



AGENDA – Planning Commission Meeting

Planning Commissioner Kirk Wilkins, Chair
Planning Commissioner Bryan Chapman, Vice Chair
Planning Commissioner Bryce Anderson
Planning Commissioner Christopher Carn
Planning Commissioner Troy Cunningham
Planning Commissioner Ken Kilgore
Planning Commissioner Sandra Steele

CITY OF SARATOGA SPRINGS

Thursday, June 27, 2019 @ 6:00 pm

City of Saratoga Springs Council Chambers

1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input: Time has been set aside for any person to express ideas, concerns, comments, questions, or issues that are not listed as a public hearing on the agenda. Comments are limited to three minutes.
4. Public Hearing: Update to the Standard and Technical Specifications and Drawings Manual. City Initiated.
5. Business Item: Site Plan and Conditional Use Permit for Havoline Lube Xpress located at 1457 N. Exchange Dr. Brad Findlay, applicant.
6. Business Item: Major Site Plan Amendment and Conditional Use Permit for AT&T Cell Tower, located at 273 West Aspen Hills Blvd. Doug Kofford, applicant.
7. Business Item: Site Plan and Conditional Use Permit for Welby-Jacob Pond/Pumphouse located approximately 925 West Military Road, Nate Shipp, applicant.
8. Approval of Minutes:
 - a. June 6, 2019
9. Reports of Action.
10. Discussion of City Code: Title 19.08 – Home Occupations & 19.09 – Off-Street Parking. (10 min.)
11. Commissioner Comments.
12. Director's Report.
13. 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.
14. Adjourn.

Planning Commission Staff Report

Author: Gordon Miner, City Engineer

Subject: Revisions to the City's Std. Technical Specifications and Drawings

Date: June 27, 2019

Type of Item: Legislative Recommendation



- A. Summary:** The Engineering Department keeps a running list of minor and major changes that are needed to provide additional clarity and effectiveness, to remove inconsistencies, to reflect new “best practices” in Engineering, and to address changes in the community’s needs, with the goal of adopting revisions every so often to keep the Standard Technical Specifications and Drawings current.
- B. Funding Source:** Not applicable.
- C. Review:** The proposed revisions have been reviewed by staff and it have been found to be acceptable and in legal form.
- D. Recommendation and Alternatives:** Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the proposed revisions, with the following proposed motion:

Positive Recommendation

“I move to forward a **positive** recommendation to the City Council regarding these proposed revisions to the City’s Standard Technical Specifications and Drawings.”

Alternative Recommendation with Modifications

“I move to forward a **positive** recommendation to the City Council regarding these proposed revisions to the City’s Standard Technical Specifications and Drawings with the following modifications:”

1. _____
2. _____
3. _____

Negative Recommendation

“I move to keep the City’s Standard Technical Specifications and Drawings unchanged.”

E. Attachments:

1. Proposed revisions to the City’s Standard Technical Specifications and Drawings.

11. In the locations where the sewer leaves the public right-of-way a twenty-foot wide sanitary sewer easement will be required. This easement shall be centered on the sewer line. Sewer easements shall extend ten feet beyond dead end manholes. Show easements on the development plat and on the City's Standard Easement forms, which grant the easements to the City. Easements must be executed and returned to the City Office prior to acceptance being granted.
12. No plugged ends of sewer main lines will be allowed. Manholes must be constructed at the ends of sewer lines.
13. The minimum size manhole shall be 4-foot diameter.
14. 5-foot diameter manholes shall be used in the following situations:
 - a. At all intersections of three or more 8-inch or larger pipe lines.
 - b. Where the deflection angle of the pipe line exceeds 90 degrees.
 - c. When both items "a" and "b" are designed in the same manhole, a six-foot manhole is required.
15. A 12 foot paved access road shall be constructed to all manholes and shall be capable of supporting H-20 loading.
16. Where new sewer lines are connected to existing sewer lines, a 5-foot diameter manhole shall be constructed over the existing sewer line.
17. Manhole Spacing:
 - a. The maximum manhole span shall be 400 feet, as measured from center to center of manholes.
 - b. When sewer line depth is between 20' and 29', decrease the manhole span to 350'. When depths of greater than 30' are encountered, decrease the span to 300'.
18. Unless otherwise approved by the City Engineer, the minimum drops through manholes shall be as follows:
 - i. Greater than 90° - 0.3 foot drop
 - ii. 75° - 90° manholes – 0.2 foot drop
 - iii. 25° - 74° manholes – 0.1 foot drop
 - iv. 0° - 24° manholes – the grade through the manhole shall be ~~no less than the grade of the downstream pipe, equal to the incoming pipe slopes with a maximum drop of 0.20 feet across the manhole.~~
19. Where pipes of different diameters melding laterals connect into a manhole, the inside top of the smaller pipe shall match the inside top of the larger pipe.
20. Where incoming slopes at manholes are greater than or equal to 5 percent and the deflection angle within the manhole is greater than or equal to 45 degrees but less than 90 degrees, a five-foot manhole with an extra deep trough is required.
 - a. ~~Where incoming slopes at manholes are greater than or equal to 5 percent and the deflection angle within the manhole is greater than 90 degrees, a six-foot manhole with an extra deep trough is required.~~
 - a. ~~The benching of the extra deep trough shall be located 25% higher than the diameter of the incoming pipe.~~
21. The minimum lateral size shall be 4-inch for residential connections; and 6-inch for commercial and industrial connections.
 - a. Sewer lateral shall have a minimum slope of 2%.
22. Sewer laterals shall tie directly into manholes in cul-de-sacs and at dead end manholes.

20. Each building and/or unit of separate ownership shall require a separate water service line.
21. PRESSURE REGULATING STATIONS shall be constructed, where required to provide water supply between pressure zones, as indicated on the City Standard drawings.
 - a. The station plumbing shall consist of a main line and a by-pass line. The combined capacity of the main line and by-pass plumbing shall equal the capacity of the incoming pipe line. The main line will normally be one pipe size smaller than the incoming line and the by-pass line will be sized as required.
 - b. Plumbing will include pressure regulating valves on each line, isolation valves on each side of each regulating valve, and all appurtenant plumbing items, as indicated on the standard drawings.
22. Drinking water main lines shall be extended to property lines to service future development and shall end with blow-off or hydrant.
23. Dead-end mains shall not exceed 600 feet in length.
- ~~23-24.~~ The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.

D. SECONDARY WATER SYSTEMS:

1. Secondary Water systems shall be sized as described in the City's Capital Facilities Plan and shall be a minimum of 6" in public right-of-way.
2. The normal minimum operating pressure in all parts of the system during peak day demand shall be 30 psi.
3. The maximum operating pressure is to be 90 psi. Higher pressures can be used with acceptance from the City Engineer, based on pipe strength, the presence and nature of service connections, and the potential for transient pressure surges in the subject area of the system.
4. The maximum pipe line flow velocities will be 6 feet per second.
5. The impact of any proposed water system on the existing water system will be reviewed by the City Engineer. The developer may be required to add additional off-site infrastructure in order to provide adequate water supply to his development.
6. Areas that will be supplied through the proposed development will be considered and the method of service to those areas will be determined by the City Engineer. Increased system size may be required for future development as outlined in the City's Secondary Water Master Plan and as dictated by the City's water modeling.
7. The City Engineer shall consider and accept the system storage requirements for each development.
8. The minimum cover over top of water lines is to be 36 – 72-inches.
9. Secondary water lines shall be placed in the park strips as required by the City Standards.
 - a. Location shall be on the west side of north/south streets.
 - b. Location shall be on the south side of east/west streets.
 - c. Location shall be on the opposite side of the street from drinking water lines.
10. Water lines up to and including 24 inches in diameter shall be AWWA C900 DR 18 purple in color. Water lines larger than 24 in. shall be ductile iron Class 250. Pipeline pressure class and/or design ratio may need to be increased as directed by the City Engineer depending on hydraulic surge, depth of cover, or transient pressures.

11. Valve placement:

- a. Valves shall be placed at the projection of the end of curb and gutter radius sections at the point of curvature.
- b. Valves shall be placed at intervals not to exceed 800 feet.
- c. At intersections, valves shall be placed on at least three branches of the system.
- d. Valves shall be placed within 10 feet of the upstream and downstream ends of casing pipes.
- e. Valves shall be placed at connections to existing infrastructure.

12. Blow-offs shall be placed at the ends of water lines at the low points in the system, and at other locations as shown on the City's Standard drawings.

13. Water Service Connections shall be constructed as shown on the City Standard drawings.

14. In the locations where the water lines leave the public right-of way a ten-foot wide easement will be required. This easement shall be centered on the water line. Water easements shall extend ten feet beyond dead ends. Show easements on the development plat and on the City's Standard Easement forms, which grant the easements to the City. Easements must be executed and returned to the City Office prior to acceptance being granted.

15. Each building and/or unit of separate ownership shall require a separate water service line.

16. PRESSURE REGULATING STATIONS shall be constructed, where required to provide water supply between pressure zones, as indicated on the City Standard drawings.

- a. The station plumbing shall consist of a main line and a by-pass line. The combined capacity of the main line and by-pass plumbing shall equal the capacity of the incoming pipe line. The main line will normally be one pipe size smaller than the incoming line and the by-pass line will be sized as required.
- b. Plumbing will include pressure regulating valves on each line, isolation valves on each side of each regulating valve, and all appurtenant plumbing items, as indicated on the standard drawings.

17. Air-Vacuum Valve Stations:

- a. Air-vacuum valve station venting shall be located in a landscaped area near the edge of the right-of-way (ROW).
- b. Air-vacuum valve stations shall be placed at high points on transmission lines and at other locations as required for proper system operation.
- c. Air-vacuum valve stations shall be constructed as indicated on the drawings.

18. Drains shall be installed at all low points on pressure irrigation lines.

19. Secondary water main lines shall be extended to property lines to service future Development and end with blow-off.

20. Permanent dead-end mains shall not exceed 600 feet in length.

~~20-21.~~ The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.

E. STORM DRAIN SYSTEMS:

- 1. The impact of any proposed storm drain system on the existing drainage system will be reviewed by the City Engineer. The developer may be required to add additional off-site storm drain systems in order to provide adequate drainage control for his development.

8. Cleanout boxes shall be located at every change in alignment or slope and at junctions with other lines.
9. Inlet boxes shall be placed as follows:
 - a. Spaced at no more than 400 feet apart to collect sheet flow of storm water.
 - b. Located at the uphill end of curb returns, unless one is already needed on the downhill side due to slope constraints-
 - c. On lot lines, where practical.
10. Maximum spans between structures shall be 400 feet from center to center of structures.
11. All storm drains under pavement or curb shall be constructed with reinforced concrete pipe; with minimum size of 15-inch diameter.
12. Storm drain lines shall be designed such that the maximum velocity does not exceed 20 ft/sec and that the minimum velocity is at least 3 ft/sec.
13. The minimum pipe slopes shall be per Table 5:

Table 5. Minimum Pipe Slopes in Concrete Storm Drains		
Pipe Size (in)	Full Pipe Flow (cfs)	Minimum Slopes (ft/ft)
8	1.1	0.0075
10	1.6	0.0056
12	2.4	0.0044
15	3.7	0.0032
18	5.3	0.0026
21	7.2	0.0021
24	9.4	0.0017
27	11.9	0.0015
30	14.7	0.0013
33	17.8	0.0011
36	21.2	0.0010
42	28.9	0.0008
48	37.7	0.0007
54	47.7	0.0006
60	58.9	0.0005
66	71.3	0.0005
72	84.8	0.0004

14. Minimum cover shall be as per manufacturer's recommendation over all reinforced concrete drain lines.
15. Storm drains shall be located as indicated on the City's Standard drawings and shall be located in ROW or dedicated open spaces.
16. Where pipes of different diameters connect into a drainage structure, the inside top of the smaller pipe shall match the inside top of the larger pipe.

- h. All ponds, except for above-ground detention in private parking lots that spill to a street, shall have a minimum of 1' of free board above the 100 year high water elevation. However, above-ground detention ponds in private parking lots shall provide 1' of freeboard to the finished floor of habitable structures.
- i. Above-ground detention ponds in private parking lots shall have a maximum ponded depth of 8 inches in parking stalls.
- j. Maximum interior and exterior slopes shall be 3:1.
- k. Detention ~~areas~~ ponds may not be located within residential lots except for ~~residential a single-phase subdivision, s with less than 11 building lots.~~ Detention ponds on residential building lots shall be designed pursuant to City Standards. The property owner of the residential lot on which a detention pond is located shall be responsible to maintain all surface improvements. This responsibility shall be noted on the subject lot on the plat, and easements shall be granted to the City for all underground improvements. The City shall maintain underground improvements.
- l. A structural BMP must be placed upstream of the orifice plate to catch trash/debris.
- m. Orifice plates must be located such that they can be cleaned off when the pond is full. The minimum size of orifice opening shall be 3.14 square inches. Every effort shall be made by the engineer to minimize the head over the minimum size orifice.
- n. If allowed by the City, retention systems shall be privately-owned-and operated.
- o. Underground storage systems that are not designed to infiltrate water into the ground shall be lined with a durable impermeable barrier. Geomembrane systems shall include a PVC or HDPE liner that is at least 140 mils thick with a needle-punched non-woven geotextile protective layer.
- p. Retention systems are allowed if they retain no more than 0.50 inches of rain and are shown to be feasible using the City's outline for "Storm Water Retention and Infiltration Feasibility Study," which shall include the following content:
 - i. General
 - (a). Description of Location. The report must clearly identify the location of the development site by address. Latitude and Longitude coordinates are to be provided if an address is not available or applicable. The report must include an aerial image of the site showing property boundaries, adjacent developments or reference points including roads, and the locations of the infiltration site(s).
 - (b). Topography. The report must describe the pre and post-development site topography including vegetative types and land surface contours at a minimum of 1-foot intervals.
 - (c). Maximum Allowable Retention Volume. The maximum allowable retention volume shall be 0.55 inches across the subject area, which is the 90th percentile storm depth for the Saratoga Springs vicinity.
 - ii. Control through Ground Water Infiltration
 - (a). Subsurface Testing and Analysis

- e. Table 10 shows the Geosynthetic Requirements for Type 1 and 2 geogrids if those options are utilized.
2. Street system designs shall be shown on the construction drawings and shall meet all City Design Standards and Specifications.
3. Streets shall be constructed with asphaltic concrete, untreated base course, and granular borrow material for sub-base and/or subgrade protection, and a geotextile as required.
 - a. Thickness of each course shall be determined based on the subgrade and pavement classification. Table 6 outlines the standard design standards. Table 8 outlines the required subgrade protection based on the design CBR of the subgrade. Table 9 outlines the required pavement section based on classification of the roadway.
 - b. Thickness may need to be increased beyond the City Standards if recommended by a geotechnical engineer, but must be accepted by the City Engineer.
4. No new street pavement will be cut into for three years after acceptance of pavement.
5. Street light locations shall be at intersections and every 300 feet, placed on alternating sides of streets, or 600 feet on the same side of the street:
 - a. At every intersection, corner, and any bends greater than 30 degrees in the road. The spacing requirements shall be met accordingly once these areas are developed.
 - b. Shall be installed at property lines where attainable.
 - c. Shall be a minimum of 5 feet from any tree. Branches may need to be pruned as determined by the engineering inspector in the field at the time of installation
 - d. Shall not be installed within 5 feet from the edge of any driveway.
 - e. Any structure such as block walls, fences, retaining walls, etc., shall leave a minimum of eighteen (18) inches to the face of the street light pole on all sides.
 - f. Wherever there is an overhead utility that may conflict with the installation of the street light circuits and/or street light poles, those conflicts must be resolved between the developer and the utilities involved before the street light bases are constructed at no expense of the City or Rocky Mountain Power. The resolution must be approved by the City and Rocky Mountain Power.
6. Type 2 slurry seal shall be placed on all streets upon completion of paving.
7. Vertical curves are required when grade change is 1% or greater.
8. Because preference is given to pedestrians, a driveway approach is required for all private accesses (APWA Plan 225 for commercial accesses and private streets, and City Standard DWG ST-4A for single-family residential accesses) unless recommended otherwise by the City Engineer, based on site-specific considerations, such as:
 - a. Speed, slope, and width of the adjacent street
 - b. Width of the proposed access
 - c. Volume across the proposed access
 - d. Drainage.
9. Lower streets shall match centerline crowns in an intersection. Higher streets shall tie in 10' off the centerline in an intersection.
- 9-10. Curb returns adjacent to ADA ramps shall have a maximum slope of 2% where possible. Where the base of the curb ramp or the edge of the flush landing must join an intersection of two streets with running grades greater than 2 percent, the base of the curb ramp or the edge of the flush landing may be warped to meet the street running grade. Every effort shall be made to minimize this grade by warping the street cross slope plus or minus 2% on both legs of the intersection.

Minimum Mid-Block Centerline Curve Radius	100'	Varies with design speed and superelevation		
Maximum Superelevation Rate	2%	6%		
Intersections				
Intersection Sight Distance	Refer to AASHTO: A Policy on Geometric Design of Highways and Streets, Latest Edition			
Minimum Signalized Intersection Spacing	N/A	1,320'	2640'	2,640'
Corner Curb Radius	25	25	35	40
Minimum Angle of Intersection	60°	80°		
Minimum Offset Between Intersections	150'	Study Required		
Maximum Centerline Offset	5'	2'		
Maximum Centerline Grade**	5%	4%		
Minimum Corner Radius at TBC	25'	30'		
Vertical Tie-In	Lower streets shall match the centerline crowns in an intersection. Higher streets shall tie in 10' off the centerline of local streets and at the edge of the outside travel lane of other streets.			

*A maximum running slope of 15% is allowed in purely-residential areas. It must be shown how bus service is provided to areas with streets greater than 10%.

**Grade must extend at least 50 feet to the PC/PT beyond the edge of the outside lane of the intersecting street.

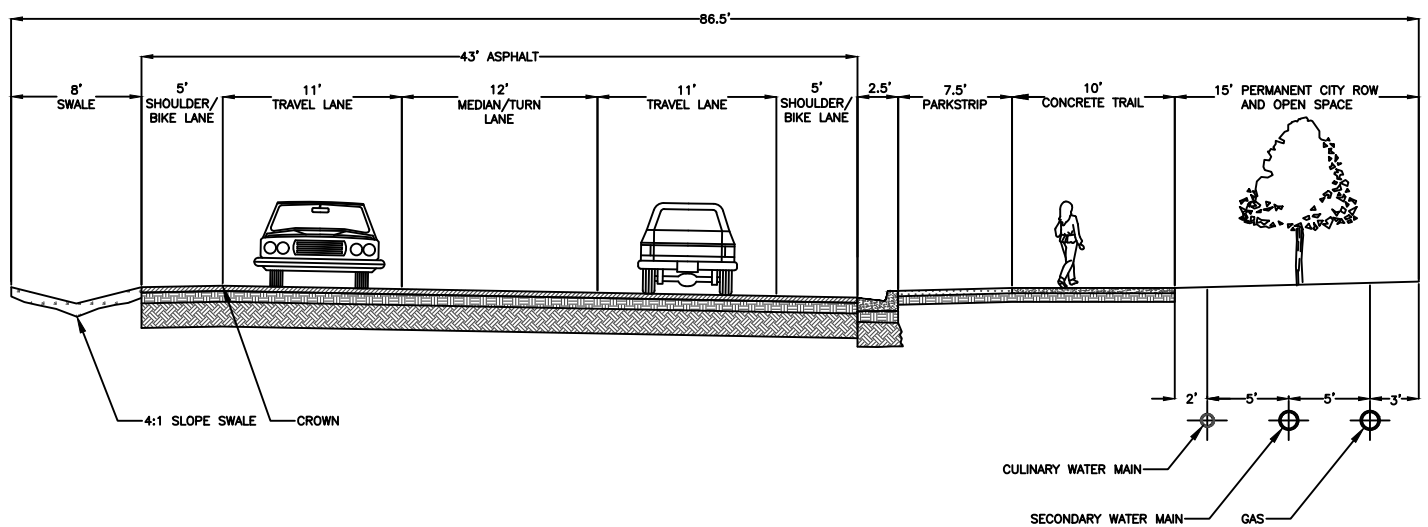
***Maximum grade break of 2% along TBC with Minimum length of 25 feet between breaks.

- a. Street Names;
 - b. Traffic Control Signage locations and types with references to MUTCD designations;
 - c. Pavement Marking locations and types with references to MUTCD and FHWA designations;
 - d. City Standard details for signage and striping;
 - e. Stationing of all signage and start and stop locations for striping;
 - f. Traffic calming locations and details; and
 - g. Phase boundaries and identification of what will be completed with each phase.
7. Lighting/Electrical Plan with details shall include:
- a. Lighting locations and types;
 - b. Photometric plan for parking areas and open spaces;
 - c. Lighting details;
 - d. Phase boundaries and identification of what will be completed with each phase;
 - e. Location of power sources, conduit, electrical master meters and utility boxes; and
 - f. City Standard Notes for Lighting Plans including:
 - i. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.
 - ii. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
 - iii. All exterior lighting shall meet IESNA full-cutoff criteria.
8. Landscaping and Irrigation Plan Sheet shall include:
- a. Detailed landscaping plans with designations for all areas and what surface treatments they shall receive;
 - b. Locations of all planting, designations for planting types and a comprehensive planting schedule;
 - c. Planting and landscaping details;
 - d. Detailed Irrigation design with the location of all valves, filters, and other appurtenances;
 - e. Metered Points of Connection;
 - f. Fencing locations, types and complete details for fences, posts, gates, and mow strips; and
 - g. Complete design of all open spaces including trails, pavilions, play areas, and other amenities including labels, dimensions, manufacture, model numbers, and all applicable details and typical sections.

~~g.9. Revisions made to drawings during the plan review process shall be made using coded revision clouds. Where clouds overly complicate a drawing, a description of the changes shall be noted and the note shall be clouded. "If no such clouds are provided on the revised drawings, the revised drawing shall not be accepted and the original drawing shall stand."~~

- C. As-built drawings shall be provided electronically in pdf format containing construction drawings with all field changes and modifications, including but not limited to:

- 1. Street light alignment, location of conduit, power sources, and street lights;



FOOTHILL INTERIM COLLECTOR ROADWAY

DATE:
JUNE 2019

DRAWING NAME:
ST-9*

DRAWN BY:
JRP

CHECKED: APPROVED:

REVISIONS

REVISION	DATE	BY	COMMENTS

**SARATOGA
SPRINGS CITY**

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 801-766-9794



STANDARD DETAILS

STREET STANDARDS

ST-9*



Site Plan/Conditional Use Permit

Havoline xpress lube

June 27, 2019

Public Meeting

Report Date:	June 20, 2019
Applicant:	Brad Findlay
Owner:	Amsource Saratoga NWC, LLC
Location:	1457 North Exchange
Major Street Access:	Exchange Drive
Parcel Number(s) & Size:	66:530:0002, 0.86 acres
Parcel Zoning:	RC (Regional Commercial)
Parcel General Plan:	Regional Commercial
Adjacent Zoning:	RC
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Commercial
Previous Meetings:	None
Previous Approvals:	Walmart Subdivision plat approved in 2007
Type of Action:	Administrative
Land Use Authority:	Site plan – Planning Commission, CUP – City Council
Future Routing:	CUP to City Council
Author:	David Stroud, Planning Director

A. Executive Summary:

This is a request for site plan and conditional use permit approval of a *Havoline xpress lube* at 1457 North Exchange Drive in the RC zone. The proposed business provides basic automotive services as an “*Automobile Repair, Minor*” business which is defined as:

an establishment that is located no closer than 300 feet (as measured from the property lines) to any residential zone, is primarily engaged in the minor repair or minor maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, oil changes, tune-ups, safety inspections and emissions testing, and detailing, is conducted entirely within a completely enclosed building, and does not include paint work, body and fender work, or major engine and engine part overhaul. “Minor repair” or “minor maintenance” is defined as a routine service that requires no more than 8 total hours of service.

This type of use requires site plan approval by the Planning Commission and a Conditional Use Permit approval by the City Council.

Recommendation:

Staff recommends the Planning Commission conduct a public meeting on the site plan and conditional use permit applications, review and discuss the proposal, and select from the motions in Section H and I of this report. The site plan options include approval with conditions, continuation, or denial. The Conditional Use Permit options include forwarding a recommendation of approval to the City Council, continuation, or forwarding a recommendation of denial to the City Council.

B. Background:

The subject lot was created when the Walmart Subdivision Plat was recorded in 2007. The proposed lot is 37,461 square feet. The minimum lot size in the RC zone is 30,000 square feet but was 20,000 square feet when the lot was approved and recorded.

C. Specific Request:

The applicant is requesting review and approval of the proposed site plan and conditional use permit for an *Automobile Repair, Minor*, business to be constructed on an existing lot located at 1457 North Exchange Drive in the RC zone.

D. Process:

Section 19.13 summarizes the process for site plans and conditional use permits. The Planning Commission is the Land Use Authority of new site plans. Conditional use permits for new construction require a recommendation from the Planning Commission and the City Council is the Land Use Authority. Public hearings are not required for either application.

E. Community Review:

Public notices are not required for these applications. However, they are posted on the City website. As of the date of this report no public input has been received.

F. General Plan:

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

These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

Staff conclusion: Consistent. The proposed use is Automobile Repair, Minor, which is a conditional use in the Regional Commercial zone. Nearby uses include big box, retail, dance studio, and a tire center. Sidewalks and pathways are provided for pedestrian access.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **complies.**
- 19.05, Supplemental Regulations: **complies.**
- 19.06, Landscaping and Fencing: **complies.**
- 19.09, Off Street Parking: **complies.**
- 19.11, Lighting: **complies.**
- 19.13, Process: **complies** – scheduled for PC and CC.
- 19.14, Site Plans: **complies.**
- 19.15, Conditional Use Permit: **complies.**
 - General Standards and Conditions
 - Siting of the structure
 - Traffic Circulation
 - Compatibility
- 19.16, Site and Architectural Design Standards: **complies.**
- 19.18, Signs: **complies.**
 - A separate permit is required to approve all signage.

H. First Recommendation and Alternatives:

Staff recommends the Planning Commission conduct a public meeting, discuss the application, and choose from the options below.

Staff Recommended Motion (Site Plan) – approval

“I move to **approve** the proposed site plan of Havoline xpress lube, an *Automobile Repair, Minor*, business located at 1457 North Exchange Drive, with the Findings and Conditions below:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section “G” 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 staff report.
 2. All requirements of the Fire Chief shall be met.
 3. All other Code requirements shall be met.
 4. A separate sign permit and building permit is required for final approval of the signs.
 5. Any other conditions or changes as articulated by the Planning Commission:
-

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Havoline xpress lube site plan/CUP 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. _____

Alternative 2 – Denial

The Planning Commission may also choose to deny the Havoline xpress lube site plan. “I move to **deny** approval of the site plan of Havoline xpress lube at 1457 North Exchange Drive, based on the following findings:”

1. The proposed use is not consistent with Chapters 19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, and/or 19.16, as articulated by the Planning Commission:

_____.

I. Second Recommended Motion (CUP) – approval

“I move to recommend **approval** the proposed conditional use permit for Havoline xpress lube, at 1457 North Exchange Drive, with the Findings and Conditions below:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
3. The application is consistent with Chapter 19.15 of the Land Development Code.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. A separate sign permit and building permit is required for final approval of the signs.
5. Any other conditions or changes as articulated by the Planning Commission:

_____.

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Havoline xpress lube CUP 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. _____

Alternative 2 – Denial

The Planning Commission may also choose to recommend denial of the conditional use permit. “I move to recommend **denial** of the proposed conditional use permit application of Havoline xpress lube, located at 1457 North Exchange Drive, based on the following findings:”

1. The proposed use is not consistent with Section 19.15 of the Code, as articulated by the Planning Commission: _____.

I. Exhibits:

1. City Engineer’s Report
2. Location Map
3. Planning Review Checklist
4. Site Plan
5. Landscape Plan
6. Elevations/Sign Plan
7. Photometric Plan
8. Light Fixture Details

Staff Report

Author: Gordon Miner, City Engineer
Subject: Havoline Xpress Lube – Site Plan
Date: 06/27/19
Type of Item: Site Plan Approval



Description:

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

B. Background:

Applicant: Finlay Holding – Enter Company
Request: Site Plan Approval
Location: 1457 N Exchange Dr
Acreage: 0.85 Acres - 1 Lot

C. Recommendation: Staff recommends approval of this site plan, subject to the following conditions:

1. Comply with all review comments and redlines provided by the City Engineer.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Secure water rights, as required by the City Engineer, City Attorney, and Development Code.
4. Provide easements for all public utilities not located in the public right-of-way.
5. Ensure that there are no adverse effects to adjacent properties due to site grading.

Exhibit 2 – Location Map

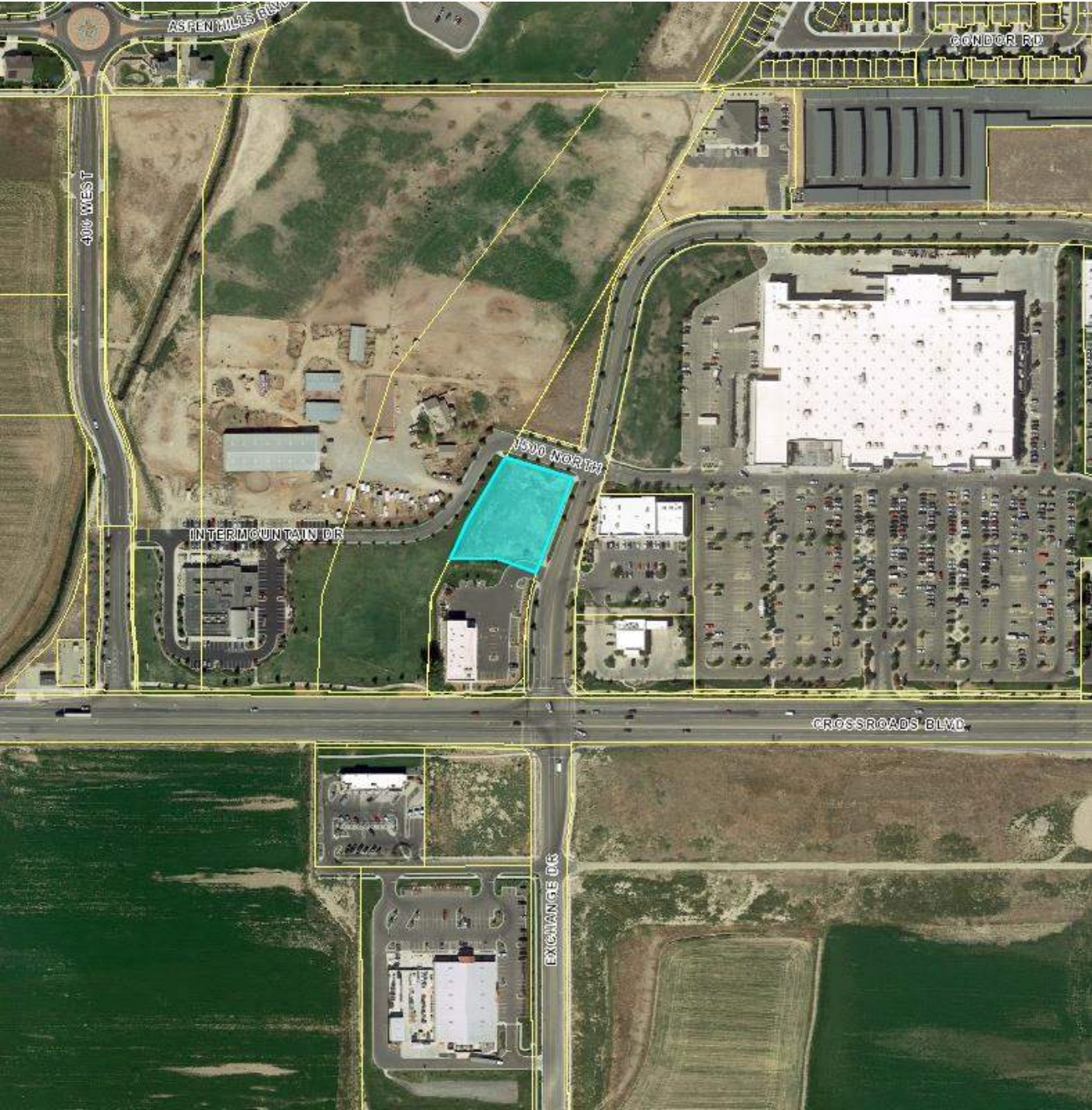


Exhibit 3 – Planning Review Checklist

Application Information

Date Received:	4/26/2019
Date of Review:	5/8/2019 and 5/29/19, 6/13/19
Project Name:	Havoline Xpress Lube
Project Request / Type:	Site Plan/CUP
Meeting Type:	Public
Applicant:	Brad Findley
Owner:	Amsource Saratoga NWC, LLC
Subdivision/Lot:	Saratoga Wal-Mart Second Amended, Lot 2A
Location:	1457 North Exchange Drive
Major Street Access:	Crossroads Blvd.
Parcel Number(s) and size:	66:530:0002, 0.86 acres
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Current Use:	Vacant
Adjacent Uses:	Vacant, Discount Tire, IHC, Dollar Tree
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	Site – Planning Commission, CUP – City Council
Future Routing:	Planning Commission and City Council
Planner:	David Stroud, Planning Director

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: May 6, 2019
- Neighborhood Meeting: N/A
- PC: site plan June 27, 2019
- CC: CUP July 16, 2019

General Review

Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

Fire Department

- Residential:
 - Fire flows shall be met for this development and future development in the area.
 - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
 - Higher than R3-6, hydrants shall not exceed 300' spacing.
 - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
 - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
 - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
 - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
 - Third party review required for sprinkler systems
 - Dimension street and cul-de-sac widths on plat
 - Turnarounds on cul-de-sacs and dead-ends more than 150' in length

GIS / Addressing

- comments

Additional Recommendations:

-

Code Review

- 19.04, Land Use Zones
 - Zone: RC
 - Use: Automobile Repair, Minor

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Determination	How
Development Size (Minimum)			
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>37,397 square feet</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>43/51 feet</i>
Interior Side Setback (Minimum)	10'		<i>71 feet</i>
Rear Setback (Minimum)	30'		<i>79 feet</i>
Building Separation (Minimum)			
Lot Width (Minimum)			
Lot Frontage (Minimum)			
Building Height (Maximum)	50'		<i>28 feet 8 inches</i>
Lot coverage (Maximum)	50%	Complies	<i>11.7 percent</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>4,376 square feet</i>
Building Size (Maximum)			

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain - Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	Complies.	<i>Outside of flood plain</i>
Water & Sewage - Each lot shall be connected to City water and sewer.	Complies.	<i>Will connect to City services</i>
Transportation Master Plan - Lots shall not interfere with the Transportation Master Plan.	Complies.	<i>No interference; no new roads</i>
Property Access - All lots shall abut a dedicated public or private road.	Complies.	<i>Frontage on two public streets</i>

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Vincent Design Group Architects</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>Building lighting cut sheets needed. Down lighting only.</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>Information provided.</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>Provided</i>
Topography: Existing and proposed grading of the site indicating contours at two feet intervals.	Complies.	<i>Provided</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>Rain sensor indicated. Tie into existing parkstrip landscaping.</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>Provided.</i>

Planting Standards

Regulation	Compliance	Findings
Deciduous Trees: 2" Caliper	Complies.	<i>Provided.</i>
Evergreen Trees: 6' Height	Complies.	<i>Provided.</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch	Complies.	<i>Provided.</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	Complies.	<i>66 shrubs are 5-gallon.</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>31 percent proposed.</i>
Artificial Turf : Not allowed	Complies.	<i>Not provided.</i>
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	Complies.	<i>88 percent.</i>
Rock Mulch: Rock mulch must be of two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	N/A.	<i>Rock mulch not proposed.</i>

Design Requirements

Regulation	Compliance	Findings
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>Evergreen trees in plan.</i>

Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>Landscaping along building provided where possible.</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>Shrub beds provided.</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>Indicated.</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>Trees planted along perimeter of site.</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>Where possible.</i>
Trees and Power Poles: No trees shall be planted directly under or within ten feet of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> • The City Council gives its approval. • The Power Company or owner of the power line gives written consent. • The maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure. 	Complies.	<i>No power poles on site.</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	<i>No existing vegetation to remain.</i>
Tree Preservation: Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (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.	<i>No existing trees on site.</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	
Planter Beds		
Regulation	Compliance	Findings
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>Noted on plan.</i>
Materials: high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind	Complies.	<i>Bark mulch in planter bed areas. Size should be increased due to wind.</i>
Edging: Edging must be used to separate planter and turf areas.	Complies.	<i>Concrete edging shown.</i>
Drip Lines: Drip lines must be used in plater beds.	Complies.	<i>Shown on plan.</i>
Fencing and Screening		
Regulation	Compliance	Findings
Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot.	N/A.	<i>No fencing</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than three feet and the grade at such intersections shall not be	Complies.	<i>Trees outside of CST.</i>

bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of twenty feet back from the point of curvature of curved ROWs and property lines or thirty feet back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.		
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	
Fencing along open space, parks, and trails may be less than six feet in height but shall not be less than three feet in height, at the discretion of the property owner or HOA as applicable.	N/A.	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	37,397		
Required Landscaping	7,479	Complies	10,219 square feet
Required Deciduous Trees	6	Complies	16
Required Evergreen Trees	3	Complies	5
Required Shrubs	17	Complies	267
Drought Tolerant Plants	13	Complies	236

19.09 Off-Street Parking Requirements

Regulation	Compliance	Findings
Materials: Concrete, asphalt, or other impervious material.	Complies.	Asphalt paving.
Access: Stub for cross-access with adjacent property.	Complies.	Using shared access.
Lighting in Parking Areas: Adequate lighting to ensure safety of pedestrians and vehicle circulation.	Complies.	Provided.
Property Access: All lots shall abut a dedicated public or private road.	Complies.	Frontage on two public streets
Dimensions: 9 x 18 feet for perpendicular.	Complies.	9 x 18 provided.
ADA: Meet standards.	Complies.	One stall required; provided.
Lighting in Parking Areas: Adequate lighting to ensure safety of pedestrians and vehicle circulation.	Complies.	Provided
Parking Areas Adjacent to Public ROW: Ten feet in width, with berm or hedge to block light. Deciduous and evergreen trees planted 30 on center.	Complies.	No parking adjacent to public ROW.
Number: 2 stalls per bay plus 1 stall per employee at highest shift	Complies.	16 stalls provided (8 for bays and 8 for employees)

19.11 Lighting

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.	Provided base and pole details.

Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>Provided lighting details of building lights.</i>
Angle: Shall be directed downward.	Complies.	<i>Provided lighting details of building wall lighting.</i>
Lamp: Bulbs may not exceed 4000K	Complies.	<i>Provided building lighting details.</i>
Drawings: Design and location of fixtures shall be specified on the plans	Complies.	<i>Provided.</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>Provided lighting details.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting.	<i>N/A</i>
Notice / Land Use Authority.	<i>Planning Commission – site plan, City Council – CUP</i>
Master Development Agreement.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	<i>N/A</i>

19.16 Site and Architectural Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: Connection from development to public street.	Complies.	<i>Access provided and shown on site plan.</i>
Parking Areas: Located primarily to sides or rear of building	Complies.	<i>Located to south side and rear of building.</i>
Trash Enclosures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. Solid enclosure materials that are consistent with main building. Metal gates, bollards, and self-latching mechanism.	Complies.	<i>Screened by deciduous and evergreen plantings. Masonry block painted to match main building. Metal panels and self-latching gate indicated. Bollards needed and width increased to accommodate truck.</i>
Outdoor Display: Under building roofline and shown on site plan.	Complies.	<i>No outdoor display indicated.</i>
Access: No wider than 40 feet.	Complies.	<i>Access points less than 40 feet wide.</i>
Screening of Storage and Loading Areas: Design and location of fixtures shall be specified on the plans	Complies.	<i>No storage or loading areas on site plan.</i>
Buffer: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use.	Complies.	<i>Surrounding property is zoned RC with commercial uses.</i>
Parking Lot Buffers: There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	Complies.	<i>Parking areas are adjacent to commercial uses and the RC zone.</i>
Building Buffer: No building shall be closer than five feet from any private road, driveway, or parking space.	Complies.	<i>Proposed building is greater than feet from private road, driveway, or parking space.</i>
Building Articulation: Building elevations exceeding 40 feet in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and	Complies.	<i>Building walls exceeding 40 incorporate horizontal and vertical elevation shifts, use of different</i>

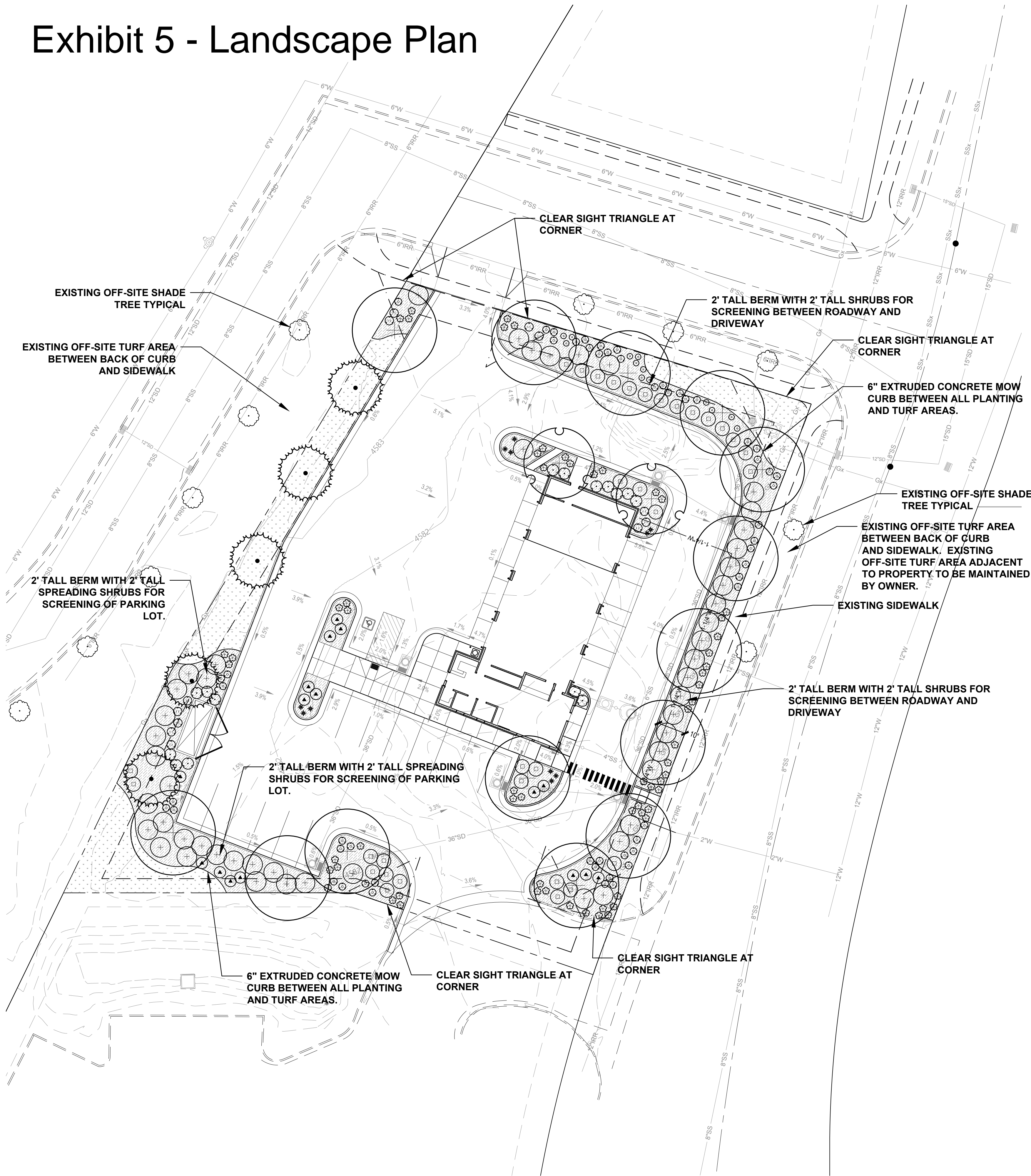
<p>a minimum of two of the following, all spaced at intervals of 20 to 50 feet of horizontal width:</p> <p>a. A combination of vertical and horizontal elevation shifts that together equal at least five feet.</p> <p>b. Addition of horizontal and vertical divisions by use of textures or materials.</p> <p>c. Primary material change.</p> <p>d. 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-inches.</p> <p>e. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</p>		<i>materials and textures, covered entrances, roof line variation</i>
<p>Roof Treatment: 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 inches in height above the roof. 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. 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</p>	Complies.	<i>Provide details.</i>
<p>Awnings: All such features shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise. All such features shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area</p>	Complies.	<i>Meets or exceeds standard.</i>
<p>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. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. d. Screening materials shall conform to the color scheme and materials of the primary building.</p>	Complies.	<i>No roof-mounted mechanical equipment.</i>
<p>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.</p>	Complies.	<i>See elevations.</i>
<p>Colors and Materials: Shall be limited to no more than four and no less than two types of materials/colors per building, window and door openings excluded.</p>	Complies.	<i>Three materials: EIFS, CMU block, and metal. Four colors.</i>
<p>Percentage: No more than 75% of any building elevation shall consist of any one material or color. No more than 50% of any front or street side building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones.</p>	Complies.	<i>Provided.</i>
<p>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.</p>	Complies.	<i>Noted on elevations plans.</i>
<p>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.</p>	Complies.	<i>Applicable elevations meet requirements.</i>

19.18 Signs		
Commercial Signs		
Regulation	Compliance	Findings
<p>(Building Sign) Number: Each tenant in a building is permitted one primary building sign, and two secondary signs</p>	Complies.	<i>One secondary sign must be removed.</i>
<p>Size: The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 30 square feet, whichever is larger. Secondary signage shall not be</p>	Complies.	<i>Signs will require a separate permit for approval.</i>

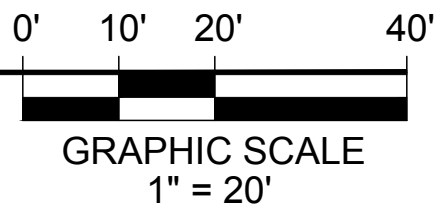
mounted on the same façade as primary signage, and each secondary sign shall not exceed fifty percent of the size of the tenant's primary sign.		
(Monument Sign) Number: One monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street	Complies.	<i>One monument sign proposed.</i>
Size: A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.	Complies.	<i>Are of sign is 40 square feet.</i>
Height: A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.	Complies.	<i>Overall height is 7 feet.</i>

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

Exhibit 5 - Landscape Plan



PLAN



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CED KAR	5	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6" Ht.	B&B	35' x 15', drought tolerant
	KOE COR	2	Koelreuteria paniculata 'Coral Sun'	Golden Rain Tree	2" Cal.	B&B	35' x 25', drought tolerant
	ULM FRO	14	Ulmus carpinifolia x parvifolia 'Frontier'	Frontier Elm	2" Cal.	B&B	35' x 25', moderate drought tolerance
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	BUX GEM	15	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	1 gal		3.5' x 3.5', 9.62 SF coverage, moderate water usage
	CAL OVR	56	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal		3' x 2', 3.14 SF coverage, drought tolerant
	CAR CLA	12	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	1 gal		3' x 3', 7 SF coverage, drought tolerant
	HEM GRA	13	Hemerocallis x 'Little Grapette'	Little Grapette Dayily	1 gal		12' x 18", 1.76 SF coverage, drought tolerant
	HEM ORO	62	Hemerocallis x 'Stella de Oro'	Stella de Oro Dayily	1 gal		12' x 30", 4.90 SF coverage, drought tolerant
	HES BRA	11	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	1 gal		2' x 2', 3.14 SF coverage, drought tolerant
	PRU PAW	32	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	2 gal		12' x 6', 23.28 SF coverage, drought tolerant
	RHU GLO	50	Rhus trilobata 'Gro-Low'	Gro-Low Sumac	5 gal.		2' x 7', 38.5 SF coverage, drought tolerant
	ROS RAD	16	Rosa x 'Radrazz'	Knock Out Shrub Rose	5 gal.		3.5' x 3.5', 9.62 SF coverage, moderate water usage
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	POA IMP	3,177 sf	Poa pratensis 'Imperial Blue'	Imperial Blue Kentucky Bluegrass	sod		

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Bark mulch 4" deep. Bark mulch shall be 1" - 2.5" wide and 1" - 4" in length shredded bark from lodge pole pine and douglas fir. Install in all shrub and tree planting areas. Install pre-emergent herbicide before and after installation of mulch.	7,131 sf

LANDSCAPE STATISTICS	
DESCRIPTION	QTY
LOT:	
TOTAL LOT SIZE:	37,397 SF
TOTAL PLANTING AND TURF AREA OF LOT:	10,219 SF
PERCENTAGE OF LOT IN LANDSCAPE:	27.6%
PLANTING AND TURF AREAS:	
TOTAL LANDSCAPE AREA:	10,219 SF
SHRUB PLANTING AREA:	7,069 SF
SHRUB PLANTING PERCENTAGE OF LANDSCAPE AREA:	69.2%
TURF PLANTING AREA:	3,140 SF
TURF PLANTING PERCENTAGE OF LANDSCAPE AREA:	30.8%
SHRUB PLANTING AREA COVERAGE AT MATURITY:	
TOTAL SHRUB PLANTING AREA:	7,069 SF
PLANT COVERAGE AT MATURITY:	3,750 SF
PERCENTAGE SHRUB PLANTING AREA OF COVERED AT MATURITY:	53.0%
5 GALLON VS. 1 GALLON PLANTS:	
TOTAL QUANTITY OF SHRUBS AND GROUND COVERS:	267
NUMBER OF 5 GALLON PLANTS:	98
5 GALLON PERCENTAGE OF TOTAL PLANTS:	36.7%
NUMBER OF 1 GALLON PLANTS:	169
1 GALLON PERCENTAGE OF TOTAL PLANTS:	63.3%
DROUGHT TOLERANT PLANTS	
TOTAL NUMBER OF PLANT SPECIES	12
NUMBER AND PERCENTAGE OF SPECIES CONSIDERED DROUGHT TOLERANT	8 OR 75%
TOTAL QUANTITY OF PLANTS INCLUDING TREES	267
QUANTITY OF PLANTS CONSIDERED DROUGHT TOLERANT:	236
PERCENTAGE OF PLANTS CONSIDERED DROUGHT TOLERANT	88.4%

Revisions		Date	By
No.	Revisions	Date	By

Revisions		Date	By
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HAVOLINE xPRESS LUBE SARATOGA SPRINGS, UTAH	PLANTING PLAN & LEGEND
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Scale:
1" = 20'
Date:
JUNE 10, 2019
Drawn By:
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Approved By:
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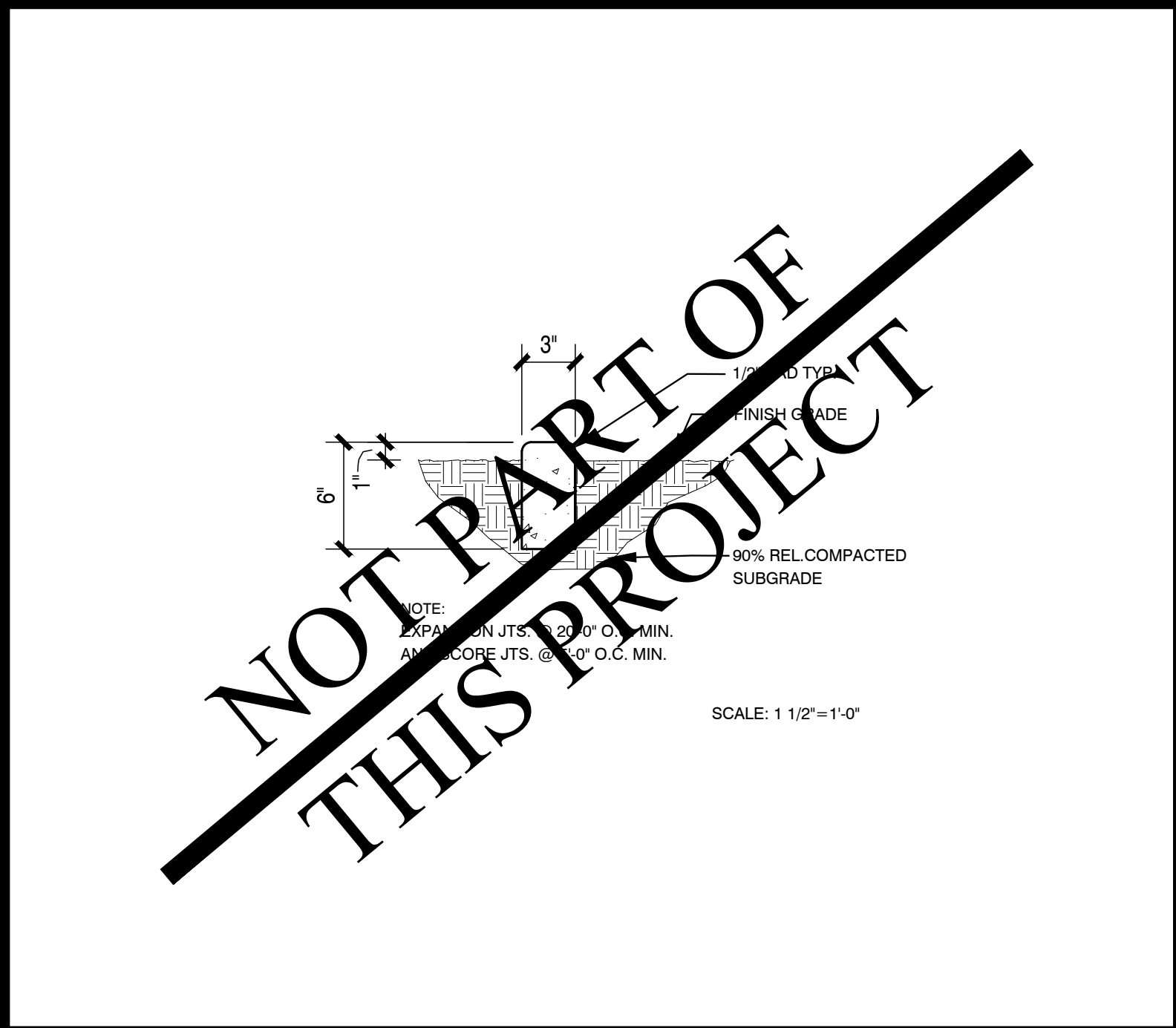
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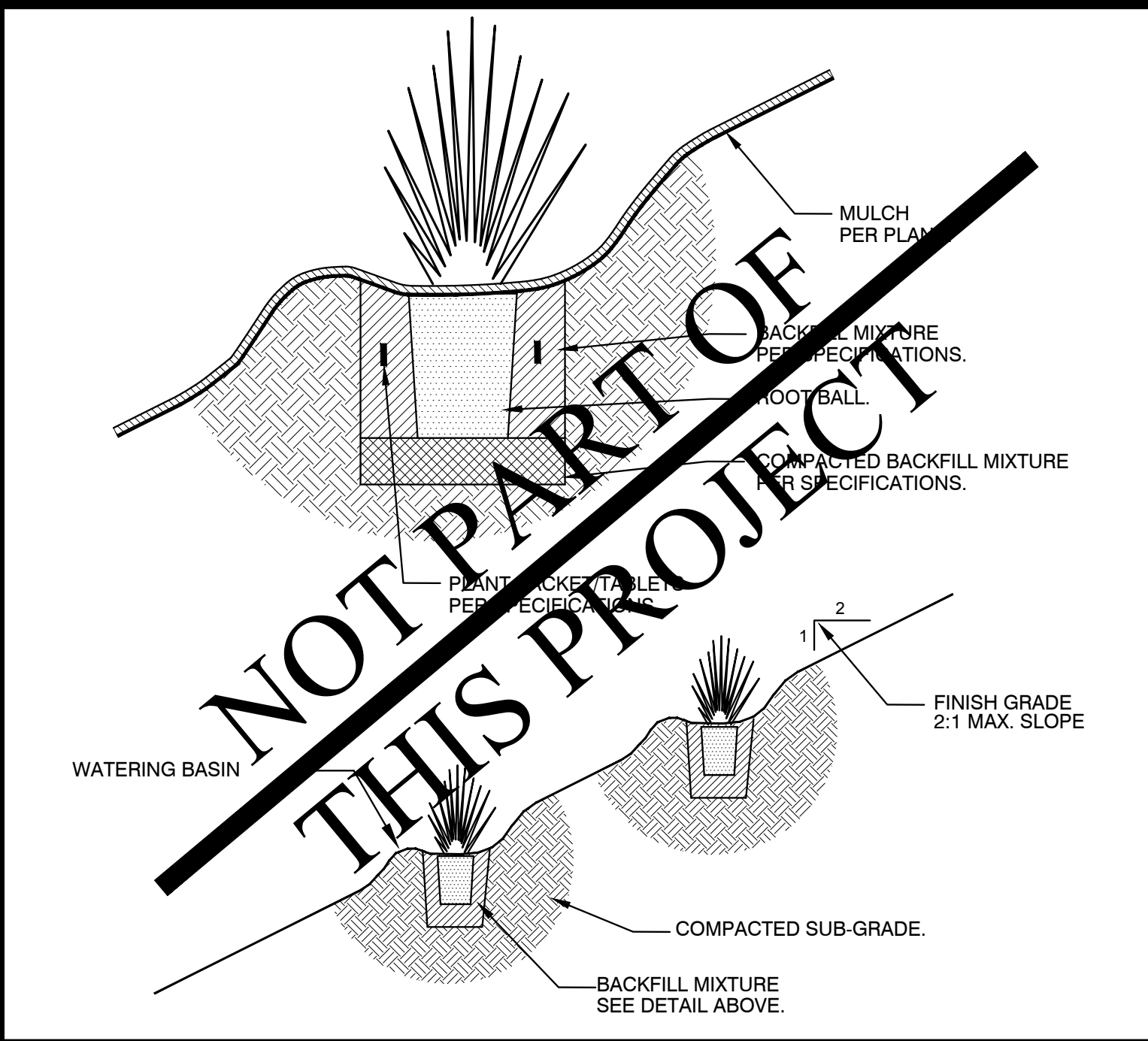
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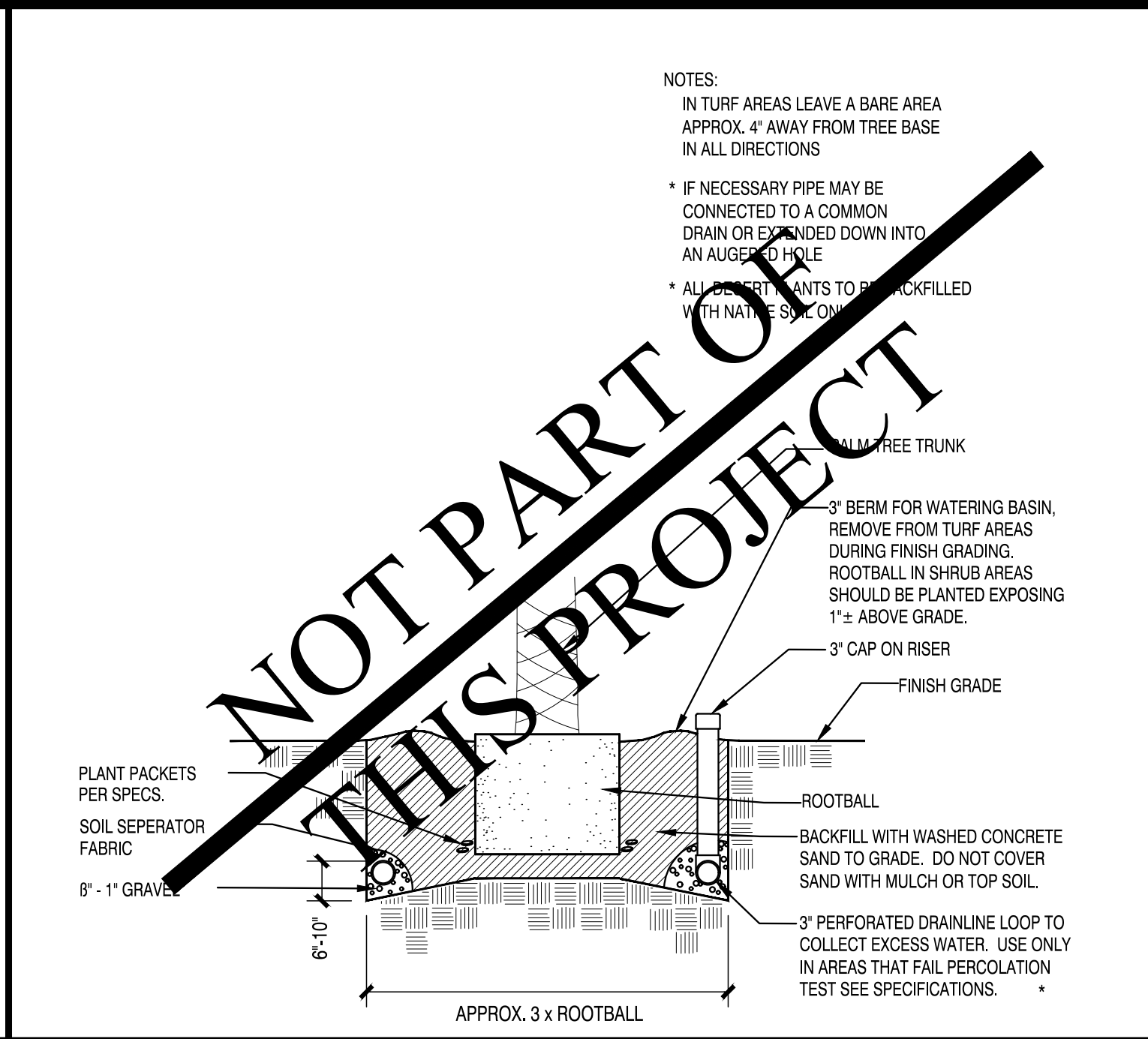
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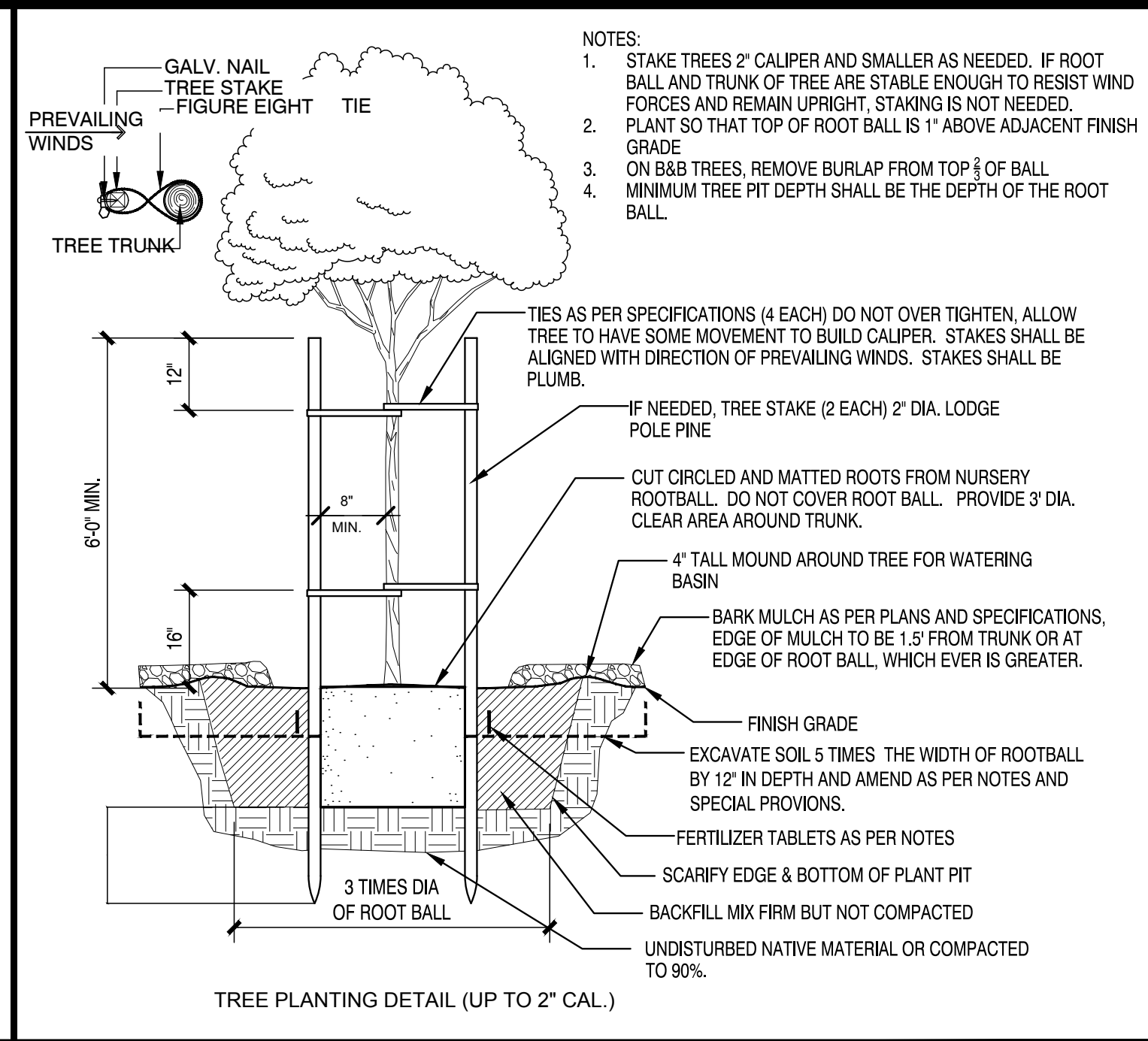
L 3" CONCRETE MOW CURB



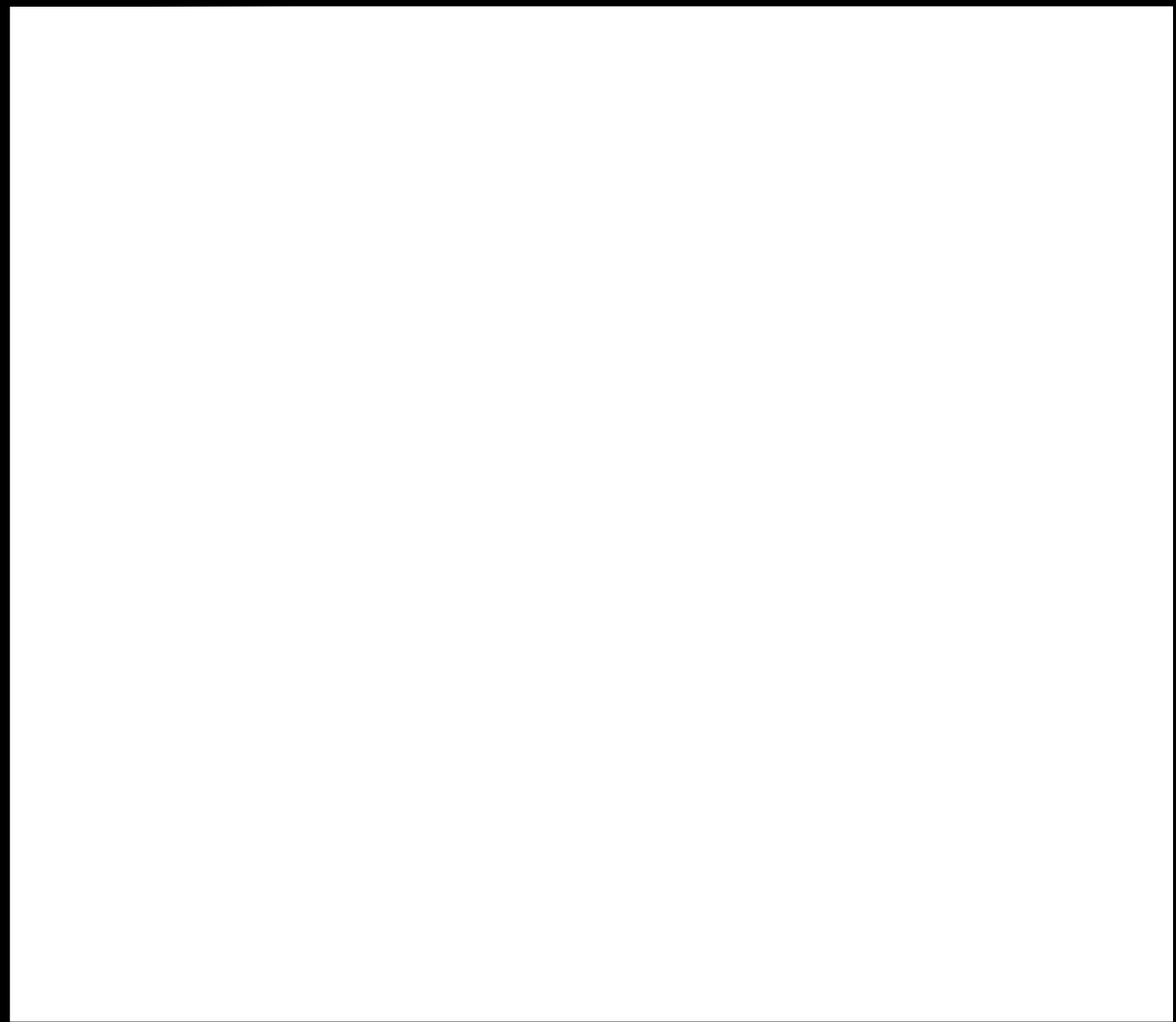
I SHRUB PLANTING ON SLOPE



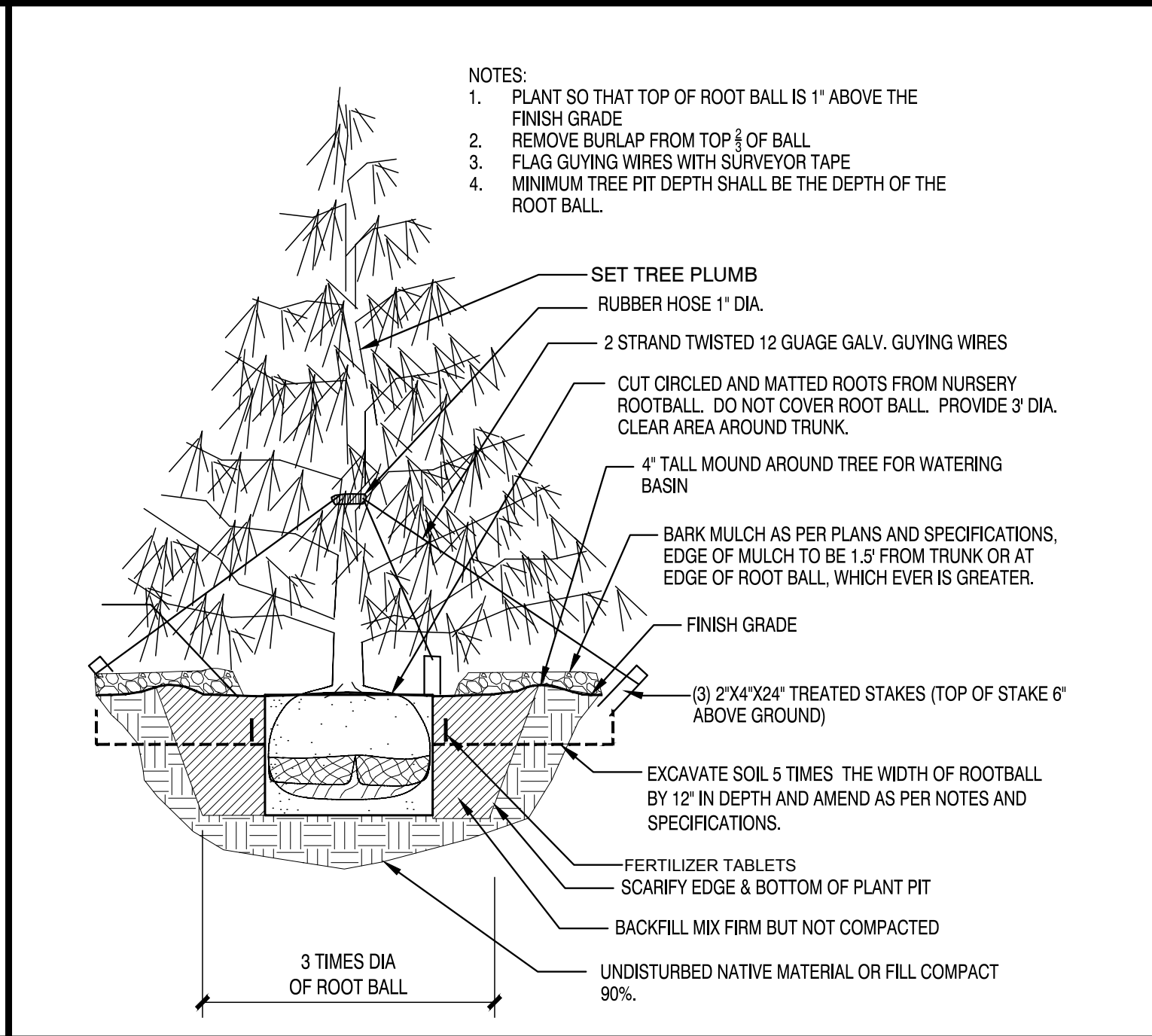
F DATE PALM TREE



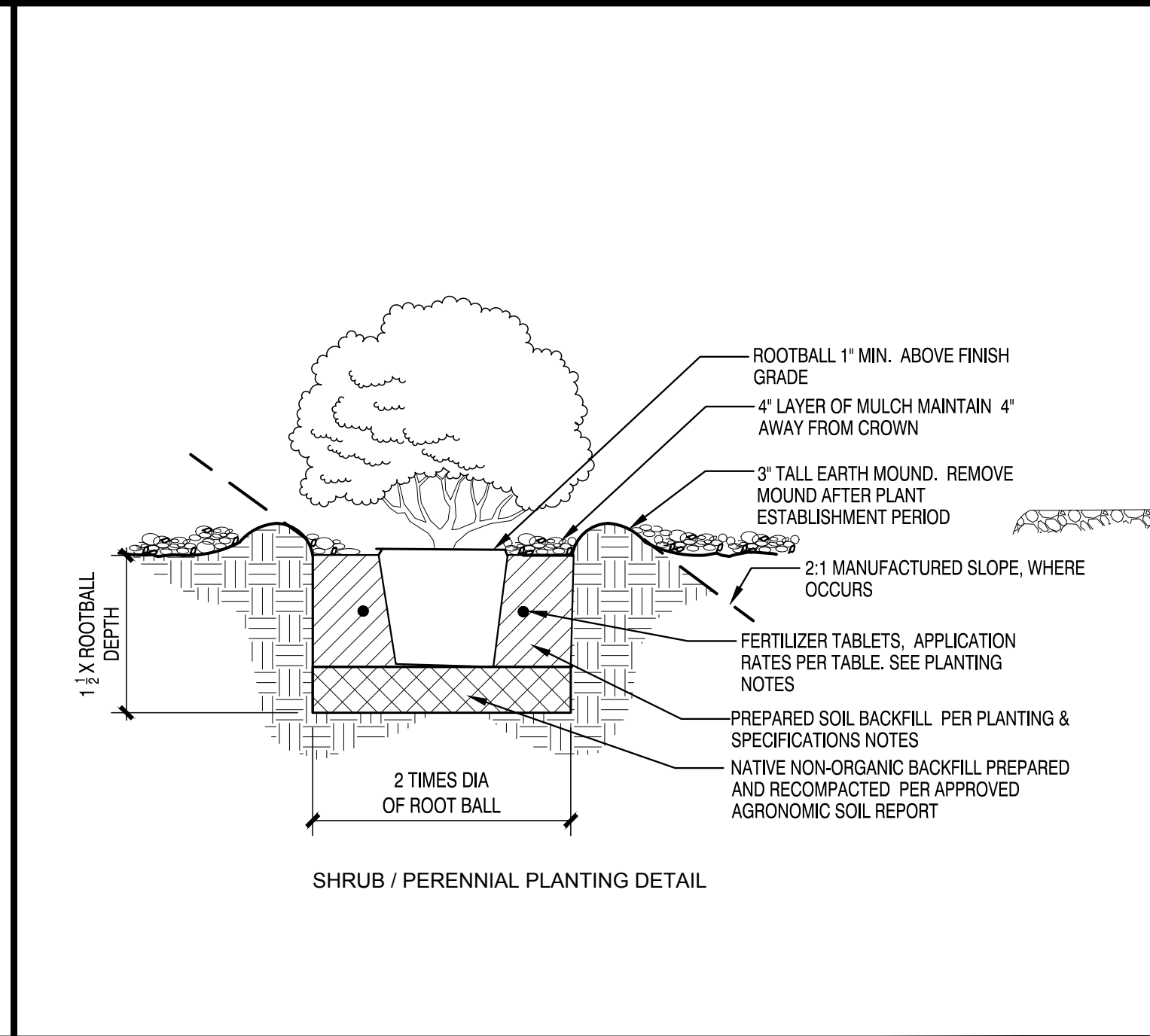
C TREE PLANTING (2" CAL. AND SMALLER)



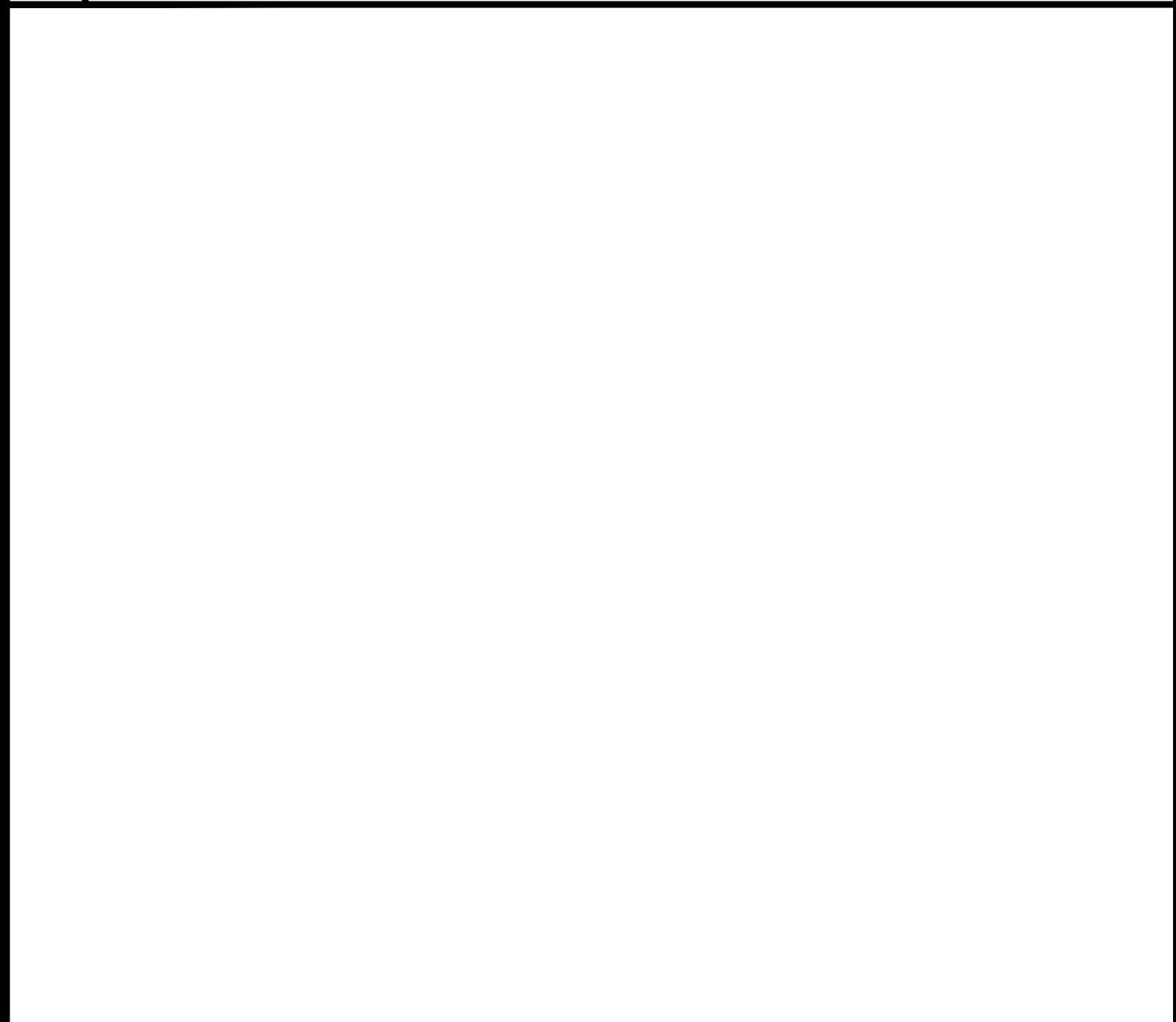
H OCOTILLO DETAIL



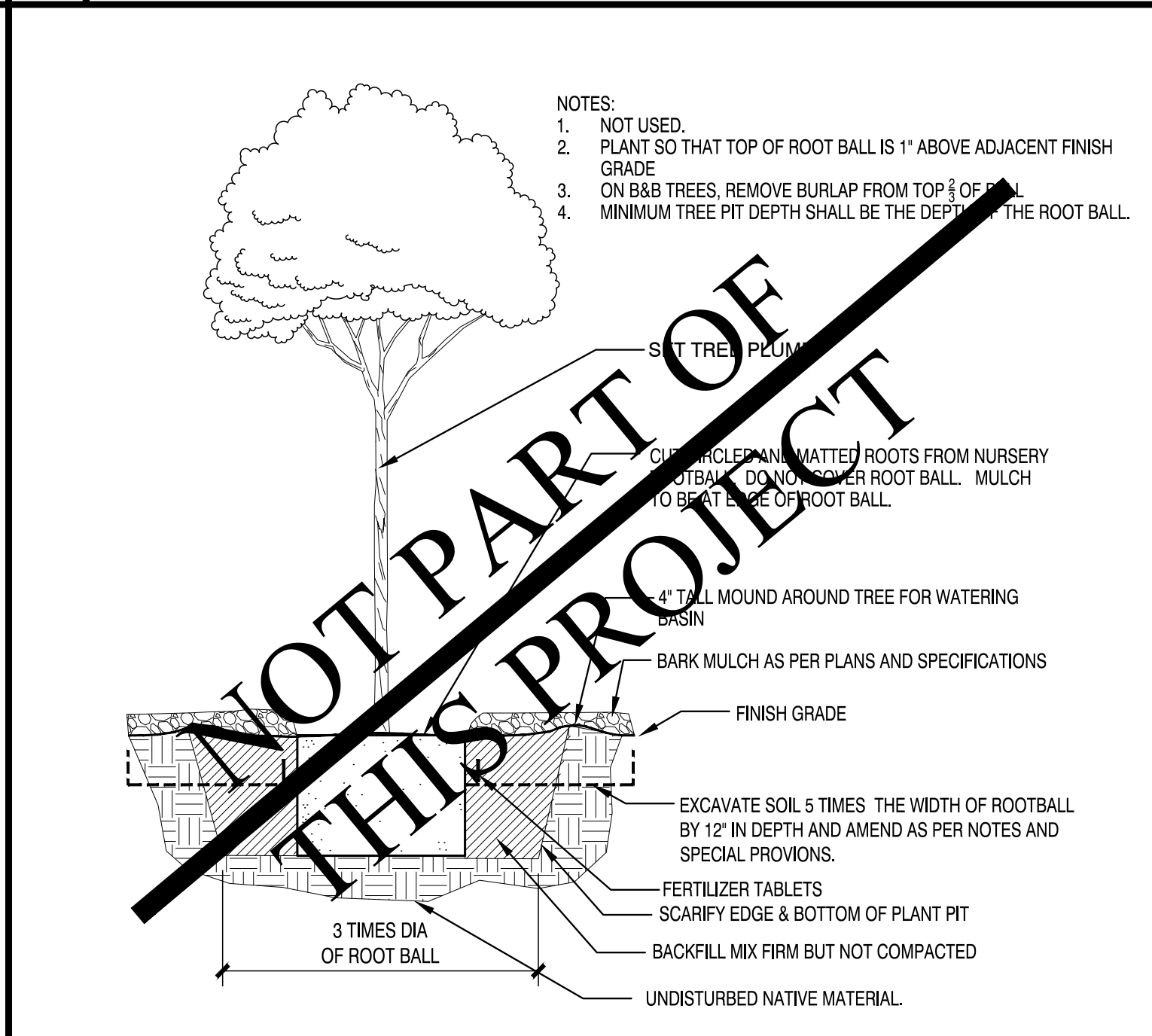
E EVERGREEN GUYING



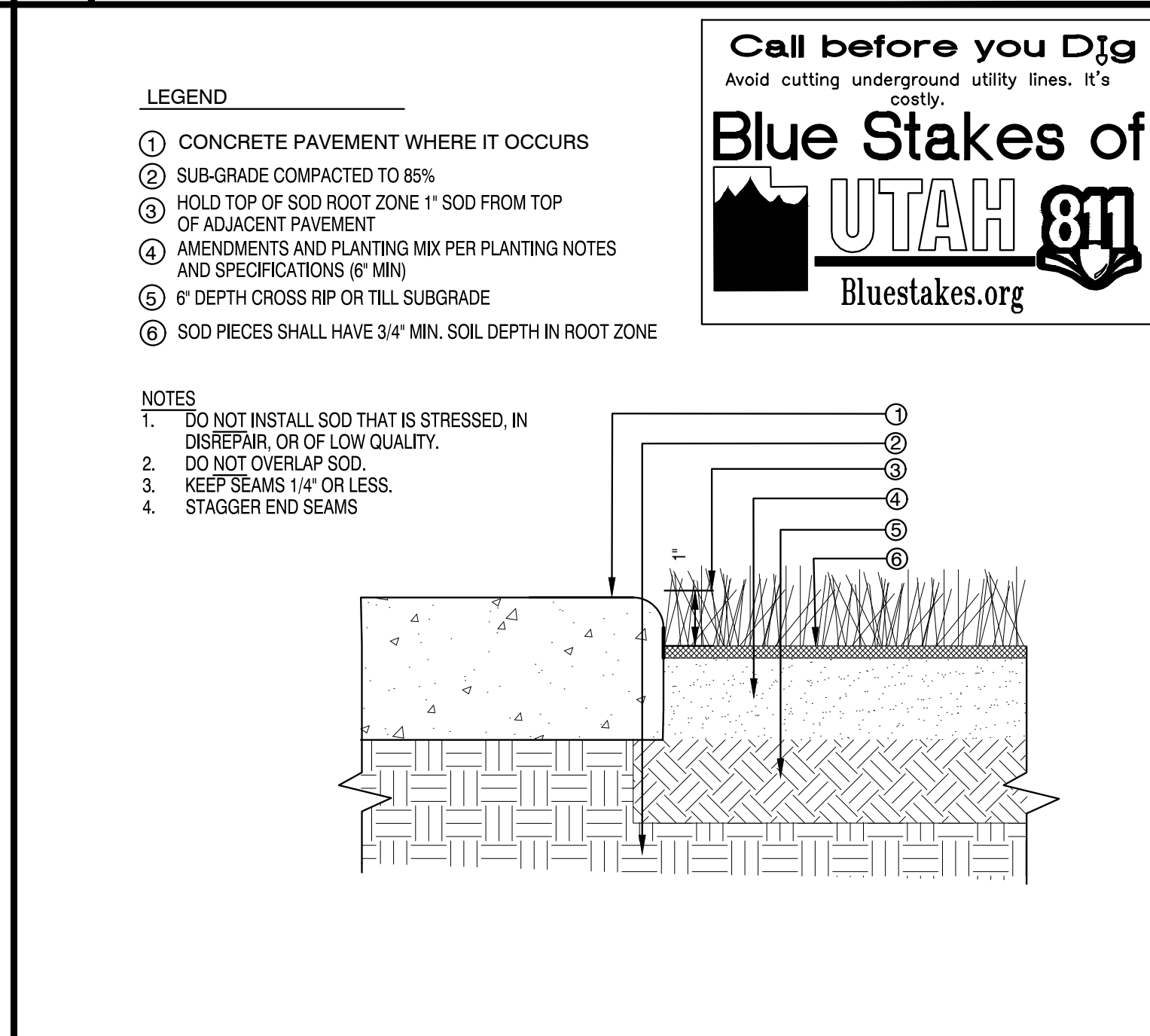
B SHRUB / PERRENIAL PLANTING



G VINE DETAIL



D TREE PLANTING (2-1/2" CAL. AND LARGER)



A SOD PLANTING

CIVISWORKS

PLANNING - LANDSCAPE ARCHITECTURE

URBAN DESIGN

13617 CRIMSON PARKWAY, SALT LAKE CITY, UTAH 84096

PHONE: 801.488.8888

LICENSED LANDSCAPE ARCHITECT

GREGORY G. GRAHAM

349753

2010-2019

STATE OF UTAH

By:

Date:

Revisions:

No.

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HAVOLINE xPRESS LUBE

SARATOGA SPRINGS, UTAH

PLANTING DETAILS

Scale:

SEE DETAILS

Date:

JUNE 10, 2019

Drawn By:

GGG

Approved By:

GGG

North

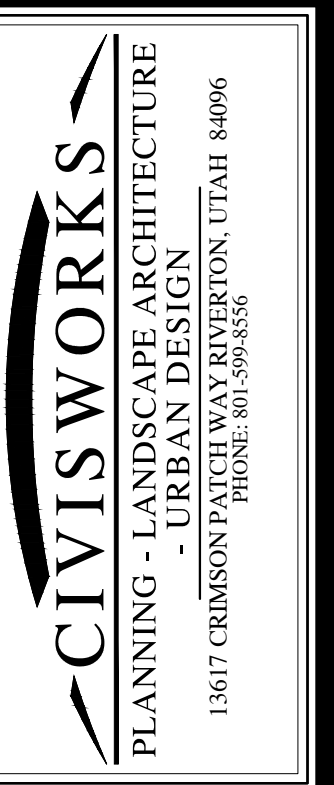
Job No.

19-011


Sheet No.

L-1.3

SECTION 02900	LANDSCAPING	originator and by contractor on-site for trees shipped in hot weather and to be sprayed on plants sensitive to moisture evaporation in hot water. E. Rock Mulch: as per plans and details. F. Boulders: as per plans and details. G. Organic or Bark Mulch: as per plans and details.	required to repair or replace any landscaping that is defective or becomes damaged. The cost of the necessary repairs or replacements shall be borne by the Contractor.	1.02 NOT USED	G. Immediately remove clippings from sodden areas after mowing and trimming. Leave short clippings on seeded areas to begin thatch build-up. H. Re-roll sod surface after one - two weeks to remove minor depressions or irregularities. I. Application of herbicides for weed control in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides. J. Application of pesticides in accordance with manufacturer's instructions. Remedy damage from use of pesticides. K. Application of fungicides for disease control in accordance with manufacturer's instructions. Remedy damage from use of fungicides. L. Immediately replace sod in areas which show deterioration, brown or bare spots. M. Provide a copy of Warranty form on company letterhead, prior to Substantial Completion.	
PART 1 - GENERAL				1.03 QUALITY ASSURANCE		
1.01 SCOPE OF WORK	A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work. 1. Furnish and place topsoil from outside sources where necessary. 2. Excavate tree pits. 3. Provide and plant all materials indicated on plan and plant list. 4. Stake and protect all trees and planted areas as needed. 5. Maintain all plant material until maintenance responsibility is transferred to the City upon Acceptance of the Work. 6. Clean up all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and beds. B. These specifications are complimentary to the drawings. C. Related Sections: 02300 - Earthwork 02800 - Irrigation System Improvements 02910 - Landscape Topsoil 02913 - Turf Grass and Soil Preparation	Note: Any or-equal rock source for 3-10-inch sized rock and boulders must produce the colors, hues and patterns depicted in the rock.	3.08 REPLACEMENT (See 1.04) A. At the end of the 1-year guarantee period, the project engineer will make another inspection to determine the condition of plants. All plants not in a healthy growing condition, as determined by the project engineer, will be noted and as soon as seasonal conditions permit shall be removed from the site and replaced with plants, the same species and sizes as originally specified. Such replacements shall be made in the same manner as specified for the original plantings, and at no extra cost. The guarantee on plants shall be limited to one replacement.	A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment and be delivered to the Construction Project Representative. B. Personnel: Employ only qualified personnel familiar with required work.		
		PART 3 EXECUTION		1.04 PREPARATION OF SOILS		
		3.01 SITE PREPARATION	A. Finished grades of all planting areas shall be left 2" below all walks and curbs. B. Contractor shall verify areas to receive landscape work are ready for such work prior to proceeding. If problems exist which will adversely affect landscape work or completion in a timely manner, notify general contractor immediately for resolution.	A. Existing Subsoil Preparation. 1. All areas to receive turf shall be graded to rough grades (-6") minus six inches from final topsoil finish grades (See also Civil Engineering Plans). Refer to plans and details as these documents may require greater depth of topsoil. 2. Contractor shall mix (till or disk) in gypsum into the existing site subsoil at the rate of 150 pounds per 1000 square feet and cultivate to a six-inch (6") depth. Contractor shall remove all existing rock or Caliche greater than two inches in diameter from the surface of the subsoil due to the tilling operations and crush smaller for re-use onsite as subsurface fill mixed in. 3. The amended subsoil finish grade shall be raked, and leveled (not rolled) to a maximum compaction of 80-85% optimum moisture content prior to placement of topsoil layer.	3.06 FERTILIZATION A. For FESCUE or BERMUDA sodden areas, apply one (1) pound of nitrogen/1000 square feet every two (2) weeks for first month and after first mowing, then apply a commercial fertilizer (16-6-8) plus iron at a rate of five pounds/1000 square feet. B. Additional fertilization and type shall be as required and recommended by the hydroseed supplier or sod grower to maintain a deep green turf color for acceptance by the construction project representative.	
		3.02 PLANTING OPERATIONS _ TREES, SHRUBS AND GROUNDCOVERS		***END OF SECTION***		
			PART 1 - GENERAL	SECTION 02910 LANDSCAPE TOPSOIL		
1.02 APPROVALS	All materials are subject to the approval of the Owner's Representative who shall have the power to reject any material found to be defective or not in conformance with the plans and specifications or defective workmanship. Contractor shall provide a list of plant material sources for approval by project engineer prior to ordering plant material.		1.01 SCOPE:		3.08 INSPECTION	
1.03 STORAGE	Store chemical fertilizers in a weatherproof storage place.		A. Subsurface and soils investigations.	a. Native onsite and imported topsoil shall be amended as per the soils agronomy report for turf areas.	A. Pre-Inspection Walk-Through 1. Notify construction project representative 48 hours in advance to schedule pre-inspection. 2. Work of this section shall be completely installed prior to scheduling of walk-through. 3. Generate a "punch list" of items to be corrected, prior to Final Inspection for Substantial Completion. 4. Furnish all required material and equipment and perform all work required to correct deficiencies.	
1.04 GUARANTEE	A. Guarantee plants for a period of one year after final acceptance, against: 1. Disease and unsatisfactory growth 2. Problems resulting from neglect or from abuse except damage caused by others beyond the Contractor's control. 3. Plants eaten by Rabbits or other Wildlife. If problem develops, install protective wire cages around plants as required. B. Remove and replace dead or unhealthy plants promptly during the growing season, or as otherwise directed by the Owner's Representative.	B. Obstruction Below Ground: Do not plant any plant with a large obstruction directly below the root ball. In the event that rock or obstructions are encountered in any plant pit excavation, alternate locations shall be selected by the Owner's Representative. C. Drainage: In the event that impervious caliche, rock or hardpan is encountered during digging operations, in tree pits or shrub pits, it shall be the responsibility of the Landscape Contractor to insure proper drainage in all pits. Minimum drainage requirements shall be the loss of water at the rate of 6" drop in water level per hour. All caliche, rock or hardpan encountered shall be disposed of off the site. Refer to Section 02910 "Landscape Topsoil and Subsurface Conditions". D. Planting Pits: Plant pits may be square or circular and shall have vertical sides and flat bottoms. Minimum hole sizes shall be as indicated as noted.	1.02 SOILS INFORMATION:	C. Contractor shall provide agronomy tests of topsoil samples and shall amend topsoil in accordance with the labs recommendations for growing turf. D. Amendments shall be incorporated only into topsoil by rototilling or disking to form a homogeneously blended mix. Do not mix with the existing site subsoil layer. E. The amended topsoil shall then be placed, water settled, re-graded, and brought to finish grades at a compaction rate of 80% to 85% optimum moisture content. Add additional amended topsoil as needed to insure minimum depth requirement.	B. Inspection For Substantial Completion 1. Contact construction project representative 48 hours in advance to schedule inspection. 2. Items deemed not acceptable by construction project representative shall be re-worked to the complete satisfaction of the construction project representative.	
1.05 SUBMITTALS	A. Test report for the site soil and any imported topsoil as tested by a qualified agency. Contractor shall bear all costs pertaining thereto. B. Pre-emergent herbicide manufacturer's data for approval.		1.03 SITE FAMILIARIZATION:	1.05 SUBMITTALS	3.10 TURF GUARANTEE AND MAINTENANCE	
			A. The Contractor must examine the site prior to bid and prior to the start of construction. B. Prior to the start of construction, the Contractor may perform additional borings or tests at no cost to the Owner. C. Caliche: Any caliche, rock, or hardpan encountered during construction shall be the responsibility of the contractor to remove at his expense. Any planting pits for trees and shrubs encountering caliche, rock, or hardpan shall have caliche, rock, or hardpan removed by the contractor and disposed of off-site.	A. Product Data: The Contractor shall submit as part of the project submittal package, six (6) complete sets of the supplier's guaranteed statement of composition, mixture, percentage of purity and germination for variety of sod, specified herein for approval by the construction project representative. B. Approval of the submittals shall be the Contractor's authorization to order the required material. There will be no deviation from the approved submittals without the written authorization of the construction project representative.	A. All turf shall be warranted for a period of one year, and shall be replaced within thirty (30) days if found to be dead or severely declining in health. B. Maintain all lawn areas within the project limits and through the duration of the establishment period ninety (90) days. This shall include watering, mowing (minimum one (1) per week or otherwise indicated), weeding and removal of debris. Any divots, holes, or ruts caused by walking or driving, and subgrade settlement, must be corrected immediately by repairing the subgrade and turf areas to the construction project representative's satisfaction at contractor's expense. The Contractor may want to erect temporary fencing to protect sodden areas from foot traffic or as required by the construction project representative	
1.06 INSPECTION AND ACCEPTANCE OF PLANT MATERIALS:	Plants are subject to inspection and approval at the place of growth or upon delivery for conformity to specification requirements as to quality, size, and variety. Such approval shall not impair the right of inspection upon delivery at the site or during the progress of work or right of rejection due to damage suffered in handling or transportation. Rejected plants shall be removed immediately from the site by the Contractor.		1.04 PLANTING SOILS:	1.06 WARRANTY/GUARANTY/MAINTENANCE PERIODS	3.11 TURF ESTABLISHMENT PERIOD	
PART II PRODUCTS			A. Imported or native soil may be used for landscape plantings. Onsite native topsoil may be used if agronomy soils report finds the native topsoil acceptable and amenable to landscape plantings. Amend native soil as per agronomy soils report. Imported topsoil will be provided as needed by the Contractor if existing native topsoil quantity is insufficient for a complete project. Contractor will be responsible for placement and amendment to topsoil and planting soils. Contractor shall have agronomy soils tests performed on any native topsoil and imported topsoil to be used in any landscape plantings and turf areas. Agronomy soils test results shall be submitted to Landscape Architect and Owner's Representative for approval. Soils tests shall provide narrative report describing soils being tested, its acceptability for landscape plantings, and the amendments needed for healthy and vigorous plant growth.	A. The Contractor shall warrant that the turf grasses installed under the work of this section, shall be in a healthy and flourishing condition at Substantial Completion and specified maintenance period for sod (See Section 3.10 and 3.11). B. Sodden turf areas shall exhibit a vibrant green color with no bare spots. Turf grass area(s) shall be free of dead or dying patches associated with disease or insect infestation, and free of weeds, rock or other debris. C. The Contractor shall replace any dead or dying materials that are not in a vigorous, thriving condition, weather permitting, upon notification of the Construction Project Representative. The Contractor shall replace material with the same species, variety, color and size as originally installed at no cost to owner. Contractor will not be held responsible to replace any dead or dying turf grass associated with improper maintenance of irrigation system by owner, vandalism or unusual weather phenomena after maintenance period.	A. The period for maintaining lawn areas shall last for 90 days after the initial inspection (when sod is 100% completed) and shall be subject to the construction project representative approval of work. The 90-day establishment period may be extended by the construction project representative if lawn areas are improperly maintained, or if establishment is insufficient, in the opinion of the construction project representative.	
2.01 PLANT MATERIALS	A. The Contractor shall furnish all plants shown on the drawings, as specified. 1. Plants required: The quantity, size, and manner in which to be furnished and the species, scientific and common names, are shown on the planting plans. In case of any discrepancy between the planting legen and the actual planting plan, the planting plan shall govern. B. Requirements: Plants shall be in accordance with American Standard for Nursery Stock, latest Edition, Standardized Plant Name by the American Joint Committee of Horticultural Nomenclature, and American National Standards Institute (ANSI); Publication Z60.1. Species and variety shall conform to botanical names where given. All plants shall be nursery grown and/or transplants from on-site staging area approved by project engineer. 1. All plants shall be hardy under climate conditions similar to those in the locality of the project. 2. All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease and insect pests, eggs, or larvae. They shall have healthy, well developed root systems but shall not be root bound. 3. Transplanted plant material shall be sound, healthy and well branched. Any plants damaged shall not be acceptable for replanting to final location. C. Substitutions: When plants of a specified kind or size are not available, substitutions may be made upon request by the Contractor, if approved by the project engineer. D. Container Grown Stock 1. Shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. Root bound plants shall not be accepted. It shall be the responsibility of the Contractor to check all plants for root bounding prior to installation. 2. Identification: Tag 10% minimum of the plants of each variety with botanical name conforming with the name of the American Joint Committee on horticultural nomenclature. 3. On-site mock nursery: A 10 percent representative of tagged plant material of each species shall be kept on site at all times, conforming to the plant schedule and specifications, in a well protected area. Any plant material delivered to the site shall meet or exceed the sample plant or shall be rejected.	E. Watering: Water each plant thoroughly immediately after planting. Fill each basin twice for the initial watering. Water as frequently as required to keep the plant adequately moist until well established and final acceptance by the project engineer.	Test Measurement:		***END OF SECTION***	
		3.03 PRUNING AND MULCHING	A. Each tree and shrub shall be pruned in accordance with the American Association of Nurserymen standards to preserve the natural character of the plant. B. All dead wood or suckers and all broken or badly bruised branches shall be removed. C. Pruning shall be done with clean, sharp tools. D. Cuts over 1" in diameter shall be painted with an approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. E. Mulch the entire area with three to four inches of organic material. Do not let mulch contact the tree trunk or shrub branch. If planting in a lawn, keep the tilled area free of grass.	1. Organic Matter % 2. Organic Nitrogen lbs/A 3. Nitrate - Nitrogen ppm &lbs/A 4. Available Nitrogen ppm 5. Available Phosphorus a. Bray P1 ppm b. Bicarbonate P ppm 6. Exchangeable Potassium ppm 7. Sulfate-Sulfur ppm 8. Exchangeable Magnesium ppm 9. Exchangeable Calcium ppm 10. Exchangeable Sodium ppm 11. Available Zinc ppm 12. Available Copper ppm 13. Available Iron ppm 14. Available Manganese ppm 15. Available Boron ppm 16. Lime Requirement lbs/1000 SF 17. Gypsum Requirement lbs/1000 SF 18. Soil Texture % sand, silt, clay 19. Electrical conductivity mmhos per cm 20. Salinity mmhos 21. SAR ratio		
		3.04 STAKING	A. Do not stake trees unnecessarily. If staking is required, use two stakes only on tree standards, three stakes minimum on multi-trunk trees. Place them outside the root ball and irrigation well at right angles to the prevailing wind. Make sure stakes penetrate undisturbed soil at least six inches. B. To determine tie height, hold trunk with one hand and bend canopy to one side. If canopy does not return to an upright position, move up the trunk and try again. Find lowest point on trunk at which the canopy will return to an upright position. Place ties about six inches above this point. Use one set of ties only. C. Fasten ties to stake so the cut ends are between the stake and the tree, not exposed on the outside of the stake. Twist wires to tighten (for wire type ties). There should be enough slack to allow the trunk and tie to move as a unit. D. Cut the stakes off below the canopy to prevent wounds to branches. E. Inspect and loosen ties periodically as the tree grows. Remove stakes as soon as possible.			
		3.05 ROCK AND ORGANIC MULCH AREAS		PART 2 - PRODUCTS		
2.03 BACKFILL MIX	A. Backfill Mix: For organic amendment, use well decomposed compost free of stones, sticks, soils and toxic substances harmful to plants. Total soluble salts shall be less than 1,000 ppm. The following formula shall be used as a backfill mix soil for plant material: Amount per cubic yard mix: 1. 80% - Topsoil (amended as per soil's agronomy report less organic amendments) 2. 20% - Bulk organic amendment B. If the Organic Amendment is not iron Fortified, then add Tri-C iron or equal with micros at rate of ¼ pounds per tree planting. Thoroughly incorporate into the backfill mix.			2.01 SOD		
2.04 BACKFILL MIX INSTALLATION	A. Apply amended soil mix per 2.03 at top 12 inches depth around plant rootballs. B. Trees 15 gallon and larger shall be backfilled with acceptable native soils to approximately one foot from top of rootball to bottom of rootball. Native soils shall not be toxic to plant growth. Native soil shall have Boron content shall be less than 1 PPM. The native soil shall be chemically treated as follows: 1. 1/2 pound of superphosphate per cubic yard of native soil unless soils agronomy report shows sufficient phosphorus 2. Two (2) pounds of iron sulfate per cubic yard of native soil. 3. Native soil shall be pulverized and chemical treatments thoroughly incorporated into the native soil. C. Slow release fertilizer tablets shall be placed in backfill mix at rates listed in notes and details.			A. Varieties 1. As per plans and details. B. Contractor shall remove plastic webbing during installation of Bermuda grass type sod only in soccer fields areas. C. A full and healthy stand of Grass shall be actively growing. D. Each grass type shall only come from one (1) farm location. If additional sources for each grass type is needed due to availability from original source, contractor shall submit proof (soils analysis) that the farm has similar soil type for growing sod (item E). E. Sod shall be farm grown on a sand base soil type. (No Clay loam soil sources shall mix with sandy loam soil sources). F. If the sod for each grass type comes from more than one location, during the submittal phase, the contractor shall submit a map or diagram of the project site to the Landscape Architect proposing where the sod sources will be installed on site; grouping the same sod sources together.		
2.05 FERTILIZER TABLETS	A. Fertilizer: Agriform slow release, 21 gram, 20-10-5 tablets for trees or approved equal. It shall be delivered to the site in containers, each fully labeled and bearing the name or trademark and warranty of the producer. B. All plants one gallon size and larger shall be fertilized with fertilizer tablets as per planting notes.			PART 3 - EXECUTION		
2.06 LANDSCAPE MATERIALS	A. Chemical Treatment Material: EPA registered and approved seed pre-emergent herbicide. Use requires approval of the Owner's Representative. B. Stakes: Stakes supporting trees shall be minimum 2" diameter lodgepole pine and capable of standing in the ground at least two years. C. Tree ties: As noted on plans and details D. Anti-Desiccant: Anti-desiccant shall be "Wilt Pruf" or equal, delivered in manufacturer's containers and used according to the manufacturer's instructions. This product shall be used by plant			3.01 PREPARATION OF PLANTING AREAS FOR THE INSTALLATION OF TURF GRASS		
				A. Sod planting areas shall be prepared as specified in Part 1 - General. B. If the planting area is not in an approved planting condition, the Contractor shall fine grade the planting area to a smooth, even surface with a loose, uniform fine texture. Roll, rake, and drag the planting areas to remove ridges and to fill depressions, as required to establish finish grades. C. Moistened prepared sod planting areas before planting, if soil is dry. Water thoroughly and allow surface moisture to dry before installing lawns, or grasses. Do not create muddy soil conditions. D. Planting areas shall be restored to specified condition, if eroded or otherwise disturbed, after fine grading and prior to turf grass installation.		
				Top soil shall consist of friable soil of loam character. Topsoil shall be loam, sandy loam, silt loam, or sandy clay loam as per the Textural Triangle National Soils Handbook, Part 603-5. It shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones larger than ¾ inch in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Requirements for imported top soil shall be as follows: 1. TOPSOIL Electrical conductivity Shall not exceed 3.0 ds/m @ 25 degrees C pH range 6.0 - 8.0 (saturated paste) Soluble Salts Less than 2.5 (saturated paste) SAR Less than 2 (saturated paste) Boron Less than 1 ppm as per saturation extract Sand 20 -70% (hydrometer) Silt 20 -70% (hydrometer) Clay 10 -30% (hydrometer) ***END OF SECTION***	3.02 SOD INSTALLATION	
		3.07 INSPECTION, ACCEPTANCE AND PLANT ESTABLISHMENT/MAINTENANCE PERIOD	TURF GRASS AND SOIL PREPARATION		3.03 CARE AFTER SOD INSTALLATION	
		A. The project engineer shall inspect the planting and related work upon written request by the General Contractor when all landscaping work is complete. The effective beginning date for plant establishment/maintenance period shall begin when the project is determined to be substantially complete. The plant establishment/maintenance period shall be for a period of 90 calendar days, but is subject to extension by the project engineer if the landscape areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary. B. At final project acceptance or at the end of the plant establishment/maintenance period, a final acceptance inspection of the planted areas will be made by the project engineer. C. All requests for inspections shall be received at least five (5) days before anticipated date of inspection. D. Responsibility of planted area: Until the project is finally accepted, the Contractor shall be	PART 1 - GENERAL		A. After application, the Contractor shall not operate equipment or walk over the sodded areas. B. The Contractor shall determine routine watering schedules. C. Keep all areas moist. During the first 10 days, it may be necessary to irrigate multiple times per day to prevent drought. Evenly water, but prevent runoff. D. Mow grass at regular intervals to maintain at maximum height of 2-1/2 inches. Do not cut more than 1/3 of grass blade at any one mowing. Use of Rotary mower is acceptable for fescue and perennial rye. E. For Bermuda, mow grass at regular intervals to maintain a maximum height of 3/4" height. Do not cut more than 1/3 of grass blade at any one mowing. Only use horizontal reel type mowers for Bermuda, no exceptions. F. Neatly trim all edges and hand clip where necessary.	
			1.01 SCOPE OF WORK			
			A. Related Sections: 02300 - Earthwork 02800 - Irrigation System 2900 - Landscaping 02910 - Landscape Topsoil B. The Work under this Section shall consist of furnishing all labor, materials and incidentals needed to install new topsoil and turf grass in accordance with these Specifications.			



PLANNING - LANDSCAPE ARCHITECTURE
- URBAN DESIGN
349753
13617 CRIMSON CIRCLE, SALT LAKE CITY, UTAH 84096
PHONE: 801.468.8888



LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRAHAM
349753
2010-2018
STATE OF UTAH

NO SCALE

Date: JUNE 10, 2019

Drawn By: GGG

Approved By: GGG

North

Job No.

19-011

Sheet No.

L-1.4

HAVOLINE xPRESS LUBE
SARATOGA SPRINGS, UTAH







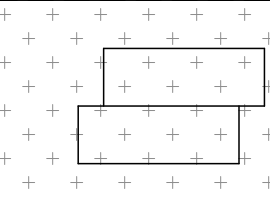










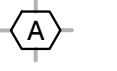

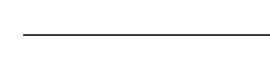

PLANTING SPECIFICATIONS

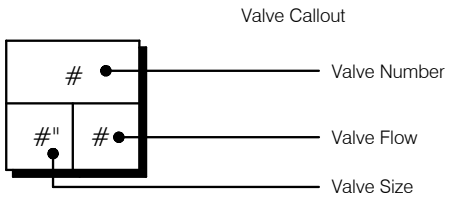
Call before you Dig

Avoid cutting underground utility lines. It's costly.

Blue Stakes of UTAH 811

Bluestakes.org

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 HE-VAN Series Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Drip Zone Flush Valve 3/4" PVC BALL VALVE IN 10" VALVE BOX		K, SHEET L-5.3
	Drip Air Relief Valve 3/4" MALE PIPE THREAD AIR/VACUUM RELIEF VENT. INSTALL AT HIGH POINT IN DRIP IRRIGATION ZONES AND SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. AIR RELIEF VALVE TO BE UV RESISTANT AND HAVE MAXIMUM PRESSURE RATING OF 150 PSI.		J, SHEET L-5.3
	Area to Receive Drip Emitters GPH Irrigation GPST-M Threaded pressure compensating drip emitter with 1/2" (1.27cm) FIPT inlet and Diffuser Cap Outlet and Mulch Camo color. Brown=0.5gph; Black=1.0gph; Green=2.0gph; Yellow=4.0gph; Tan=6.0gph; Gray=8.0gph; Orange=10gph.		N, SHEET L-5.3
	Emitter Notes:		
	2.0 GPH emitters (1 assigned to each 1 gal plant)		
	4.0 GPH emitters (6 assigned to each 15 gal. plant)		
	2.0 GPH emitters (1 assigned to each 2 gal plant)		
	4.0 GPH emitters (6 assigned to each 2" Cal. plant)		
	2.0 GPH emitters (1 assigned to each 5 gal. plant)		
	4.0 GPH emitters (6 assigned to each 6" Ht. plant)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Drip Zone Valve - Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.		G, SHEET L-5.3
	Turf Zone Valve - Rain Bird PESBR-PRS-D 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.		D, SHEET L-5.3
	Rain Bird 33-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		E, SHEET L-5.3
	ISOLATION Valve HAMMOND IB845 BRASS GATE VALVE, SIZE AS PER LINE		F, SHEET L-5.3
	Rain Bird PESBR 1" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.		C, SHEET L-5.3
	Drip Zone Pressure Reducing Valve SENNINGER PMR-MF-40 OR PRL-40 PRESSURE REDUCING VALVE FOR DRIP IRRIGATION ZONE, FOR FLOWS 2-20 GPM, USE PMR-MF-40 WITH 40 PSI OULET PRESSURE AND 1" INLET/OUTLET SIZE, FOR FLOWS BELOW 2 GPM, USE PRL-40 WITH 40 PSI OULET PRESSURE AND 3/4" INLET/OUTLET SIDE		G, SHEET L-5.3
	HydroPoint WTL-C-18-PL High-Impact Plastic NEMA 3R rated, key-lock entry, in stainless steel pedestal enclosure		H, SHEET L-5.3
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install as per manufacture's details and specifications. Locate sensor out of reach with unblocked access to rainfall.		
	Creative Sensor Technology FSI-T10-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.		R, SHEET L-5.3
	DRIP ZONE FILTER GPH IRRIGATION PRODUCTS MODEL GYFI150 DRIP ZONE FILTER, STAINLESS STEEL 150 MESH, USE 3/4" ON 3/4" PVC LINES AND 1" ON 1" PVC LINES. PROVIDE 1 MINIMUM PER VALVE. FILTERS ARE REQUIRED ON EACH VALVE EVEN IF NOT SHOWN ON PLAN, SEE DRIP CONTROL VALVE DETA		G, SHEET L-5.3
	V.I.T. Products SB-16SS Stainless steel pedestal mount controller enclosure with top entry. 16"W, 38"H, 15.5"D (40.64cm W, 96.52cm H, 39.37cm D).		H, SHEET L-5.3
	Water Meter 1" New 1" water meter on pressure irrigation secondary water line.		
	Irrigation Lateral Line: PVC Schedule 40		M, SHEET L-5.3
	Irrigation Mainline: PVC Schedule 40		M, SHEET L-5.3



DRIP IRRIGATION NOTES:

- DRIP EMITTERS SHALL BE PLACED AROUND ROOTBALL SHRUBS AND ON ROOTBALL AND AROUND TREES AS PER DETAILS. CONTRACTOR SHALL ENSURE ROOTBALL OF PLANT MATERIALS RECEIVES WATER FROM THE EMITTERS AND WETS THE SURROUNDING SOIL FOR ROOT GROWTH.
- EMITTERS SHALL BE ATTACHED TO GPH IRRIGATION PRODUCTS BRAND MALE ADAPTERS MODEL NO. G436-005 ON FLEXIBLE PVC HOSE MODEL NO. GPVCAR 050 IPS.
- CONTRACTOR MAY USE GPH IRRIGATION PRODUCTS BRAND PRE-ASSEMBLED IH OR G FLEX RISERS IN LIEU OF ABOVE REQUIREMENT FOR EMITTER ATTACHMENT AND FLEXIBLE PVC.
- MAXIMUM OF 8 EMITTERS PER LENGTH OF FLEXIBLE PVC.
- USE WELD-ON P-70 PRIMER W/ IPS-795 PVC SOLVENT CEMENT ON ALL FLEXIBLE PVC HOSE AND BLACK PVC ADAPTERS.
- AL DRIP ZONES SHALL HAVE MINIMUM OF ONE AIR RELIEF VALVE INSTALLED AT THE HIGH POINT OF THE ZONE AS PER PLAN, SCHEDULE, AND DETAILS. SOME DRIP ZONES MAY HAVE MULTIPLE AIR RELIEF ZONES.

CRITICAL ANALYSIS

Generated: 2019-05-20 11:40

P.O.C. NUMBER: 01

Water Source Information: New 1" water meter on pressure irrigation secondary water line.

FLOW AVAILABLE

Water Meter Size: 1"

Flow Available: 20.23 gpm

PRESSURE AVAILABLE

Static Pressure at POC: 75.00 psi

Elevation Change: 4.00 ft

Service Line Size: 1"

Length of Service Line: 6.00 ft

Pressure Available: 72.00 psi

DESIGN ANALYSIS

Maximum Station Flow: 16.42 gpm

Flow Available at POC: 20.23 gpm

Residual Flow Available: 3.81 gpm

Critical Station: 7

Design Pressure: 30.00 psi

Friction Loss: 1.00 psi

Fittings Loss: 0.10 psi

Elevation Loss: 0.00 psi

Loss through Valve: 2.71 psi

Pressure Req. at Critical Station: 33.81 psi

Loss for Fittings: 0.77 psi

Loss for Main Line: 7.89 psi

Loss for POC to Valve Elevation: 0.00 psi

Loss for Backflow: 0.00 psi

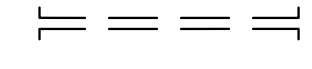
Loss for Master Valve: 2.71 psi


Loss for Water Meter: 1.48 psi


Critical Station Pressure at POC: 46.46 psi

Pressure Available: 72.00 psi

Residual Pressure Available: 25.54 psi

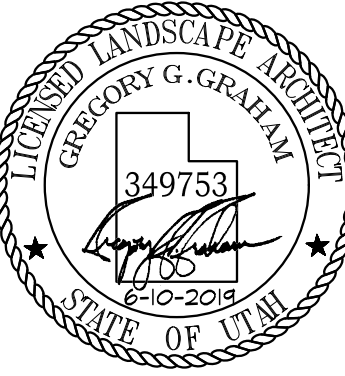
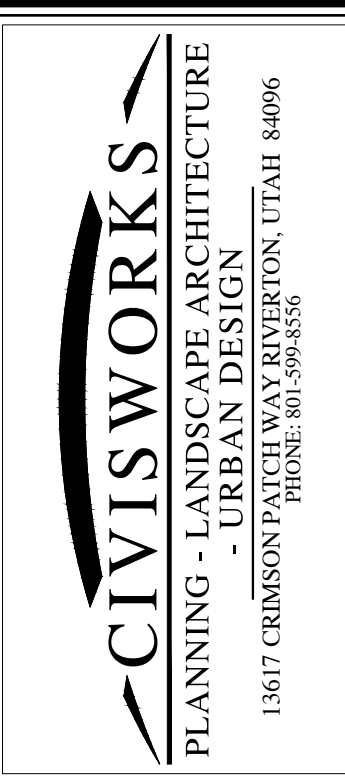
	SLEEVES & CONDUIT
	PVC SCH 40 SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED OR 4" WHICH EVER IS GREATER. PROVIDE (2) SLEEVES: 1 FOR FOR ITEM TO BE SLEEVED AND 1 FOR FUTURE USE. CAP SLEEVE FOR FUTURE USE TO KEEP CLEAN.

	NEW 1" SECONDARY WATER METER
	INSTALL NEW SERVICE LINE AND 1" WATER METER TO EXISTING 6" SECONDARY WATER MAINLINE IN THE RIGHT OF WAY OF 1500 NORTH. SERVICE LINE FROM EXISTING 6" MAINLINE TO THE METER SHALL BE 1 1/2" CT5 SDR-9 POLY PIPE. SADDLE TO BE DOUBLE BRASS BAND. SEE CITY STANDARD DETAIL FOR METER INSTALLATION ON SHEET PI-6A AND ALL OTHER APPLICABLE CITY DETAILS AND STANDARDS.

	IRRIGATION SMART CONTROLLER
	PLEASE NOTE THAT THE PROPOSED IRRIGATION CONTROLLER IS AN ADVANCED SMART IRRIGATION CONTROLLER THAT WATERS BASED ON ET, ACCOUNTS FOR NATURAL PRECIPITATION, AND ADJUSTS WATERING RUNTIMES ACCORDINGLY.

GENERAL IRRIGATION NOTES:

- THE IRRIGATION SYSTEM POINT OF CONNECTION IS AFTER THE EXISTING CULINARY WATER METER AND SHALL BE AS PER LEGEND AND PLAN.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM NEEDED OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECT. THE CONTRACTOR SHALL TEST ONSITE WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT THE EXISTING PRESSURE. IN THE EVENT THE EXISTING PRESSURE IS LESS THAN THE PRESSURE NEEDED AS INDICATED ON THE PLANS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND DESIGN PROFESSIONAL TO DETERMINE IF ADJUSTMENTS TO THE SYSTEM ARE NECESSARY. IF THE EXISTING PRESSURE IS NOT REPORTED PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ASSUME ALL AND FULL RESPONSIBILITY FOR ANY CONSTRUCTION REVISIONS NECESSARY AT NO ADDITIONAL COST TO PROJECT.
- 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE INSTALLED AS PER ALL GOVERNING CODE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL CONNECTION FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER. ELECTRICAL WORK SHALL BE AS PER THE STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, AND GOVERNING CODE.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICT BETWEEN THE IRRIGATION SYSTEM, PLANTING, AND ENGINEERING FEATURES.
- CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES, UTILITIES, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXISTING THAT MIGHT HOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND LIABILITY FOR ANY REVISIONS NECESSARY AT NOT ADDITIONAL COST TO PROJECT.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER CONTRACTORS AND TRADES AND VERIFY THE LOCATION AND INSTALLATION OF SLEEVES THROUGH WALLS, UNDER ROADS, PAVING STRUCTURES, AND OTHER SITE ELEMENTS AS SHOWN ON THESE IRRIGATION DRAWINGS.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, ON ALL SWING JOINTS, AND ON ALL VALVE ASSEMBLIES.
- CONTRACTOR SHALL PROVIDE GATE VALVES ON THE MAINLINE AS PER PLAN.
- FOR TRADITIONAL WIRED SYSTEM, WIRE SHALL BE UF-UL AMERICAN WIRE GAUGE 12 OR 14 SOLID COPPER DIRECT BURIAL WIRE. GAUGE SIZED ACCORDINGLY FOR LENGTH AS PER MANUFACTURES DETAILS AND SPECIFICATIONS. USE WHITE WIRE FOR COMMON GROUND WIRE. USE EASILY DISTINGUISHED COLORS FOR CONTROL WIRE. COMMUNICATION WIRE BETWEEN CONTROLLER AND REMOTE VALVES MAY BE BURIED DIRECTLY IN SOIL.
- FOR TWO-WIRE SYSTEM, CONTRACTOR SHALL USE RAIN BIRD MAXIWIRE OR EQUIVALENT. WIRE SHALL BE SIZED APPROPRIATELY FOR LENGTH AS PER MANUFACTURE'S DETAILS AND SPECIFICATIONS. WIRE SHALL BE RATED FOR DIRECT BURIAL.
- COMMUNICATION CABLE FOR FLOW SENSOR TO CONTROLLER SHALL BE PAIGE ELECTRIC P7315D CONFORMING TO REA PE-39. COMMUNICATION WIRE BETWEEN FLOW SENSOR AND CONTROLLER SHALL BE IN A 1 1/2" PVC CONDUIT.
- ALL WIRE SPLICES SHALL BE MADE WITH 3M DBR-Y AS PER MANUFACTURE'S DETAILS AND SPECIFICATIONS. ALL SPLICING SHALL OCCUR WITHIN THE VALVE BOX AT VALVE LOCATIONS.
- CONTROLLER(S) SHALL BE PROGRAMMED TO WORK WITH CLIENTS COMPUTER SYSTEM AS NEEDED.
- CONTRACTOR SHALL INSTALL PULL BOXES EVERY 200 FEET, AT ALL CHANGES IN DIRECTION OF 30° OR MORE, AND AT THE END OF RUNS WHERE EVER IRRIGATION COMMUNICATION WIRES ARE TO BE INSTALLED. SEE IRRIGATION DETAILS.
- ON TWO-WIRE SYSTEMS, CONTRACTOR SHALL PLACE APPROPRIATE LINE SURGE PROTECTORS AT THE APPROPRIATE INTERVAL ON THE TWO-WIRE COMMUNICATION WIRE AS PER CONTROLLER MANUFACTURE'S DETAILS AND SPECIFICATIONS.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL, PRIOR TO CONSTRUCTION, OF THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REPAIR DISTURBED TURF AND PLANTING AREAS IN EXISTING LANDSCAPED AREAS TO PRE-CONSTRUCTION OR LIKE NEW CONDITIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.



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HAVOLINE xPRESS LUBE SARATOGA SPRINGS, UTAH	IRRIGATION NOTES AND LEGEND
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NO SCALE

Date:
JUNE 10, 2019

Drawn By:
GGG

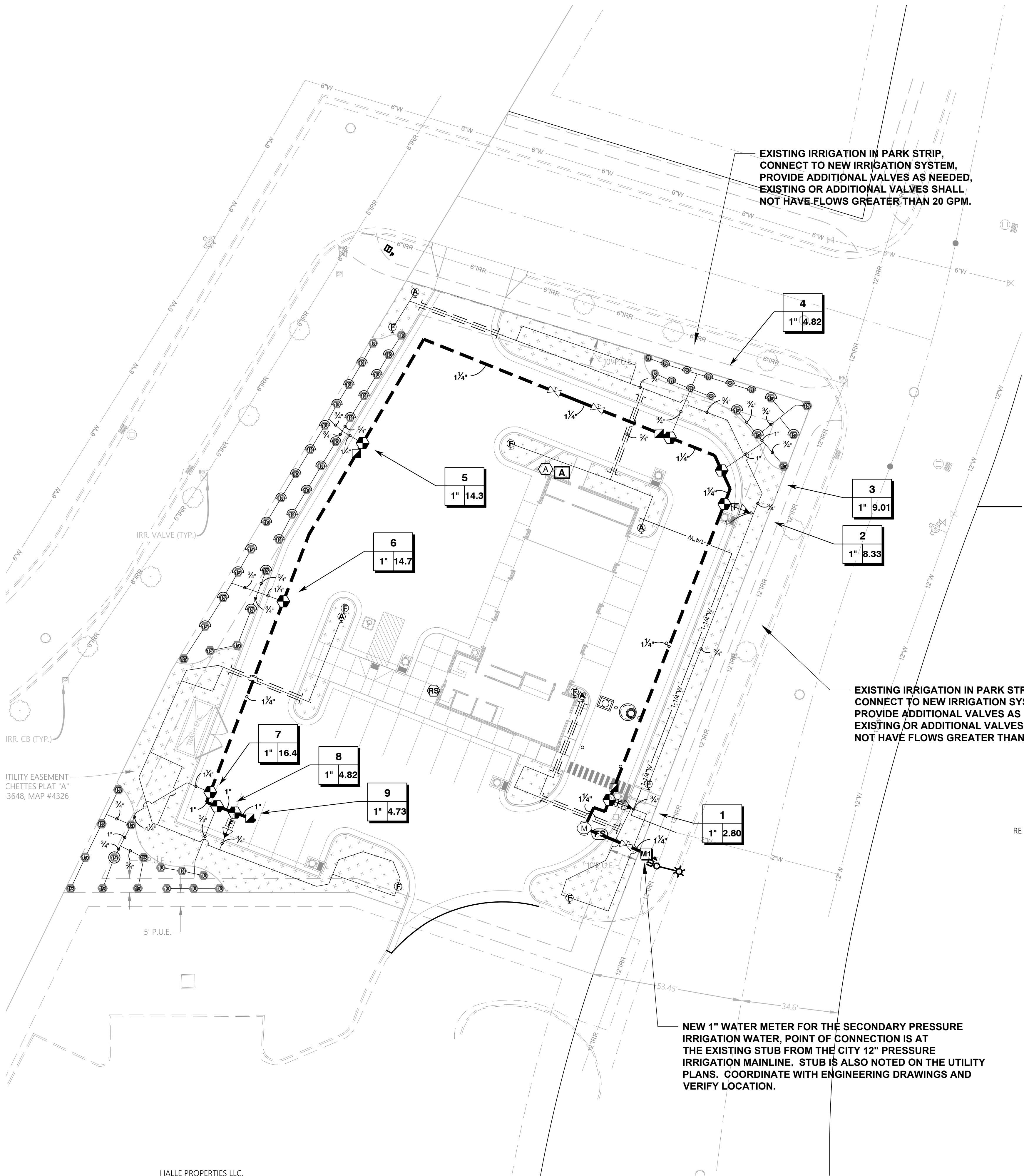
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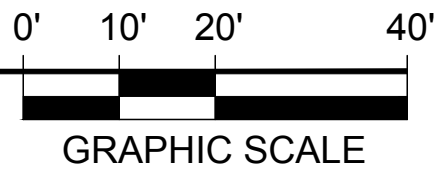
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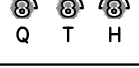





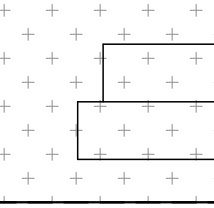










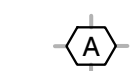

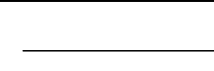

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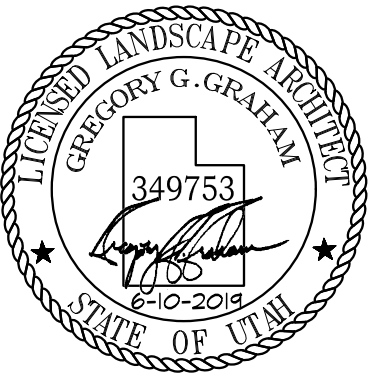
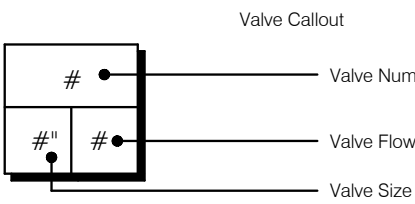




PLAN



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
	Rain Bird 1804 HE-VAN Series Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	B, SHEET L-2.3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Drip Zone Flush Valve 3/4" PVC BALL VALVE IN 10" VALVE BOX		K, SHEET L-5.3
	Drip Air Relief Valve 3/4" MALE PIPE THREAD AIR/VACUUM RELIEF VENT. INSTALL AT HIGH POINT IN DRIP IRRIGATION ZONES AND SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. AIR RELIEF VALVE TO BE UV RESISTANT AND HAVE MAXIMUM PRESSURE RATING OF 150 PSI.		J, SHEET L-5.3
	Area to Receive Drip Emitters GPM Irrigation GPST-M Threaded pressure compensating drip emitter with 1/2" (1.27cm) FIPT inlet and Diffuser Cap Outlet and Mulch Camo color. Brown=0.5gph; Black=1.0gph; Green=2.0gph; Yellow=4.0gph; Tan=6.0gph; Gray=8.0gph; Orange=10gph.		N, SHEET L-5.3
	Emitter Notes:		
	2.0 GPH emitters (1 assigned to each 1 gal plant)		
	4.0 GPH emitters (6 assigned to each 15 gal. plant)		
	2.0 GPH emitters (1 assigned to each 2 gal plant)		
	4.0 GPH emitters (6 assigned to each 2" Cal. plant)		
	2.0 GPH emitters (1 assigned to each 5 gal. plant)		
	4.0 GPH emitters (6 assigned to each 6" Ht. plant)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Drip Zone Valve - Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.		G, SHEET L-5.3
	Turf Zone Valve - Rain Bird PESBR-PRS-D 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.		D, SHEET L-5.3
	Rain Bird 33-DNP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		E, SHEET L-5.3
	ISOLATION Valve HAMMOND IB645 BRASS GATE VALVE, SIZE AS PER LINE		F, SHEET L-5.3
	Rain Bird PESBR 1" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.		C, SHEET L-5.3
	Drip Zone Pressure Reducing Valve SENNINGER PMR-MF-40 OR PRL-40 PRESSURE REDUCING VALVE FOR DRIP IRRIGATION ZONE, FOR FLOWS 2-20 GPM, USE PMR-MF-40 WITH 40 PSI OULET PRESSURE AND 1" INLET/OUTLET SIZE, FOR FLOWS BELOW 2 GPM, USE PRL-40 WITH 40 PSI OULET PRESSURE AND 3/4" INLET/OUTLET SIDE		G, SHEET L-5.3
	HydroPoint WTLC-C-18-PL High-Impact Plastic NEMA 3R rated, key-lock entry, in stainless steel pedestal enclosure		H, SHEET L-5.3
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install as per manufacture' s details and specifications. Locate sensor out of reach with unblocked access to rainfall.		
	Creative Sensor Technology FSI-T10-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.		R, SHEET L-5.3
	DRIP ZONE FILTER GPH IRRIGATION PRODUCTS MODEL GVF150 DRIP ZONE FILTER, STAINLESS STEEL 150 MESH, USE 3/4" ON 3/4" PVC LINES AND 1" ON 1" PVC LINES. PROVIDE 1 MINIMUM PER VALVE. FILTERS ARE REQUIRED ON EACH VALVE EVEN IF NOT SHOWN ON PLAN, SEE DRIP CONTROL VALVE DETA		G, SHEET L-5.3
	V.I.T. Products SB-16SS Stainless steel pedestal mount controller enclosure with top entry. 16"W, 38"H, 15.5"D (40.64cm W, 96.52cm H, 39.37cm D).		H, SHEET L-5.3
	Water Meter 1" New 1" water meter on pressure irrigation secondary water line.		
	Irrigation Lateral Line: PVC Schedule 40		M, SHEET L-5.3
	Irrigation Mainline: PVC Schedule 40		M, SHEET L-5.3



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No.	Revisions	Date	By

HAVOLINE xPRESS LUBE
SARATOGA SPRINGS, UTAH

IRRIGATION
PLAN

Scale:
1" = 20'
Date:
JUNE 10, 2019
Drawn By:
GGG
Approved By:
GGG

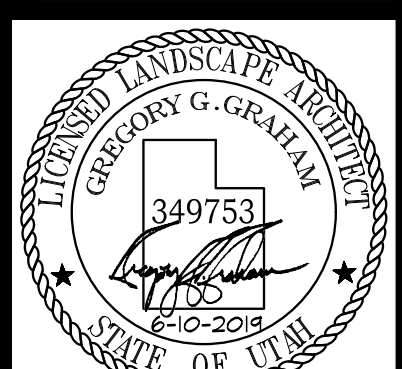
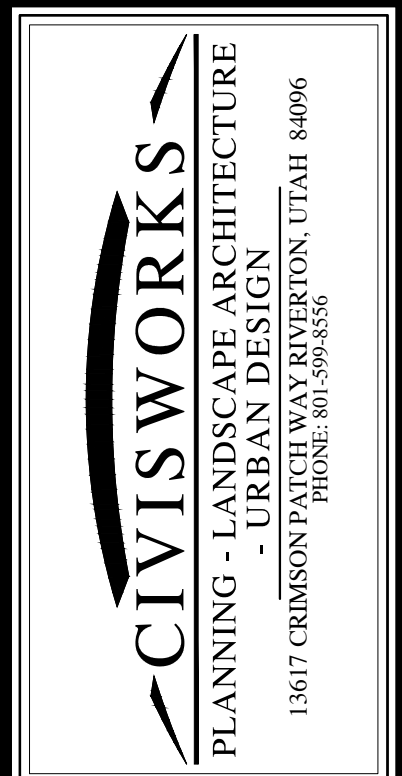
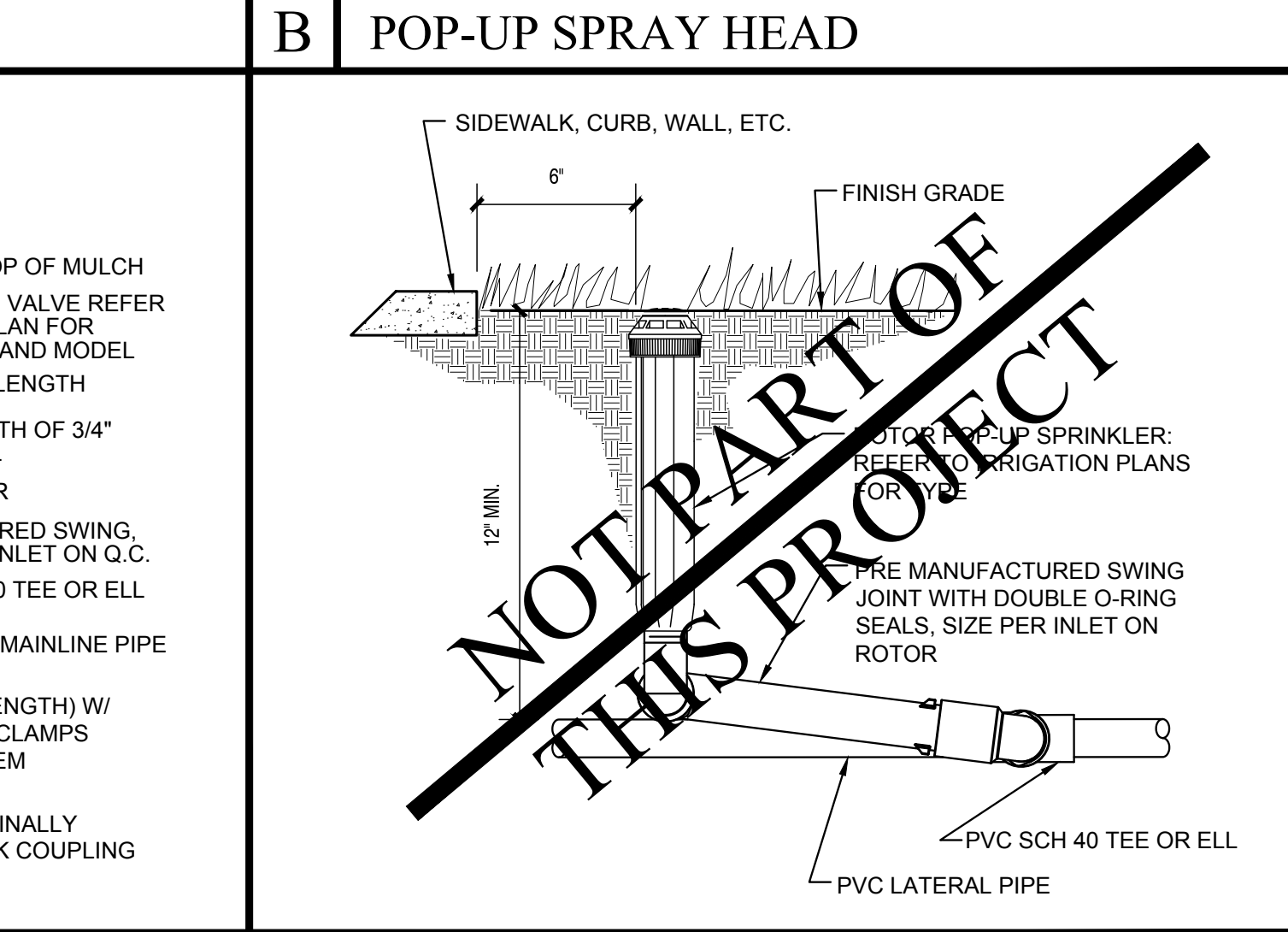
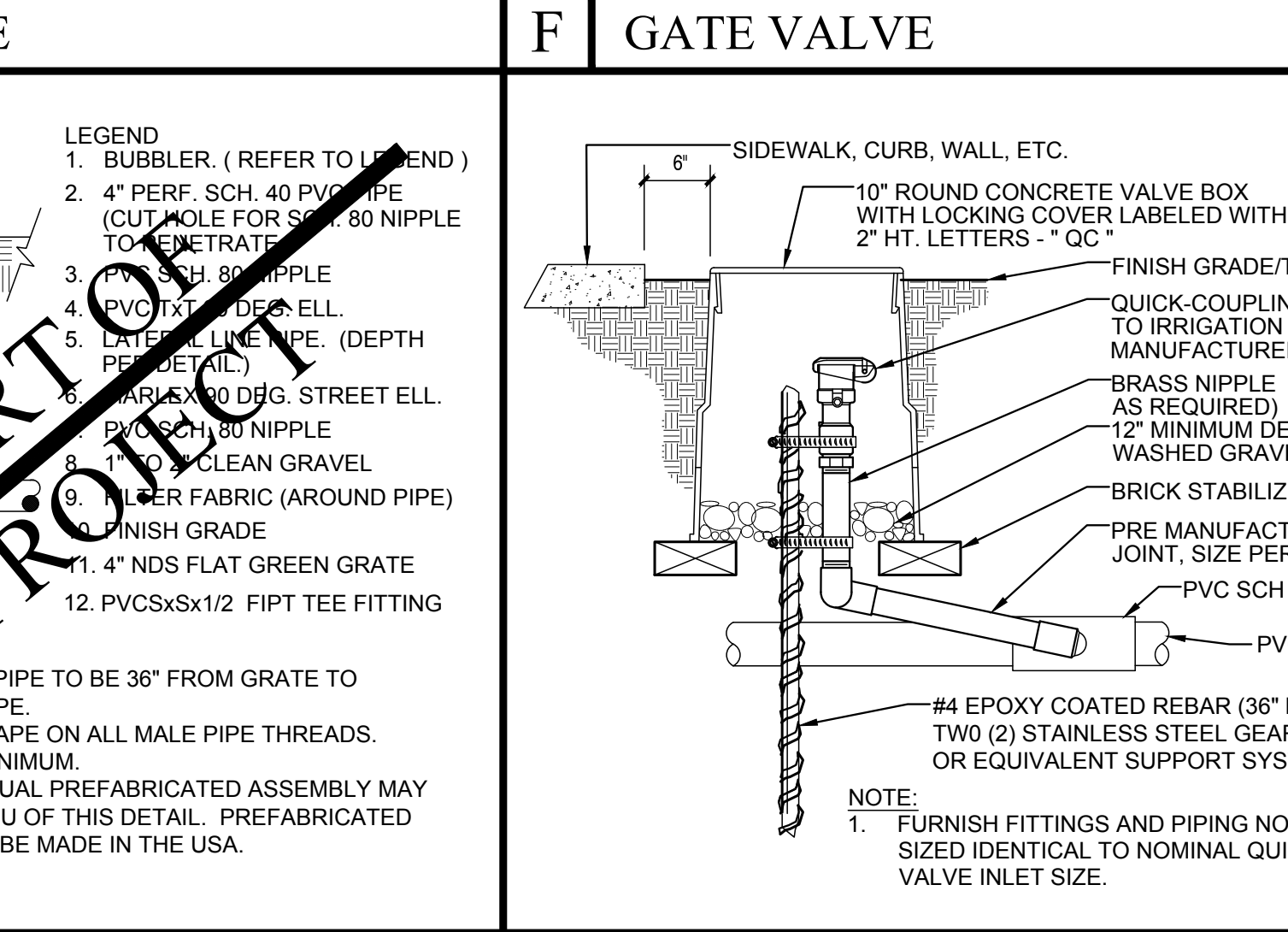
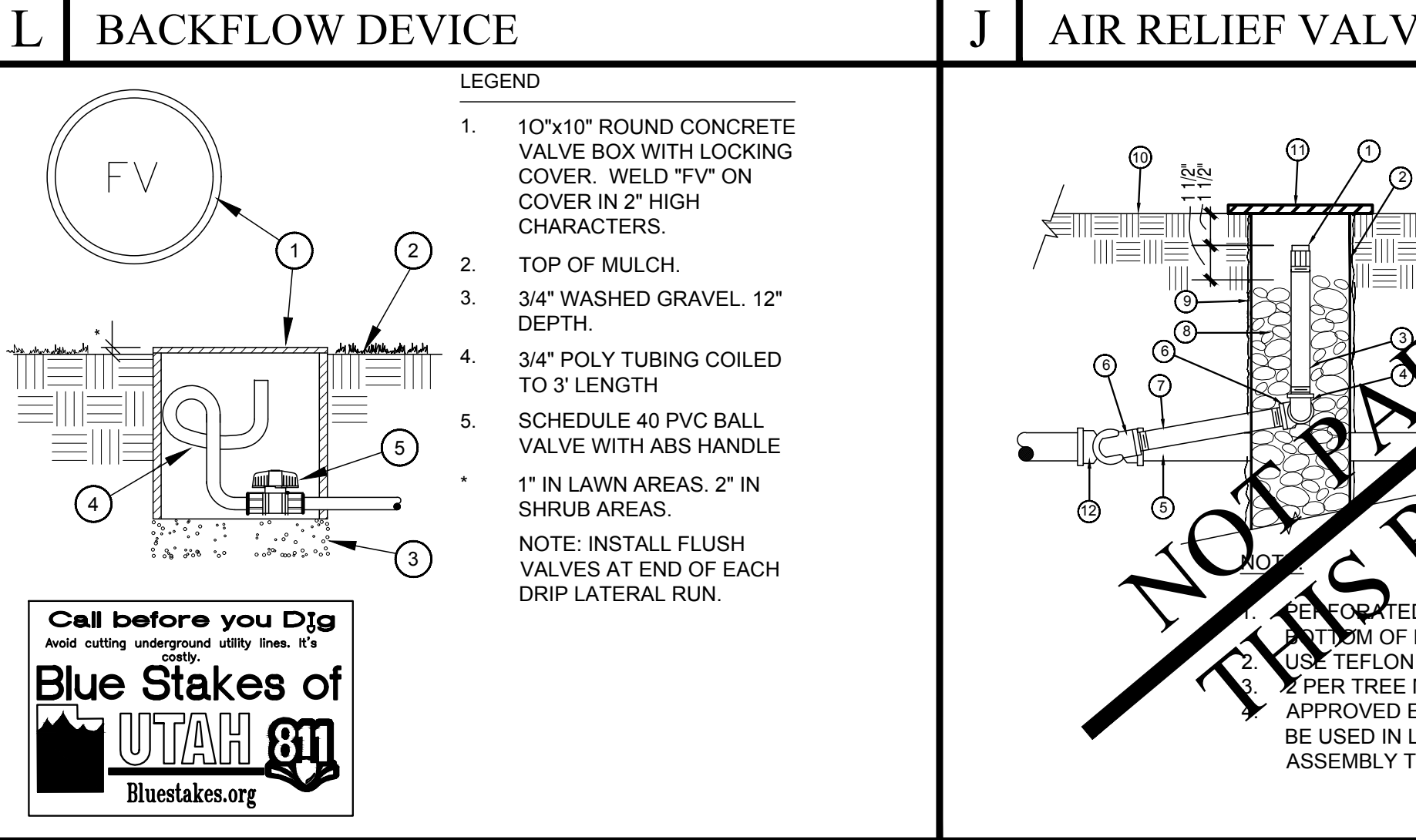
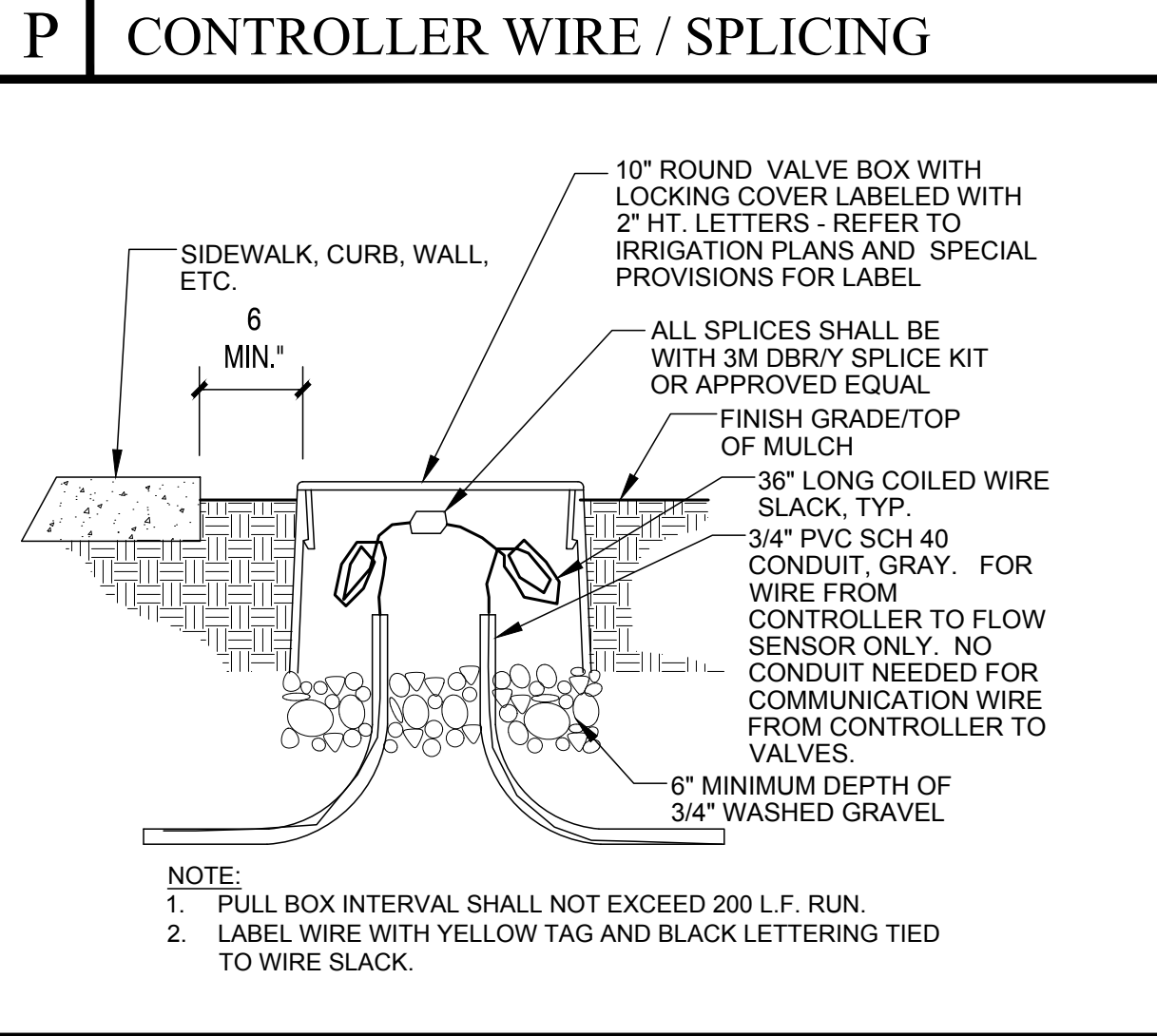
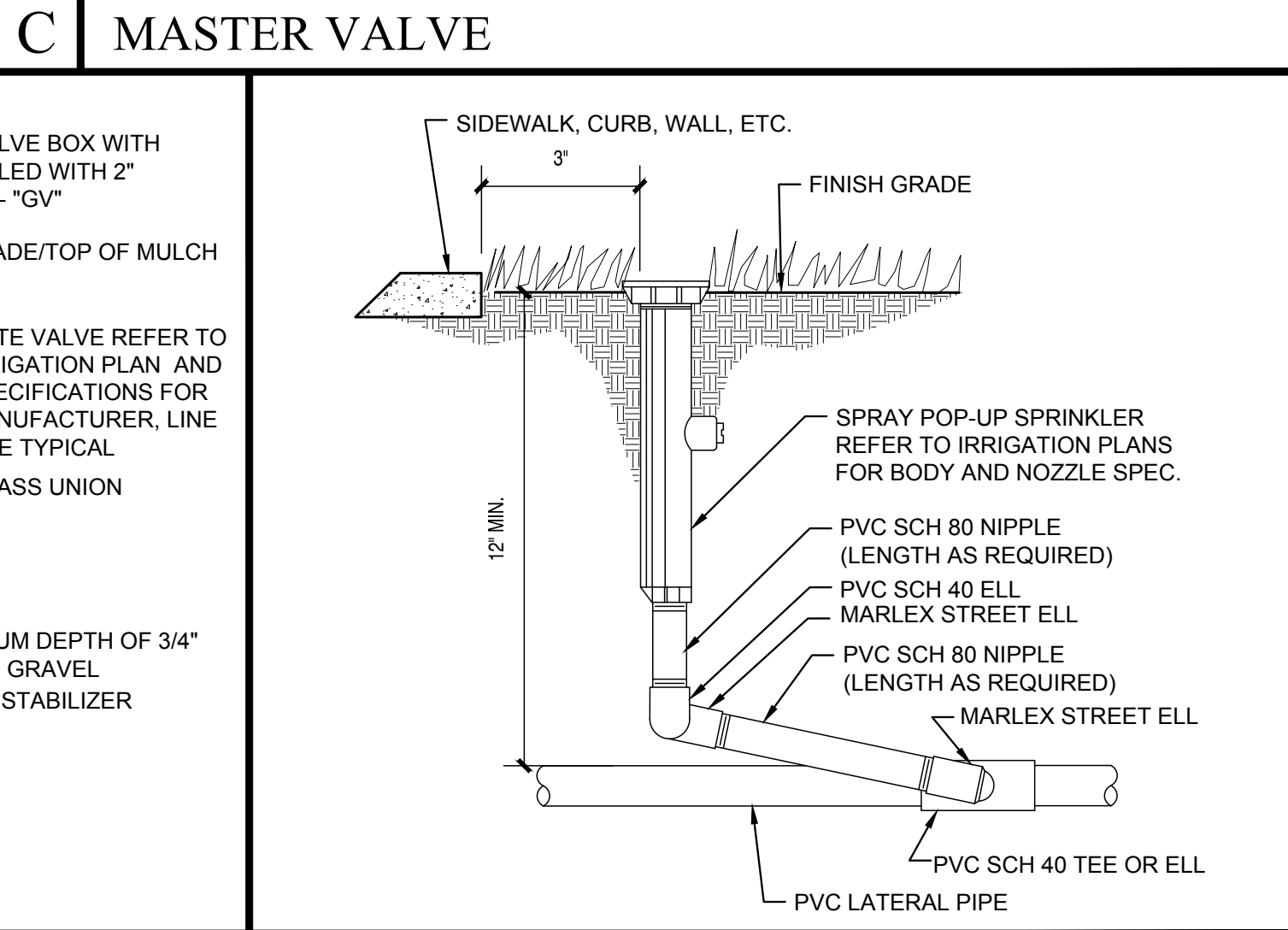
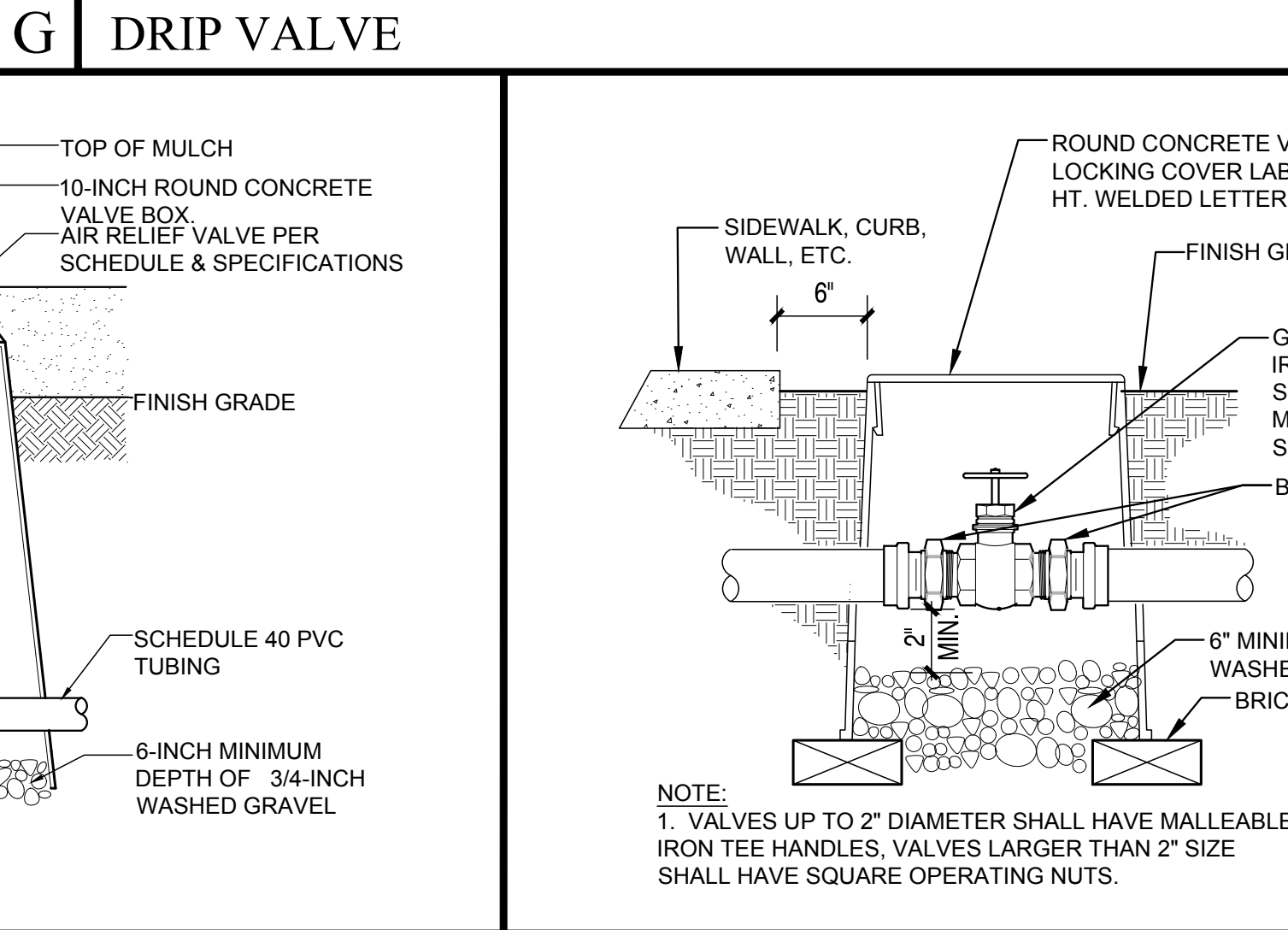
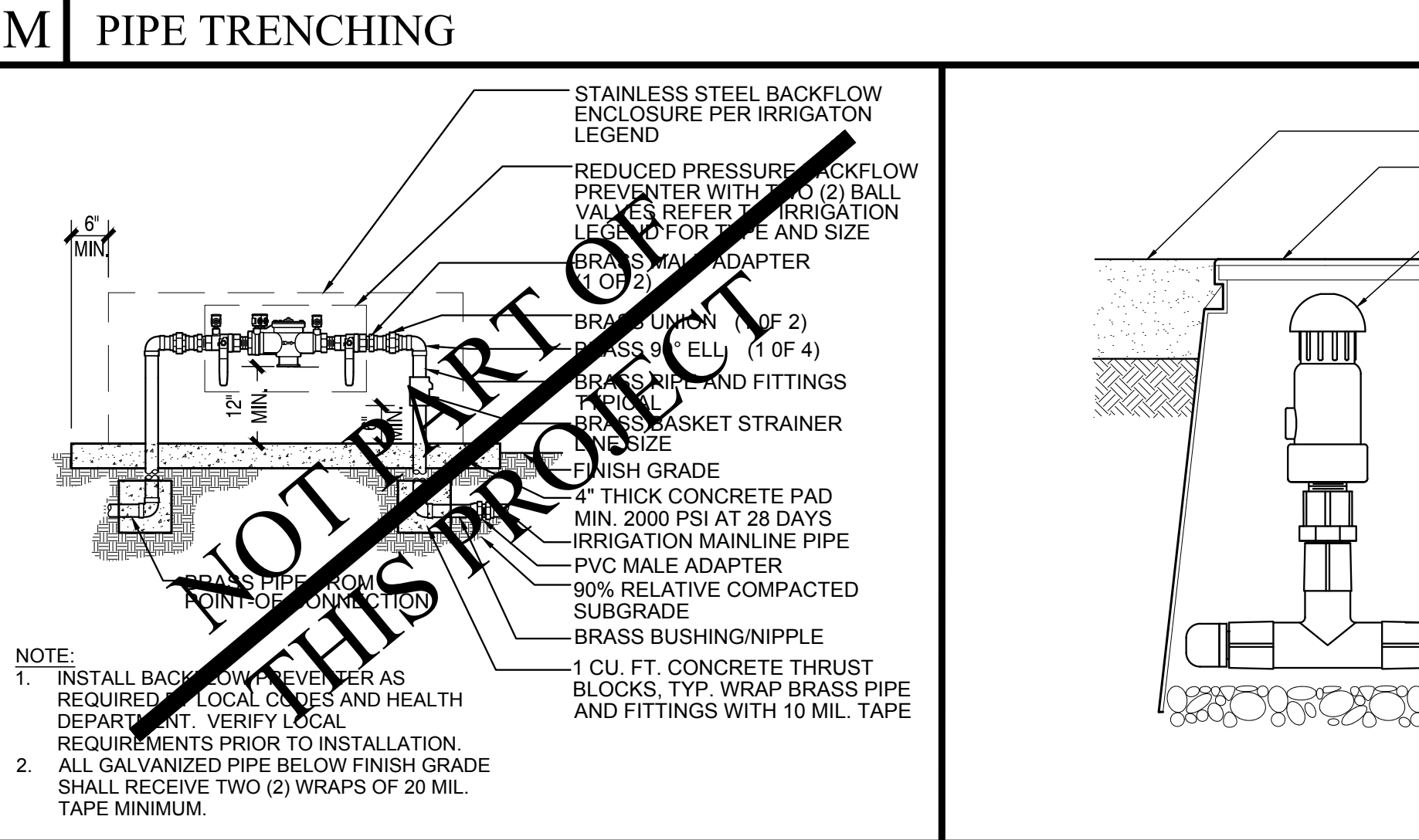
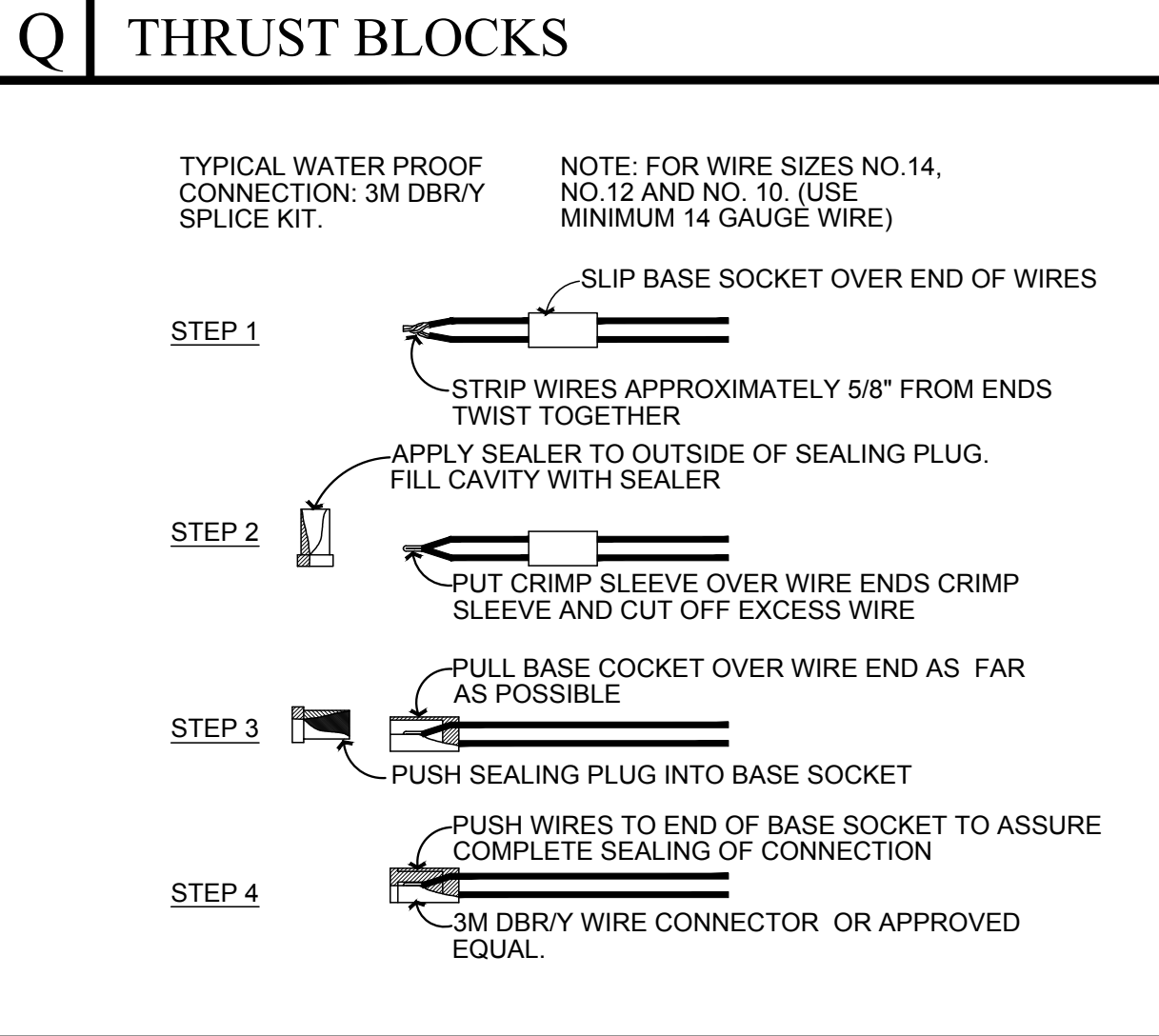
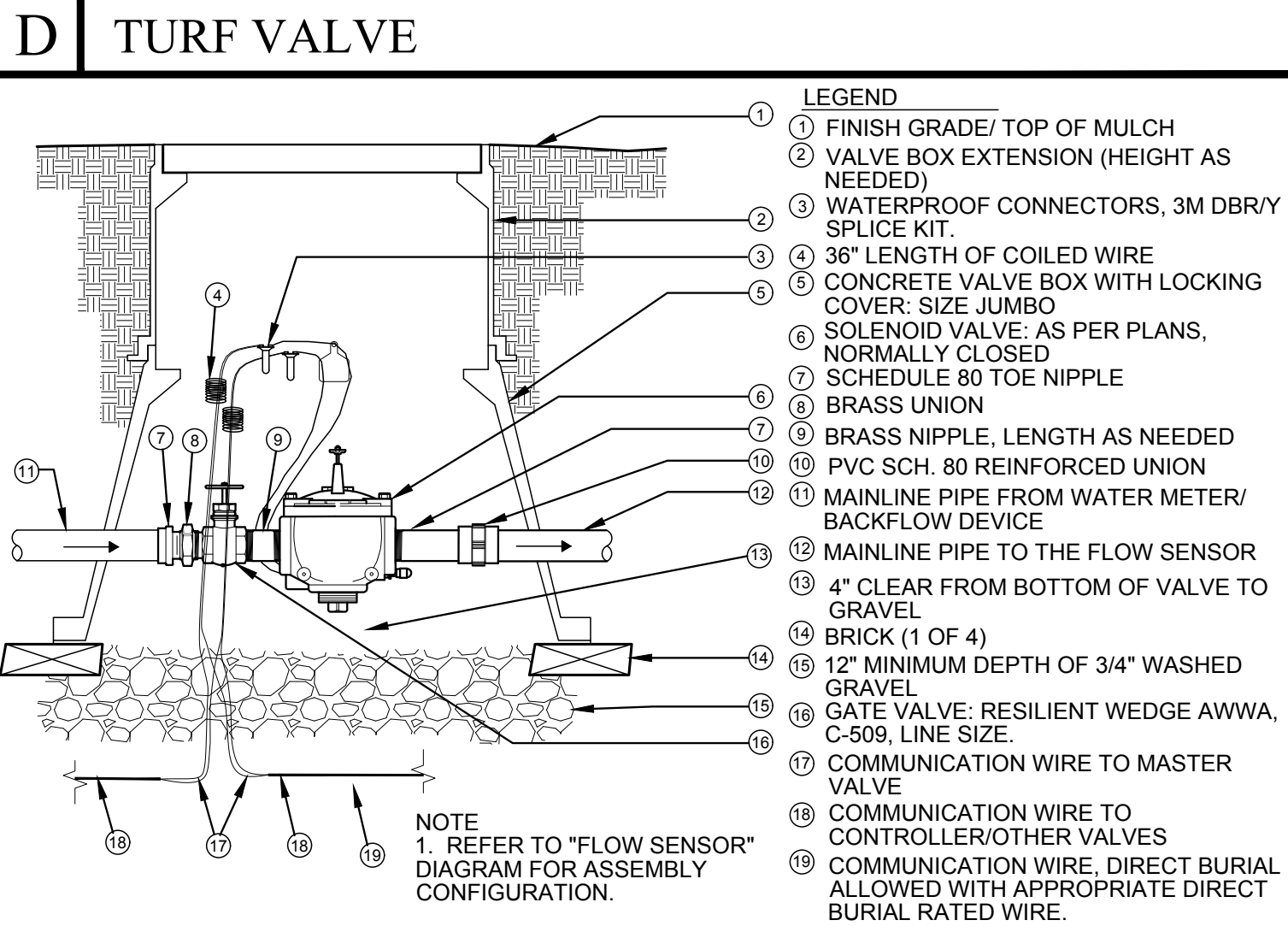
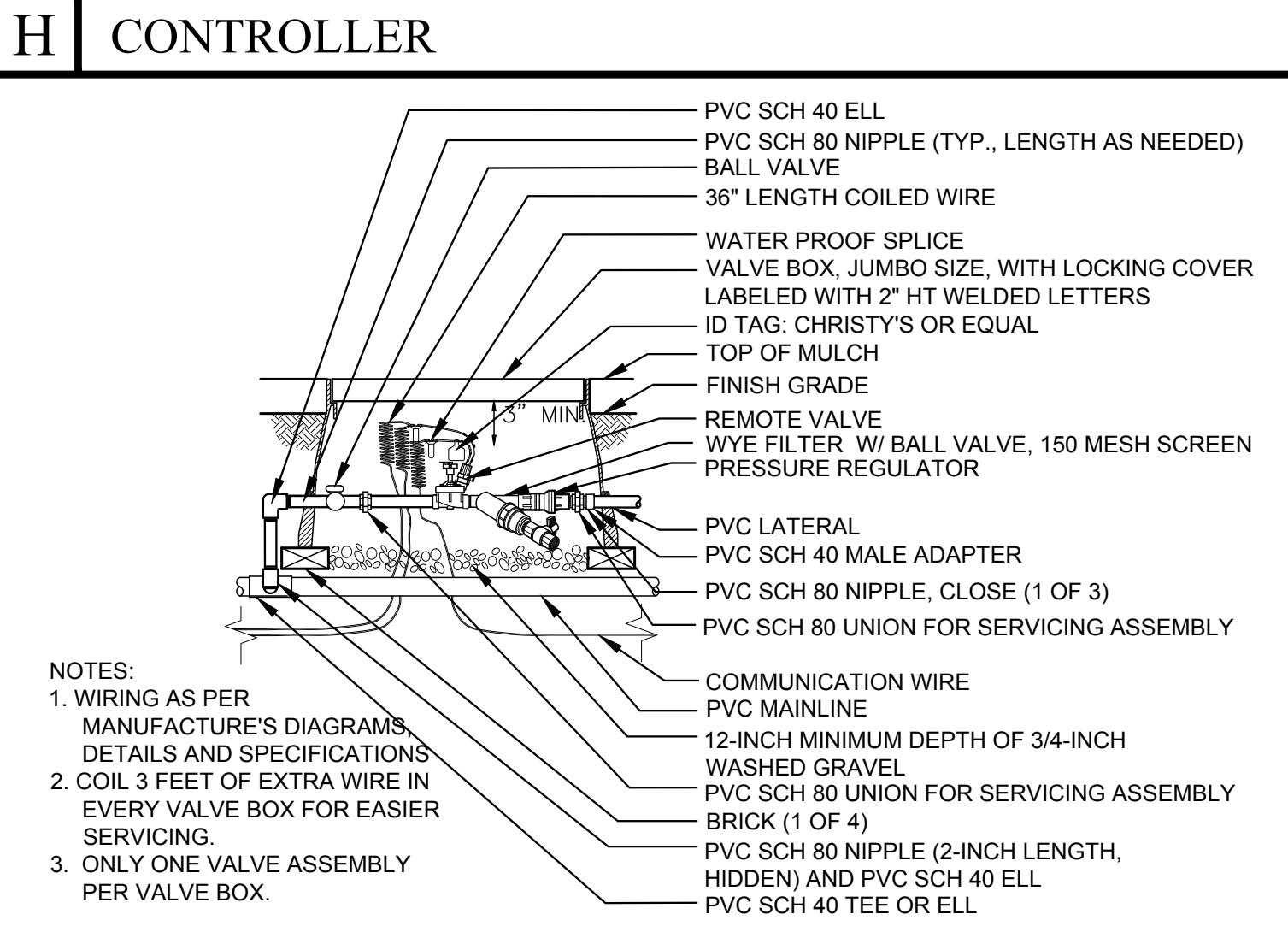
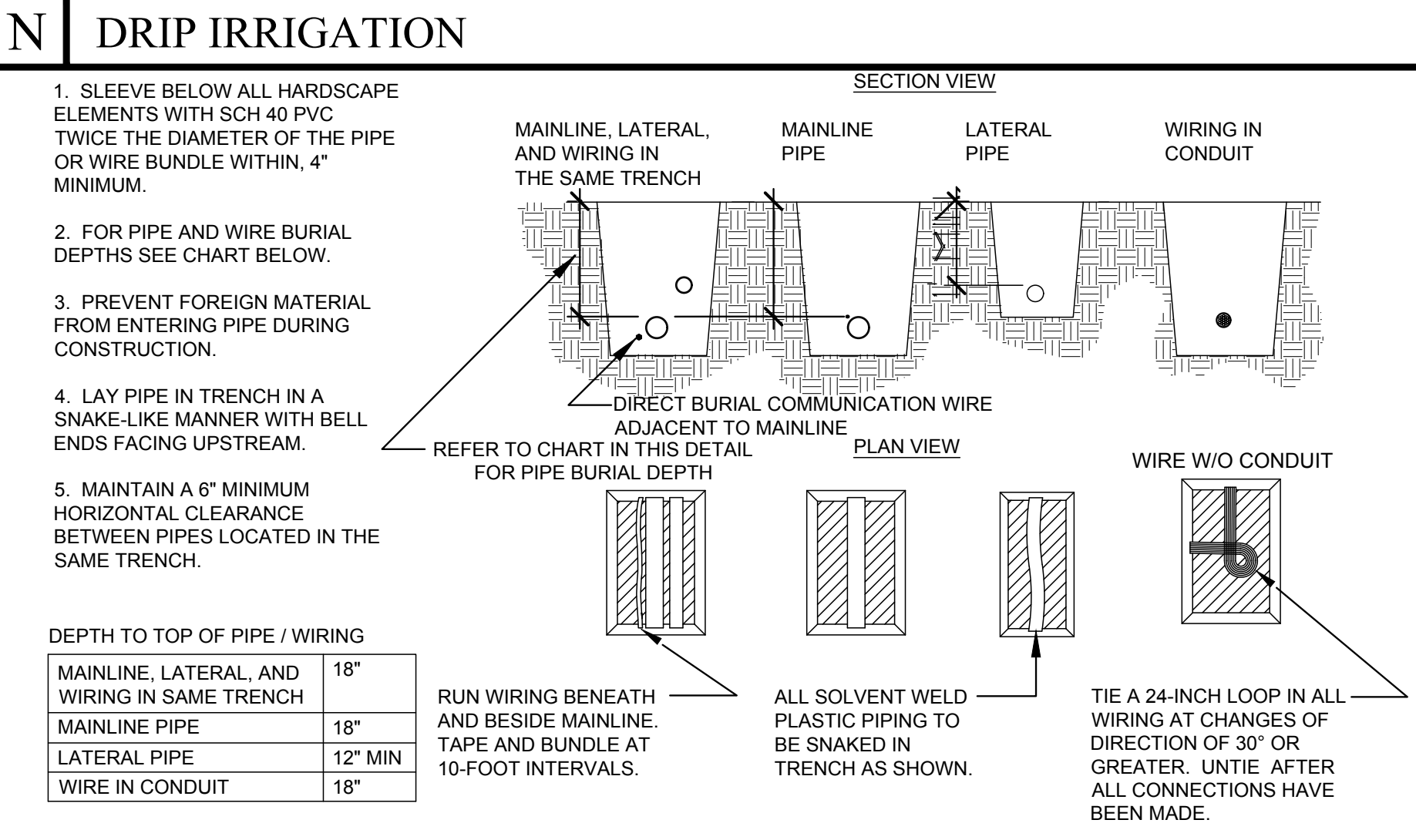
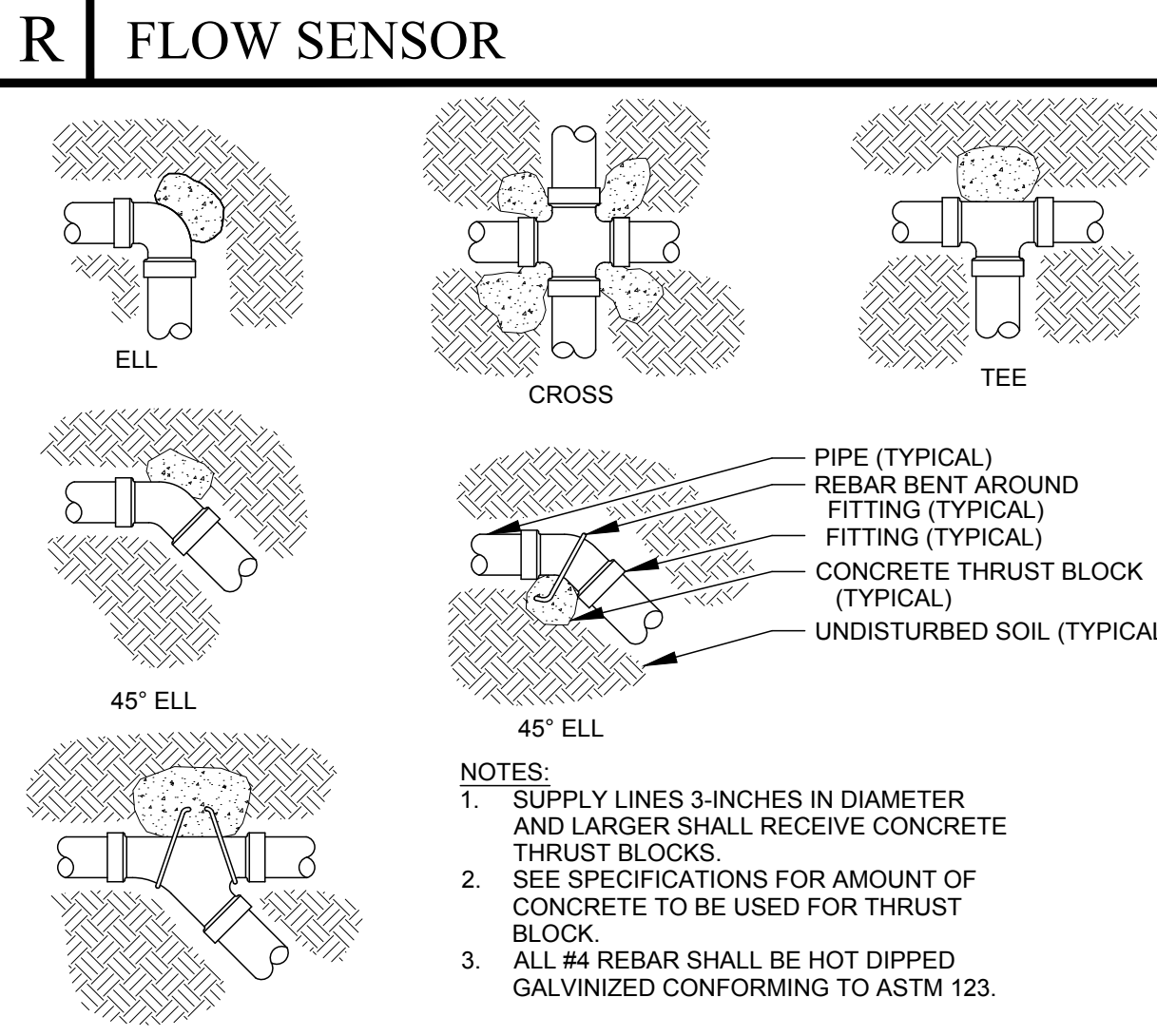
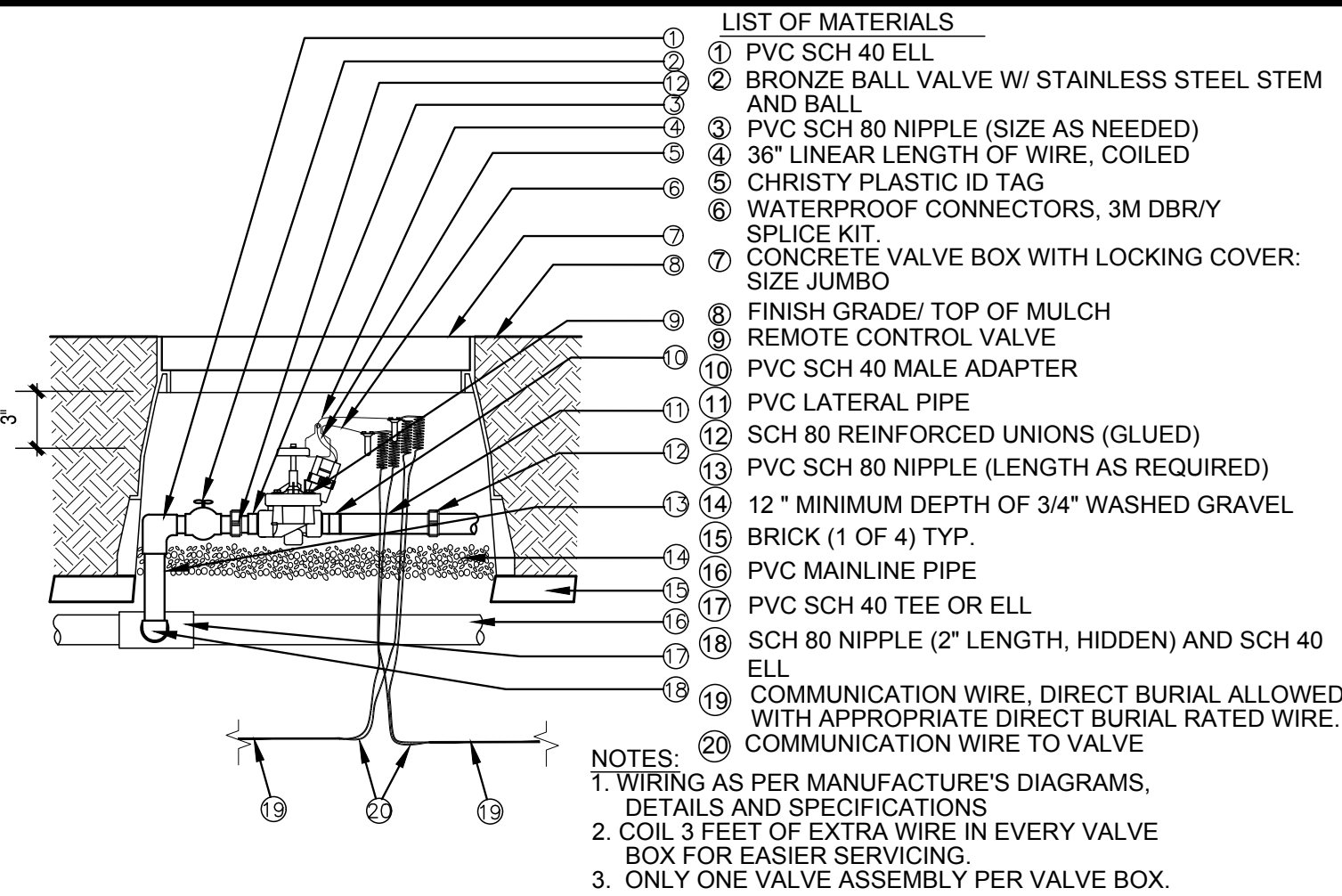
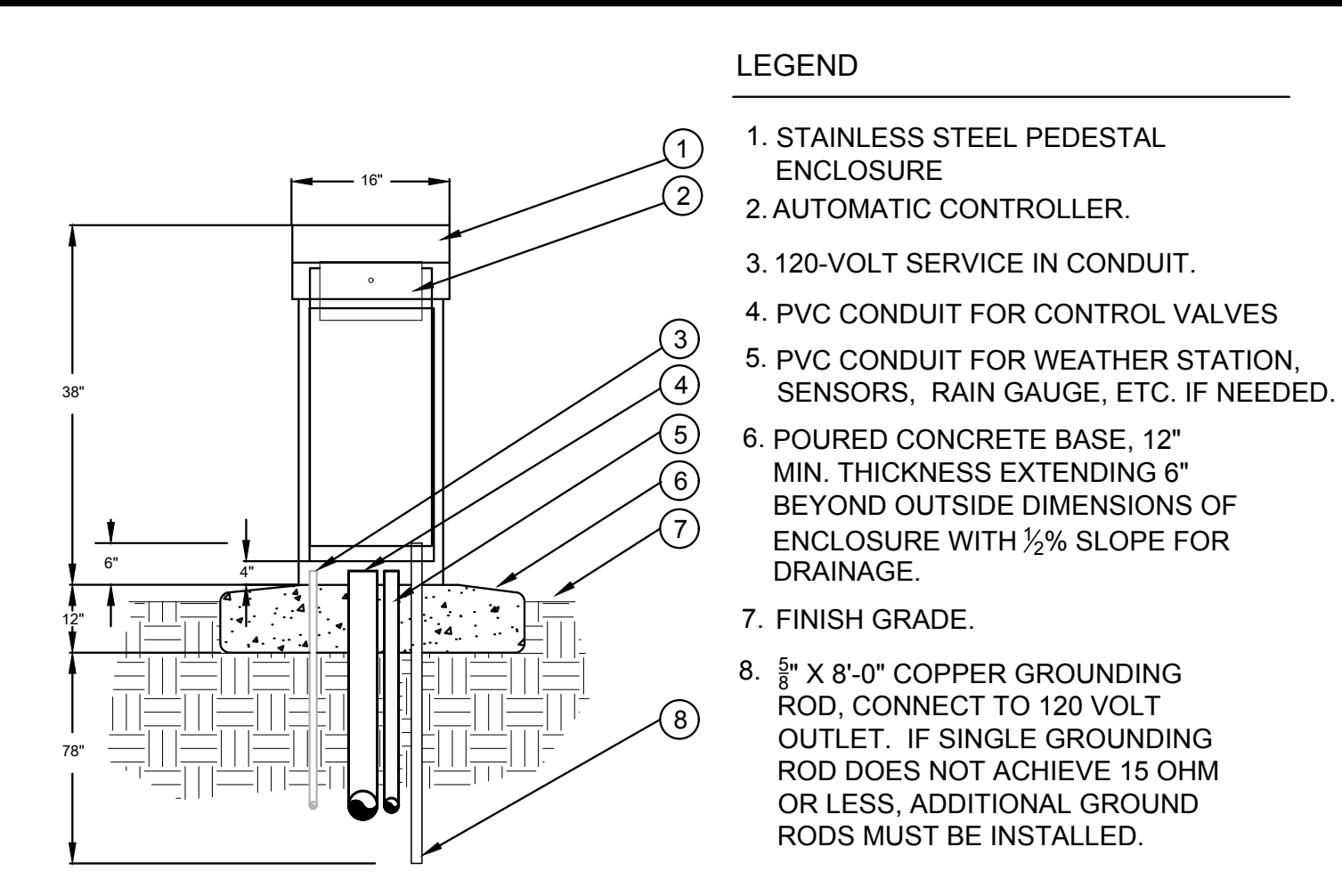
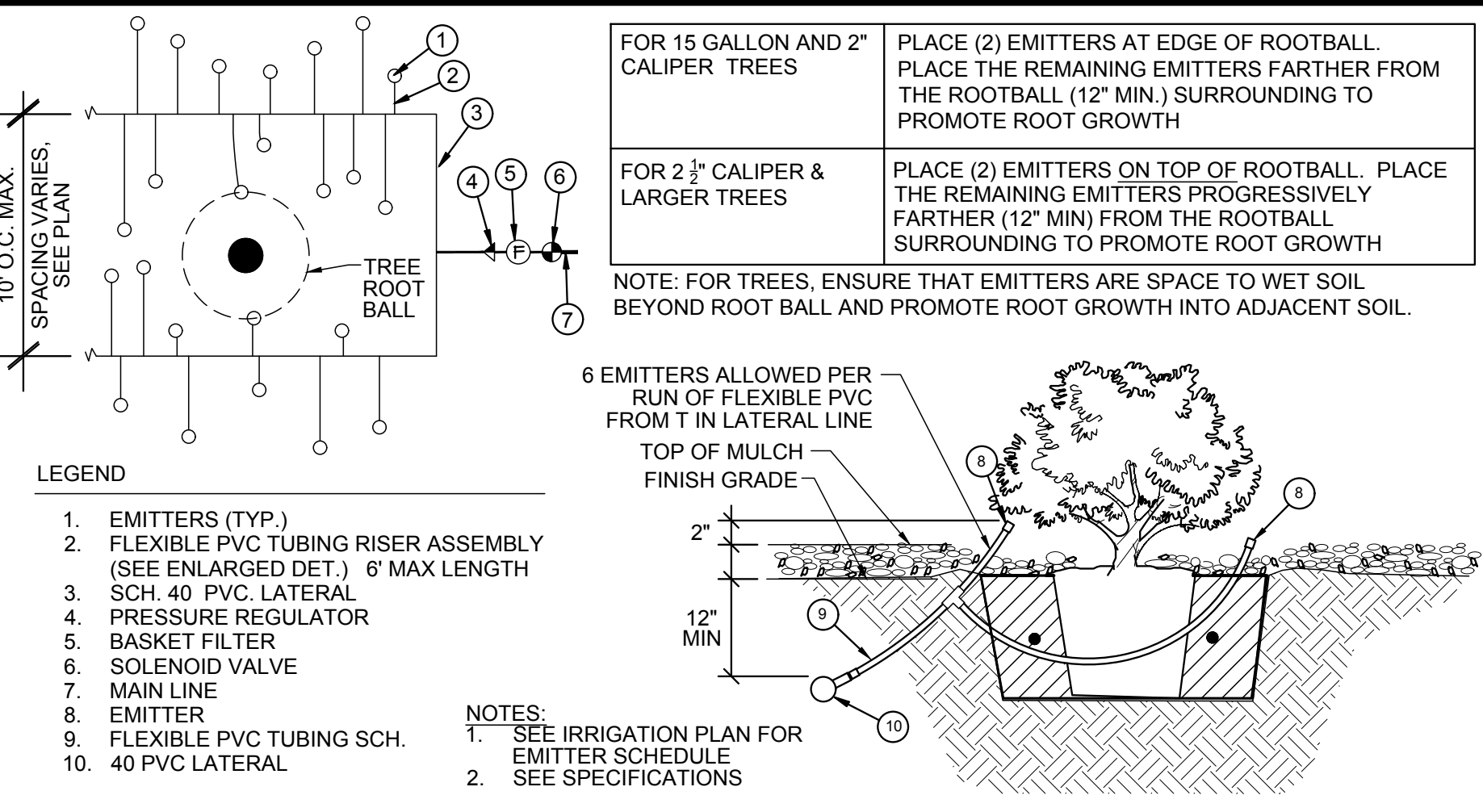
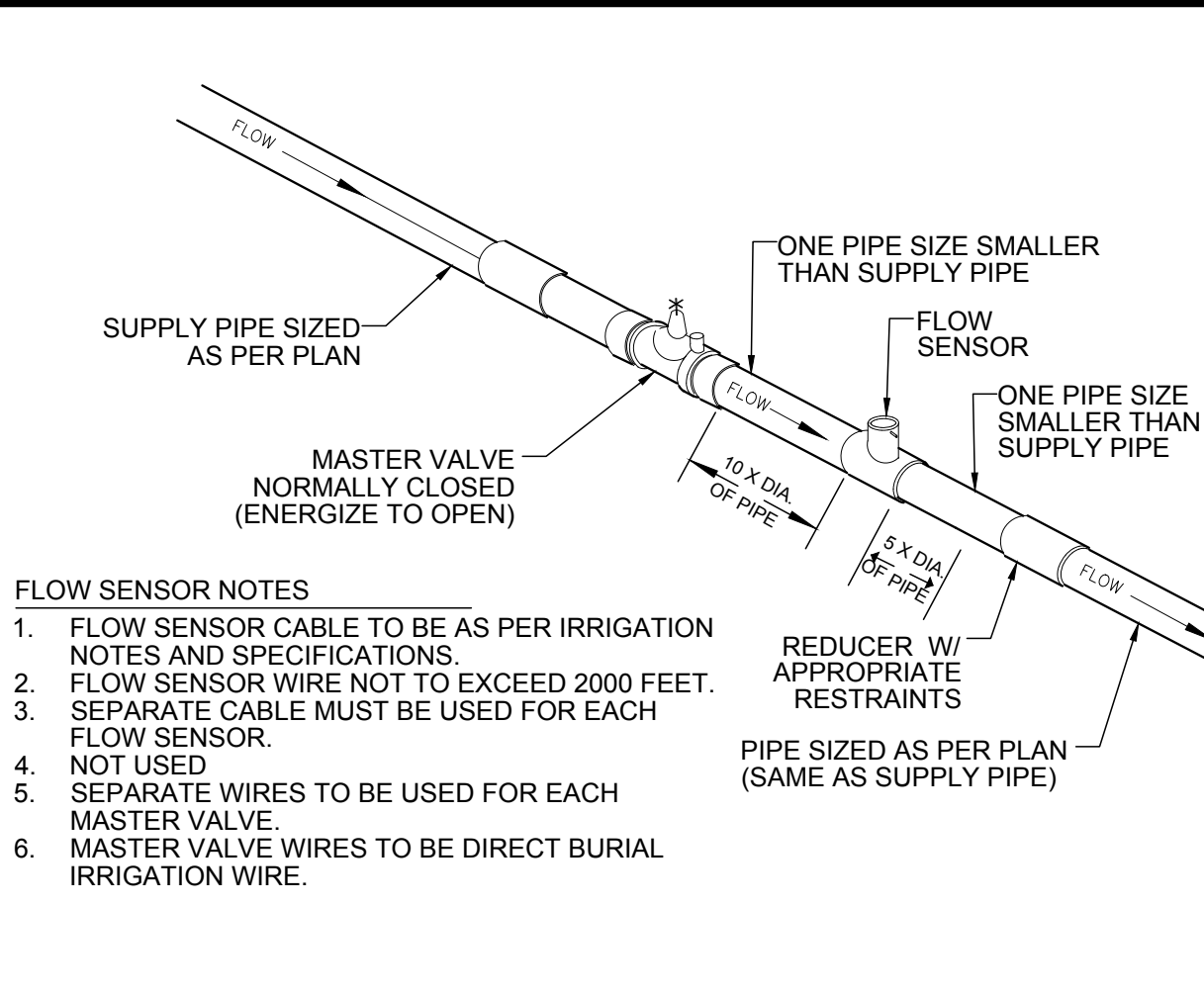
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L-2.2

Call before you Dig
Avoid cutting underground utility lines. It's
costly.

Blue Stakes of
UTAH 811
Bluestakes.org



Revisions	No.	Date	By
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

Revisions	No.	Date	By
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

HAVOLINE xPRESS LUBE
SARATOGA SPRINGS, UTAH

IRRIGATION
DETAILS

Scale:
SEE DETAILS

Date:
JUNE 10, 2019

Drawn By:
GGG

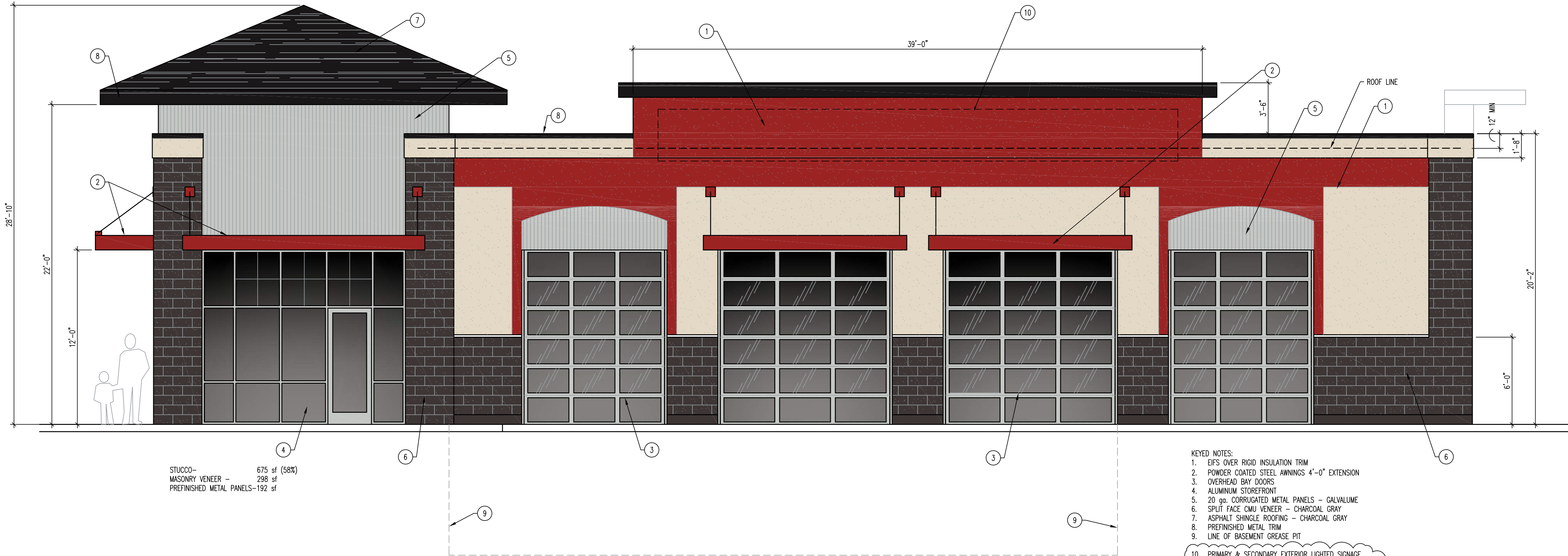
Approved By:
GGG

North

Job No.
19-011

Sheet No.
L-2.3

Exhibit 6 - Elevations/Sign Plan

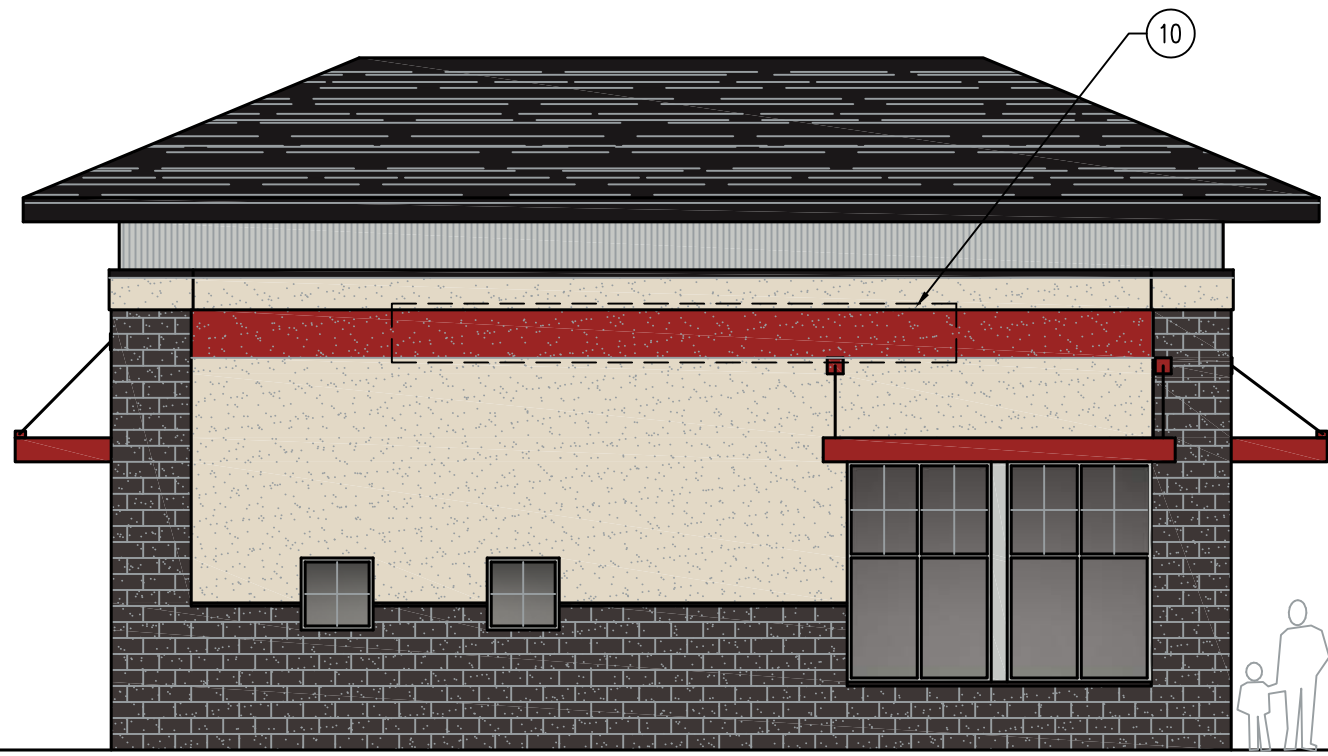


STUCCO- 675 sf (58%)
MASONRY VENEER - 298 sf
PREFINISHED METAL PANELS-192 sf

- KEYED NOTES:
- 1. EIFS OVER RIGID INSULATION TRIM
 - 2. POWDER COATED STEEL AWNINGS 4'-0" EXTENSION
 - 3. OVERHEAD BAY DOORS
 - 4. ALUMINUM STOREFRONT
 - 5. 20 ga. CORRUGATED METAL PANELS - GALVALUME
 - 6. SPLIT FACE CMU VENEER - CHARCOAL GRAY
 - 7. ASPHALT SHINGLE ROOFING - CHARCOAL GRAY
 - 8. PREFINISHED METAL TRIM
 - 9. LINE OF BASEMENT GREASE PIT
 - 10. PRIMARY & SECONDARY EXTERIOR LIGHTED SIGNAGE LOCATIONS- SUBMITTED TO & APPROVED BY CITY UNDER A SEPARATE PERMIT. SEE SIGNAGE DRAWINGS BY OTHERS.

EAST ELEVATION

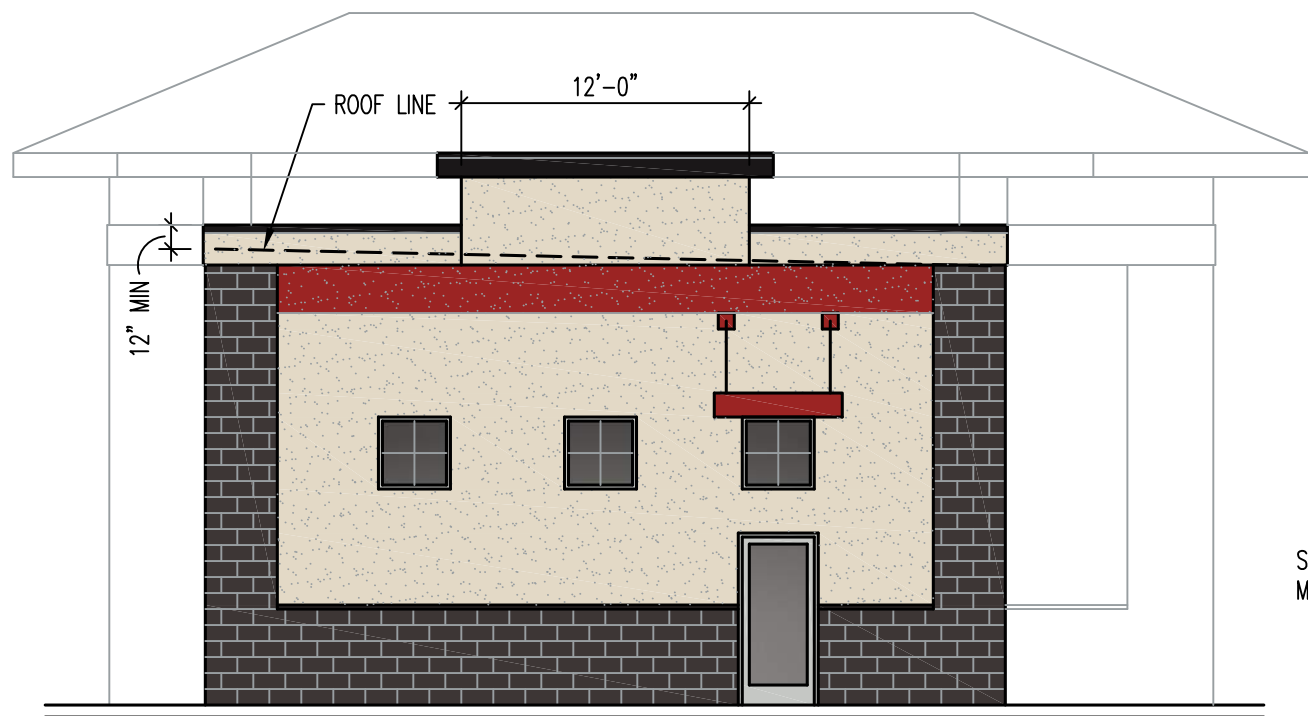
SCALE: 1/4" = 1'-0"



STUCCO- 467 sf (53%)
MASONRY VENEER - 317 sf
PREFINISHED METAL PANELS- 92 sf

SOUTH ELEVATION

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



STUCCO- 417 sf (67%)
MASONRY VENEER - 210 sf

NORTH ELEVATION

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



STUCCO- 656 sf (51%)
MASONRY VENEER - 369 sf
PREFINISHED METAL PANELS-249 sf

WEST ELEVATION

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

- ELEVATIONAL NOTES:
- ALL SIGNAGE IS UNDER SEPARATE PERMIT
 - ALL ROOF DRAINS ARE TO BE INTERIOR NON-EXPOSED AND CONNECT INTO SITE DRAINAGE SYSTEM

NOTE:
THERE IS NO ROOF MOUNTED HEATING/COOLING EQUIPMENT ON BUILDING

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

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

NEW BUILDING FOR:

HAVOLINE XPRESS LUBE

1457 NORTH EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

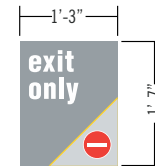
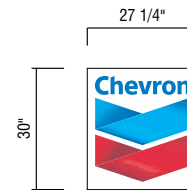
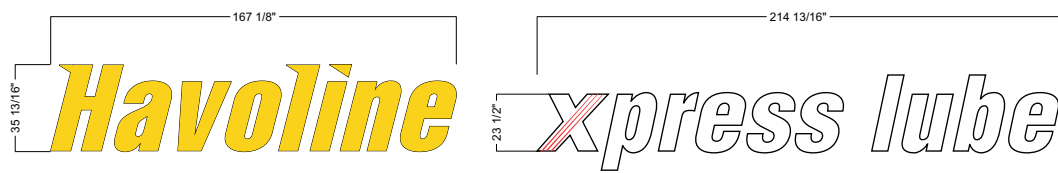
BUILDING EXTERIOR ELEVATIONS

ARCH. PROJECT NO:	DATE: 28 MAY 2019
DRAWN BY:	CHECKED BY:
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	
DATE	REVISION
06/06/19	REVIEW COMMENTS
SHEET TITLE	
A-2.00	
ARCHITECTURAL 2 of 8	

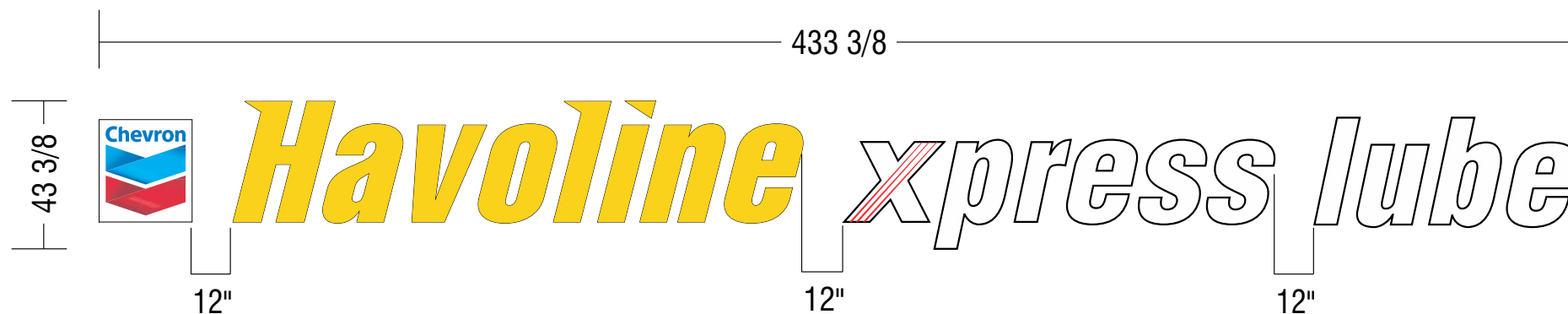
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PROPOSED Front Elevation

- CUSTOM L.E.D. Illuminated Havoline xpress lube channel letters (35 13/16" x 167 1/8" , 23 1/2" x 214 13/16").
Yellow vinyl faces on Havoline. White faces on xpress lube.
Black returns & trimcap.
- CUSTOM 30" Chevron "Hallmark"- Logo sign
Digitally printed graphics (first surface) on white acrylic face.
- Add four (4) directional sign "exit only" - 1'-3"x1'-7"



D Directional Sign(HD-5)



(130.54 SQ.FT.)

- R1: Add Directional Signs. 05.07.19
R2: Move Hallmark to before HXL. 05.08.19
R3: Changed "Brown" to Red on images provided. 05.17.19
R4: Added Square Footage. 06.06.19

Account Rep:

Project Manager: **gayle MAULDIN**

Drawn By: **michael SANDERS**

Project / Location:

Havoline

Saratoga Springs, Utah

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE

Certain electrical components of signs will fail prematurely if not shut-off for a period of time, once, each day. For best performance, we recommend that signs be connected to an automatic Energy Management system, Time Clock or Photo Cell to control the daily shut-off period. Failure to follow these recommendations can cause damage to the signs' electrical components and void the warranty. Some dimming devices will adversely affect the electrical components of the sign to which it is attached, causing failure. Any dimming devices used on the sign without prior consultation with Federal Heath Sign Co. will void the warranty.

Client Approval/Date:

Landlord Approval/Date:

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Job Number: **HV193141.E**

Date: **05.07.19**

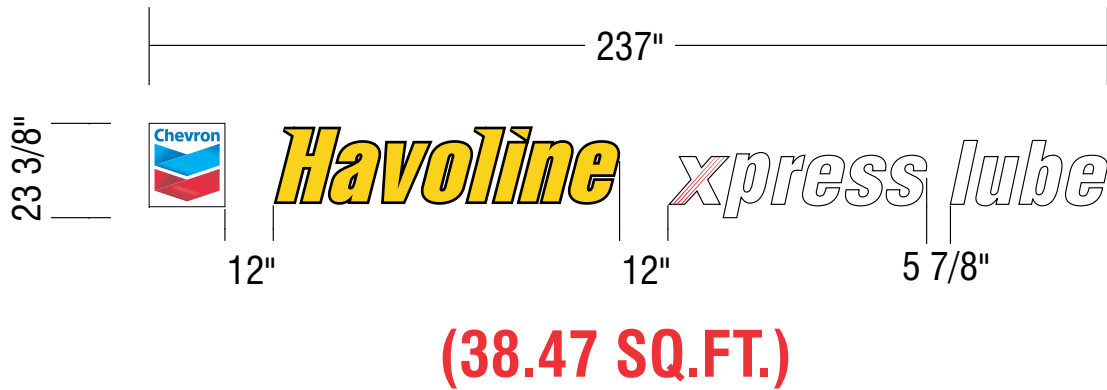
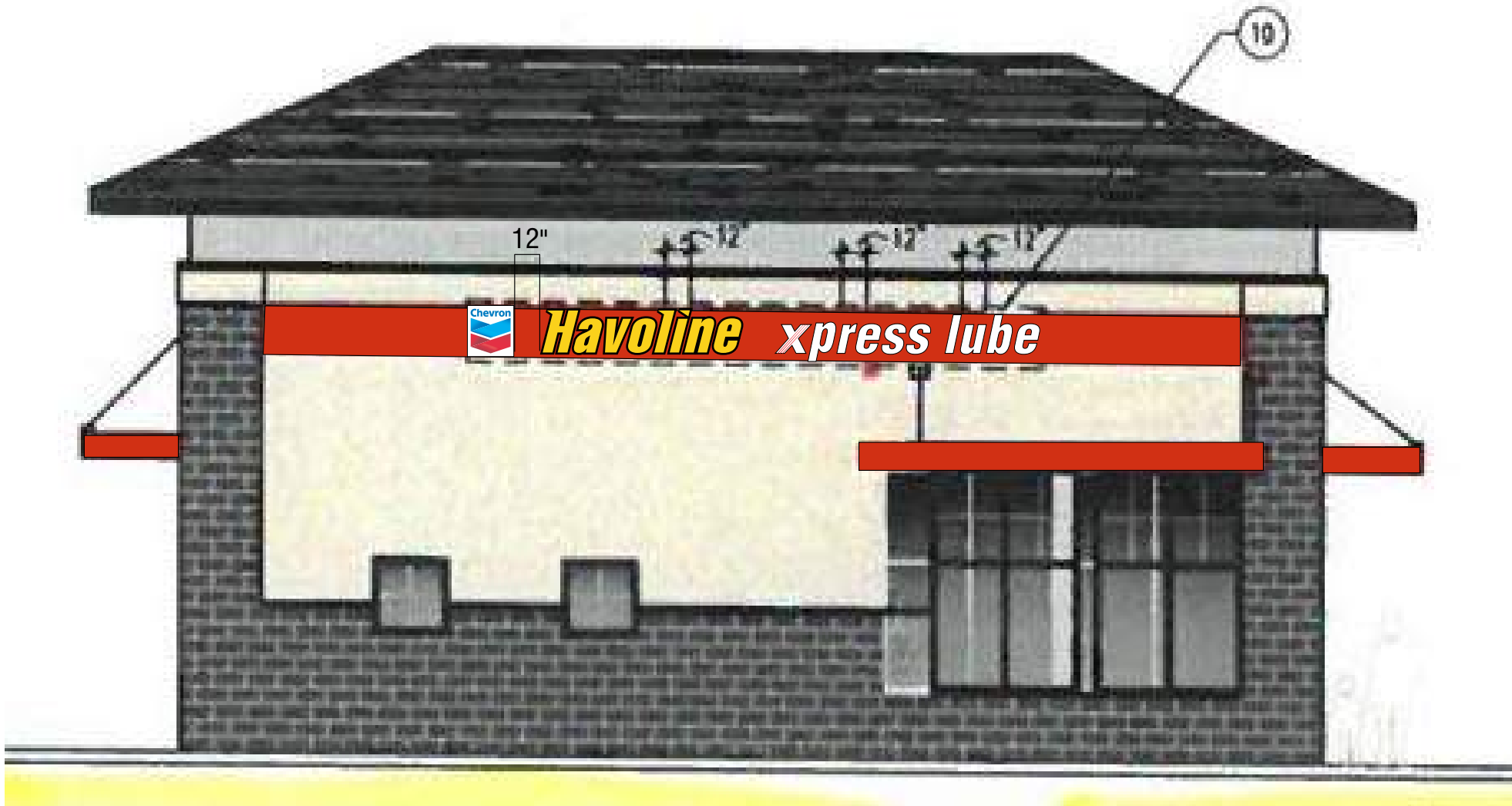
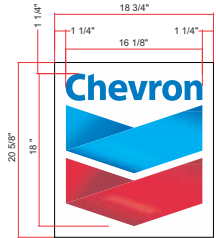
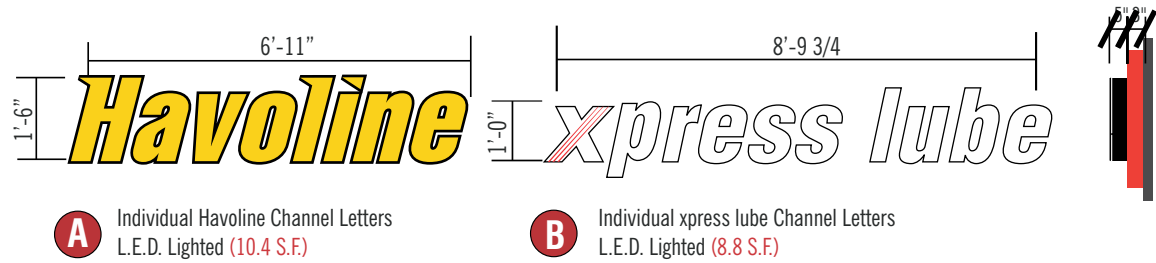
Sheet Number: **1 of 5**

Design Number:

HV193141_SaratogaUt

PROPOSED Left Elevation

- New L.E.D. Illuminated Havoline xpress lube channel letters (1'-6" x 6'-11" , 1'-0" x 8'-9 3/4").
Yellow vinyl faces on Havoline. White faces on xpress lube.
Black returns & trimcap.
- New 21" Chevron "Hallmark"- Logo sign
Digitally printed graphics (first surface) on white acrylic face.



- Revisions:
- R1: Add Directional Signs. 05.07.19
R2: Move Hallmark to before HXL. 05.08.19
R3: Changed "Brown" to Red on images provided. 05.17.19
R4: Added Square Footage. 06.06.19

Account Rep:

Project Manager: **gayle MAULDIN**

Drawn By: **michael SANDERS**

Project / Location:



Saratoga Springs, Utah

Client Approval/Date:

Landlord Approval/Date:

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Job Number: **HV193141.E**

Date: **05.07.19**

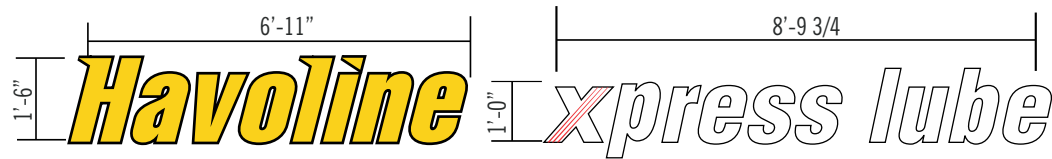
Sheet Number: **2 Of 5**

Design Number:

HV193141_SaratogaUt

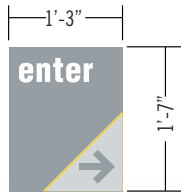
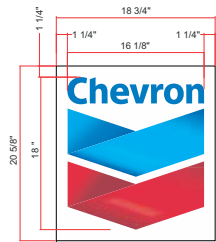
PROPOSED Rear Elevation

- New L.E.D. Illuminated Havoline xpress lube channel letters (1'-6" x 6'-11" , 1'-0" x 8'-9 3/4").
Yellow vinyl faces on Havoline. White faces on xpress lube.
Black returns & trimcap.
- New 21" Chevron "Hallmark"- Logo sign
Digitally printed graphics (first surface) on white acrylic face.
- Add four (4) directional sign "enter" - 1'-3"x1'-7"

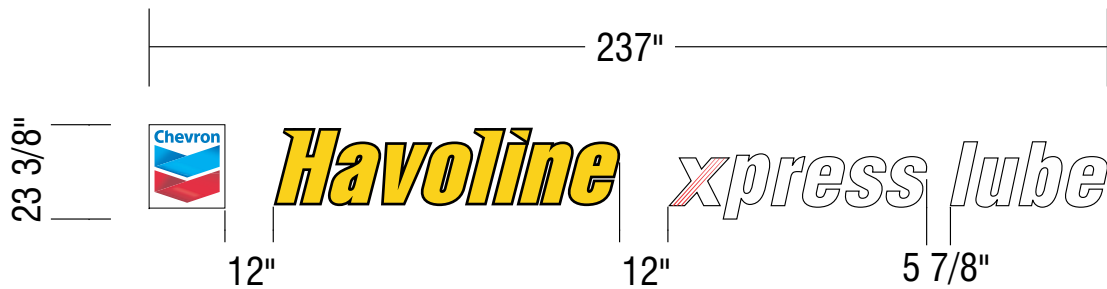
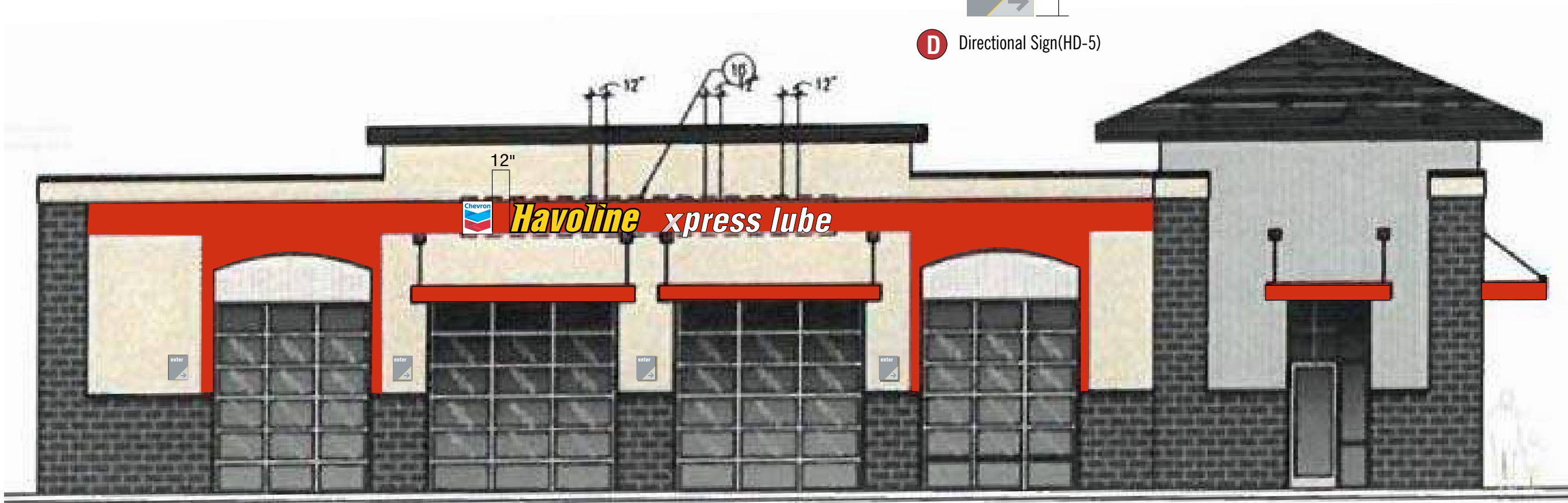


A Individual Havoline Channel Letters
L.E.D. Lighted (10.4 S.F.)

B Individual xpress lube Channel Letters
L.E.D. Lighted (8.8 S.F.)



D Directional Sign(HD-5)



(38.47 SQ.FT.)

Account Rep:

Project Manager: **gayle MAULDIN**

Drawn By: **michael SANDERS**

Project / Location:

Havoline

Saratoga Springs, Utah

Client Approval/Date:

Landlord Approval/Date:

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Job Number: **HV193141.E**

Date: **05.07.19**

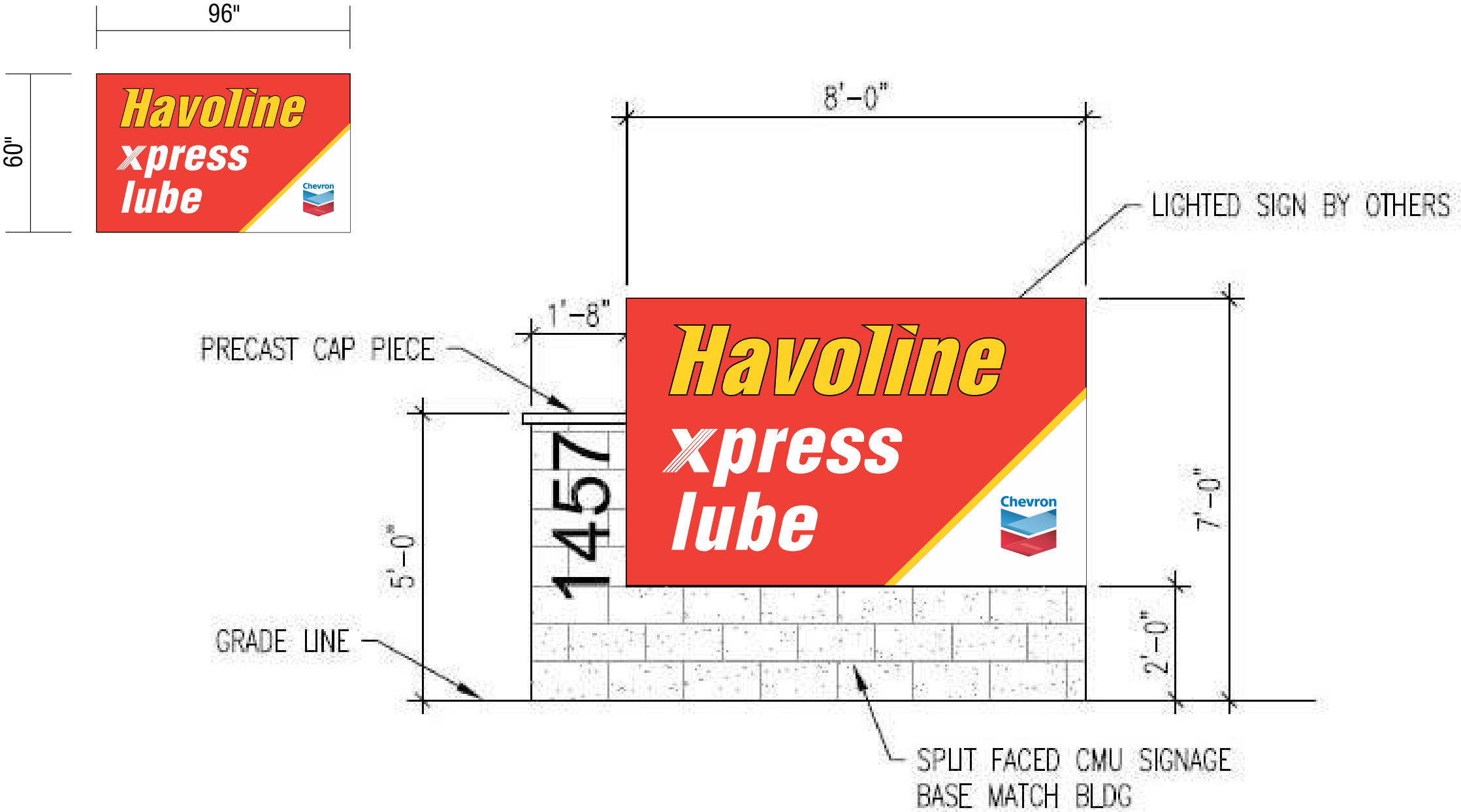
Sheet Number: **4 of 5**

Design Number:

HV193141_SaratogaUt

PROPOSED Monument

- New HXL 5' x 8' faces. Flat poly faces with Yellow Havoline copy. White xpress lube copy. Red background. Lower corner has translucent Chevron Hallmark, digitally printed (facing street). 47 13/16" X 96. Will be trimmed by installer to fit cabinet.



VISUAL COMMUNICATIONS
www.FederalHeath.com

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Jacksonville, Texas 75766
(903) 589-2100 Fax (903) 589-2101

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus
Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
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Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

- Revisions:
- R1: Add Directional Signs. 05.07.19
 - R2: Move Hallmark to before HXL. 05.08.19
 - R3: Changed "Brown" to Red on images provided. 05.17.19
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Account Rep:

Project Manager: gayle MAULDIN

Drawn By: michael SANDERS

Project / Location:



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Underwriters Laboratories Inc. n.e.c. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE
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Client Approval/Date:

Landlord Approval/Date:

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Job Number: HV193141.E

Date: 05.07.19

Sheet Number: 5 of 5

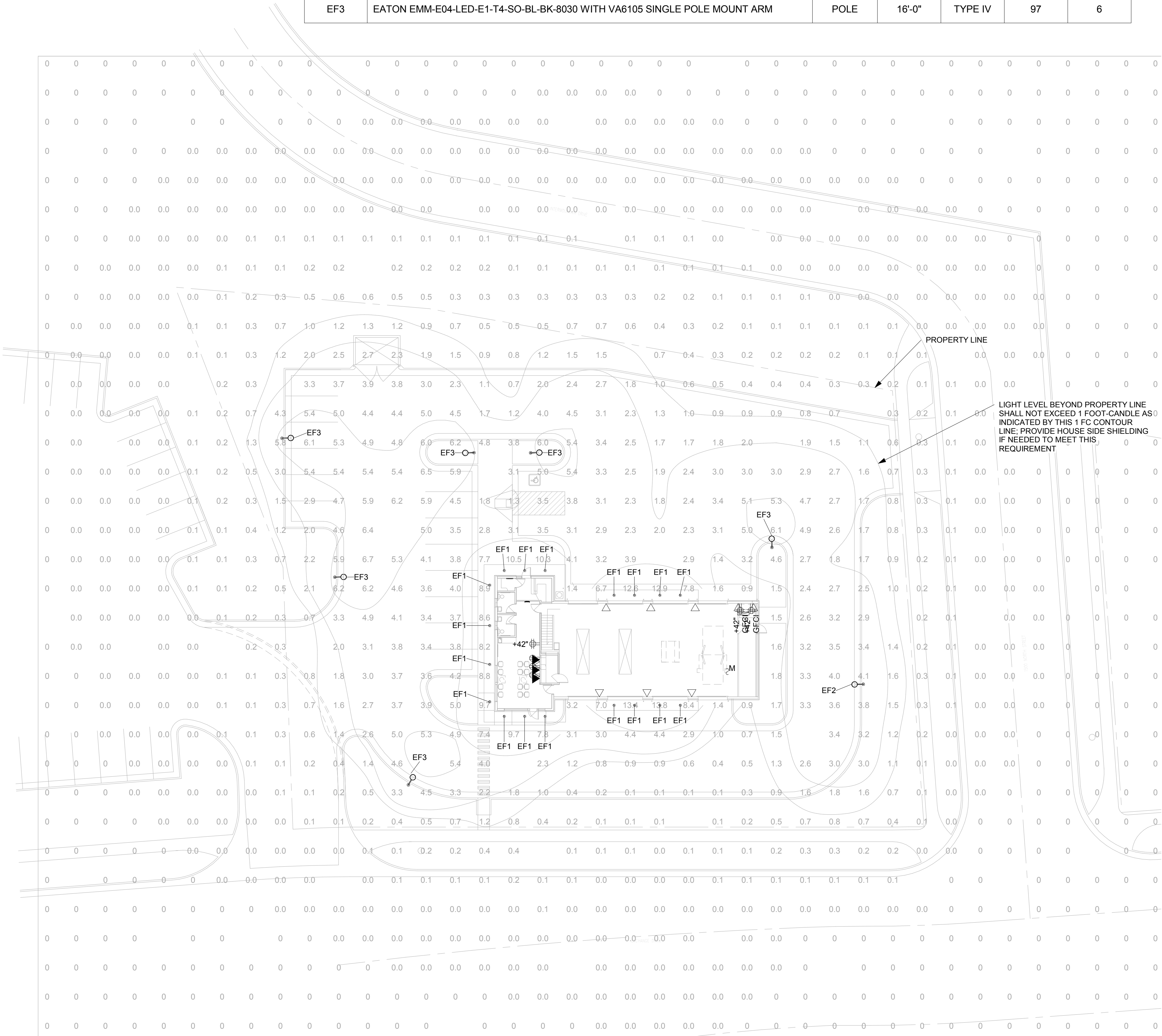
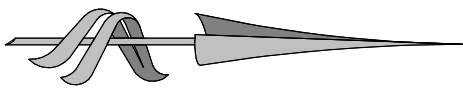
Design Number:

HV193141_SaratogaUt

Exhibit 7 - Photometric Plan

N:\PROJECTS\STRUCTURAL\0088\Project\Vincent Design\Havoline Xpress Layout\Havoline Xpress_E1.docx

LIGHTING FIXTURE SCHEDULE						
MARK	DESCRIPTION/ MODEL	MOUNTING TYPE	MOUNTING HEIGHT	LIGHT DIST.	WATTAGE	QTY.
EF1	EATON PD6-20-ED010-REM-PDM6A-840-64V-C (LED RECESSED CAN)	CEILING	22'-0"	TYPE V	21	18
EF2	EATON EMM-E04-LED-E1-T3-SO-BL-BK-8030 WITH VA6105 SINGLE POLE MOUNT ARM	POLE	16'-0"	TYPE III	97	1
EF3	EATON EMM-E04-LED-E1-T4-SO-BL-BK-8030 WITH VA6105 SINGLE POLE MOUNT ARM	POLE	16'-0"	TYPE IV	97	6



1 PHOTOMETRIC PLAN
1" = 20'-0"

CONSTRUCTION NOTES

- VALUES SHOWN ARE FOOT-CANDLES.
- ALL LIGHT FIXTURES SHALL BE DARK SKY/ FULL CUT-OFF TYPE INSTALLED POINTING DIRECTLY DOWNWARD.
- THE FOLLOWING LIGHTING HOURS APPLY:
 - ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER. BUSINESSES MUST TURN OFF AT LEAST 50% OF BLDG LIGHTING & LIGHT FIXTURES IN SURFACE PARKING LOTS (OCCUPANCY SENSORS MAY BE USED FOR OVERRIDE); LIGHTS MAY BE TURNED ON 1/2 HOUR BEFORE FIRST EMPLOYEE SHIFT.
 - BUSINESSES OPEN FOR 24 HRS MUST TURN OFF 50% OF OUTDOOR AND PARKING LOT LIGHTING BY 11:00 PM AND MUST KEEP THEM TURNED OFF UNTIL 1/2 HOUR BEFORE SUNRISE (OCCUPANCY SENSORS MAY BE USED FOR OVERRIDE).

DATE

JUNE 2019

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: KDC
DESIGNER: KDC
REVIEWED: DIO

PROJECT #
00-00-000

SCALES

As indicated

PROJECT NAME:
HAVOLINE XPRESS LUBE

PROJECT LOCATION:
1457 NORTH EXCHANGE DR
SARATOGA SPRINGS, UT

SHEET TITLE:
PHOTOMETRIC LIGHTING PLAN

PLAN SET:
PERMIT

SHEET
E1.2

Exhibit 8 - Light Fixture Details

Halo Commercial

DESCRIPTION

Recessed 6-inch LED shallow lens downlight is available in various distributions, lumen and CRI/CCT options. Suitable for shallow commercial construction and can be used for both new or renovation work. Optional non-conductive polymer "Dead Front" trim available. Insulation must be kept 3" from top and sides of housing. Use for general area lighting where high efficiency and visual comfort are required.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

MECHANICAL Frame

Boat shaped galvanized steel frame with adjustable plaster lip accommodates ceilings up to 1/2" - 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

Mounting Brackets

Bar hanger receivers adjusts 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with 1/2" EMT. Removable to facilitate installation from below the ceiling.

No Fuss™ Bar Hangers

Captive preinstalled bar hanger locks to tee grid with a screwdriver or pliers. Centering mechanism allows consistent positioning of fixtures.

OPTICAL LED Module

Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity. See ordering information for available CRI / CCT options. Passive thermal management achieves L70 at 50,000 hours in non IC applications. Integral diffuse lens provides visual shielding. Integral connector allows quick connection to housing flex.

Beam Forming Optics

Optional beam forming optics replace diffuse lens and provide narrow flood or flood distribution for long throws of light.

Reflector

Standard one piece parabolic aluminum reflector combines high optical efficiency with visual comfort. Non-conductive polymer "Dead Front" trim also available. Attaches to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

Trim Retention

Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

ELECTRICAL Junction Box

(6) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

Driver

Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation. For 347V input use Halo transformer H347 or H347200. Continuous, flicker-free dimming from 100% to 10% with leading or trailing edge phase cut at 120V or 0 -10V analog control.

Emergency Option

Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting. Available with remote charge indicator and test switch.

Compliance

- cULus listed for wet location
- IP66 Ingress Protection Rated
- Certified for wet locations, insulation must be kept 3" from top and sides.
- Airtight per ASTM-E283.
- Optional City of Chicago environmental air (CCEA) marking for plenum applications.
- EMI/RFI emissions per FCC 47CFR Part 18 non-consumer limits.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08.
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.
- ENERGY STAR® listed for commercial applications, reference database for current listings.



**PD610
PD615
PD620
PD630**

PDM6A

**64V
64VDFW**

**1000, 1500,
2000 & 3000
Lumen Series**

**LED
6-Inch Aperture
Shallow Lens
Downlight**

Showerlight

THD: ≤ 20%
PF: ≥ 0.90
T Ambient -30 - +40°C
Sound Rating ≤ 22dba

Lumens	1000 Series	
Input Voltage	120V	277V
Input Current	.103 A	.058 A
Input Power	12.1 W	13.2 W
Efficiency	88 LPW	88 LPW
Inrush Current	.037 A	.077 A

Lumens	1500 Series	
Input Voltage	120V	277V
Input Current	.146 A	.072 A
Input Power	17.1 W	17.9 W
Efficiency	87 LPW	87 LPW
Inrush Current	.047 A	1.04 A

Lumens	2000 Series	
Input Voltage	120V	277V
Input Current	.175 A	.086 A
Input Power	20.78 W	21.06 W
Efficiency	89 LPW	89 LPW
Inrush Current	.054 A	1.21 A

Lumens	3000 Series	
Input Voltage	120V	277V
Input Current	.299 A	.145 A
Input Power	35.72 W	36.4 W
Efficiency	82 LPW	82 LPW
Inrush Current	.085 A	2.0 A

ORDERING INFORMATION

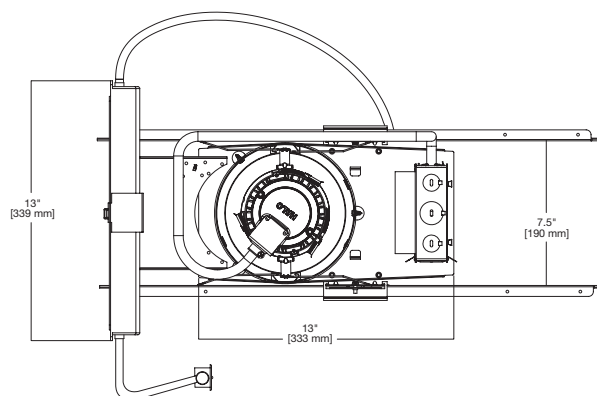
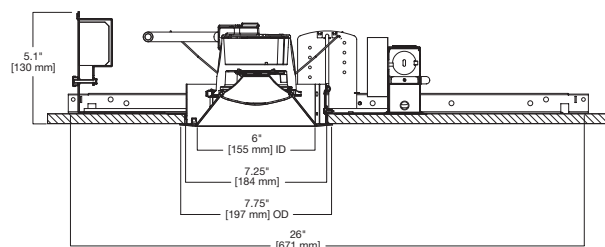
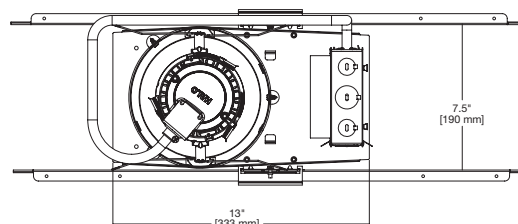
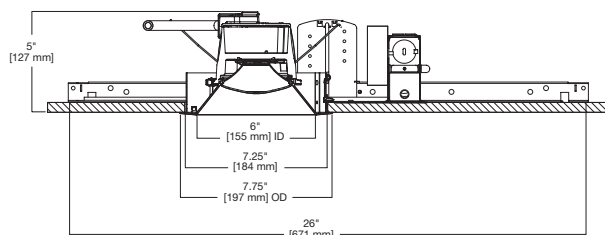
SAMPLE NUMBER: PD610ED010REM-PDM6A827-64VC

A complete luminaire consists of a housing, LED module and reflector, order separately.

Housing	Lumens	Driver	Options	LED Module	CRI/CCT
PD6 = 6" aperture LED downlight PD6CP = 6" aperture LED downlight, CCEA listed for City of Chicago plenum requirements	10 = 1,000 lumens (nominal) 15 = 1,500 lumens (nominal) 20 = 2,000 lumens (nominal) 30 = 3,000 lumens (nominal)	ED010 = 120-277V 50/60Hz, 0-10V and LE/TE phase cut dimming D010 = 120-277V 50/60Hz, 0-10V dimming (3,000 lumen only)	REM = Emergency operation with remote indicator and test switch (not available with PD6CP housing)	PDM6A = Downlight LED module for PD6 housing, provides 1,000, 1,500, 2,000, or 3,000 lumens (nominal) depending on connected housing type	827 = 80 CRI, 2700K CCT 927 = 90 CRI, 2700K CCT 830 = 80 CRI, 3000K CCT 930 = 90 CRI, 3000K CCT 835 = 80 CRI, 3500K CCT 935 = 90 CRI, 3500K CCT 840 = 80 CRI, 4000K CCT 940 = 90 CRI, 4000K CCT

Reflector	Finish Option	Flange Option	Accessories
64V = 6" shallow parabolic reflector 64VDFW = 6" non-conductive polymer shallow parabolic reflector (white finish only)	C = Specular clear G = Specular gold H = Semi-specular clear W = White (white flange)	Blank = Polished flange standard with C, G, & H reflector finishes Blank = White flange standard with W WF = White flange option available with C, G, & H reflector finishes	HB128APK = L channel hanger bar, 26", 'No-Fuss', pair (replacement) RMB22 = 22" long wood joist mounting bars, pair BFR56NFL = Beam forming reflector kit, narrow flood distribution BFR56FL = Beam forming reflector kit, flood distribution BFR56MH = Media holder, accepts one 3.45" lens L345SF = 3.45" diameter soft focus lens H347 = Step down transformer for 347V input, 75VA max H347200 = Step down transformer for 347V input, 200VA max PORLWTPD1 = LumaWatt Pro Wireless Sensor Kit (0-10V only)

DIMENSIONS



COMPLIANCE TABLE

1000 LUMEN

80 CRI																
Catalog #	PD610ED010- PDM6A827				PD610ED010- PDM6A830				PD610ED010- PDM6A835				PD610ED010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1111	83			1194	89			1267	95			1277	95		
64VCWF	1090	81			1172	87			1243	93			1254	94		
64VDFW	1039	86			1124	93			1189	98			1194	99		
64VG	1092	81			1173	88			1245	93			1256	94		
64VGWF	1079	80			1159	87			1230	92			1241	93		
64VH	1069	80			1149	86			1219	91			1229	92		
64VHWF	1063	79			1143	85			1213	90			1223	91		
64VW	1110	83			1193	89			1266	94			1277	95		

90 CRI																
Catalog #	PD610ED010- PDM6A927				PD610ED010- PDM6A930				PD610ED010- PDM6A935				PD610ED010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	856	64			918	69			987	74			1094	82		
64VCWF	840	63			901	67			969	72			1074	80		
64VDFW	795	66			857	71			919	76			1028	85		
64VG	841	63			902	67			970	72			1075	80		
64VGWF	831	62			891	67			959	72			1063	79		
64VH	824	61			883	66			950	71			1053	79		
64VHWF	819	61			879	66			945	71			1048	78		
64VW	855	64			917	68			987	74			1094	82		

1500 LUMEN

80 CRI																
Catalog #	PD615ED010- PDM6A827				PD615ED010- PDM6A830				PD615ED010- PDM6A835				PD615ED010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1525	82			1639	89			1739	94			1754	95		
64VCWF	1497	81			1609	87			1707	92			1721	93		
64VDFW	1376	80			1488	87			1573	92			1580	92		
64VG	1499	81			1611	87			1709	92			1724	93		
64VGWF	1481	80			1592	86			1689	91			1703	92		
64VH	1467	79			1577	85			1673	90			1688	91		
64VHWF	1460	79			1569	85			1665	90			1679	91		
64VW	1524	82			1638	89			1738	94			1753	95		

90 CRI																
Catalog #	PD615ED010- PDM6A927				PD615ED010- PDM6A930				PD615ED010- PDM6A935				PD615ED010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1175	64			1260	68			1356	73			1502	81		
64VCWF	1153	62			1237	67			1331	72			1475	80		
64VDFW	1051	61			1134	66			1216	71			1360	80		
64VG	1155	62			1239	67			1332	72			1477	80		
64VGWF	1141	62			1224	66			1317	71			1459	79		
64VH	1131	61			1213	66			1304	71			1446	78		
64VHWF	1125	61			1207	65			1298	70			1438	78		
64VW	1174	63			1259	68			1355	73			1501	81		

ES

ES = ENERGY STAR® Compliant

T24

T24 = Can be used to comply with California Title 24 Non-Residential

COMPLIANCE TABLE continued

2000 LUMEN

80 CRI																
Catalog #	PD620ED010- PDM6A827				PD620ED010- PDM6A830				PD620ED010- PDM6A835				PD620ED010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1855	84			1994	91			2116	96			2134	97		
64VCWF	1821	83			1957	89			2076	94			2094	95		
64VDFW	1743	84			1885	91			1994	96			2003	96		
64VG	1823	83			1960	89			2079	95			2097	95		
64VGWF	1802	82			1936	88			2054	93			2072	94		
64VH	1785	81			1918	87			2036	93			2053	93		
64VHWF	1776	81			1909	87			2025	92			2043	93		
64VW	1854	84			1992	91			2114	96			2132	97		

90 CRI																
Catalog #	PD620ED010- PDM6A927				PD620ED010- PDM6A930				PD620ED010- PDM6A935				PD620ED010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	1430	65			1533	70			1649	75			1828	83		
64VCWF	1403	64			1505	68			1619	74			1794	82		
64VDFW	1333	64			1437	69			1542	74			1724	83		
64VG	1405	64			1507	68			1621	74			1796	82		
64VGWF	1388	63			1489	68			1602	73			1775	81		
64VH	1376	63			1475	67			1587	72			1759	80		
64VHWF	1369	62			1468	67			1579	72			1750	80		
64VW	1429	65			1532	70			1648	75			1827	83		

3000 LUMEN

80 CRI																
Catalog #	PD630D010- PDM6A827				PD630D010- PDM6A830				PD630D010- PDM6A835				PD630D010- PDM6A840			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	2772	78			2979	83			3161	89			3189	89		
64VCWF	2721	76			2924	82			3103	87			3129	88		
64VDFW	2573	72			2782	78			2944	82			2956	83		
64VG	2724	76			2928	82			3107	87			3134	88		
64VGWF	2692	75			2893	81			3070	86			3096	87		
64VH	2667	75			2867	80			3042	85			3068	86		
64VHWF	2654	74			2852	80			3027	85			3053	86		
64VW	2770	78			2977	83			3159	88			3186	89		

90 CRI																
Catalog #	PD630D010- PDM6A927				PD630D010- PDM6A930				PD630D010- PDM6A935				PD630D010- PDM6A940			
	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24	LUMENS	LPW	ES	T24
64VC	2136	60			2291	64			2464	69			2731	77		
64VCWF	2097	59			2249	63			2419	68			2681	75		
64VDFW	1967	55			2121	59			2275	64			2545	71		
64VG	2100	59			2252	63			2422	68			2684	75		
64VGWF	2075	58			2225	62			2393	67			2652	74		
64VH	2056	58			2204	62			2371	66			2628	74		
64VHWF	2045	57			2193	61			2359	66			2615	73		
64VW	2135	60			2290	64			2463	69			2729	76		

ES

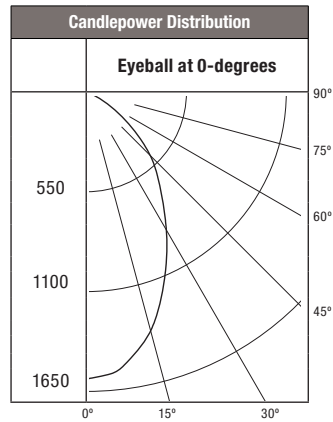
ES = ENERGY STAR® Compliant

T24

T24 = Can be used to comply with California Title 24 Non-Residential

PHOTOMETRY - 2000 lumen / 80 CRI / 64VC TRIM

PD620ED010-PDM6A835-64VC
Spacing Criteria = 0.92
Lumens per Watt = 96.2 Lm/W
Test No. P137453
Test Model: PD620ED010-PDM6A835-64VC



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	1582
5	1558
10	1476
20	1203
30	879
40	608
50	364
60	131
70	10
80	0
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	38469
55	22527
65	7355
75	0
85	0

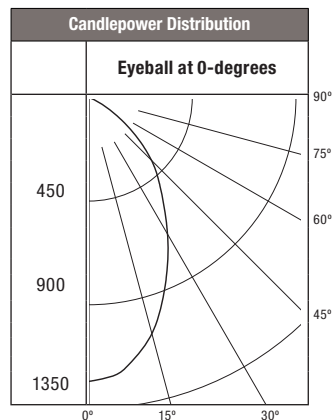
Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	52.3	5	5
7	32.3	6.4	6.4
8	24.7	7.2	7.2
9	19.5	8.2	8.2
10	15.8	9	9
12	11	10.8	10.8

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	1003	47.4
0-40	1461	69.1
0-60	2053	97.1
0-90	2116	100

PHOTOMETRY - 2000 lumen / 90 CRI / 64VC TRIM

PD620ED010-PDM6A935-64VC
Spacing Criteria = 0.92
Lumens per Watt = 75 Lm/W
Test No. P137457
Test Model: PD620ED010-PDM6A935-64VC



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	1233
5	1215
10	1150
20	938
30	685
40	474
50	284
60	102
70	8
80	0
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	29988
55	17567
65	5733
75	0
85	0

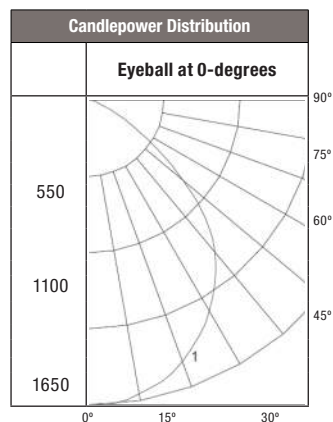
Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	40.8	5	5
7	25.2	6.4	6.4
8	19.3	7.2	7.2
9	15.2	8.2	8.2
10	12.3	9	9
12	8.6	10.8	10.8

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	782	47.4
0-40	1139	69.1
0-60	1601	97.1
0-90	1649	100

PHOTOMETRY - 2000 lumen / 80 CRI / 64VDFW TRIM

PD620ED010-PDM6A835-64VDFW
Spacing Criteria = 1.20
Lumens per Watt = 96 Lm/W
Test No. P189214
Test Model: PD620D010- PDM835-64VDFW



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	974.5
5	972.5
10	952.8
20	888.5
30	779.5
40	635.2
50	401.6
60	171.3
70	54.2
80	24.4
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	41438
55	26192
65	12817
75	7449
85	8106

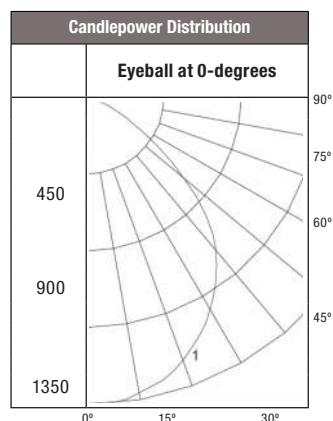
Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	24.9	6.4	56.4
7	15.4	8.2	8.2
8	11.8	9.4	9.4
9	9.3	10.6	10.6
10	7.5	11.8	11.8
12	5.2	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	739.65	37.10
0-40	1183.69	59.40
0-60	1838.93	92.20
0-90	1993.89	100

PHOTOMETRY - 2000 lumen / 90 CRI / 64VDFW TRIM

PD620ED010- PDM6A935-64VDFW
Spacing Criteria = 1.20
Lumens per Watt = 74 Lm/W
Test No. P189218
Test Model: PD620D010- PDM935-64VDFW



Scaling factor for the Battery back up:

- 1000 Lumen = 0.55
- 1500 Lumen = 0.40
- 2000 Lumen = 0.33
- 3000 Lumen = 0.22

Candela Distribution	
Degrees Vertical	Candela
0*	753.5
5	752.0
10	736.8
20	687.0
30	602.7
40	491.2
50	310.5
60	132.5
70	41.9
80	18.9
90	0

*CBCP

Luminance	
(Average Candela/M²)	
Degree	Avg. 0° Luminance
45	32043
55	20253
65	9914
75	5756
85	6221

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5	32.2	6.4	6.4
7	19.9	8.2	8.2
8	15.2	9.4	9.4
9	12	10.6	10.6
10	9.7	11.8	11.8
12	6.8	14.2	14.2

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary		
Zone	Lumens	% Fixture
0-30	571.94	37.10
0-40	915.28	59.40
0-60	1421.94	92.20
0-90	1541.76	100

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). **MIDSECTION:** Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. **SHADES:** Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. **DOORFRAME:** Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from

injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard

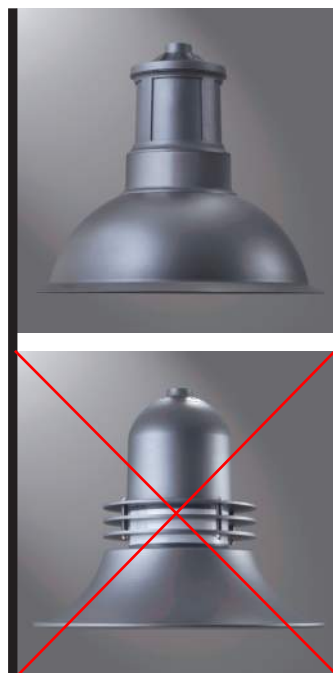
with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



ECM/EMM EPIC MEDIUM LED

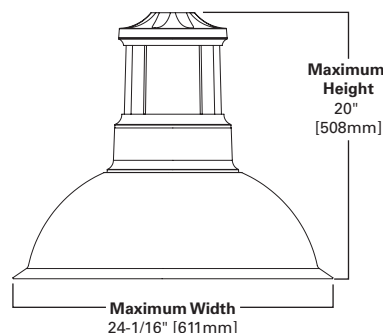
1 - 4 LightBARs

Solid State LED

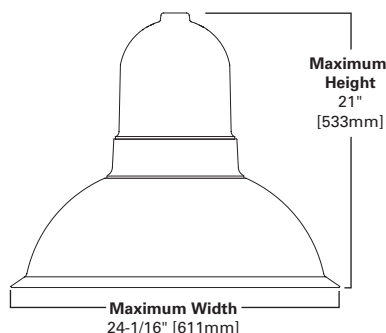
DECORATIVE AREA LUMINAIRE

DIMENSIONS

ECM Classical



EMM Modern



See configurations for more detailed information.

CERTIFICATION DATA

UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

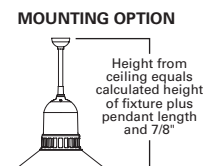
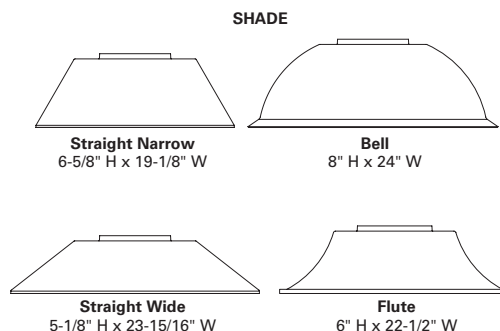
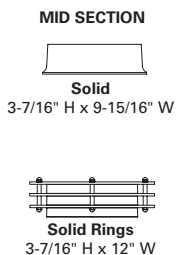
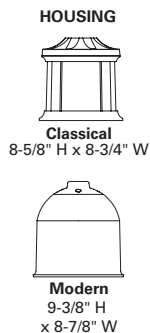
EPA

Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA

Approximate Net Weight:
45 lbs. [20 kgs.]

CONFIGURATIONS



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	75W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Power (Watts)		31W	58W	82W	99W
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
T2	Lumens	2,948	5,896	8,844	11,792
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,936	5,873	8,809	11,745
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,876	5,752	8,627	11,503
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
5MQ	Lumens	3,054	6,108	9,161	12,215
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5WQ	Lumens	2,987	5,975	8,962	11,949
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,982	5,963	8,945	11,926
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
SL2	Lumens	2,878	5,756	8,634	11,512
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,894	5,788	8,682	11,576
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	2,823	5,647	8,470	11,294
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	2,957	5,915	8,872	11,829
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,616	5,231	7,847	10,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

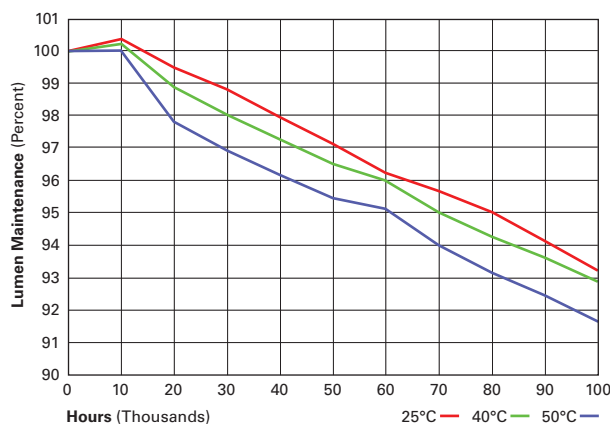
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Power (Watts)		32W	60W	85W	105W
Current @ 347V (A)		0.11	0.19	0.28	0.30
Current @ 480V (A)		0.09	0.15	0.21	0.22
T2	Lumens	2,434	4,867	7,301	9,735
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T3	Lumens	2,424	4,848	7,272	9,696
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T4	Lumens	2,374	4,748	7,122	9,496
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
5MQ	Lumens	2,521	5,042	7,563	10,084
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
5WQ	Lumens	2,466	4,932	7,398	9,864
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,461	4,923	7,384	9,845
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3
SL2	Lumens	2,376	4,752	7,127	9,503
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,389	4,778	7,167	9,556
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL4	Lumens	2,331	4,662	6,993	9,323
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,441	4,883	7,324	9,765
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,159	4,318	6,478	8,637
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PC, PER and PER7)

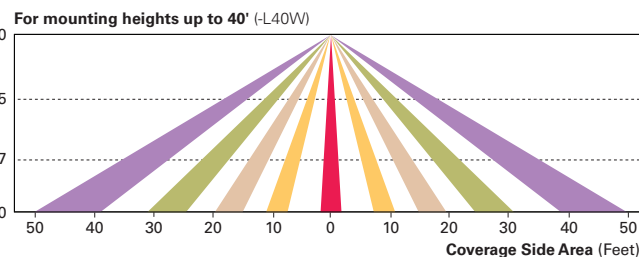
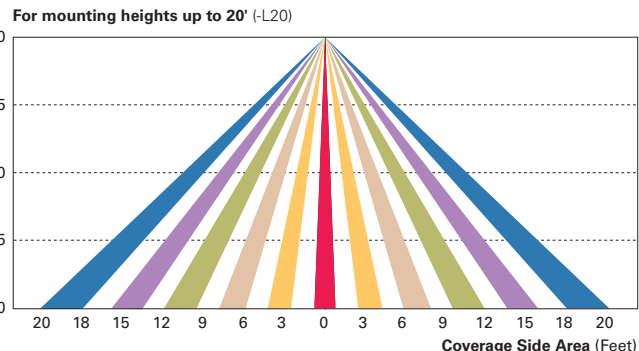
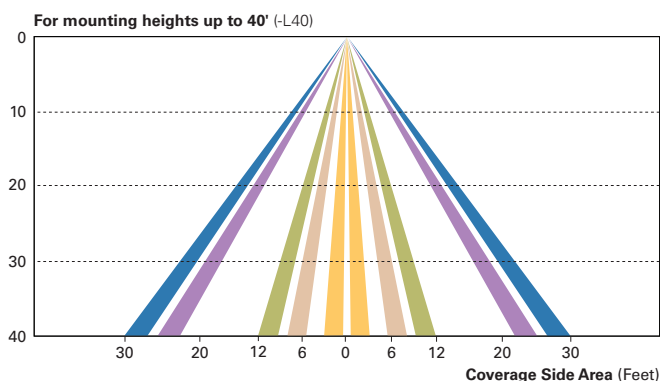
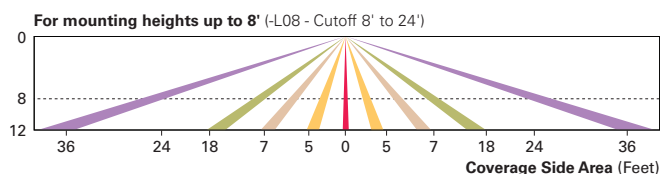
Optional button-type photocontrol (PC) and photocontrol receptacles (PER and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

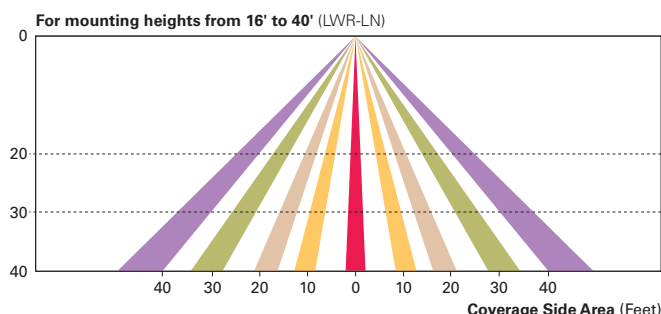
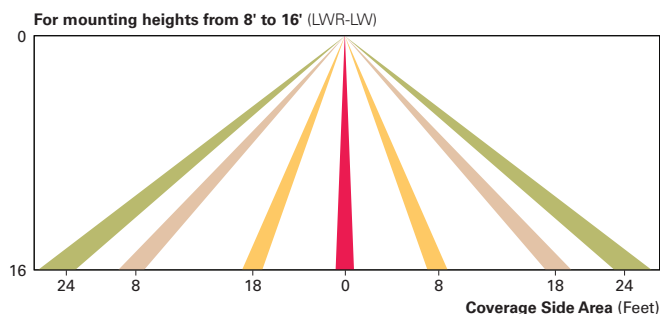
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



ORDERING INFORMATION

Sample Number: ECM-E04-LED-E1-T2-FL-GM

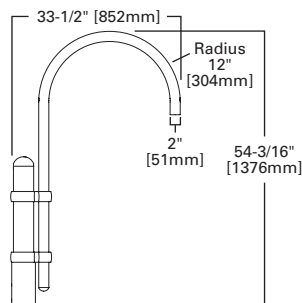
Product Family ¹	Number of LightBARs ^{2,3}	Lamp Type	Voltage	Distribution	Mid Section Type	Shade Type	Color ⁵
ECM=Epic Classical Medium EMM=Epic Modern Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ⁴	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	SO=Solid SR=Solid Rings	SN=Straight Narrow SW=Straight Wide BL=Bell FL=Flute	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)		Accessories (Order Separately) ¹⁴					
2L=Two Circuits ⁶ 7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 8030=80 CRI / 3000K CCT ⁷ LCF=LightBAR Cover Plate Matches Housing Finish MS-LXX=Motion Sensor for ON/OFF Operation ⁸ MS/X-LXX=Motion Sensor for Bi-Level Switching ⁹ PMXX=Pendant Mount (XX=Pendant Length in Inches, 9.5" min - 48.0" max) ¹⁰ HSS=Factory Installed House Side Shield ¹¹ DIM=0-10V Dimming Driver ¹² LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹³ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹³		Classical VA6150-XX=Bishop Wall Mount Arm VA6151-XX=Bishop Wall Mount Arm with Cross Rod VA6152-XX=Traditional Wall Mount Arm VA6153-XX=Traditional Wall Mount Arm with 45° Strap VA6154-XX=Bishop Single Pole Mount Arm VA6155-XX=Bishop Single Pole Mount Arm with Cross Rod VA6156-XX=Bishop Twin Pole Mount Arm VA6157-XX=Bishop Twin Pole Mount Arm with Cross Rods VA6158-XX=Traditional Single Pole Mount Arm VA6159-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar VA6160-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar ¹⁵ VA6161-XX=Traditional Single Pole Mount Arm with 45° Upper Bar VA6162-XX=Traditional Single Pole Mount Arm with 45° Lower Bar ¹⁵ VA6163-XX=Traditional Single Pole Mount Arm with 45° Upper Strap VA6165-XX=Traditional Twin Pole Mount Arm VA6166-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars VA6167-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars ¹⁵ VA6168-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars VA6169-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars ¹⁵ VA6170-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps VA6171-XX=Mast Arm Adapter Modern VA6101-XX=Bishop Wall Mount Arm VA6102-XX=Bishop Wall Mount Arm with Cross Rod VA6103-XX=Traditional Wall Mount Arm VA6104-XX=Traditional Wall Mount Arm with 45° Strap VA6105-XX=Bishop Single Pole Mount Arm VA6106-XX=Bishop Single Pole Mount Arm with Cross Rod VA6107-XX=Bishop Twin Pole Mount Arm VA6108-XX=Bishop Twin Pole Mount Arm with Cross Rods VA6109-XX=Traditional Single Pole Mount Arm VA6110-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar VA6111-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar ¹⁵ VA6112-XX=Traditional Single Pole Mount Arm with 45° Upper Bar VA6113-XX=Traditional Single Pole Mount Arm with 45° Lower Bar ¹⁵ VA6114-XX=Traditional Single Pole Mount Arm with 45° Upper Strap VA6116-XX=Traditional Twin Pole Mount Arm VA6117-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars VA6118-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars ¹⁵ VA6119-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars VA6120-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars ¹⁵ VA6121-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps VA6122-XX=Mast Arm Adapter					
		OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap LB/HSS-21=Field Installed House Side Shield for "E" LightBARs ^{11, 16} LB/HSS-07=Field Installed House Side Shield for "F" LightBARs ^{11, 16} Accessory Options ¹⁷ V=Victorian Finial ¹⁸ M=Modern Finial ¹⁸ A=Architectural Finial ¹⁸ N=Nostalgic Finial ¹⁸ R=NEMA Twistlock Photocontrol Receptacle ¹⁹					

NOTES:

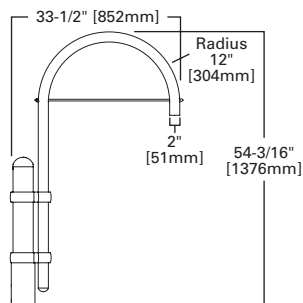
- Arm not included. Order separately. See accessories.
- Standard 4000K CCT and greater than 70 RI.
- 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Requires quantity of two or more LightBARs.
- Consult customer service for lead times and multiplier.
- Sensor mounted to the luminaire. Available in E01-E04 and F01-F04 configurations. Replace "XX" with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
- Sensor mounted to the luminaire. Available in E02-E04 and F02-F04 configurations. Replace "X" with number of LightBARs operating in low output mode and replace XX with mounting height in feet for proper lens selection, (e.g., MS/3-L25). Maximum four bars in low output mode. Consult factory for additional information.
- Pendant mount option "PMXX" must be used with InVue Pendant mount kit only. Includes pendant pipe, swivel hangar and canopy cover. Other pendant lengths can be specified in inches (XX). Minimum pendant length is 9-1/2". For lengths above 48", consult your lighting representative at Eaton for more information.
- Only for use with SL2, SL3 and SL4 distributions.
- Dimming leads provide for external 0-10V control system (by others).
- LumaWatt wireless sensors are factory installed only, requiring network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Replace XX with color suffix.
- Only available with traditional arms.
- One required for each LightBAR.
- Add as suffix to accessory. Example: VA6109-BK-R.
- Not available with finials, pendant mount "PM48" or bishop wall mounts.
- Requires use of 4" O.D. round straight pole.

MOUNTING ACCESSORIES

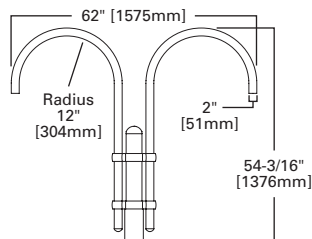
Pole mount arms are designed to fit both medium ECM/EMM housings. (Only these arms are compatible with the Epic luminaire). Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners. Wall mount arms compliment pole mount luminaires and attractively transition fixture scale in lower mounting height pedestrian environments. Wall mount arms are designed to fit both medium ECM/EMM housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners.

**BISHOP SINGLE POLE MOUNT ARM**

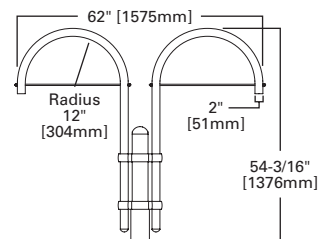
VA6105 (Modern), VA6154 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 0.92

**BISHOP SINGLE POLE MOUNT ARM WITH CROSS ROD**

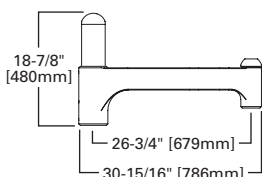
VA6106 (Modern), VA6155 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A: 0.98

**BISHOP TWIN POLE MOUNT ARM**

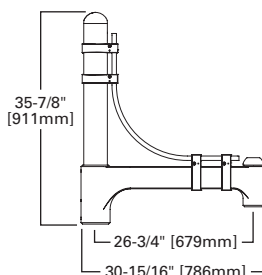
VA6107 (Modern), VA6156 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A: 1.43

**BISHOP TWIN POLE MOUNT ARM WITH CROSS RODS**

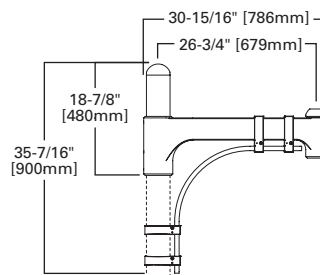
VA6108 (Modern), VA6157 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 39 lbs. E.P.A: 1.55

**TRADITIONAL SINGLE POLE MOUNT ARM**

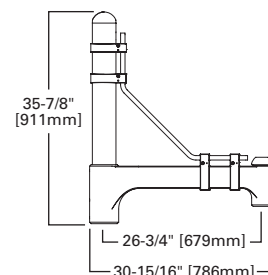
VA6109 (Modern), VA6158 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 20 lbs. E.P.A: 0.86

**TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED UPPER BAR**

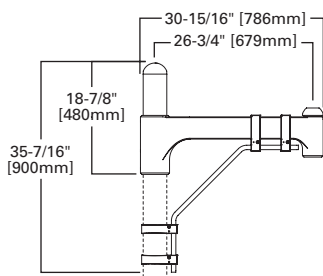
VA6110 (Modern), VA6159 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A: 1.4

**TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED LOWER BAR**

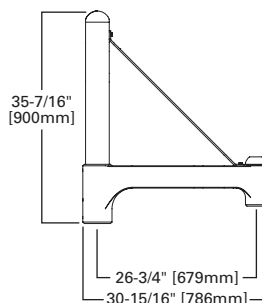
VA6111 (Modern), VA6160 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A: 1.16

**TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER BAR**

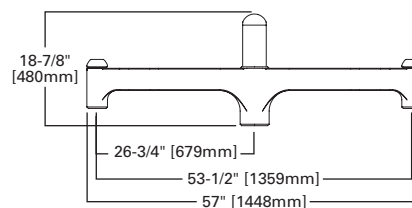
VA6112 (Modern), VA6161 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A: 1.38

**TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° LOWER BAR**

VA6113 (Modern), VA6162 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 1.17

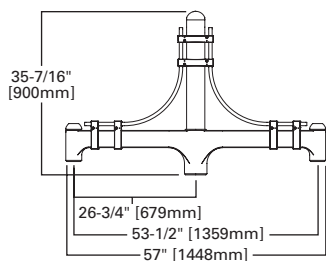
**TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER STRAP**

VA6114 (Modern), VA6163 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A: 1.17

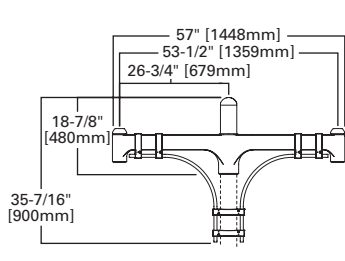
**TRADITIONAL TWIN POLE MOUNT ARM**

VA6116 (Modern), VA6165 (Classical)
Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 30 lbs. E.P.A: 1.44

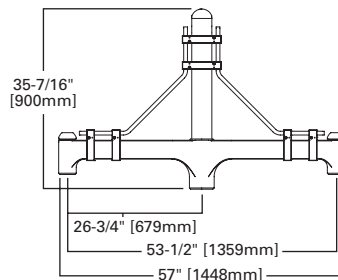
MOUNTING ACCESSORIES


**TRADITIONAL TWIN POLE
MOUNT ARM WITH ROUNDED
UPPER BARS**

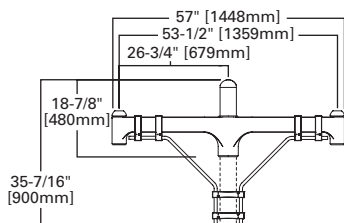
VA6117 (Modern), VA6166 (Classical)
Slipfits over 4" round straight pole,
or 4" O.D. by 6" tall tenon.
Weight: 43 lbs. E.P.A: 2.28


**TRADITIONAL TWIN POLE
MOUNT ARM WITH ROUNDED
LOWER BARS**

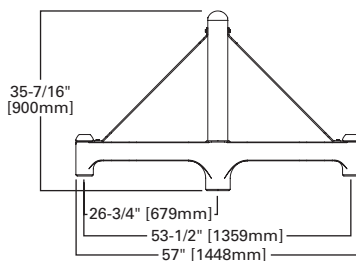
VA6118 (Modern), VA6167 (Classical)
Slipfits over 4" round straight pole,
or 4" O.D. by 6" tall tenon.
Weight: 40 lbs. E.P.A: 2.04


**TRADITIONAL TWIN POLE
MOUNT ARM WITH 45° UPPER BARS**

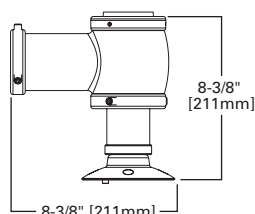
VA6119 (Modern), VA6168 (Classical)
Slipfits over 4" round straight pole,
or 4" O.D. by 6" tall tenon.
Weight: 43 lbs. E.P.A: 2.24


**TRADITIONAL TWIN POLE
MOUNT ARM WITH 45° LOWER BARS**

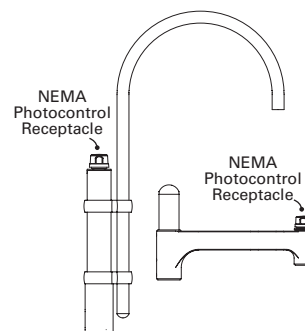
VA6120 (Modern), VA6169 (Classical)
Slipfits over 4" round straight pole,
or 4" O.D. by 6" tall tenon.
Weight: 40 lbs. E.P.A: 2.0


**TRADITIONAL TWIN POLE
MOUNT ARM WITH 45° UPPER STRAPS**

VA6121 (Modern), VA6170 (Classical)
Slipfits over 4" round straight pole,
or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A: 1.81

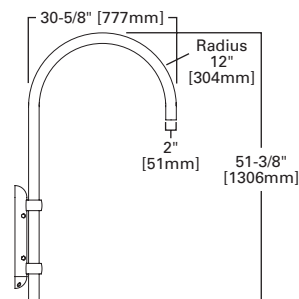

MAST ARM ADAPTER

VA6122 (Modern), VA6171 (Classical)
Secures fixture to nominal 2" pipe
(2-3/8" horizontal O.D.)
Weight: 4 lbs.

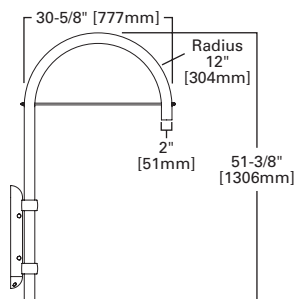

NEMA TWISTLOCK PHOTOCONTROL (R)

Order separately (Not compatible with
finials or wall mount bishop arms)

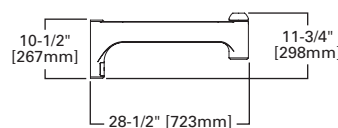
Wall Mount Accessories


BISHOP WALL MOUNT ARM

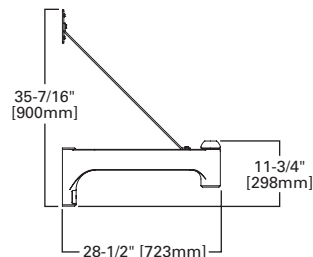
VA6101 (Modern), VA6150 (Classical)
Mounts to wall with four stainless
steel lag bolts (provided by other).
Weight: 16 lbs.


**BISHOP WALL MOUNT ARM
WITH CROSS ROD**

VA6102 (Modern), VA6151 (Classical)
Mounts to wall with four stainless
steel lag bolts (provided by other).
Weight: 17 lbs.


TRADITIONAL WALL MOUNT ARM

VA6103 (Modern), VA6152 (Classical)
Mounts to wall with four stainless
steel lag bolts (provided by other).
Weight: 17 lbs.


**TRADITIONAL WALL MOUNT ARM
WITH 45° STRAP**

VA6104 (Modern), VA6153 (Classical)
Mounts to wall with four stainless
steel lag bolts (provided by other).
Weight: 18 lbs.

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: _____ Quote: _____	Customer Approval: _____ Date: _____

FEATURES

- Aesthetically pleasing for lighting applications
- Clamshell design for quick, easy assembly
- Durable, high quality aluminum casting provides clean, crisp details
- Provided with stainless steel hardware
- Tamper proof hardware available as special order
- Long-lasting finish available in a variety of colors
- Install on existing poles to enhance streetscape



WA11AC



WA17AC

POLE BASE DIAMETER RANGE		DIMENSIONS OF BASE COVER			MODEL NUMBER
TAPERED 0.14"/FT (IN)	NON-TAPERED (IN)	DIA (IN)	HEIGHT (IN)	QTY OF ACCESS DOORS	
3.00 - 4.25	2.75 - 4.00	12.25	15.25	0	WA11AC
5.38 - 5.50	5.13 - 5.25	17.00	20.00	0	WA17AC

All dimensions shown are nominal and do not include handhole projection.

PRODUCT ORDERING CODES

MODEL NUMBER	COLOR*		POLE BASE OD (IN)	BASE PLATE			ANCHOR BOLTS		HANDHOLE		
				BOLT CIRCLE DIA (IN)	SQUARE (IN)	THICKNESS (IN)	DIAMETER (IN)	PROJECTION (IN)	SIZE W x H (IN)	CENTER LINE HEIGHT (IN)	PROJECTION (IN)
WA11AC WA17AC	STEEL WH = White ST = Sandstone BK = Black SM = Silver Metallic SL = Silver LG = Light Gray SG = Slate Gray DT = Dark Tan MB = Medium Bronze CB = Bronze DB = Dark Bronze BN = Brown HG = Hunter Green DG = Dark Green RD = Red SC = Special Color (Contact Factory)	ALUMINUM DWH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DCG = Charcoal Gray DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Steel Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)									

1. Model Number, Color and Pole Base OD required on all orders.
2. Additional information required when ordering separate from poles.

* Choose steel or aluminum when used in conjunction with the appropriate pole material.

WASHINGTON AC2

Cast Aluminum - Clamshell

valmont 

STRUCTURES

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: _____ Quote: _____	Customer Approval: _____ Date: _____

BASE COVER CLOSE-UP



SPC7278 11/10 valmontstructures.com carries the most current spec information and supersedes these guidelines.



Planning Commission Staff Report

Major Site Plan Amendment and Conditional Use Permit

AT&T Wireless Tower

Thursday, June 27, 2019

Public Meeting

Report Date:	Thursday, June 20, 2019
Applicant:	Doug Kofford
Owner:	Alpine School District
Location:	273 West Aspen Hills Boulevard
Major Street Access:	Aspen Hills Boulevard
Parcel Number(s) & Size:	55:812:0010, 13.02 acres
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10
Current Use of Parcel:	Riverview Elementary School
Adjacent Uses:	undeveloped, residential, church
Previous Meetings:	None for this application
Previous Approvals:	Concept plan reviewed by staff
Type of Action:	Administrative
Land Use Authority:	Planning Commission for the Site Plan and City Council for the Conditional Use Permit (CUP)
Future Routing:	City Council
Author:	Sarah Carroll, Senior Planner

A. Executive Summary:

This is a request for approval of a Major Site Plan Amendment and Conditional Use Permit (CUP) for a cell tower for AT&T Wireless. The tower is proposed to be located on the Riverview Elementary School property and is 100 foot tall. There will be a mono-pole, a structure for equipment, and a wood fence around the perimeter.

Recommendation:

Staff recommends that the Planning Commission review the application, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include approval of the major site plan amendment with conditions, continuation, or denial. Options also include a positive or negative recommendation for the conditional use permit, or continuation.

- B. Background:** The City has received a request for a new cell tower on the Riverview Elementary site.
- C. Specific Request:** This is a request for a Major Site Plan Amendment and CUP approval for the purpose of constructing a 100 foot tall cellular tower, an equipment structure and a fence on property located at 273 West Aspen Hills Boulevard.
- D. Process:**
Code Section 19.13.04 indicates that the Planning Commission is the approval authority for major site plan amendments. Conditional Use permits for new construction require a recommendation by the Planning Commission and the City Council is the approval authority.

Section 19.15.02 states that all new Conditional Use Permits are required to be accompanied by a Site Plan application.

Section 19.15.03 indicates that if a site plan is required, the Conditional Use permit shall follow the same process as the related site plan, and the Land Use Authority for the site plan shall become the Land Use Authority for the CUP. 19.13.04 has stricter requirements than 19.15.03; thus, the City Council will be the approval authority for the CUP.

- E. Community Review:** Public notices are not required for these applications. As of the date of this report no public input has been received.
- F. General Plan:** The subject property is designated as Institutional on the Land Use Map.

***Staff conclusion:** consistent. Per Section 19.05.03(3) wireless telecommunication mono-poles are a Conditional Use in all zones provided they comply with the lot size requirements.*

- G. Code Criteria:**
A summary of the applicable sections is below. The attached Planning Review Checklist includes a detailed review.

- 19.04, Land Use Zones – **Complies**
- 19.05, Supplemental Regulations – **Complies.**
- 19.06, Landscaping and fencing – **Complies.**
- 19.13, Process – **Complies.**
- 19.14, Site Plan – **Complies.**
- 19.15, Conditional Use – **Complies.**

- H. Recommendation and Alternatives:**
Staff recommends the Planning Commission conduct a public meeting, discuss the application, and choose from the following options.

Option 1 – Approval and Positive Recommendation

"I move to **approve** a Major Site Plan Amendment for a cell tower located within the Riverview Elementary School site, and I also move to forward a **recommendation for approval** to the City Council for the associated Conditional Use Permit, subject to the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section "F" of the staff report, which section is incorporated by reference herein.
2. The application complies with the requirements of the Land Development Code, as articulated in Section "G" of the staff report and the conditions listed below, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met.
2. All other code requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 - Continuance

The Planning Commission may choose to continue the item. "I move to **continue** the applications to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Denial and Negative Recommendation

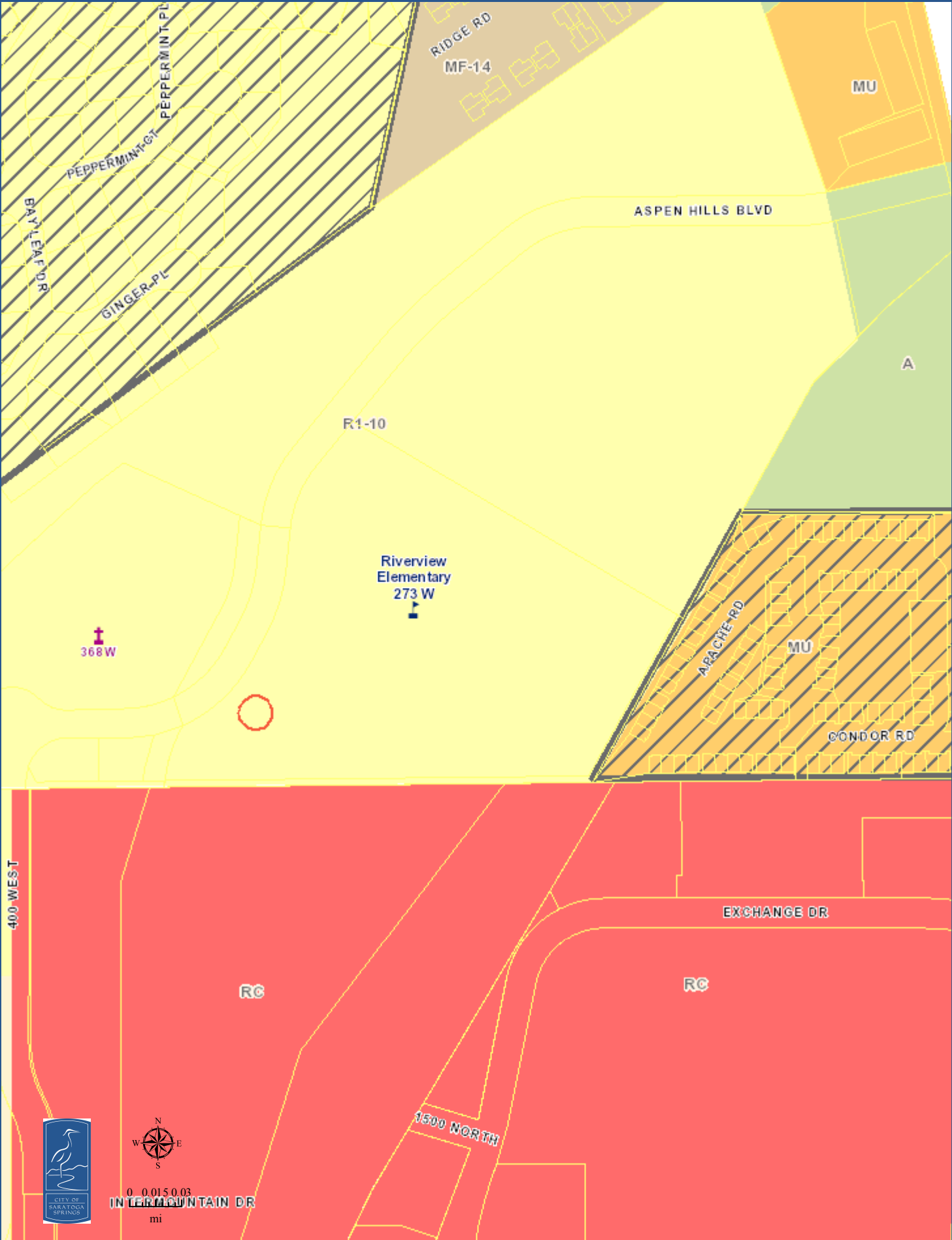
The Planning Commission may also choose to deny the site plan and forward a negative recommendation to the City Council for the CUP. "I move to **deny** the proposed Major Site Plan Amendment and to forward a **negative** recommendation for the AT&T Wireless Cell Tower Conditional Use Permit based on the Findings below:

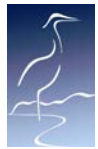
1. The Site Plan and/or CUP are not consistent with Section [XX.XX] of the land development code.

I. Exhibits:

- A. Location & Zone Map
- B. Planning Review Checklist
- C. Proposed plans

ATT Cell Tower





CITY OF SARATOGA SPRINGS

APPLICATION REVIEW CHECKLIST

(5/20/2018 Format)

Application Information

Date Received:	5/22/19
Date of Review:	6/11/19
Project Name:	AT&T Cell Tower at Riverview Elementary
Project Request / Type:	Site Plan and CUP Review
Meeting Type:	PC and CC
Applicant:	Doug Kofford for AT&T
Owner:	Alpine School District
Location:	Riverview Elementary, 273 West Aspen Hills Blvd.
Major Street Access:	Aspen Hills Blvd.
Parcel Number(s) & size:	55:812:0010, 13.02 acres
Land Use Designation:	Institutional
Parcel Zoning:	R1-10
Adjacent Zoning:	R1-10, RC, MU
Current Use of Parcel:	Elementary School
Adjacent Uses:	residential, undeveloped property
Previous Meetings:	None
Previous Approvals:	concept plan review in 2018
Type of Action:	administrative
Land Use Authority:	PC for site plan, CC for CUP
Future Routing:	none
Planner:	Sarah Carroll, Senior Planner

Section 19.13 – Application Submittal

- Application Complete: yes
- Rezone Required: no
 - Zone: R1-10
- General Plan Amendment required: no
 - Designation: Institutional

Section 19.13.04 – Process

- DRC: no comments

- PC: TBD
- CC: TBD

General Review

Building Department

- No comments

Fire Department

- No comment

GIS / Addressing

- No comments

Engineering

- No comments

Public Works

- No comments

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10
 - Use: Cell Tower
 - Density: n/a

19.04.07 Requirements for R1-10 zone:			
Category to be reviewed	Rule	Compliance	Why
Minimum lot size	10,000 sq ft	Complies	The lot is 13 acres
Lot width (minimum)	70'	Complies	~800'
Lot frontage (minimum)	35'	Complies	~830'
Front yard setback (minimum)	25'	Complies	Exceeds 25'
Side yard setback (minimum)	8' min/20' combined	Complies	Exceeds 8' and 12'
Rear yard setback (minimum)	25'	Complies	48'6" is shown

Corner side yard setback (minimum)	20'	n/a	n/a
Setback from residential uses (19.05)	200'	Complies	The nearest residential use is to the west. The antennae is ~207' from the western property line
Structure height (maximum) (19.05)	100' on 5+ acres	Complies	Plans indicate 100' to top of lightning rod
Square feet of living space (minimum)	n/a	n/a	n/a
Lot Coverage (maximum)	55%	Complies	~1.26 of the 13 acres is covered

- 19.05, Supplemental Regulations

- o Flood Plain: n/a
- o Water & sewage: n/a
- o Transportation Master Plan: complies
- o Minimum height of dwellings: n/a
- o Property access: complies
- o 19.05.03, Wireless telecommunication equipment
 - o (3) Freestanding antennae or towers.
 - No new mono-pole or other free-standing structure shall be approved unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing structure. **Complies.** *The nearest mono-pole is behind town storage and does not have room for more antenna.*
 - Mono-pole towers are required to obtain conditional use approval prior to construction.
 - Antenna in the ROW or on top of sport field lighting. *n/a*
 - Camouflage: where buildings trees or other large objects are present, all new mono-pole shall use stealth design. *n/a- there are no surrounding trees or objects.*
 - Location/ minimum lot size:
 - Residential zones: mono-poles may be located in residential zones on parcels in limited locations. School sites that are 5 acres in size or greater. **Complies.** *The proposed mono-pole is on a school site that is larger than 5 acres.*
 - Spacing: no mono-pole shall be within 1000 feet of another mono-pole, except those within 120 feet of or adjacent to existing transmission powerline corridors. **Complies.** *The nearest mono-pole is behind the storage units at Town Storage and is just over 1000' from the proposed location.*
 - Antenna extensions: The antenna shall not extend outward further than 4' from the monopole (8 foot diameter around the pole) or 6 feet (12 foot diameter around the pole) if a solid shield style design is used, rather than individual exposed antenna.
 - Climbing peg. After installation the climbing pegs within the first 20 feet to the ground shall be removed for safety purposes. **Complies.** *No climbing pegs are shown.*

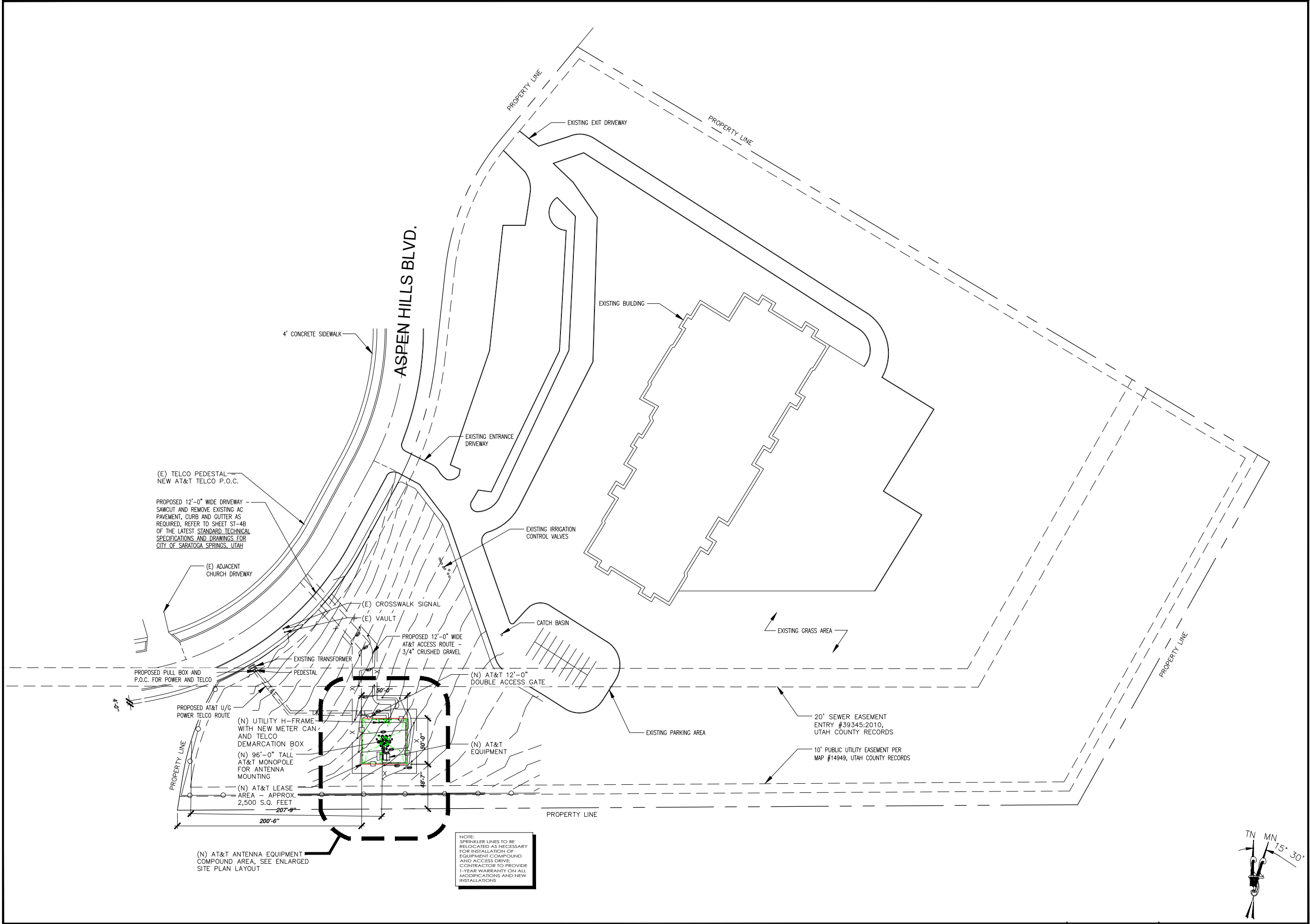
- Site and architectural design:
 - Exempt from 19.16
 - Buildings housing cell tower equipment shall be constructed of masonry and include an anti-graffiti coating. **Complies.** *Brick paneling and anti-graffiti coating is called out.*
 - Buildings housing cell tower equipment shall include a minimum of a 4:12 gabled pitched roof. **Complies.** *A pitched roof is called out.*
 - Building colors shall be earth-tones. **Complies** – *notes on plans call out earth tone.*
 - Lattice towers greater than 35 feet are prohibited. **Complies.**
 - Portable towers are prohibited unless approved through a special event permit. **Complies.**
- 19.06, Landscaping and Fencing
 - Chain link fencing is prohibited. **Complies** – a wooden fence is called out.
- 19.07, Planned Unit Development
 - N/A
- 19.09, Off Street Parking
 - N/A
- 19.10, Hillside Development
 - N/A
- 19.11, Lighting
 - N/A
- 19.12, Subdivisions
 - N/A
- Section 19.13, Process
 - PC is the approval authority for major site plan amendments
 - PC makes a recommendation and CC is the approval authority for a conditional use associated with new construction.
- 19.14, Site Plans
 - Development Standards: **Complies**
 - Special Provisions: **Complies**
 - Maps and Drawings Required: **Complies**
 - Bond or DA: N/A
 - Consideration in Review: N/A

- 19.15, Conditional Use Permit
 - Required accompanying data: complies
 - Monopole towers require a CUP.
 - General standards
 - Siting:
 - The siting of the structure or use, and in particular:
 - a. the adequacy of the site to accommodate the proposed use or building and all related activities;
 - b. the location and possible screening of all outdoor activities;
 - c. the relation of the proposed building or use to any adjoining building with particular attention to protection of light, air, and peace and quiet;
 - d. the location and character of any display of goods and services; and
 - e. the size, nature, and lighting of any signs.
 - Staff finding: **complies**
 - a. *The proposed site and building appear to be adequate for the proposed use.*
 - b. *No outdoor activities are proposed*
 - c. *The building is not very close to existing buildings and no lights are proposed.*
 - d. *No displays are proposed*
 - e. *No signs are proposed.*
 - Traffic:
 - Traffic circulation and parking, and in particular:
 - a. the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
 - b. the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
 - c. the amount, timing, and nature of traffic generated by the proposed conditional use.
 - Staff finding: **complies**
 - *The project has access onto a public road and will have minimal traffic.*
 - *The site will have minimal traffic. The 12' driveway access is adequate.*
 - *No issues are anticipated with very infrequent visits by the owner.*
 - Compatibility:
 - The compatibility of the proposed conditional use with its environment, and in particular:
 - a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
 - b. hours of operation;
 - c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
 - d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
 - e. the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to

which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.

- staff finding: **complies**
 - *The proposed use is a cell tower which falls under “monopole” in 19.05.03. There aren’t any anticipated detrimental effects.*
- Standards:
 - The Conditional Use shall meet the following standards:
 - a. the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
 - c. the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
 - d. the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
 - e. the proposed use will conform to the intent of the City of Saratoga Springs General Plan.
 - Staff finding: **complies.**
 - a. *no safety concerns are anticipated.*
 - b. *A monopole is allowed by code on this site.*
 - c. *Cell towers are needed throughout the City and are anticipated on larger sites.*
 - d. *The location allows for the provision of services.*
 - e. *The proposed use conforms to the intent of the general plan.*
- Additional conditions:
 - When necessary, the land use authority may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
 - a. additional parking;
 - b. water, sewer, and garbage facilities;
 - c. landscape screening to protect neighboring properties;
 - d. requirements for the management and maintenance of the facilities;
 - e. changes in layout or location of uses on the lot; and
 - f. any other condition the land use authority finds necessary to reasonably ensure that
 - g. the proposed Conditional Use will comply with the standards noted above
 - staff finding: *no additional conditions are recommended.*
- Special standards: n/a

- Optional conditions
 - Safety: none recommended
 - Health & Sanitation: none recommended
 - Environmental Concerns: none recommended
 - Compliance with GP and Neighborhood: complies with GP and the characteristics of the vicinity.
- 19.16, Site and Architectural Design Standards: N/A
- 19.18, Signs
 - N/A
- 19.25, Lake Shore Trail
 - N/A
- 19.26, Planned Community Zone
 - N/A
- 19.27, Addressing
 - N/A
- Fiscal Impact
 - Any City owned open space? N/A



OVERALL SITE PLAN

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22"x34" SCALE: 1" = 50'-0"

11"x17" SCALE: 1" = 100'-0"

50' 25' 0" 50'

1

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REV.	DATE	REVISION DESCRIPTION
1	11-12-18	REVISED ZONING DRAWINGS
0	11-14-17	ZONING DRAWINGS

PROJECT INFORMATION:

**AT&T CELL TOWER AT
RIVERVIEW ELEMENTARY
(TOWNE STORAGE)**
SITE ID#: UTL04068
FA#: 13872155
273 ASPEN HILLS BLVD
SARATOGA SPRINGS, UT 84045
UTAH COUNTY

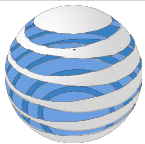
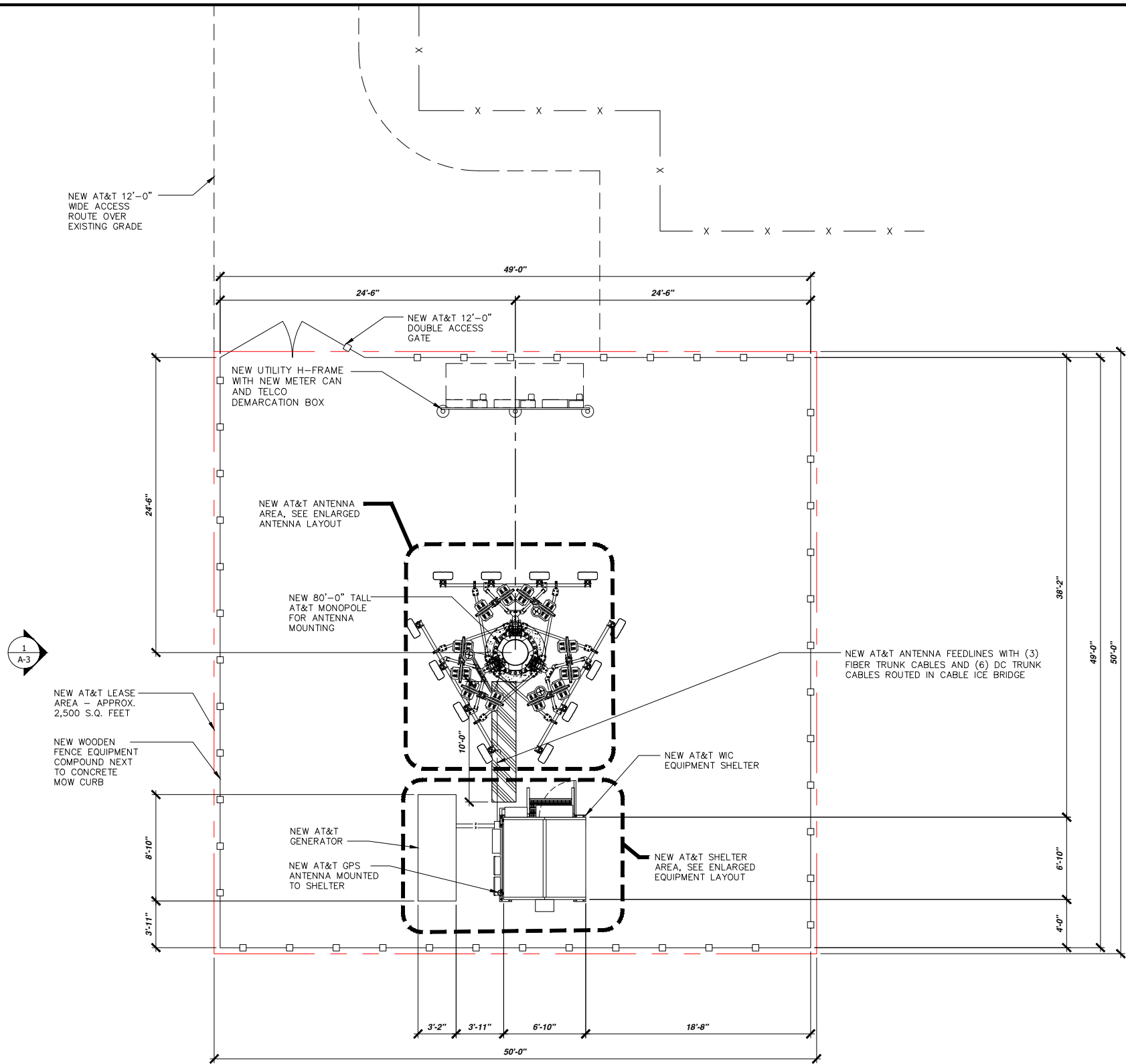
DRAWN BY:	CHECKED BY:
SGD	DA

SHEET TITLE:

SHEET NUMBER:	REV.:
	1

ENLARGED SITE PLAN

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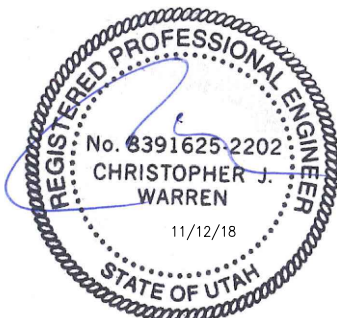
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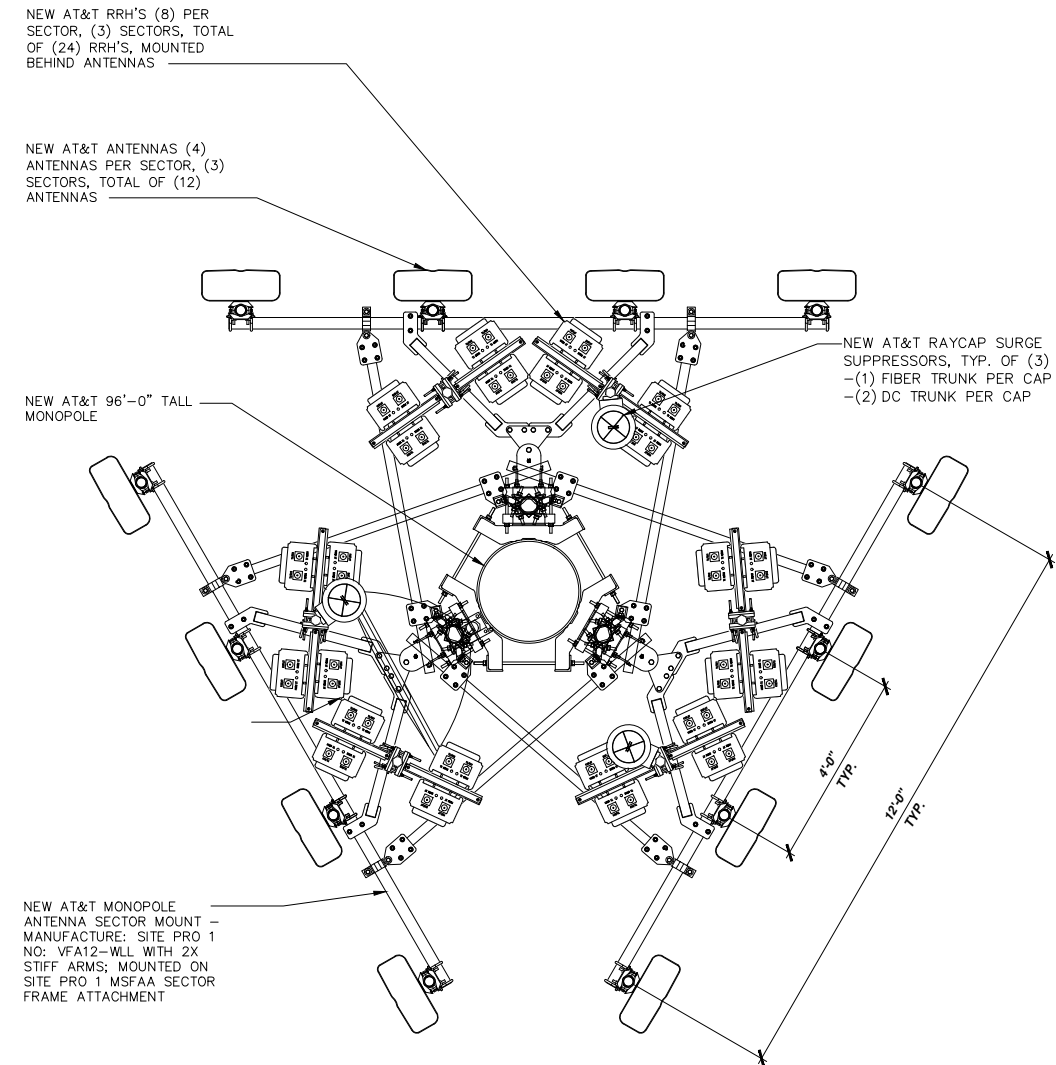
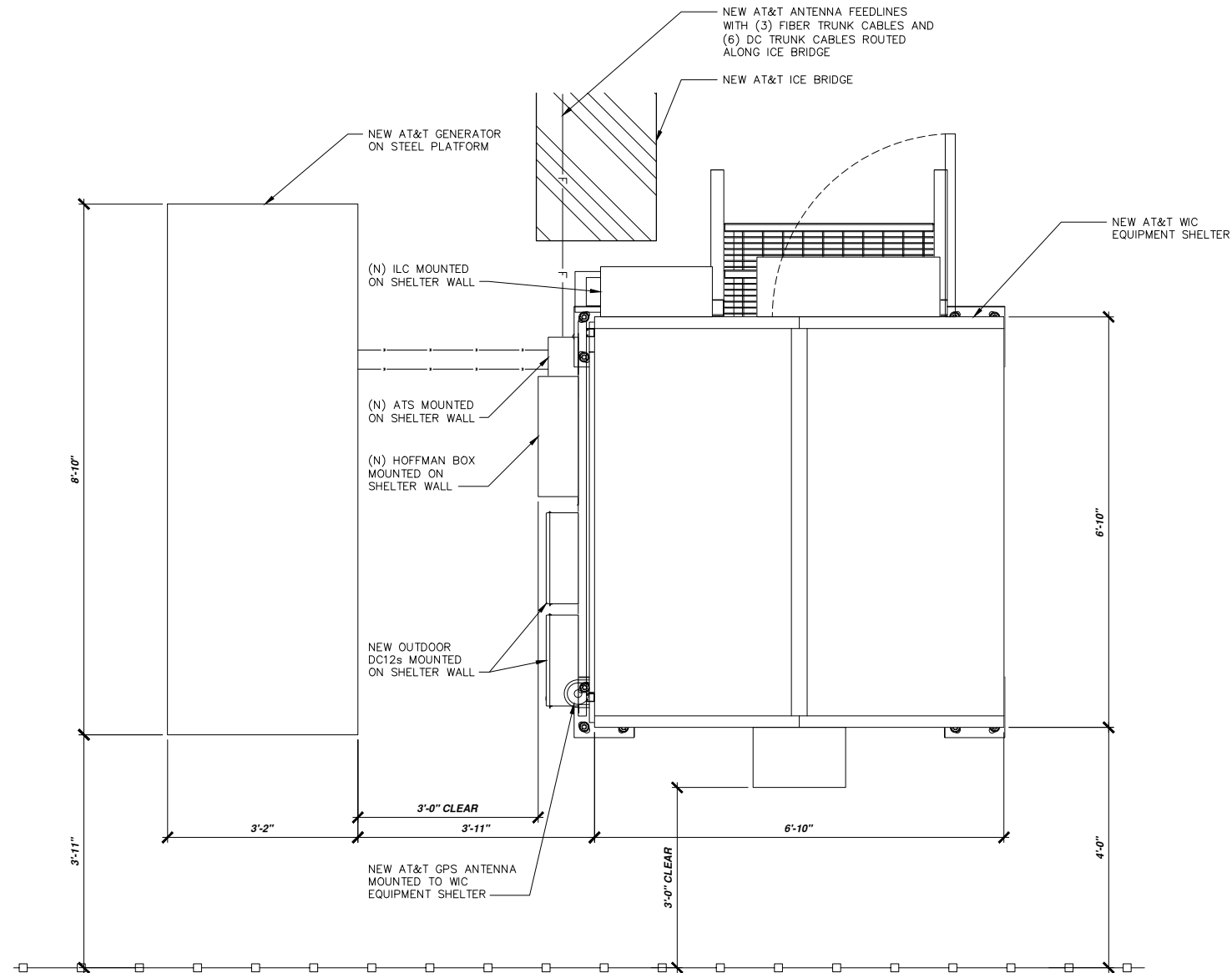
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(TOWNE STORAGE)**
SITE ID#: UTL04068
FA#: 13872155
273 ASPEN HILLS BLVD
SARATOGA SPRINGS, UT 84045
UTAH COUNTY

DRAWN BY: SGD	CHECKED BY: DA
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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: A-1.1	REV.: 1
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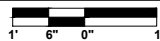
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SHEET TITLE:
**SHELTER PLAN AND
ANTENNA LAYOUT**

SHEET NUMBER: A-2	REV.: 1
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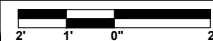
SHELTER PLAN

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



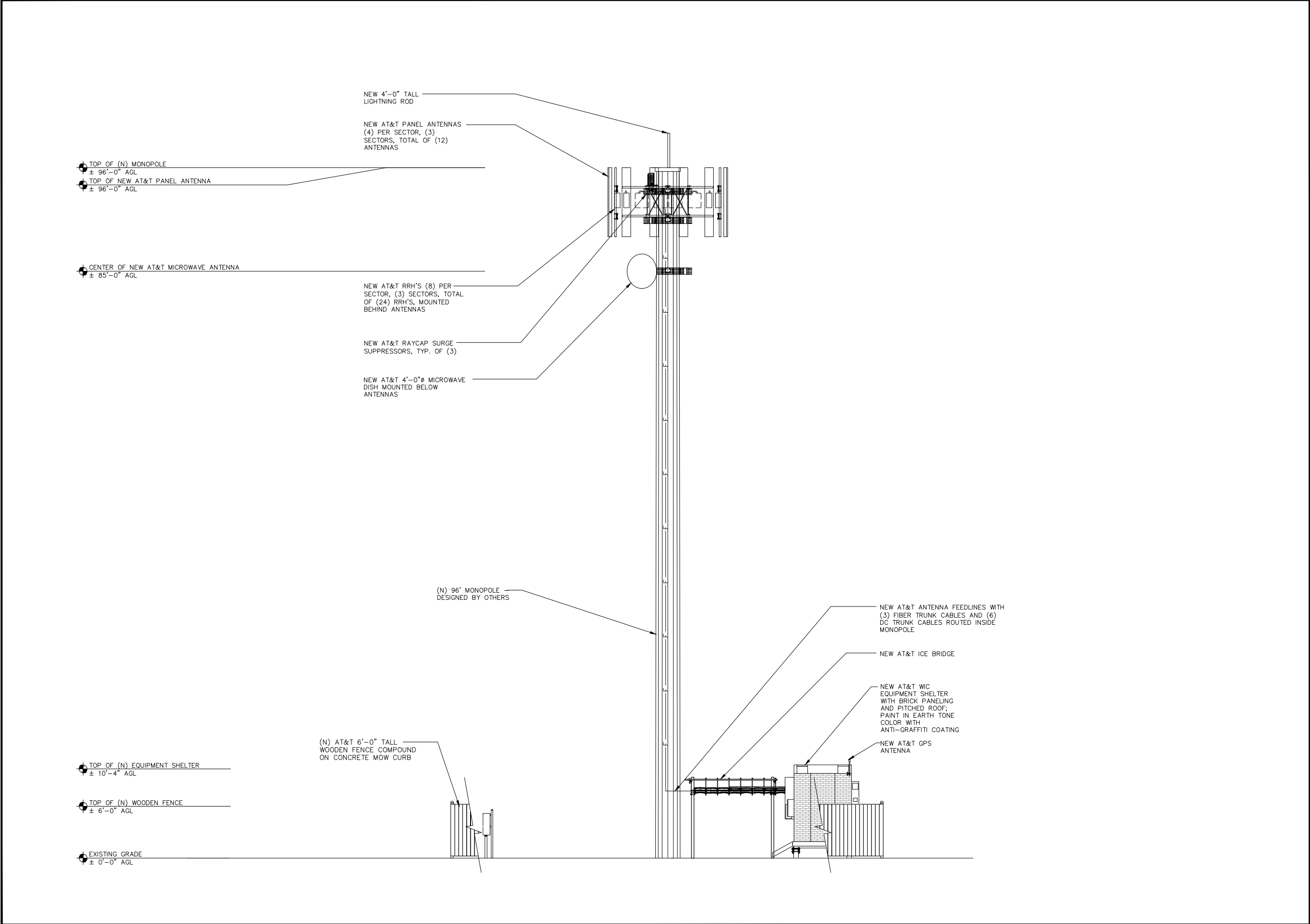
1 ANTENNA LAYOUT

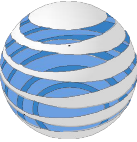
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11"x17" SCALE: 1/4" = 1'-0"



2


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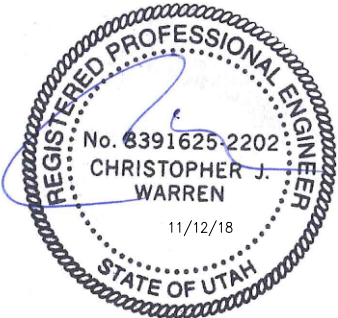
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REV.	DATE	REVISION DESCRIPTION



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SITE ID#: UTL04068
FA#: 13872155
273 ASPEN HILLS BLVD
SARATOGA SPRINGS, UT 84045
UTAH COUNTY

DRAWN BY: SGD	CHECKED BY: DA
SHEET TITLE: WEST ELEVATION	
SHEET NUMBER: A-3	REV.: 1



**Site Plan/Conditional Use Permit
Welby-Jacob Pond and Pumpstation
June 27, 2019
Public Meeting**

Report Date:	June 20, 2019
Applicant:	DAI, Nate Shipp
Owner:	Collins Bros. Land Development, LLC
Location:	~925 West Military Road
Major Street Access:	Foothill Blvd.
Parcel Number(s) & Size:	Part of 53:033:0479, ~1.59 acres
Parcel Zoning:	RC (Regional Commercial)
Parcel General Plan:	Planned Community Mixed-Use
Adjacent Zoning:	RC
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Undeveloped
Type of Action:	Administrative
Land Use Authority:	Site plan – Planning Commission, CUP – City Council
Future Routing:	CUP to City Council
Author:	David Stroud, Planning Director

A. Executive Summary:

This is a request for site plan and conditional use permit approval of a pond and pumphouse at ~925 West Military Road in the RC zone. This location falls under the Wildflower Community Plan. This type of use requires site plan approval by the Planning Commission and a Conditional Use Permit approval by the City Council.

Recommendation:

Staff recommends the Planning Commission conduct a public meeting on the site plan and conditional use permit applications, review and discuss the proposal, and select from the motions in Section H and I of this report. The site plan options include approval with conditions, continuation, or denial. The Conditional Use Permit options include forwarding a recommendation of approval to the City Council, continuation, or forwarding a recommendation of denial to the City Council.

B. Background:

The subject parcel is in the review process to be created via the subdivision exception ordinance. This creates a lot which will require future land use approvals. The proposed parcel is approximately 1.59 acres.

C. Specific Request:

The applicant is requesting review and approval of the proposed site plan and conditional use permit for a pond and pumphouse which will be owned and maintained by the City.

D. Process:

Section 19.13 summarizes the process for site plans and conditional use permits. The Planning Commission is the Land Use Authority of new site plans. Conditional use permits for new construction require a recommendation from the Planning Commission and the City Council is the Land Use Authority. Public hearings are not required for either application.

E. Community Review:

Public notices are not required for these applications. However, they are posted on the City website. As of the date of this report no public input has been received.

F. General Plan:

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

The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types, and has a mixture of commercial uses. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area.

Staff conclusion: Consistent. The proposed use is public utility site, which is a conditional use in the Regional Commercial zone. The adjacent properties are vacant.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **complies.**
- 19.05, Supplemental Regulations: **complies.**
- 19.06, Landscaping and Fencing: **complies.**
- 19.09, Off Street Parking: **complies.**
- 19.11, Lighting: **complies.**
- 19.13, Process: **complies** – scheduled for PC and CC.
- 19.14, Site Plans: **complies.**
- 19.15, Conditional Use Permit: **complies.**
 - General Standards and Conditions
 - Siting of the structure

- Traffic Circulation
 - Compatibility
- 19.16, Site and Architectural Design Standards: **complies**.

H. **First Recommendation and Alternatives:**

Staff recommends the Planning Commission conduct a public meeting, discuss the application, and choose from the options below.

Staff Recommended Motion (Site Plan) – approval

“I move to **approve** the proposed site plan of the Welby-Jacob pond and pumpstation at ~925 West Military Road, with the Findings and Conditions below:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section “G” 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 staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code and Planning requirements shall be met.
4. A separate sign permit and building permit is required for final approval of the signs.
5. Any other conditions or changes as articulated by the Planning Commission:

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Welby-Jacob pond and pumpstation site plan/CUP 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. _____

Alternative 2 – Denial

The Planning Commission may also choose to deny the Welby-Jacob pond and pumpstation site plan. “I move to **deny** approval of the site plan of Welby-Jacob pond and pumpstation at ~925 West Military Road, based on the following findings:”

1. The proposed use is not consistent with Chapters 19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, and/or 19.16, as articulated by the Planning Commission:

I. Second Recommended Motion (CUP) – approval

“I move to recommend **approval** the proposed conditional use permit for the Welby-Jacob pond and pumpstation at ~925 West Military Road, with the Findings and Conditions below:”

Findings

1. The application is consistent with the General Plan, as articulated in Section “F” of the staff report, which section is incorporated by reference herein.
2. The application complies with the Land Development Code as articulated in Section “G” of the staff report, which section is incorporated by reference herein.
3. The application is consistent with Chapter 19.15 of the Land Development Code.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. A separate sign permit and building permit is required for final approval of the signs.
5. Any other conditions or changes as articulated by the Planning Commission:

_____.

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Welby-Jacob pond and pumpstation CUP 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. _____

Alternative 2 – Denial

The Planning Commission may also choose to recommend denial of the conditional use permit. “I move to recommend **denial** of the proposed conditional use permit application of Welby-Jacob pond and pumpstation at ~925 West Military Road, based on the following findings:”

1. The proposed use is not consistent with Section 19.15 of the Code, as articulated by the Planning Commission: _____.

I. Exhibits:

1. City Engineer’s Report
2. Location Map
3. Planning Review Checklist
4. Site Plan
5. Landscape Plan
6. Elevations
7. Light Fixture Details

Staff Report

Author: Jeremy D. Lapin, Public Works Director

Subject: Wildflower Welby Jacob Pump Station– Site Plan

Date: June 27, 2019

Type of Item: Site Plan Approval



Description:

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

B. Background:

<i>Applicant:</i>	<i>DAI, Nate Shipp</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>Approx. 925 West Military Road</i>
<i>Acreage:</i>	<i>1.59 Acres</i>

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
4. Provide easements for all public utilities not located in the public right-of-way.
5. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.
6. 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 the commencement of the warranty period.
7. 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.
8. Provide Easements for access to the property from existing, dedicated City Right-of-way. If UDOT is unwilling to provide the City an access easement, provide

documentation that they are granting the right of access through their property via 800 West and Military road until a permanent access is constructed from Mountain View Corridor.

9. The pump station property shall be dedicated to the city via plat prior to acceptance of the facility and prior to start of the warranty period.
10. Fencing acceptable to the City shall be constructed on the perimeter of the site.
11. Frontage improvements where future roads abut the property shall be installed at the sole cost of the developer when those adjacent properties are developed.
12. Prior to construction it is the responsibility of the developer to obtain permits and approval from the Welby-Jacob canal company and any other regulatory agencies.

Exhibit 2 - Location Map



FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\18.200 - WELBY JACOB POND AND PUMP STATION\ENG\SITE PLAN APPLICATION\1 - OVERALL MAP.DWG
FILE DATE: 1.18.2019 10:58:15 (JEB)

PROGRESS PRINT
DATE 1.18.2019
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED JEB
DRAFTED
CHECKED TBT
DATE JANUARY 2019

NO.

DATE

REVISIONS

BY

APVD.

SCALE

AS SHOWN



WELBY-JACOB POND AND PUMP STATION

LOCATION MAP

SHEET

1

360.18.200

Exhibit 3 – Planning Review Checklist

Application Information

Project Name:	Welby-Jacob Pond and Pump Station
Project Request / Type:	Site Plan /CUP
Meeting Type:	Site Plan Public Hearing, CUP Public Meeting
Applicant:	Nate Shipp - DAI
Owner:	Collins Brothers Land Development, LLC
Location:	~925 West Military Road
Major Street Access:	Foothill Blvd.
Parcel Number(s) and size:	Part of 58:033:0479
Land Use Designation:	Planned Community Mixed Use
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Planned Community
Current Use:	Agriculture
Adjacent Uses:	Agriculture
Previous Meetings:	N/A
Previous Approvals:	N/A
Type of Action:	Administrative
Land Use Authority:	Site Plan – Planning Commission; CUP – City Council
Future Routing:	City Council
Planner:	David Stroud, Planning Director

Section 19.13 – Application Submittal

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

Section 19.13.04 – Process

- DRC: 5/20/19
- Neighborhood Meeting: N/A
- PC: June 27, 2019
- CC: July 16, 2019

General Review

Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

Fire Department

- Commercial:
 - Fire flows shall meet existing needs as well as future development in the area.
 - Hydrant spacing shall not exceed 300’.
 - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.

- Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
- This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
- All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

GIS / Addressing

- comments

Additional Recommendations:

-

Code Review

- 19.04, Land Use Zones
 - Zone: RC
 - Use: PC MU

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Determination	How
Development Size (Minimum)			
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>Exempt as per 19.15.06.06</i>
Front/Corner Side Setback (Minimum)	≥ PUE dimension	Complies	22'
Interior Side Setback (Minimum)	≥ PUE dimension	Complies	23' and 119'
Rear Setback (Minimum)	≥ PUE dimension	Complies	294'
Building Separation (Minimum)			
Lot Width (Minimum)			
Lot Frontage (Minimum)			
Building Height (Maximum)	50'	Complies	<i>Exempt as per 19.15.06.06</i>
Lot coverage (Maximum)	50%	Complies	<i>Exempt as per 19.15.06.06</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>Exempt as per 19.15.06.06</i>
Building Size (Maximum)			

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	Complies.	<i>Outside floor plan</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Sewer connection not needed</i>
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	Complies.	<i>No interference</i>

Property Access - All lots shall abut a dedicated public or private road.	Complies.	<i>To be dedicated when adjacent development occurs. Easement granting access to be recorded.</i>
--	------------------	---

19.06 Landscaping and Fencing

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Landscaping not required, lack of water in area</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	Complies.	<i>Indicated on plan</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>Not needed as water is unavailable</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>N/A</i>
Topography: Existing and proposed grading of the site indicating contours at two feet intervals.	Complies.	<i>Indicated on plan</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>N/A</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	Complies.	<i>Black vinyl coated chain link (6')</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>N/A. Trees to be planted by the City when road improvements are installed in the future</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved landscape plans.	Complies.	<i>N/A</i>

Planting Standards

Deciduous Trees: 2" in caliper.	Complies.	<i>N/A</i>
Evergreen Trees: 6' in height.	Complies.	<i>N/A</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch	Complies.	<i>N/A</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	Complies.	<i>N/A</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>N/A</i>
Artificial Turf : Not allowed	Complies.	<i>N/A</i>
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	Complies.	<i>N/A</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Can Comply.	<i>Indicate two colors to be used.</i>

Design Requirements

Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>N/A</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>N/A</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>N/A</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>N/A</i>

Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>N/A</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>N/A</i>
Trees and Power Poles: No trees shall be planted directly under or within ten feet of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> The City Council gives its approval. The Power Company or owner of the power line gives written consent. The maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure. 	Complies.	<i>N/A</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	Complies.	<i>N/A</i>
Tree Preservation: Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	Complies.	<i>N/A</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	Complies.	<i>N/A</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	Complies.	<i>N/A</i>
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	Complies.	<i>N/A</i>
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	Complies.	<i>N/A</i>
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>N/A</i>
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind	Complies.	<i>N/A</i>
Edging: Edging must be used to separate planter and turf areas.	Complies.	<i>N/A</i>
Drip Lines: Drip lines must be used in plater beds.	Complies.	<i>N/A</i>
Fencing and Screening		
Front Yards: Fences exceeding three feet in height shall not be erected in any front yard space of any residential lot.	Complies.	<i>Commercial lot</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than three feet and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of twenty feet back from the point of curvature of curved ROWs and property lines or thirty feet back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.	Complies.	<i>Landscaping not to be installed</i>
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	Complies.	<i>Not a residential development</i>

Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	Complies.	<i>Future trail to be located on other side of canal</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	Complies.	<i>Not adjacent to an arterial road</i>
Fencing along open space, parks, and trails may be less than six feet in height but shall not be less than three feet in height, at the discretion of the property owner or HOA as applicable.	Complies.	<i>Not adjacent to open space</i>
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	Complies.	<i>Not adjacent to residential</i>
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	Complies.	<i>Exempt as per 19.15.06.06</i>
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.	<i>Exempt as per 19.15.06.06</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	<i>Exempt as per 19.15.06.06</i>

19.09 Off Street Parking		
General Provisions		
Regulation	Compliance	Findings
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	Complies.	<i>Concrete paving provided</i>
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>Single access</i>
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>Provided</i>
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>Cross-access not needed from/to a utility site</i>
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>No parking lighting</i>
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600 feet of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	Complies.	<i>Provided</i>
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	<i>No shared access</i>

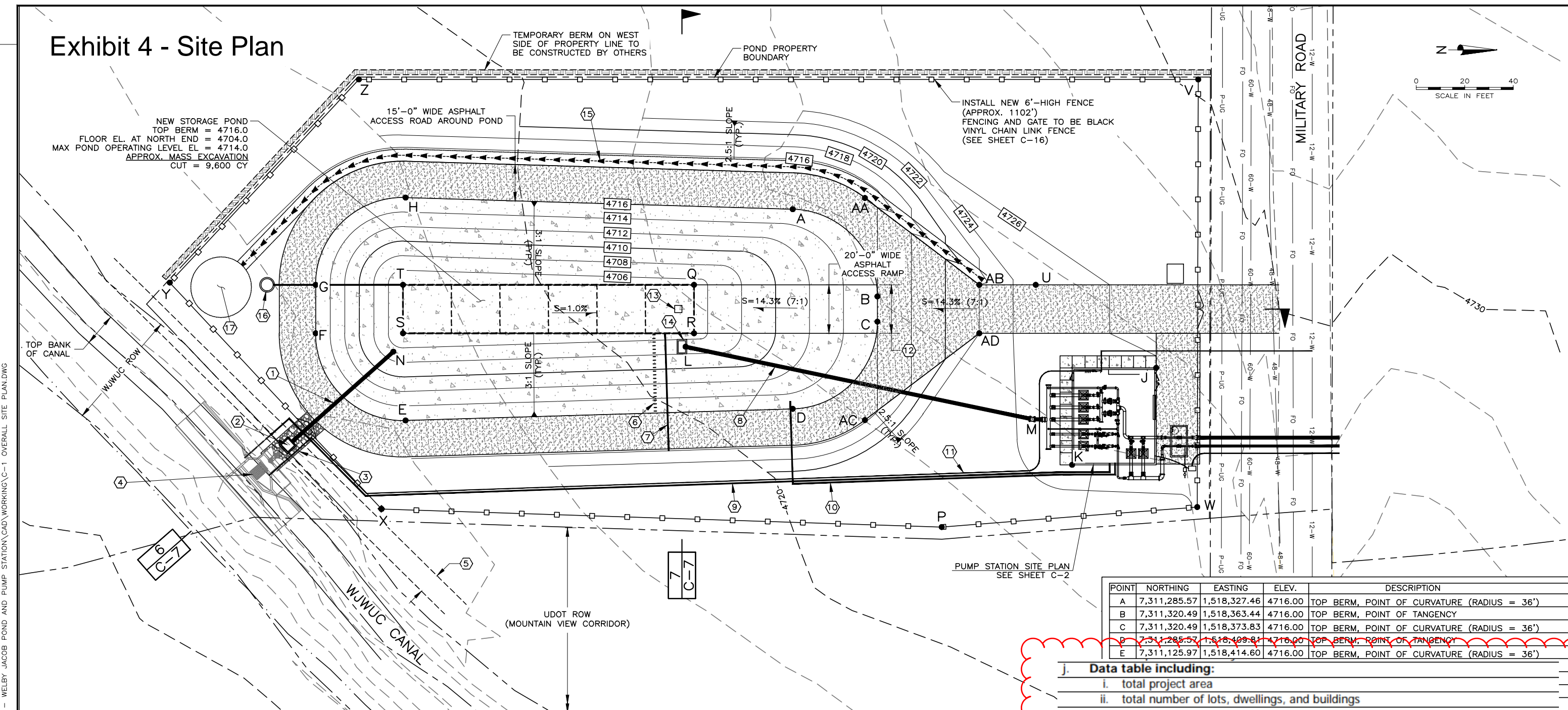
19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Can Comply.	<i>Provide information</i>
Base: All lighting poles shall have a 16" decorative base.	N/A.	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Can Comply.	<i>Provide information</i>
Angle: Shall be directed downward.	Can Comply.	<i>Provide information</i>
Lamp: Bulbs may not exceed 4000K	Can Comply.	<i>Provide information</i>
Drawings: Design and location of fixtures shall be specified on the plans	Complies.	<i>Two lights on building</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	
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.	Can Comply.	<i>Provide information</i>
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>Lights mounted at eight feet</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed ten (10) minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Can Comply.	<i>Indicate motion lighting is to be used</i>
All trespass lighting shall not exceed one foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Can Comply.	<i>Provide photometric plan</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Can Comply.	<i>Provide details</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Can Comply.	<i>Provide details</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Can Comply.	<i>Provide details</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting.	<i>N/A</i>
Notice / Land Use Authority.	<i>N/A Planning Commission site plan and CUP City Council</i>
Master Development Agreement.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	<i>/N/A</i>

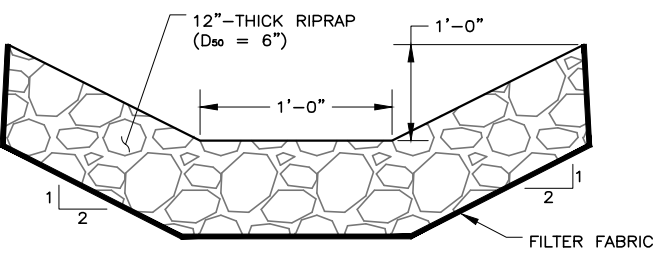
19.16 Site and Architectural Design Standards		
Regulation	Compliance	Findings
Architectural Standards	Complies.	<p><i>Exempt from 19.16.</i></p> <p><i>Must have:</i></p> <ul style="list-style-type: none"> - standing seam roofing and masonry walls - 4:12 minimum pitch roof - earth tones

Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>No</i>
What is the anticipated cost to the City?	<i>Tree and rock installation in the future</i>
When will City maintenance begin?	<i>Future, TBD</i>

Exhibit 4 - Site Plan



FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\18.200 - WELBY JACOB POND AND PUMP STATION\CAD\WORKING\C-1 OVERALL SITE PLAN.DWG
FILE DATE: 6.11.2019 13:39:39 (JEB)



TYPICAL DRAINAGE CHANNEL

KEY NOTES:

- 18" DIP POND INLET AT 2% SLOPE (APPROX. 56')
- 4' X 4' PRECAST VAULT (SEE DETAIL L, SHEET C-11)
- CREATE 10'-WIDE PATH TO TURNOUT STRUCTURE (4" MIN. THICK UBC SURFACE)
- INSTALL DRUM SCREEN AND CONNECT PIPING TO EXISTING CANAL DIVERSION STRUCTURE (SEE DETAIL L, SHEET C-11)
- RE-ROUTE CANAL ACCESS ROAD TO BE OUTSIDE OF POND FENCING (APPROX. 200')
- POLY STEPS TO BE EMBEDDED INTO GREEN CONCRETE FOR SAFETY LADDER (18" SPACING)
- INSTALL PVC CONDUIT BENEATH CONCRETE LINER FOR POND LEVEL SENSOR (SEE DETAIL E, SHEET C-8)
- 18" DIP POND OUTLET (APPROX. 150') AT 1% SLOPE TO PUMP STATION
- 4" PVC FILTER FLUSH RETURN LINE (APPROX 365') - 24" MIN. COVER
- 4" PVC FROM PUMP STATION FLOOR DRAIN (APPROX. 172') @ 2% MIN SLOPE DAYLIGHT AT FL. EL. 4715.0 AND EXTEND 6" PAST CONCI
- 2" POLY TO DRUM SCREEN (APPROX. 390') - 24" MIN. COVER
- TRANSITION NEW ASPHALT ROAD TO EXISTING GRAVEL ROAD
- 3' X 3' X 2' DEEP CONCRETE SUMP WITH GRATE INSTALLED AT BOTTOM OF RAMP
- POND OUTLET STRUCTURE (SEE DETAIL F, SHEET C-9)
- 12" WIDE RIPRAP DRAINAGE SWALE ON WEST SIDE OF ACCESS ROAD (APPROX 340')
- 5' SUMP MANHOLE FOR CONCRETE UNDERDRAIN SYSTEM (SEE DETAIL J, SHEET C-10)
- 25' DIA. RETENTION BASIN (2' DEEP WITH 2:1 SIDE SLOPES)

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
A	7,311,285.57	1,518,327.46	4716.00	TOP BERM, POINT OF CURVATURE (RADIUS = 36')
B	7,311,320.49	1,518,363.44	4716.00	TOP BERM, POINT OF TANGENCY
C	7,311,320.49	1,518,373.83	4716.00	TOP BERM, POINT OF CURVATURE (RADIUS = 36')
D	7,311,285.57	1,518,409.81	4716.00	TOP BERM, POINT OF TANGENCY
E	7,311,125.97	1,518,414.60	4716.00	TOP BERM, POINT OF CURVATURE (RADIUS = 36')

j. Data table including:

- total project area
- total number of lots, dwellings, and buildings
- square footage of proposed building footprints and, if multiple stories, square footage by floor
- number of proposed garage parking spaces v. number of proposed surface parking spaces
- percentage of buildable land
- acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
- area and percentage of open space or landscaping
- area to be dedicated as right-of-way (public and private)
- net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)

AA	7,311,315.33	1,518,322.82	4715.70	RAMP TRANSITION (TOP OF ASPHALT)
AB	7,311,362.50	1,518,358.63	4722.00	RAMP TRANSITION (TOP OF ASPHALT)
AC	7,311,315.33	1,518,414.45	4715.70	RAMP TRANSITION (TOP OF ASPHALT)
AD	7,311,362.50	1,518,378.63	4722.00	RAMP TRANSITION (TOP OF ASPHALT)

HANSEN ALLEN & LUCE
ENGINEERS

Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers

DATE: 6.11.2019

DESIGNED	JEB	3	
DRAFTED	JEB	2	
CHECKED	TBT	1	
DATE	MARCH 2019	NO.	DATE

NO.	DATE	REVISIONS	BY	APVD.

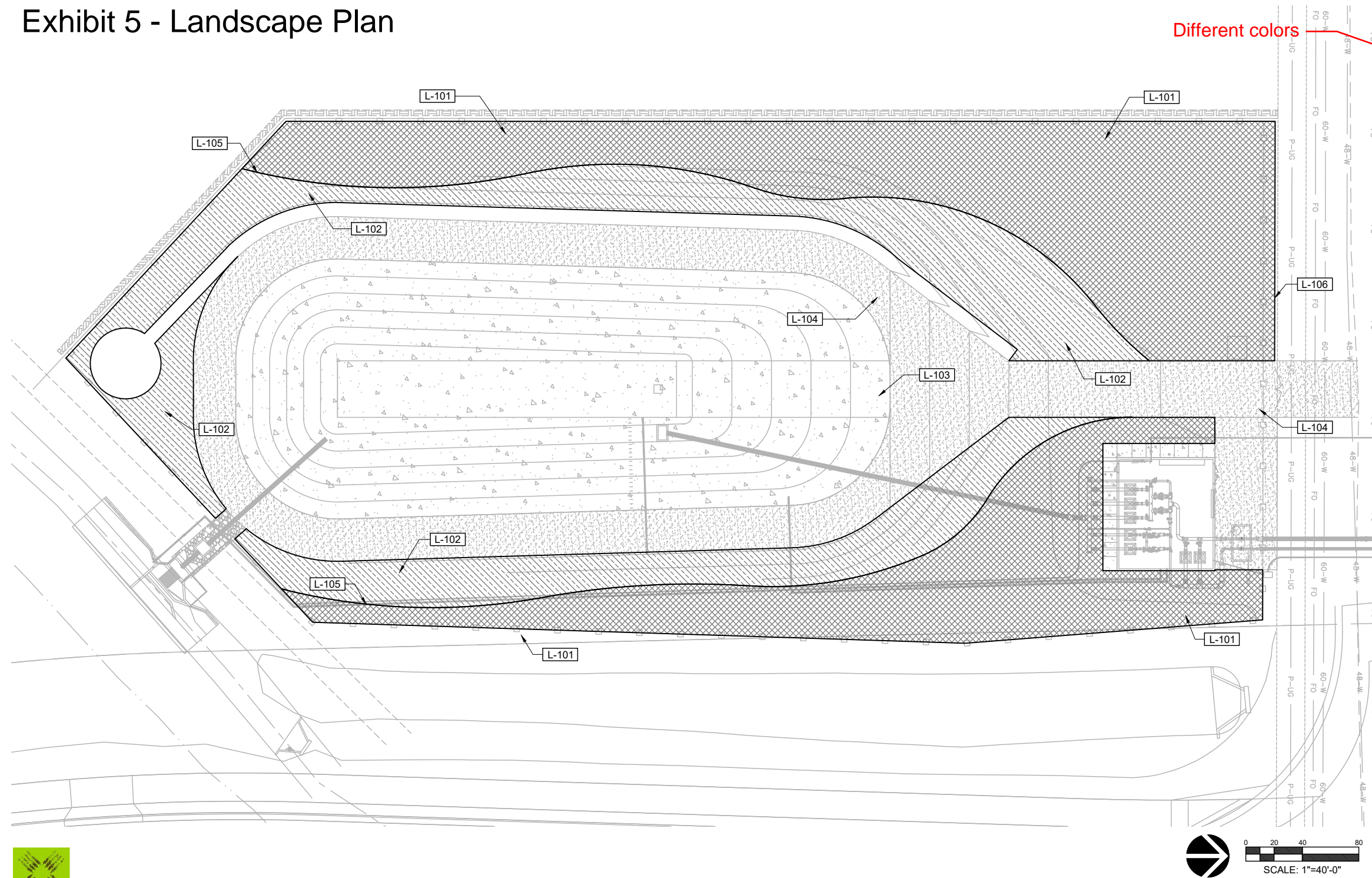
SCALE
AS SHOWN


CITY OF SARATOGA SPRINGS

WELBY-JACOB POND AND PUMP STATION
CIVIL
OVERALL SITE PLAN

SHEET
C-1
360.18.200

Exhibit 5 - Landscape Plan



REFERENCE NOTES SCHEDULE	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
 L-101	CRUSHED STONE MULCH AREA (SOUTH TOWN 1.5" CRUSHED)
L-102	STONE COBBLE MULCH AREA (SOUTH TOWN 6" DIA.)
L-103	CONCRETE AREA (SEE CIVIL DRAWINGS)
L-104	ASPHALT AREA (SEE CIVIL DRAWINGS)
L-105	LANDSCAPE CURBING, TYP. (SEE DETAIL 4 ON SHEET L-2)
L-106	FENCE LINE CURBING, TYP. (SEE DETAIL 5 ON SHEET L-2)

NOTES

1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
3. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS. THERE MAY BE SIGNIFICANT SLOPES ON THE SITE.
4. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.
6. AREAS NORTH OF THE FENCE AND ALONG MILITARY ROAD WILL BE LANDSCAPED IN ACCORDANCE TO CITY GUIDELINES WHEN THE REMAINDER OF THE SITE AND/OR ROW IS IMPROVED.
7. GROUND IN STONE MULCH AREAS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLACING STONE MULCH.



**LANDSCAPE ARCHITECTURE
& PLANNING**
Artspace Solar Gardens
850 South 400 West : Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

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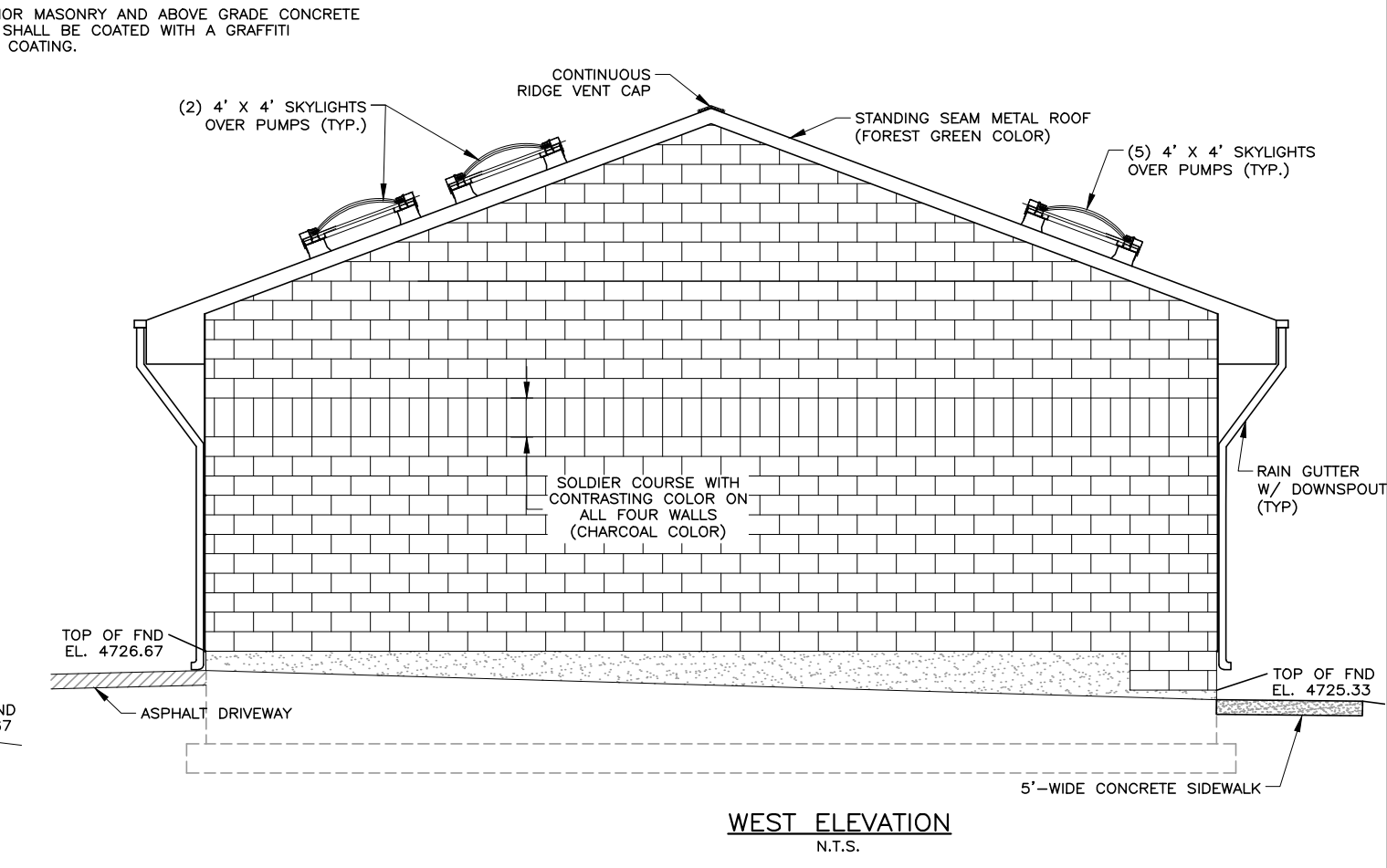
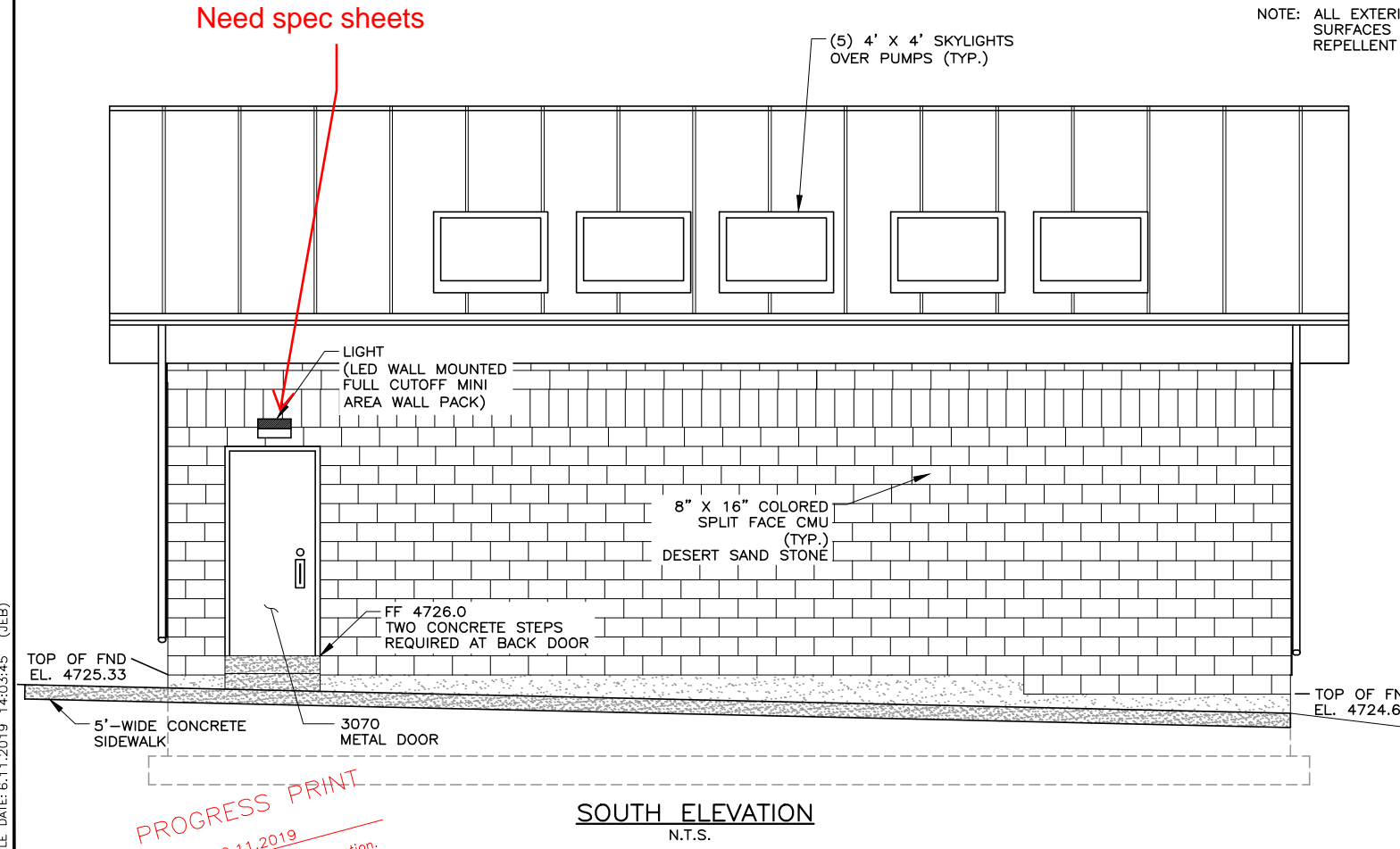
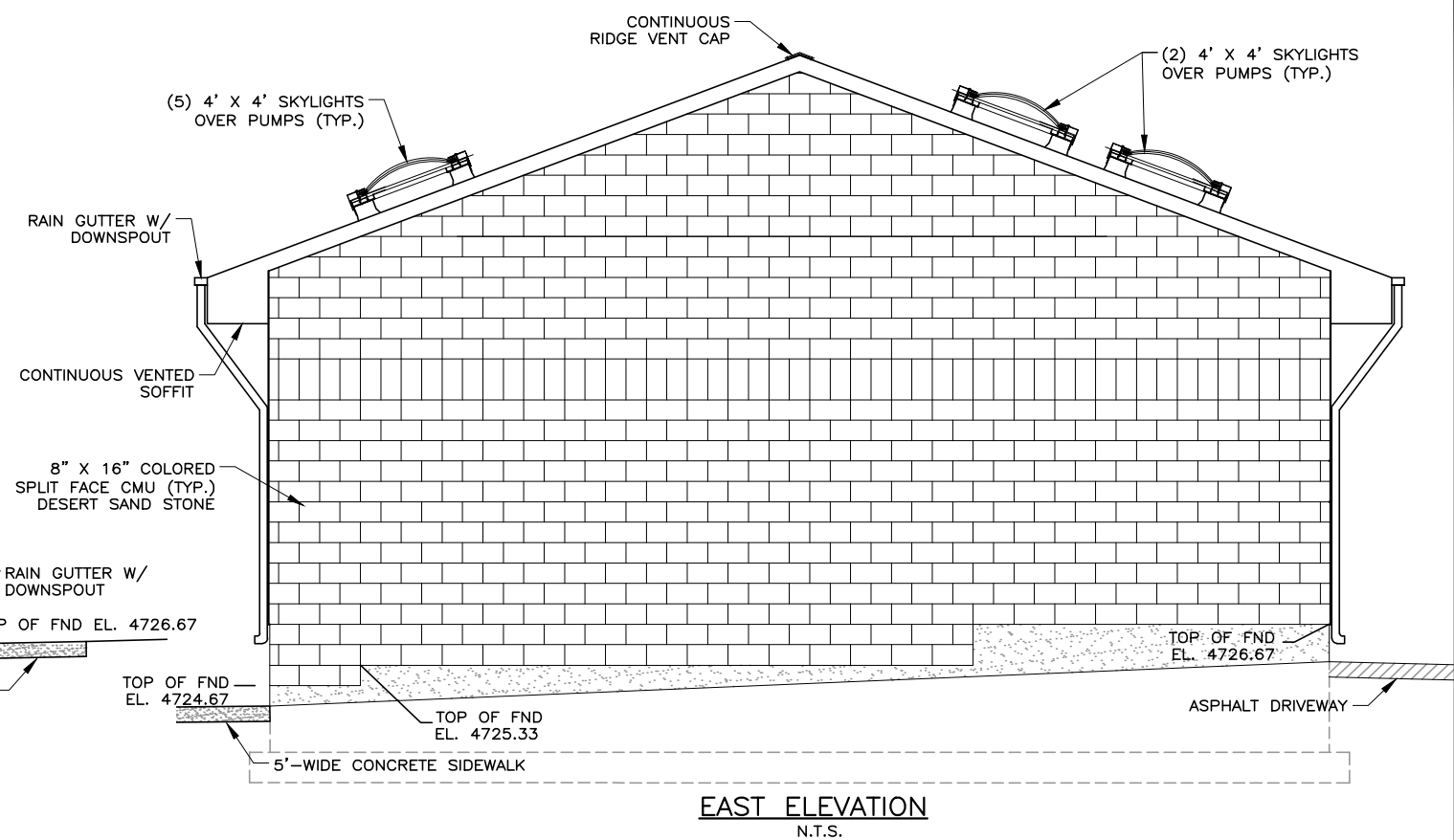
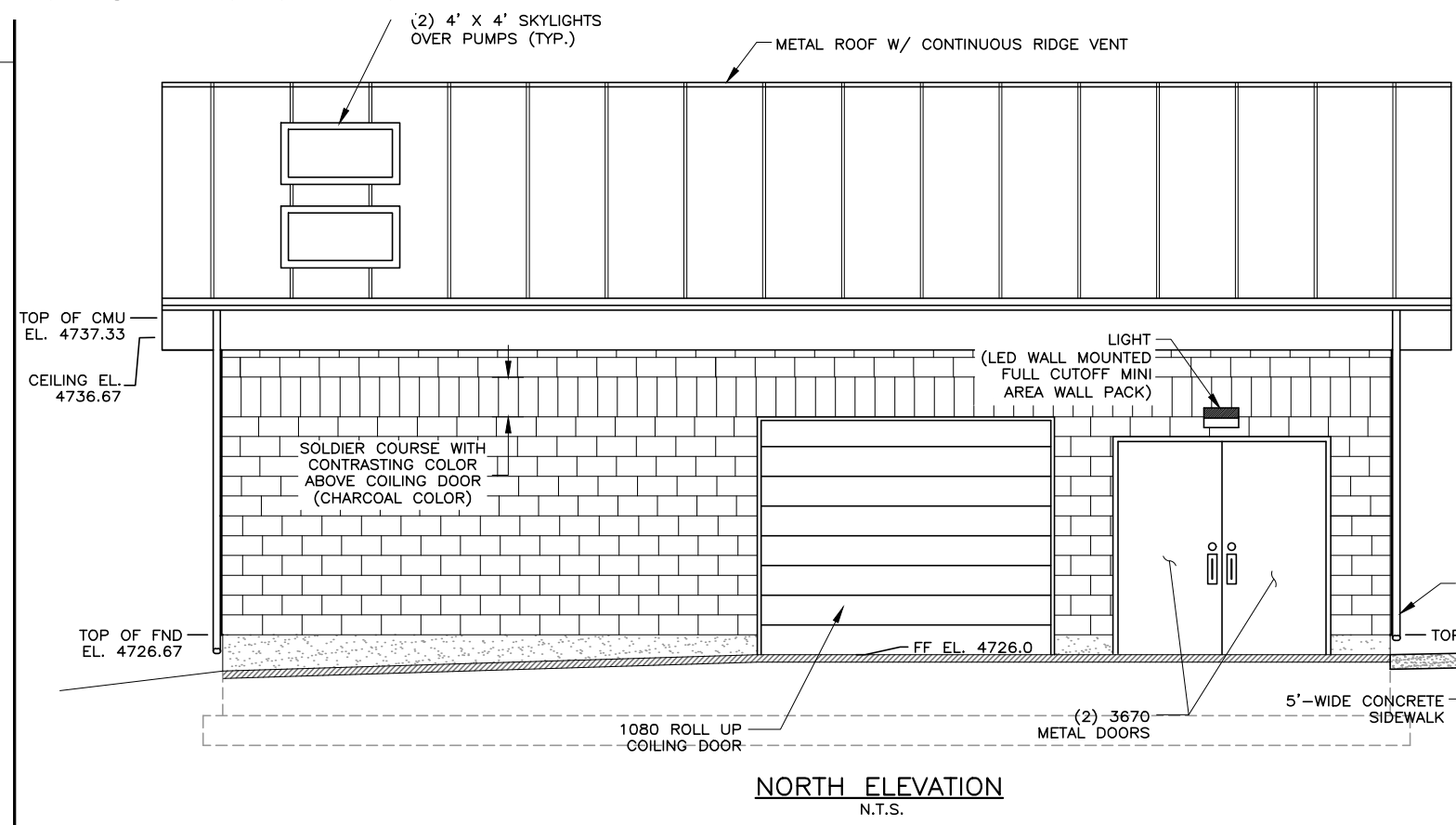
CITY OF
SARATOGA SPRINGS

WELBY-JACOB POND AND PUMP STATION
MATERIALS PLAN

SHEET
— 1

60.18.200



Exhibit 6 - Elevations



NOTE: ALL EXTERIOR MASONRY AND ABOVE GRADE CONCRETE SURFACES SHALL BE COATED WITH A GRAFFITI REPELLENT COATING.

Need spec sheets

PROGRESS PRINT
6.11.2019
DATE construction. Inc.

 HANSEN ALLEN & LUCE, INC. ENGINEERS	Not to be used for Hansen, Allen, & Luce, Consultants/Engineers	DESIGNED	JEB	3					SCALE AS SHOWN	 CITY OF SARATOGA SPRINGS	WELBY-JACOB POND AND PUMP STATION	SHEET
		DRAFTED	JEB	2								4
		CHECKED	TBT	1								
		PROJECT ENGINEER	DATE	MARCH 2019	NO.	DATE	REVISIONS					BY





MINUTES – Planning Commission

Thursday, June 6, 2019

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Call to Order - 6:00 p.m. by Chairman Kirk Wilkins

Present: Commission Members: Kirk Wilkins, Bryan Chapman, Christopher Carn, Troy Cunningham

Staff: Dave Stroud, Planning Director; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder

Excused: Sandra Steele, Bryce Anderson, Ken Kilgore

1. **Pledge of Allegiance** - led by Commissioner Wilkins.
2. **Roll Call** – A quorum was present
3. **Public Input Opened** by Chairman Kirk Wilkins; receiving no public comments, the Public Hearing was **Closed** by Chairman Kirk Wilkins.

4. **Public Hearing: Update to the Transportation Master Plan.**

City Engineer Gordon Miner presented the update. This update is to add a traffic signal on Redwood Road at 1140 North which is a planned intersection of Medical Drive from the west. It was noted that Dr. McCune of Utah Valley Pediatrics sent a letter to the Commissioners expressing his favor of a traffic signal near his business.

Public Hearing Open by Chairman Kirk Wilkins; receiving no public comments, the Public Hearing was **Closed** by Chairman Kirk Wilkins.

Commissioner Carn asked what UDOT's alternative plan might be. City Engineer Gordon Miner advised that he could not speak on behalf of UDOT. There are ongoing discussions with them.

Commissioner Wilkins noted that with hospitals in the area, emergency vehicles would need control of the light.

Motion made by Commissioner Cunningham to forward a positive recommendation to City Council to adopt the June 2019 Update to the Transportation Master Plan. Seconded by Bryan Chapman Aye: Bryan Chapman, Christopher Carn, Troy Cunningham, Kirk Wilkins. Motion passed 4 - 0.

5. **Approval of Minutes:**

a. **May 23, 2019**

Commissioner Wilkins asked to include in his comments his note of not being subject to title 19 and approval of the application.

Motion made by Commissioner Chapman to approve the minutes of May 23, 2019 as corrected. Seconded by Commissioner Carn. Aye: Bryan Chapman, Christopher Carn, Troy Cunningham, Kirk Wilkins. Motion passed 4 - 0.

6. **Reports of Action.** – No Reports were needed.
7. **Discussion of City Code Title 19.07. Planned Unit Development.** - No discussion was made.
8. **Commission Comments.** – No comments were made.
9. **Director's Report.** – Planning Director Dave Stroud gave a report of the planning department.
10. **Possible motion to enter into closed session** – No closed session was held.
11. **Meeting Adjourned Without Objection at 6:11 p.m. by Chairman Kirk Wilkins.**

Date of Approval

Planning Commission Chair
Kirk Wilkins

Deputy City Recorder

Chapter 19.08. Home Occupations.

Sections:

- 19.08.01. Purpose.**
- 19.08.02. Categories**
- 19.08.03. Performance Standards.**
- 19.08.04. Approval Process.**
- 19.08.05. Noncompliance.**

19.08.01. Purpose.

The City of Saratoga Springs encourages home-based enterprises as an appropriate form of local economic development. Home Occupations are permitted in dwellings only if the proposed use does not adversely impact surrounding residents or affect the residential characteristics of the neighborhood as described in this Chapter.

19.08.02. Categories.

1. Class 1: A low impact Home Occupation that:
 - a. does not receive more than two patrons, customers, clients, deliveries, or students, on any given day and
 - b. does not increase odors or noise, and
 - c. does not have any on-premise employees that are not members of the resident family or household.
2. Class 2: A Home Occupation that:
 - a. receives between three and eight total patrons, customers, clients, deliveries, or students at any given time, up to a maximum of 16 total patrons, customers, clients, deliveries, or students in any given day, or
 - b. has up to two on-premise employees that are not members of the resident family or household, or
 - c. is the office for a construction, landscaping, delivery, installation, or similar business and one or more business vehicle are parked or dispatched from the home.
3. Class 3: All other Home Occupations.

19.08.03. Performance Standards.

Proposed Home Occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved. Home Occupations are to be clearly incidental and secondary to the residential use of the property. All Home Occupations may be allowed if approved and in compliance with the terms of this Chapter and may be revoked if these performance standards are not maintained. Performance standards include:

1. **Dwelling Type.**
 - a. Class 1 Home Occupations are permitted in any single or multi-family dwelling, or an accessory building to such a dwelling.
 - b. Class 2 and 3 Home Occupations are only permitted in single family dwellings, or an accessory building to such a dwelling.
2. **Floor Area.** A Home Occupation shall not occupy or use more than 40% of the finished square footage of the dwelling at any given time.
3. **Prohibited Uses.** Restaurants, or any uses in Section 19.04. that are permitted or conditional uses solely in the Office Warehouse and/or Industrial Zones, are prohibited as Home Occupations.
4. **Building and Fire Codes.** A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.
5. **Employees.** Home Occupations may have no more than two on-premise employees who are not members of the resident family or household.
6. **Parking.** Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Vehicles used in the occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view. Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09.
7. **Outdoor Storage.** Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.
8. **Outdoor Activity.** Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties.
9. **Signs.** A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of a proposed sign must receive approval per Chapter 19.18. Signs that in any manner are electronic, electric, lighted, or back-lit are strictly prohibited.
10. **Hours of Operation.** Class 2 and 3 Home Occupations shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m..

11. **Hazardous Materials.** No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.
12. **Exterior Appearance.** No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.
13. **Retail Sales.** Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.
14. **Capacity.**
 - a. Class 2 Home Occupations shall not exceed eight patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 16 patrons, customers, clients, deliveries, or students in one day.
 - b. Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.
15. **Traffic and Utilities Use.**
 - a. Class 1 Home Occupations shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses.
 - b. Class 2 and 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. For example, a pre-school may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.
16. **Business License.** A business license is required for all Home Occupations as allowable per State Code.
17. **Additional Home Occupations.** More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.

19.08.04. Approval Process.

1. Class 1 applicants are not required to obtain a Home Occupation Permit.
2. All Class 2 and 3 applicants are required to submit a Home Occupation application, sketch of the floor plan, signed affidavit of meeting and maintaining the requirements of this Section, and an application review fee. If applicable, the applicant shall be required to show required licenses and reviews of other governmental agencies or City departments to legitimize the proposed Home Occupation.
3. Decisions regarding Class 2 Home Occupations are made by the Planning Director.

- a. The Planning Director shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. The Planning Director may approve the application, approve the application with conditions, or deny the application.
4. Decisions regarding Class 3 Home Occupations are made by the Planning Commission, per the Conditional Use permit process.
 - a. The Planning Commission shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. The Planning Commission is required to hold a public hearing. After conducting a public hearing and reviewing the application, the Planning Commission may approve the application, approve the application with conditions, or deny the application.

19.08.05. Noncompliance.

A Home Occupation that violates the City Code, Title 19, this Chapter, or any condition imposed by City staff or the planning commission may have its business license revoked in accordance with Chapter 5.01 of the City Code. City staff may investigate non-compliance and forward any complaints to the License Officer, Code Enforcement Officer, or any other responsible City department or employee.

Chapter 19.09. Off-Street Parking Requirements.

Sections:

- 19.09.01. Purpose.**
- 19.09.02. Required Parking.**
- 19.09.03. General Provisions.**
- 19.09.04. Submittal and Approval of Parking Areas.**
- 19.09.05. Parking Requirements and Shared Parking.**
- 19.09.06. Dimensions for Parking Stalls.**
- 19.09.07. Accessible Parking.**
- 19.09.08. Landscaping in Parking Areas.**
- 19.09.09. Pedestrian Walkways and Accesses.**
- 19.09.10. Required Minimum Parking.**

19.09.01. Purpose.

The purpose of this Chapter is to reduce congestion and traffic hazards on public rights-of-way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

19.09.02. Required Parking.

Off-street parking shall be provided according to standards noted in this Chapter for all newly constructed buildings, and additional parking shall be provided for any structure or use that is legally expanded.

19.09.03. General Provisions.

- 1. Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards.
- 2. Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.
- 3. Parking Area Access.**
 - a. 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.

- b. 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.
 - c. 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.
- 4. **Lighting in Parking Areas.** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward to prevent nuisances to adjacent properties or uses.
- 5. **Location of Parking Areas.** Required off-street parking areas for non-residential uses shall be placed within 600 feet of the main entrance to the building. 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.
- 6. **Storm Water Runoff.** All parking areas other than single-family dwellings shall be reviewed and approved by the City Engineer for adequate drainage of storm water runoff.
- 7. **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.

(Ord. 17-14, Ord. 17-08, Ord. 14-13)

19.09.04. Submittal and Approval of Parking Areas.

- 1. Plans depicting the parking areas for newly constructed buildings and expanded structures or uses shall be submitted:
 - a. in conjunction with a Site Plan for all non-residential and multi-family residential developments; or
 - b. in conjunction with a preliminary plat application for residential and multi-family residential developments, or
 - c. in conjunction with a building permit application for all single-family homes.
- 2. 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.

(Ord. 14-13)

19.09.05. Parking Requirements and Shared Parking

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.10, Required Minimum Parking, when determining required parking for any project:

1. Available on-street parking shall not be counted towards meeting the required parking stalls.
2. 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.
3. When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.
4. When a development contains multiple uses, more than one parking requirement may be applied.
5. Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.
6. 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.
7. 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:
 - a. the intensity of the proposed use;
 - b. times of operation and use;
 - c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
 - d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below—if there is a shared parking agreement, a reduction may not be granted;
 - e. the number of employees;
 - f. the number of customers and patrons;
 - g. trip generation; and
 - h. peak demands.
8. 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.
9. Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council 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:
 - a. the intensity of the proposed use;
 - b. times of operation and use;

- c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
- d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;
- e. trip generation; and
- f. peak demands.

10. Shared Parking. Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the City Council. 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.

(Ord. 17-14, Ord 17-08, Ord. 15-13)

19.09.06. Dimensions for Parking Stalls.

The standards in this Section shall apply to all parking areas unless otherwise noted. The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls.

Dimensions for Parking Stalls and Aisle

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

(Ord 16-17, Ord. 14-13)

19.09.07. Accessible Parking.

Accessible parking spaces shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking. The City of Saratoga Springs hereby adopts by this reference the American National Standards Institute (“ANSI”) A117.1, as currently amended, and the International Building Code (“IBC”), as currently amended, as the City’s regulations pertaining to accessible parking. Every development, use, permit, application, plan, and drawing shall comply with the ANSI A117.1 and IBC regulations with regard to location, number, size, dimension, type, marking, surface, clearance, identification, and all other particulars whatsoever. In the event of a conflict, the more restrictive provision shall apply and take precedence.

19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets.** 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 ten feet in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of three feet 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 thirty feet 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.
2. **Curbs.** 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 six inches higher than the parking surface.
3. **Clear Sight.** See 19.06.11, Clear Sight Triangles.
4. **Components of Landscaped Areas.** 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.
5. **Required Parking Islands.**
 - a. **Islands on Doubled Rows of Parking.** On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
 - b. **Islands on Single Rows of Parking.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 9-foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
 - i. Exception: landscaped islands are not required in single rows of parking that abut or are no farther than 6 feet 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 feet of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.

- c. 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.

- 6. **Completion of Landscaping.** All landscaping improvements shall be completed in accordance with the approved Site Plan, landscape-planting plan, and irrigation plan and occur prior to the issuance of a Certificate of Occupancy for the building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of required landscaping improvements. In such cases an extension period of six months is permitted but a bond shall be posted for not less than 115% of the value of the landscaping and shall be held until the requirements of this Chapter are met.

(Ord. 17-26, Ord. 17-14, Ord. 17-08, Ord. 16-09, Ord. 16-01, Ord. 14-23, Ord. 14-13)

19.09.09. 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 ten feet 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 thirty feet. 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.

19.09.10. Required Minimum Parking.

The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25%.

Use	Parking Requirement
Agriculture	To be determined by the Land Use Authority (See 19.09.05.7)
Alcoholic Beverage, Package Agency	1.5 stalls per person employed on highest employee shift.
Alcoholic Beverage, State Liquor Store	4 stalls per 1000 sq. ft.
Animal Hospital, Large/Large Veterinary Office	4 stalls per 1000 sq. ft.
Animal Hospital, small / Small Veterinary Office	4 stalls per 1000 sq. ft.
Arts and Crafts Sales	4 stalls per 1000 sq. ft.
Automobile Refueling Station	1 stall per 100 sq. ft.
Automobile Rental & Leasing Agency	4 stalls per 1000 sq. ft. of office space.

Automobile Repair, Major	3 stalls for every bay plus 1 stall per person employed on highest employee shift.
Automobile Repair, Minor	2 stalls for every bay plus 1 stall per person employed on highest employee shift.
Automobile Sales	1 stall per person employed on highest employee shift plus 1 stall for every 15 items on display.
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	1 stall per person employed on highest employee shift, plus 1 stall per bay, plus 1 stall for every 15 items on display.
Bakery, Commercial	1.5 stalls per person employed on highest employee shift.
Bakery, Retail	4 stalls per 1000 sq. ft.
Bed and Breakfast	2 stalls per bedroom
Bookstore	4 stalls per 1000 sq. ft.
Building Material Sales (with outdoor storage)	4 stalls per 1000 sq. ft.
Building Material Sales (without outdoor storage)	4 stalls per 1000 sq. ft.
Bus Lot	2 stalls per 1000 sq. ft. of any office, plus 1 stall per employee originating from that location.
Car Wash (full service)	3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay, plus 1 stall per person employed on highest employee shift.
Car Wash (self service)	2 parking stalls, plus 2 stacking stalls per bay including stall inside bay, plus 1 post-stacking space per bay.
Cemetery	To be determined by the Land Use Authority (See 19.09.05.7)
Child care center	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.
Church	1 stall per 3 seats. **
Commercial and industrial laundries	1.5 stalls per person employed on highest employee shift.
Commercial Recreation	1 stall per 100 sq. ft.
Commuter/Light Rail Station	To be determined by the Land Use Authority (See 19.09.05.7)
Contract Construction Services Establishments	4 stalls per 1000 sq. ft.
Convenience Store	5 stalls per 1000 sq. ft.
Convenience Store/Fast Food Combination	Based on sq. ft. of each separate use.

Copy Center	4 stalls per 1000 sq. ft.
Crematory/Embalming Facility	1.5 stalls per person employed on highest employee shift. **
Dairy Farm	To be determined by the Land Use Authority (See 19.09.05.7)
Dry Cleaners	2 stalls per 1000 sq. ft., plus 1 stall per employee on highest employee shift.
Dwelling, above commercial	1 stall per bedroom or 2 stalls per unit, one of which must be covered*, whichever is lower, plus 0.25 guest stalls per unit.
Dwelling, Multi-Family*	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Dwelling, Single Family	2 stalls per dwelling enclosed in garages. Driveways are to be 20' in length. **
Dwelling, Three-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Dwelling, Two-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus 0.25 guest stalls per unit. **
Educational Center	4 stalls per 1000 sq. ft.
Electronic Media Rental and Sales	4 stalls per 1000 sq. ft.
Electronic Sales and Repair	4 stalls per 1000 sq. ft.
Equestrian Center	To be determined by the Land Use Authority (See 19.09.05.7)
Equipment Sales & Services	4 stalls per 1000 sq. ft.
Financial Institution	2 stalls per 1000 sq. ft. **
Fitness Center (5,000 sq. ft. or less)	5 stalls per 1000 sq. ft.
Fitness Center (5001 sq. ft. or larger)	5 stalls per 1000 sq. ft.
Floral Sales	4 stalls per 1000 sq. ft.
Fueling Station	Stalls at the pump will meet the requirement.
Fueling Station, Cardlock Facility	Stalls at the pump will meet the requirement.
Funeral Home	1 stall per 3 seats.
Golf Course	3 stalls per hole, plus 1 stall per driving range station, plus 1 stall per employee employed on highest shift. Parking for any reception center, restaurant, or other ancillary use to be calculated separately based on the requirement for that use.
Grocery Store	4 stalls per 1000 sq. ft.

Hair Salon	4 stalls per 1000 sq. ft.
Hardware and Home Improvement Retail	4 stalls per 1000 sq. ft.
Home Occupations	Same as for the dwelling, plus 1 stall per each employee that lives outside the home.
Hospitals	To be determined by the Land Use Authority (See 19.09.05.7)
Hotels	1 stall per bedroom, plus 1 stall per employee at the highest staffing level. If hotel contains a restaurant, restaurant parking shall be calculated separately based on the restaurant square footage.
Ice Cream Parlor	4 stalls per 1000 sq. ft.
Impound Yard	1.5 stalls per person employed on highest employee shift. **
Kennel, Commercial	4 stalls per 1000 sq. ft.
Laundromat	5 stalls per 1000 sq. ft.
Library	To be determined by the Land Use Authority (See 19.09.05.7)
Light Manufacturing	1.5 stalls per person employed on highest employee shift.
Livestock Auction Yard	To be determined by the Land Use Authority (See 19.09.05.7)
Marina	To be determined by the Land Use Authority (See 19.09.05.7)
Mining	1.5 stalls per person employed on highest employee shift.
Mixed Use, Commercial, Office & Residential Use	Residential: see Dwelling requirements. Nonresidential: Based on the sq. ft. of each individual use.
Motels	2 stalls per motel room, plus 1 space per 3 seats of meeting space
Non-Depository Institutions	5 stalls per 1000 sq. ft.
Office, High-Intensity	6 stalls per 1000 sq. ft. **
Office, Medical and Health Care	5 stalls per 1000 sq. ft. **
Office, Professional	4 stalls per 1000 sq. ft.
Parks, playgrounds, or community recreation - Private	To be determined by the Land Use Authority (See 19.09.05.7)
Parks, playgrounds, Recreation areas, or Other Park Improvements - Public	To be determined by the Land Use Authority (See 19.09.05.7)
Pawn Shop	4 stalls per 1000 sq. ft.
Personal Service Establishment	4 stalls per 1000 sq. ft.

Plant & Tree Nursery	To be determined by the Land Use Authority (See 19.09.05.7)
Postal Center	5 stalls per 1000 sq. ft.
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time. **
Printing, lithography, and publishing establishments	4 stalls per 1000 sq. ft.
Public and private utility buildings and facilities	To be determined by the Land Use Authority (See 19.09.05.7)
Public Building or Facilities (City Owned)	To be determined by the Land Use Authority (See 19.09.05.7)
Reception Centers	1 stall per 100 sq. ft.
Recreation Center	1 stall per 100 sq. ft.
Recreation Rentals	4 stalls per 1000 sq. ft.
Recreational Vehicle Sales	See Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service.
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off.
Research and Development	1.5 stalls per person employed on highest employee shift.
Residential Facilities for Elderly Persons	To be determined by the Land Use Authority (See 19.09.05.7)
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees.
Restaurant, Casual	1 stall per 100 sq. ft.
Restaurant, Deli	5 stalls per 1000 sq. ft.
Restaurant, Sit Down	1 stall per 100 sq. ft.
Retail Sales	4 stalls per 1000 sq. ft.
Retail, Big Box	4 stalls per 1000 sq. ft.
Retail, Specialty	4 stalls per 1000 sq. ft.
Retail, Tobacco Specialty Store	4 stalls per 1000 sq. ft.
Riding Arena (Commercial)	To be determined by the Land Use Authority (See 19.09.05.7)
Riding Arena (Private)	To be determined by the Land Use Authority (See 19.09.05.7)
School, Private and Quasi-Public	To be determined by the Land Use Authority (See 19.09.05.7)
School, Trade or Vocational	To be determined by the Land Use Authority (See 19.09.05.7)
Self-storage or mini storage units	1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.

Sexually Oriented Businesses	To be determined by the Land Use Authority (See 19.09.05.7)
Shooting Range, Indoor or Outdoor	1 stall per shooting lane, plus 4 stalls per 1000 sq. ft. of office/retail space.
Stables	To be determined by the Land Use Authority (See 19.09.05.7)
Tattoo Parlor	4 stalls per 1000 sq. ft.
Theater	To be determined by the Land Use Authority (See 19.09.05.7)
Transit-Oriented Development (TOD)	To be determined by the Land Use Authority (See 19.09.05.7)

* Tandem parking spaces within a garage will only be counted as one parking space for residential uses.

** Exception – the minimum for these uses may be exceeded by more than 25%.

(Ord. 18-30, Ord. 17-14, Ord. 16-17, Ord. 16-01, Ord. 14-23, Ord. 14-13, Ord. 14-1)