREES
13	REF STRUCTURAL FOR FOUNDATION DESIGN
14	REF CIVIL FOR BOLLARD & BOLLARD FOUNDATION DESIGN



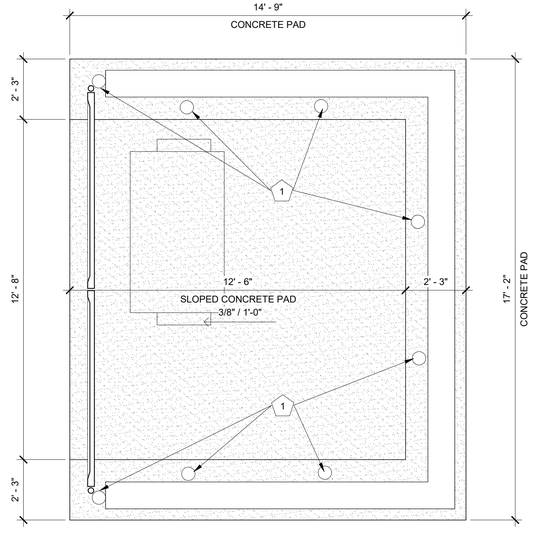
4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



1 TRASH ENCLOSURE - CONCRETE PLAN
3/8" = 1'-0"

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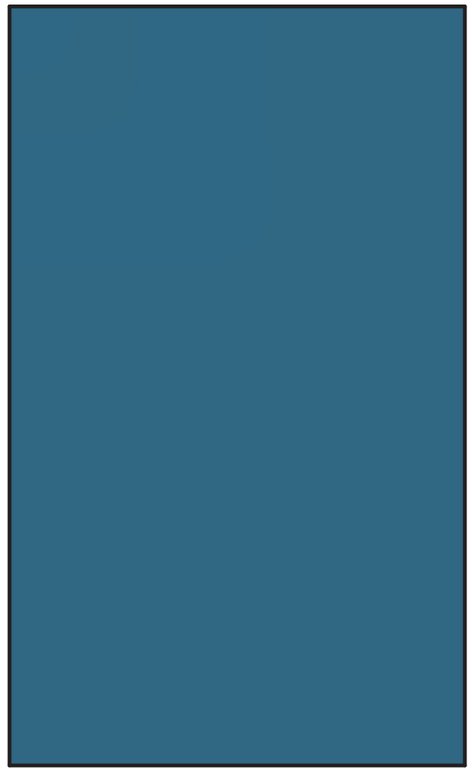
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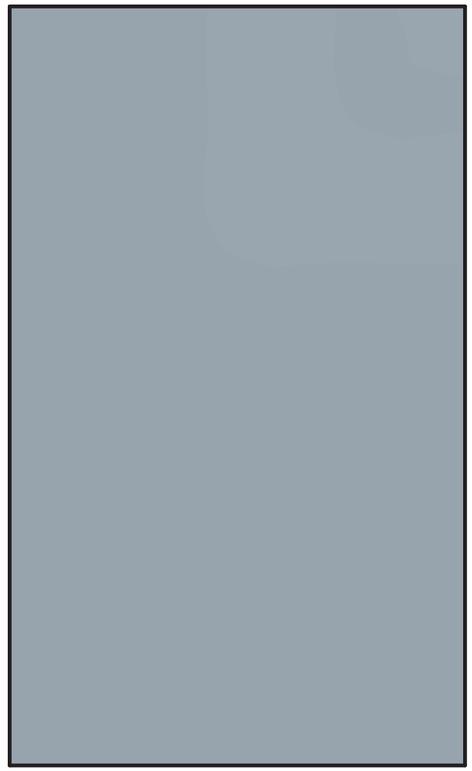
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sheet no.: A5.3

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7 Brew Template V4.0 Mirrored
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BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: ASH
FINISH: VINTAGE WOOD



FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.46.39
7 BREW DRIVE THRU -
SARATOGA SPRINGS, UTAH
09/25/26

MATERIAL COLOR BOARD





22.46.39
7 BREW - SARATOGA SPRINGS UT - REDWOOD
07/13/2026

RENDERINGS

MINUTES – Planning Commission

Thursday, October 8, 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 Chair Rachel Sprosty Burns.

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

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman.
Staff: Sarah Carroll, Planning Director; Conrad Hafen, Attorney; Jessica Horton, Media Specialist; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Sam Stout, Planner II; Manny Monroy, Code Compliance Inspector, Wendy Wells, Deputy Recorder.
Others: Vicki Carter.

Excused: Commissioner Doug Willden.

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

PUBLIC HEARINGS

1. **Trails Rezone for Lake Mountain School District Support Services Building and Expansion – Rezone from Public School Bus Lot (PSBL) and Agriculture (A) to Institutional/Civic (I/C) and Public School Bus Lot (PSBL). Located approximately at the southwest corner of 400 North Thunder Boulevard. Julie King as applicant.**

Senior Planner David Jellen presented the item. The application includes a proposal to rezone the property from Agricultural (A) and Public School Bus Lot (PSBL) to Institutional/Civic (I/C) and PSBL. In addition to the requested rezone, the applicant has submitted an accompanying Concept Plan showing a proposed expansion to the existing public school bus lot canopies and new support services building for the Lake Mountain School District.

Vicki Carter of the school board was in attendance to represent the applicant and answer questions.

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

Commissioner Hill received information regarding the location of the administrative building. He asked if there had been any citizen comments submitted. He also wanted to be certain that all of the "shall comply" items would be resolved in the future.

Senior Planner David Jellen advised there had not been any formal comments received by Staff.

Chair Rachel Sprosty Burns received clarification that the parcel would be zoned Institutional/Civic under the General Plan.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone for the Lake Mountain School District Support Services Building

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located at 303 West 400 North, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for City Informational and Political Signs. Citywide. City-Initiated.**
Code Compliance Inspector Manny Monroy presented the item. This amendment would establish a definition for "City Informational Signs" and exempt such signs from sign permit requirements and enforcement under Title 19, and would ensure the City of Saratoga Springs could post official public notices and informational signage without the need to submit permit applications or risk citation. Additionally, HB033 was passed by the Utah State Legislature during the 2026 legislative session, and requires that a municipality may not prohibit the posting of a political sign on a park strip within the municipality.

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

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested Code Amendment, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

BUSINESS ITEMS

1. **Approval of Minutes: September 24, 2026.**
Motion made by Commissioner Harris to approve the minutes of September 24, 2026. Seconded by Commissioner Rather.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** None Given.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next meeting would be October 29th, and reminded Commissioners to complete their annual training.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:12 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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