AGENDA – Planning Commission Meeting

Planning Commissioner Troy Cunningham, Chair
Planning Commissioner Ken Kilgore – Vice Chair
Planning Commissioner Bryce Anderson
Planning Commissioner Audrey Barton
Planning Commissioner Bryce McConkie
Planning Commissioner Reed Ryan
Planning Commissioner Josh Wagstaff

CITY OF SARATOGA SPRINGS
Thursday, September 23, 2021 @ 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. Business Item: Central Utah Water Conservancy District (CUWCD) North Shore Reservoir Site Plan Amendment. Located NW of Pioneer Crossing and Mountain View Corridor, South of 8800 North. Bowen Collins & Assoc. for CUWCD. - Item presented by Senior Planner Sarah Carroll.
5. Business Item: The Point at Saratoga Springs Site Plan, located 1166 North Redwood Road. Eric Towner as applicant. – Item presented by Senior Planner Sarah Carroll.
6. Business Item: Scooter's Coffee Site Plan, located at 2157 N. Redwood Road. Kimberly Williford as applicant. – Presented by Planning Director Dave Stroud.
7. Approval of Minutes: August 26, 2021.
8. Commission Comments.
9. Director's Report.
10. 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.
11. Adjourn.

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

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

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

SARATOGA SPRINGS
Life's just better here

PLANNING COMMISSION
Staff Report

Central Utah WCD North Shore Terminal Reservoir Phase II: Major Site Plan Amendment
September 23, 2021
Public Meeting

Applicant:	Bowen Collins & Associates, Brad Perkins
Owner:	Central Utah Water Conservancy District
Location:	NW of intersection of Pioneer Crossing and Mountain View Corridor, south of 8800 North
Major Street Access:	Mountain View Corridor and 8800 North
Parcel Number(s) and size:	58:033:0306 - 28.56 acres / 58:033:0306 – 1.2 acres / total 29.76
Land Use Designation:	Planned Community Mixed Use
Parcel Zoning:	Regional Commercial (RC)
Adjacent Zoning:	RC, PC, A, R1-10
Current Use:	Institutional: Utility
Adjacent Uses:	Vacant
Previous Meetings:	Phase I 2013-2015 process
Previous Approvals:	2013-2015, Phase I
Type of Action:	Administrative: PC approval
Land Use Authority:	Planning Commission
Planner:	Kimber Gabryszak, Senior Planner

A. Executive Summary:

The applicant requests approval an expansion to an existing water reservoir as shown on Exhibit 2 and described in Exhibit 2. The existing facility consists of a 10-million-gallon underground reservoir and the expansion will consist of a new 15-million-gallon adjacent reservoir.

Recommendation:
Staff recommends the Planning Commission conduct a public meeting on the proposed Site Plan Amendment, review and discuss the proposal, and choose from the options in Section H of this report.

The recommended option is approval with or without modification, and alternatives include denial or continuation with direction on changes needed to render a decision.

Kimber Gabryszak, AICP, Senior Planner
kgabryszak@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 • 801-766-9794 fax

B. **Background:** The subject property is currently used for the proposed use: a reservoir for the Water Conservancy District. The proposal will more than double the capacity, without increasing the hard surface or make major visual changes to the site. The applicants propose relocating a small access building and reseeding the property to return the majority to its current condition.

C. **Specific Request:**

- Major Site Plan Amendment. The applicant requests approval of the following:
  - A 15 million gallon underground reservoir
  - Relocation of the access building
  - See below for data table summary:

NSTR Phase II - Data Table	
Total Project Area	29.75 ac
Total Number of Lots	1
Total Number of Dwellings	0
Total Number of New Buildings	3
Square Footage of Proposed Building Footprints	
-Phase II Reservoir	98,000 SF
-Inlet Valve Vault	600 SF
-Outlet Valve Vault	600 SF

D. **Process:**

The table in Section 19.13.04 outlines the process requirements of a Major Site Plan Amendment. A public meeting (not hearing) is required with the Planning Commission who, in the role of the Land Use Authority, then make a decision to approve, deny, or continue. No further meetings or hearings are required.

E. **Community Review:** this application does not require a public hearing.

F. **General Plan:** The land use designation of the property is Planned Community Mixed Use. Utilities are considered necessary and are permitted in all zones as they help manage impacts and add infrastructure for residents and industries in the City. This proposal is therefore consistent with the General Plan.

G. **Code Criteria:**
The project has been reviewed for code compliance; code criteria are summarized below. See the checklist in Exhibit 4 for full detail. Section 19.05.16(7) exempts Utilities from most sections of the code:

7. **Public and Private Utility Building or Facility and Public Building Sites.**
   a. Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah.
   b. Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery.

Utilities are also exempt from several other standards, including Site and Architectural standards:

g. Site and Architectural design. Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements:
   i. Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating.
   ii. Buildings shall include a minimum of a 4:12 gabled pitched roof.
   iii. Building colors shall be earth-tones.
   iv. Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public.
   v. Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection (g).

- 19.04.010 – Regional Commercial
  - **Staff finding: complies.** Use is permitted.
- 19.05 – Supplemental Regulations
  - **Staff finding: complies.** Elevation, water and sewage, transportation, and access have been reviewed for compliance.
- 19.06 – Landscaping and Fencing
  - **Staff finding: complies where applicable per 19.05.16.**
- 19.09 – Off Street Parking
  - **Staff finding: complies.** No new parking proposed, and no new parking demand created.
- 19.11 – Lighting
  - **Staff finding: complies**. No new lighting proposed beyond entryway lighting.
- 19.14 – Site Plan Review
  - **Staff finding: complies.**
- 19.16 – Site and Architectural Design Standards
  - **Staff finding: complies. Exempt from most standards. See checklist for 19.05.16 requirements and exemptions.**
- 19.19 – Open Space
  - **Staff finding: n/a.**

H. Recommendation and Alternatives:

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

Option 1 – Staff Recommendation: approval

"I move to approve the Central Utah WCD North Shore Terminal Reservoir Phase II Major Site Plan Amendment, located generally NW of intersection of Pioneer Crossing and Mountain View Corridor, as outlined in Exhibit 1 with the findings and conditions in the staff report dated September 23, 2021:

Findings

1. The Site Plan is consistent with the Regional Commercial zone and the General Plan.
2. The Site Plan complies with Chapters 19.04, 19.05, 19.06, 19.09, 19.11, 19.14, 19.16, and 19.19 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein, with the following conditions:

Conditions

1. All conditions of the City Engineer, as applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 4.
2. All conditions of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission_____ _____."

Alternative 1 – Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the Central Utah WCD North Shore Terminal Reservoir Phase II Major Site Plan Amendment 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 Site Plan.

"I also move to deny the Central Utah WCD North Shore Terminal Reservoir Phase II Major Site Plan Amendment with the findings below:

1. The Central Utah WCD North Shore Terminal Reservoir Phase II Major Site Plan Amendment is not consistent with the General Plan, as articulated by the Planning Commission: _____ _____, and/or,
2. The Central Utah WCD North Shore Terminal Reservoir Phase II Major Site Plan Amendment is not consistent with Chapter(s)_____ and/or Chapter(s)

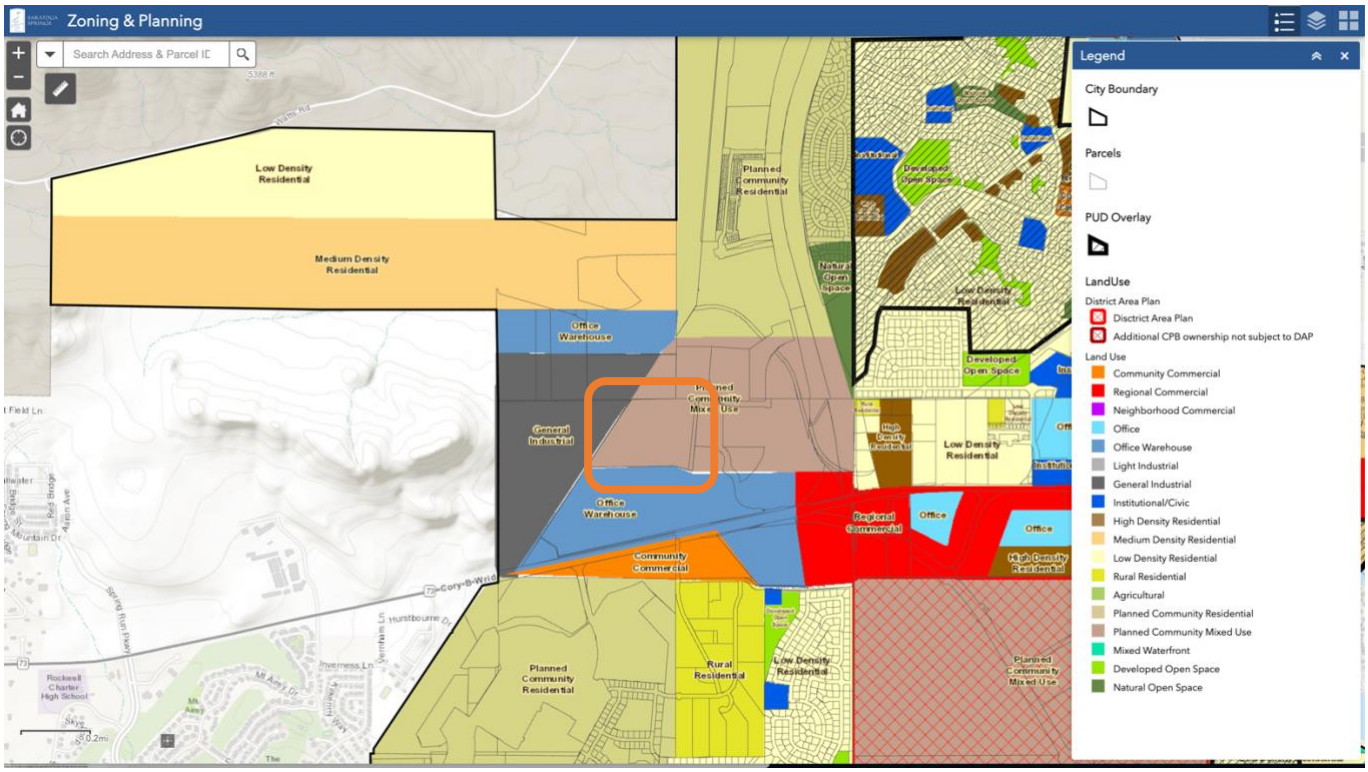
_____ of the Code, as articulated by the Planning Commission: _____
_____."

J. Exhibits:

1. Location and Zone and General Plan (page 6)
2. Proposed Site Plan overview (page 7)
3. Application summary letter (pages 8-9)
4. Site Plan Package (pages 10-51)
5. Planning review checklist (pages 52-57)
6. City Engineer's staff report (page 58)

Exhibit 1: Location and Zone and General Plan

General Plan:



Zoning:

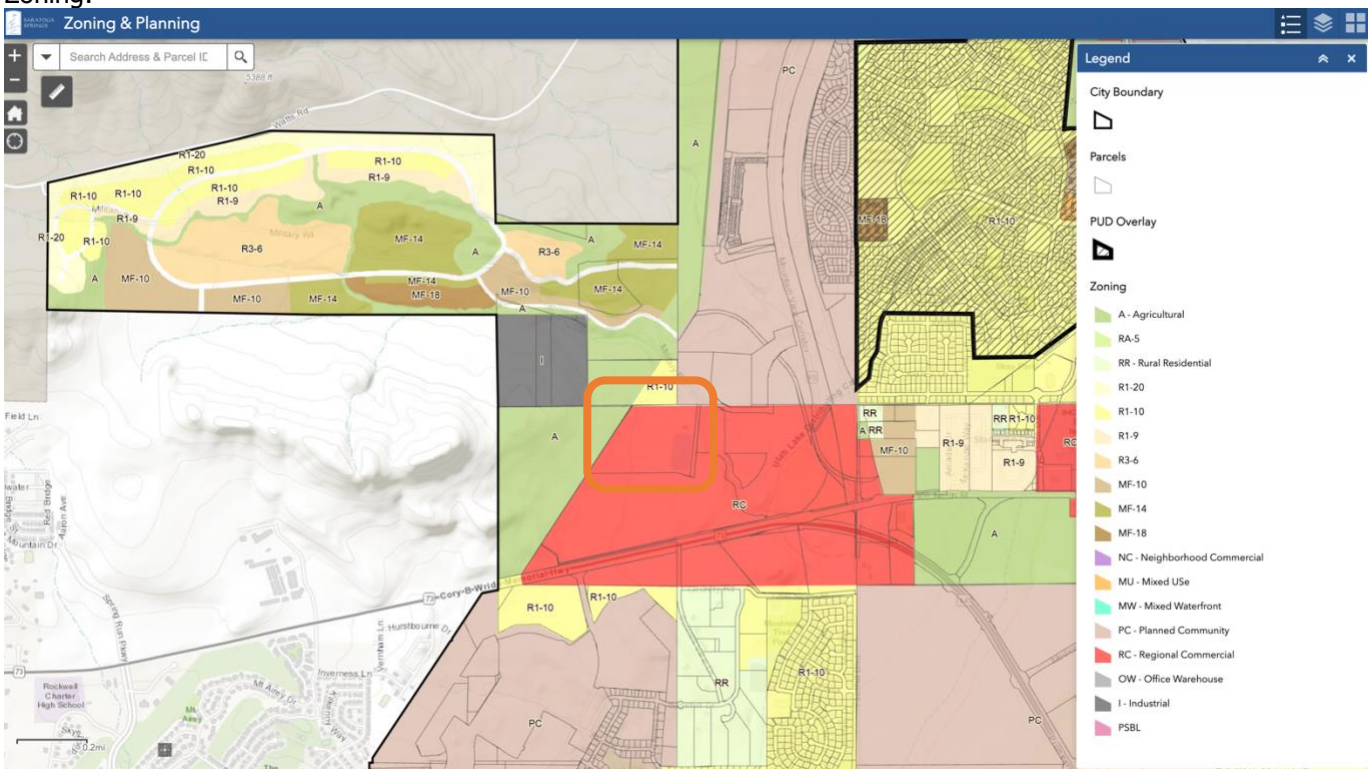


Exhibit 2 - General Site Plan

N

30 0 60 120
SCALE IN FEET

SITE LEGEND:
- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- R/W — EXISTING RIGHT-OF-WAY
- X — FENCE
- DITCH
- OHP — OVERHEAD POWER

NORTH ACCESS ROAD
MILITARY ROAD
FRONT GATE
NEW RESERVOIR ACCESS
EXISTING RESERVOIR CELL #1 5 MG
EXISTING RESERVOIR CELL #2 5 MG
RESERVOIR CELL #3 15 MG
FUTURE RESERVOIR CELL #4 15 MG
WEST ACCESS ROAD
RESERVOIR ACCESS ROAD
CENTRAL ACCESS ROAD
EAST ACCESS ROAD
SOUTH ACCESS ROAD
OUTLET VALVE VAULT
INLET VALVE VAULT
EXISTING CROSSOVER/METER VAULT
EXISTING CHLORINE BOOSTER/MAINTENANCE BUILDING
EXISTING CONCRETE LINED OVERFLOW BASIN
EXISTING ROCK STOCKPILE
EXISTING TOPSOIL STOCKPILE
EXISTING ROAD BASE STOCKPILE
EXISTING ROAD BASE STOCKPILE
PROPOSED FUTURE PUMP STATION (80'X60')

PLAN

BOWEN COLLINS & ASSOCIATES
CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. CURTIS
DRAWN S. RIGGS

REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

CIVIL
OVERALL SITE PLAN

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
C-04
SHEET 011 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_C-04.dwg Plotted: 6/24/2021 3:20 PM By: Kyle Smoot

Exhibit 3 - Overview Letter

BOWEN COLLINS & ASSOCIATES

154 EAST 14075 SOUTH • DRAPER, UTAH 84020
TEL: (801) 495-2224 • FAX: (801) 495-2225

July 1, 2021

David Stroud
Planning Director
Saratoga Springs City
1307 N Commerce Dr, Suite 200
Saratoga Springs, Utah 84045

Subject: Site Plan Amendment Application – Central Utah Water Conservancy District North Shore Terminal Reservoir Phase II

David:

We are submitting a Site Plan Amendment application for Central Utah Water Conservancy District's proposed expansion of the existing North Shore Terminal Reservoir. The District owns the property. The existing site infrastructure (including a 10 million gallon buried reservoir and associated facilities) was constructed during Phase I of the project from 2013-2015. Phase II of the project will consist of the construction of a new 15 million gallon (MG) reservoir adjacent to the existing 10 MG reservoir. Bowen, Collins & Associates (BC&A) is the design engineer for the project and is submitting this application on behalf of the District.

Phase II will have little to no impact on the existing hydrologic conditions of the site as there will be no additional impervious area. The new 15 MG reservoir will be buried, similar to the existing 10 MG reservoir. The existing concrete lined overflow basin on the site will continue to serve as a detention facility that has more than enough capacity to control storm water discharge into the downstream storm drain infrastructure.

The following table summarizes what has been submitted to satisfy each item listed on the Saratoga Springs Site Plan Amendment Application form.

Application Section	**Description/Notes**
a. Ownership Affidavit	See attached ownership affidavit
b. Vicinity Map	See Final Construction Drawings - Drawing No. G-01
c. Context Plan	See Final Construction Drawings - Drawing No. C-04
d. Site Analysis	See Final Construction Drawings - Drawing No. C-04
e. Survey	See attached ownership affidavit. The property was surveyed by Flint Land Surveying & Consulting as part of the original reservoir project completed in April of 2015 and the property has not been subdivided or changed since that original survey was completed.
f. Compliance Statement	This project will increase water storage capacity at the site but will not change the existing use of the site.

Application Section	**Description/Notes**
g. Final Construction Drawings	See attached drawing set
h. Final Hydraulic and Hydrologic Storm Drainage Report and Calculations	The project will not add any additional impervious area to the site so the existing hydrologic conditions of the site will not be impacted by construction of Phase II.
i. Final Traffic Report	Traffic to the existing site is limited to 1-2 vehicles per day and this will not change with the addition of Phase II. There will be a temporary increase in traffic to the site during construction.
j. Data Table	See data table below for summary of new buildings on the site
k. Electronic File	See all attached documents
l. Landscaping Plan	See Final Construction Drawings - Drawings No. L-01, L-02, & L-03
m. Grading and Drainage Plan	See Final Construction Drawings - Drawings No. C-07 & C-09
n. Lighting Plan	No new site lighting or light poles will be added. Three exterior lights will be added at doors to new structures. One on the new reservoir access structure and one above the door on each of the two new valve vaults.
o. Elevations	See Final Construction Drawings - Drawings No. A-01 & A-02
p. Signage Plan	N/A - There will be no signage associated with this project.

The following data table summarizes the new structures that will be added to the existing site.

NSTR Phase II - Data Table	
Total Project Area	29.75 ac
Total Number of Lots	1
Total Number of Dwellings	0
Total Number of New Buildings	3
Square Footage of Proposed Building Footprints	
-Phase II Reservoir	98,000 SF
-Inlet Valve Vault	600 SF
-Outlet Valve Vault	600 SF

Please let me know if you have any questions or concerns during your review of this application.

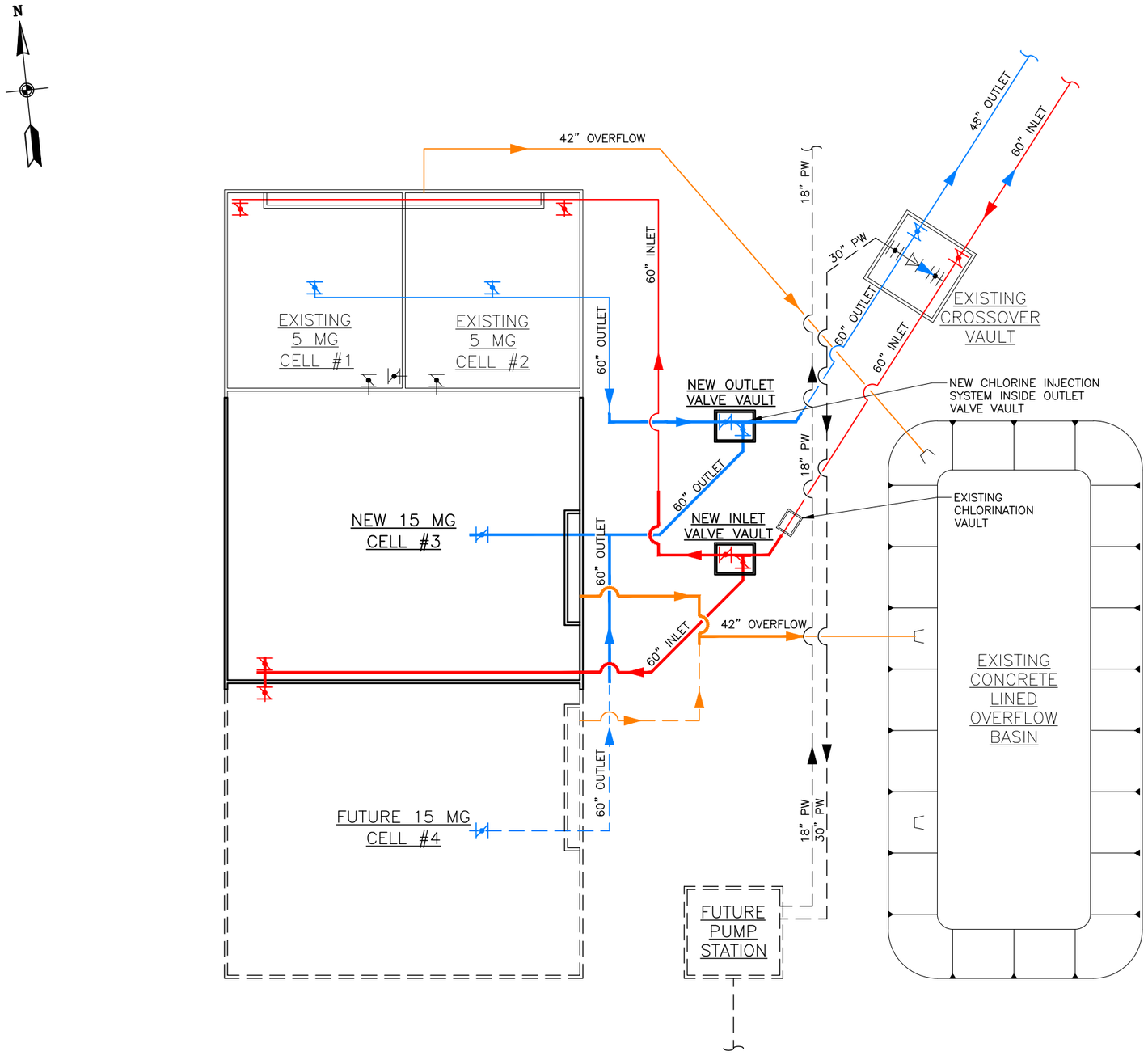
Sincerely,

Bowen Collins & Associates,

Josh Curtis
Project Engineer

pc: Brad Perkins, Central Utah WCD

Exhibit 4 - Site Plan Package (pages 10-51)
(Note: excluding some very techy details)



LEGEND:

- OPEN VALVE
- CLOSED VALVE
- CHECK VALVE
- PIPE FLOW DIRECTION
- INLET PIPING
- OUTLET PIPING
- OVERFLOW PIPING
- EXISTING PIPING
- NEW PIPING
- FUTURE PIPING
- EXISTING STRUCTURE
- NEW/PROPOSED STRUCTURE
- FUTURE STRUCTURE

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. CURTIS
DRAWN S. RIGGS
REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

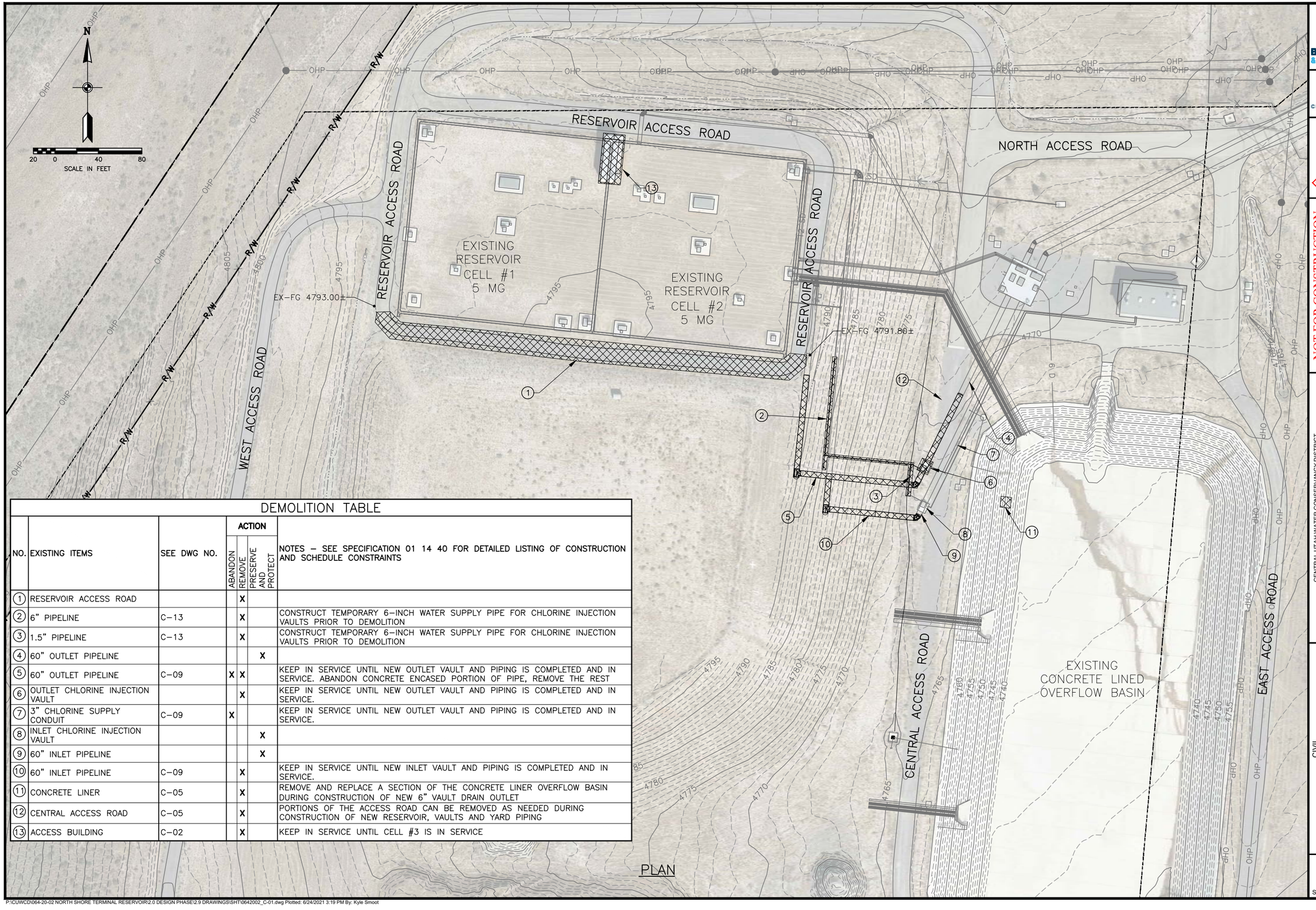
GENERAL

FLOW SCHEMATIC

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
G-07
SHEET 007 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_G-07.dwg Plotted: 6/24/2021 3:19 PM By: Kyle Smoot



PLAN

DEMOLITION TABLE

NO.	EXISTING ITEMS	SEE DWG NO.	ACTION: ABANDON	ACTION: REMOVE	ACTION: PRESERVE AND PROTECT	NOTES – SEE SPECIFICATION 01 14 40 FOR DETAILED LISTING OF CONSTRUCTION AND SCHEDULE CONSTRAINTS
(1)	RESERVOIR ACCESS ROAD			X		
(2)	6" PIPELINE	C-13		X		CONSTRUCT TEMPORARY 6-INCH WATER SUPPLY PIPE FOR CHLORINE INJECTION VAULTS PRIOR TO DEMOLITION
(3)	1.5" PIPELINE	C-13		X		CONSTRUCT TEMPORARY 6-INCH WATER SUPPLY PIPE FOR CHLORINE INJECTION VAULTS PRIOR TO DEMOLITION
(4)	60" OUTLET PIPELINE				X	
(5)	60" OUTLET PIPELINE	C-09	X	X		KEEP IN SERVICE UNTIL NEW OUTLET VAULT AND PIPING IS COMPLETED AND IN SERVICE. ABANDON CONCRETE ENCASED PORTION OF PIPE, REMOVE THE REST
(6)	OUTLET CHLORINE INJECTION VAULT			X		KEEP IN SERVICE UNTIL NEW OUTLET VAULT AND PIPING IS COMPLETED AND IN SERVICE.
(7)	3" CHLORINE SUPPLY CONDUIT	C-09	X			KEEP IN SERVICE UNTIL NEW OUTLET VAULT AND PIPING IS COMPLETED AND IN SERVICE.
(8)	INLET CHLORINE INJECTION VAULT				X	
(9)	60" INLET PIPELINE				X	
(10)	60" INLET PIPELINE	C-09		X		KEEP IN SERVICE UNTIL NEW INLET VAULT AND PIPING IS COMPLETED AND IN SERVICE.
(11)	CONCRETE LINER	C-05		X		REMOVE AND REPLACE A SECTION OF THE CONCRETE LINER OVERFLOW BASIN DURING CONSTRUCTION OF NEW 6" VAULT DRAIN OUTLET
(12)	CENTRAL ACCESS ROAD	C-05		X		PORTIONS OF THE ACCESS ROAD CAN BE REMOVED AS NEEDED DURING CONSTRUCTION OF NEW RESERVOIR, VAULTS AND YARD PIPING
(13)	ACCESS BUILDING	C-02		X		KEEP IN SERVICE UNTIL CELL #3 IS IN SERVICE

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. CURTIS
DRAWN S. RIGGS
REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

CIVIL

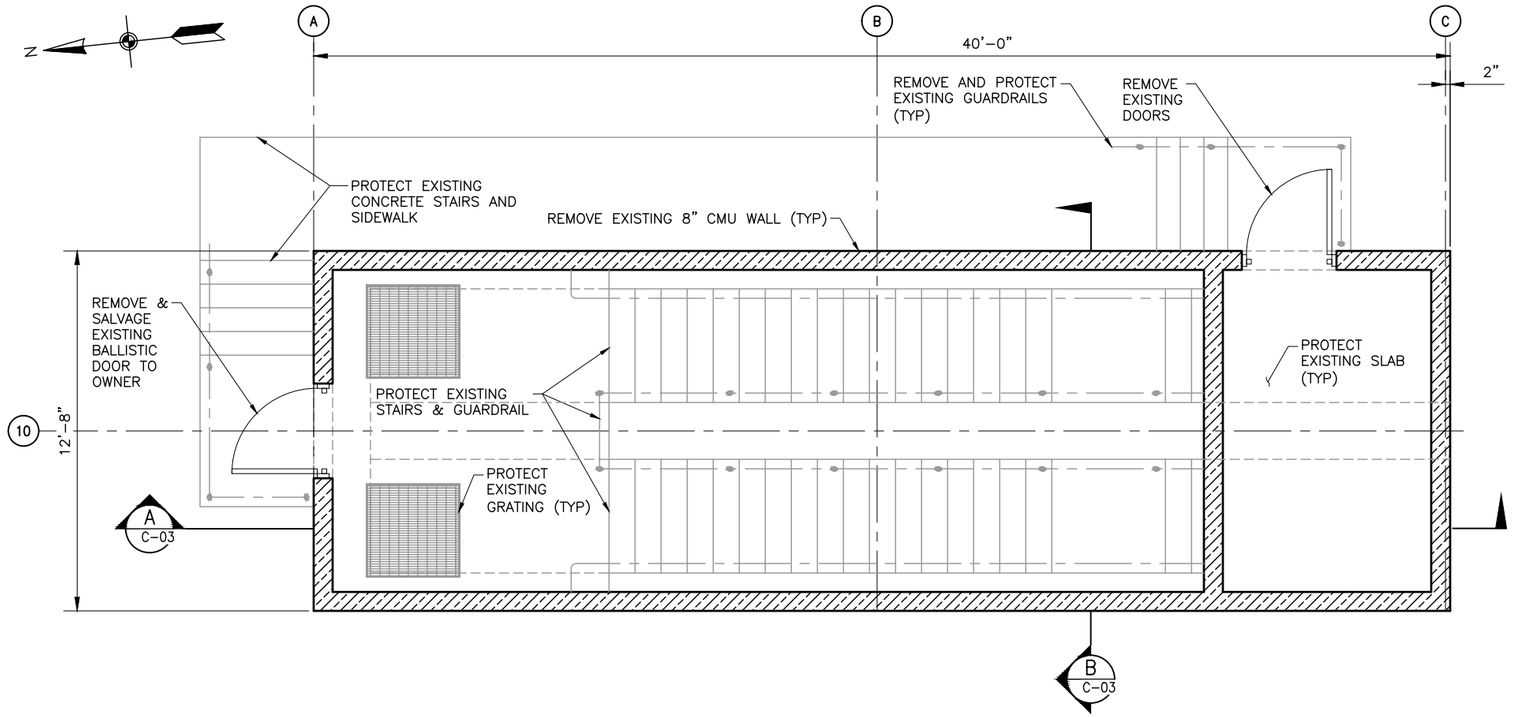
SITE & UTILITY DEMOLITION PLAN

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
C-01

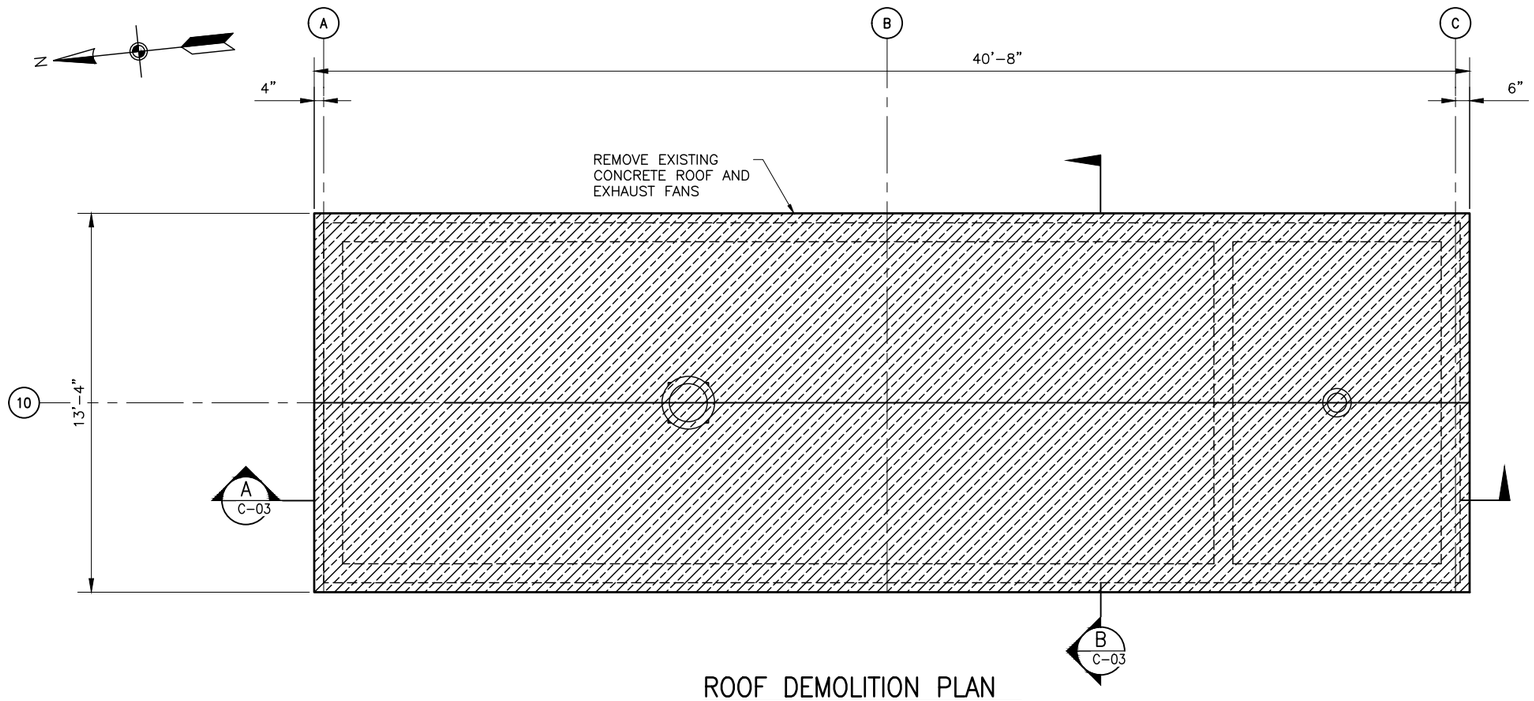
SHEET 008 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_C-01.dwg Plotted: 6/24/2021 3:19 PM By: Kyle Smoot



BASE DEMOLITION PLAN

SCALE: 3/8"=1'-0"



ROOF DEMOLITION PLAN

SCALE: 3/8"=1'-0"

IMPORTANT

DEMOLITION OF EXISTING ACCESS STRUCTURE IS NOT TO BEGIN UNTIL CELL 3 RESERVOIR IS IN SERVICE.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

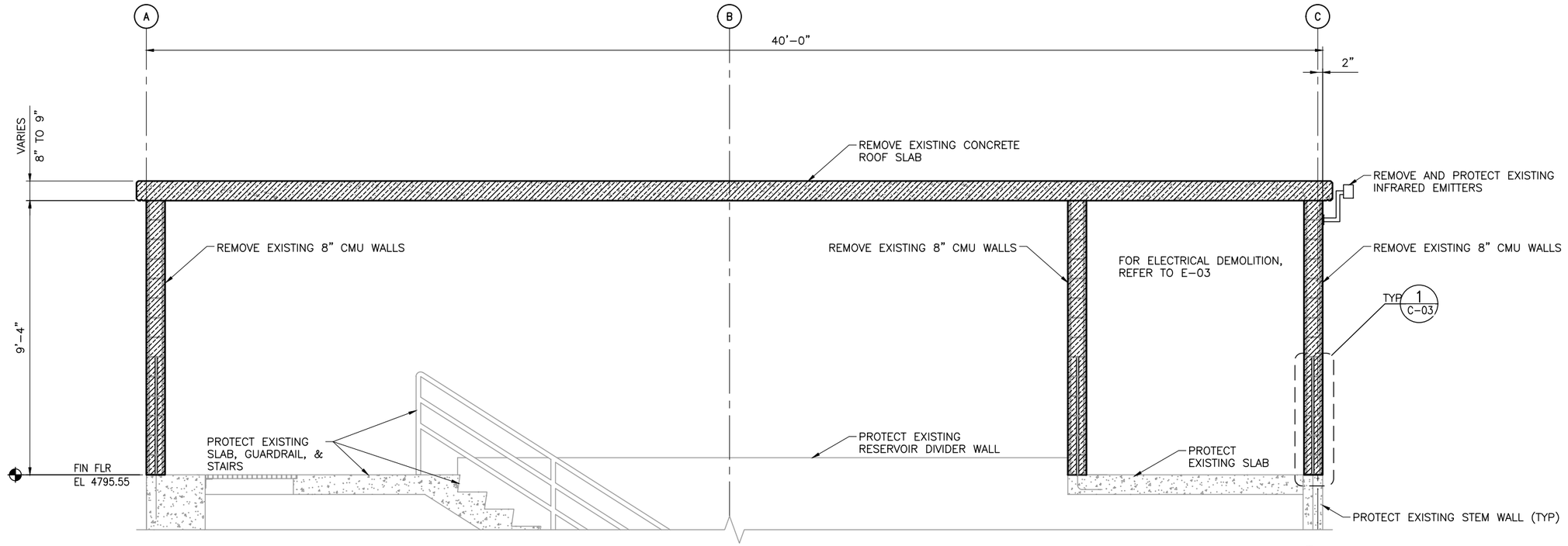
CIVIL

PHASE 1 RESERVOIR ACCESS
DEMOLITION PLANS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

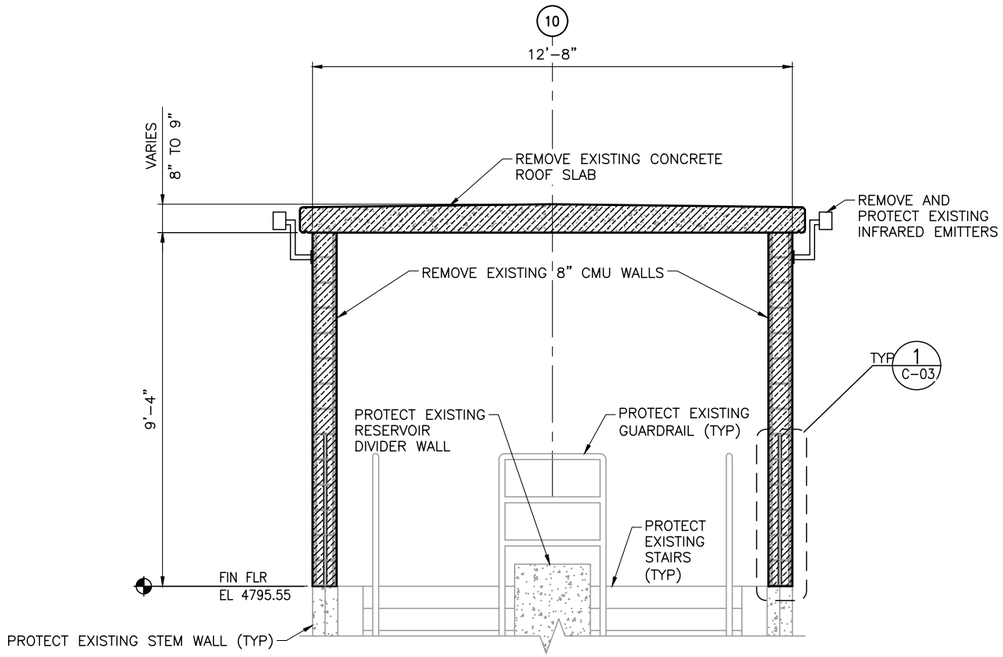
DRAWING NO.
C-02

SHEET 009 OF 116



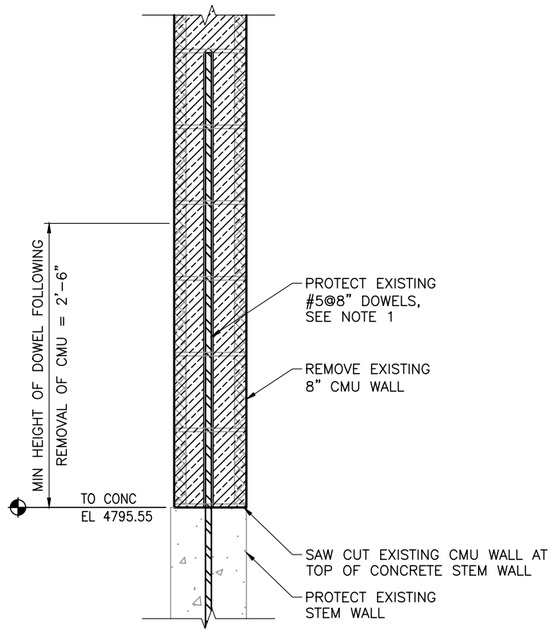
SECTION
SCALE: 1/2"=1'-0"

A C-02



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

B C-02



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

1 C-03

IMPORTANT

DEMOLITION OF EXISTING ACCESS STRUCTURE IS NOT TO BEGIN UNTIL CELL 3 RESERVOIR IS IN SERVICE.

SHEET NOTES:

1. AT THE CONTRACTOR'S OPTION, THE EXISTING #5@8" DOWELS MAY BE REMOVED TO ELEVATION 4795.55 AND NEW DOWELS INSERTED PER DETAIL 2 ON S-12.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN K. SMOOT
DRAWN K. SMOOT
REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

CIVIL
PHASE I RESERVOIR ACCESS DEMOLITION SECTIONS & DETAILS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
C-03

SHEET 010 OF 116

N

20 0 40 80
SCALE IN FEET

EXISTING RESERVOIR CELL #1 5 MG

EXISTING RESERVOIR CELL #2 5 MG

NEW RESERVOIR CELL #3 15 MG

RESERVOIR ACCESS ROAD

RESERVOIR ACCESS ROAD

NORTH ACCESS ROAD

WEST ACCESS ROAD

CENTRAL ACCESS ROAD

SOUTH ACCESS ROAD

SEE NOTE 7

OUTLET VALVE VAULT

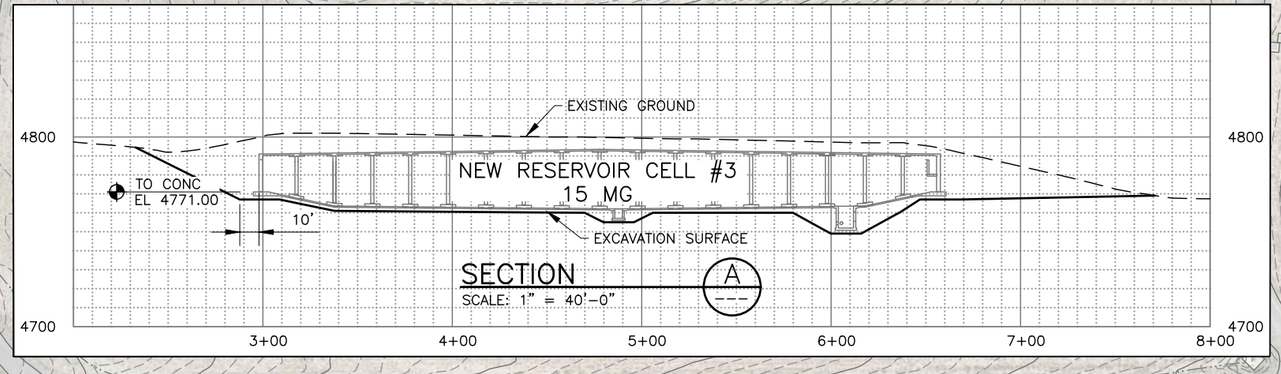
INLET VALVE VAULT

EXISTING CONCRETE LINED OVERFLOW BASIN

NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
2. SUBGRADE EXCAVATION AND BENCHING SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STRUCTURAL FILL.
3. CONTRACTOR TO DEVELOP EXCAVATION SHORING PLAN IN ACCORDANCE WITH SPECIFICATIONS AND SUBMIT FOR REVIEW PRIOR TO EXCAVATION.
4. INSTALL SWPPP MEASURES AND MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION.
5. SEE GEOTECHNICAL REPORT FOR NATIVE SUBGRADE CHARACTERISTICS.
6. SEE GRADING PLAN ON DRAWING C-07 FOR FINISHED GRADE CONTOURS. EXCAVATED MATERIAL SHALL BE PLACED SOUTH OF THE EXCAVATION TO BEGIN PRELOAD FOR PHASE 3 RESERVOIR.
7. REMOVE FILL FROM TOP OF EXISTING RESERVOIR TO EXPOSE EXISTING LINER. AT LEAST 1FT SHALL BE EXPOSED TO PROVIDE SUFFICIENT OVERLAP LENGTH FOR NEW LINER.

EARTHWORK SUMMARY	
CUT (CY)	FILL (CY)
185,000	120,000
SEE NOTE 37 ON G-05 FOR EARTHWORK ASSUMPTIONS	



SECTION A
SCALE: 1" = 40'-0"

PLAN

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

DESIGN J. CURTIS
DRAWN S. RIGGS
CHECKED G. LOSCHER
APPROVED G. LOSCHER
REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

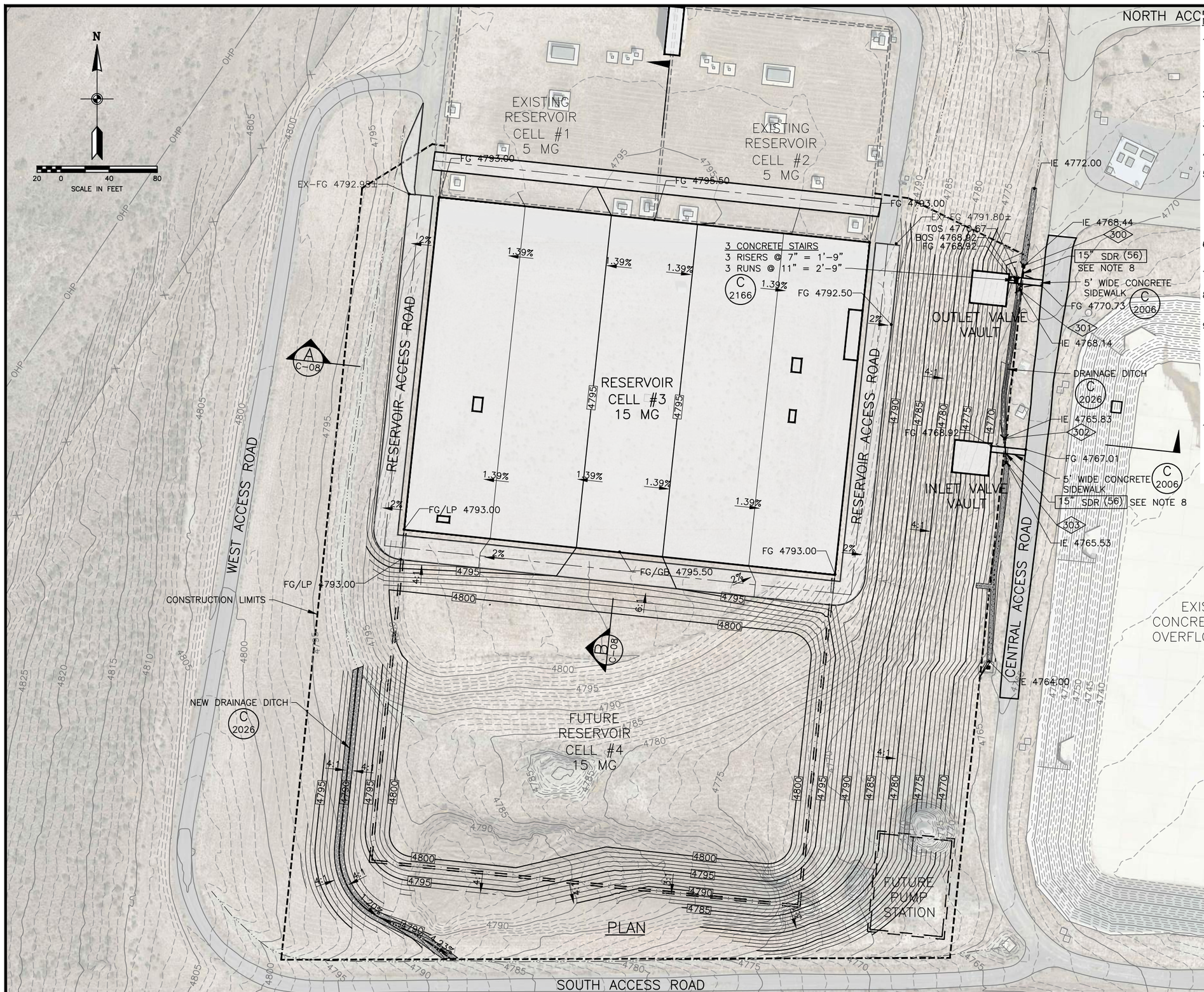
CIVIL

SITE EXCAVATION PLAN

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
C-06
SHEET 013 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_C-06.dwg Plotted: 6/24/2021 3:22 PM By: Kyle Smoot



NOTES:

1. EXISTING GRADE SHOWN AS SCREENED (GRAY) CONTOURS (1-FOOT CONTOUR INTERVAL). EXISTING TOPOGRAPHY CONTOURS BASED ON 2020 SURVEY.
2. 300 SITE COORDINATES TABLE, SEE DRAWING NO. C-17.
3. PROPOSED GRADE SHOWN AS BLACK CONTOURS.
4. LANDSCAPE PLAN, SEE DRAWING L-01.
5. RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH SPECIFICATION SECTIONS 01 71 50 PROTECTION AND RESTORATION OF EXISTING FACILITIES AND 32 90 00 LANDSCAPE RESTORATION.
6. COORDINATES ARE LOCATED ON THE OUTSIDE WALL OF THE STRUCTURE U.N.O.
7. YARD PIPING, SEE DRAWING C-09.
8. 20' CULVERT WITH MANUFACTURER'S STANDARD END SECTION.
9. THE DESIGN FOR THE ONSITE DRAINAGE OF THIS SITE WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. IT IS UNDERSTOOD THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.
10. ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 801-766-9793.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. CURTIS
DRAWN S. RIGGS
REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

CIVIL
GRADING PLAN

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO. C-07
SHEET 014 OF 116

P:\CUWCD\064-20-02 North Shore Terminal Reservoir\2.0 Design Phase\2.9 Drawings\sht\0642002_C-07.dwg Plotted: 6/30/2021 3:33 PM By: Seth Riggs

N

20 0 40 80
SCALE IN FEET

NORTH ACCESS ROAD

EXISTING RESERVOIR CELL #1 5 MG

EXISTING RESERVOIR CELL #2 5 MG

RESERVOIR CELL #3 15 MG

FUTURE RESERVOIR CELL #4 15 MG

RESERVOIR ACCESS ROAD

WEST ACCESS ROAD

EAST ACCESS ROAD

CENTRAL ACCESS ROAD

SOUTH ACCESS ROAD

EXISTING BFP

EXISTING 42" OVERFLOW

EXISTING 48" OUTLET PIPELINE

EXISTING 60" INLET PIPELINE

EXISTING CROSSOVER METER VAULT

FIRE HYDRANT

EXISTING AIR/VAC MH

EXISTING 6" WATER SUPPLY LINE

EXISTING CHLORINE SUPPLY LINE IN 3" CARRIER PIPE (2)

RPD IE 4790.33

RPD IE 4790.33

5/8"CLV (20) IN 3" PVC CARRIER PIPE

SEE NOTE 7

1.5" PW (16)

6" DR (55) ROOF PERIMETER DRAIN (RPD) C 2624

EXISTING 60" OUTLET PIPELINE
EXISTING 60" INLET PIPELINE

NEW OUTLET VAULT

60" PW (8) OUTLET, SEE PROFILES B C-11

EXISTING CHLORINE INJECTION VAULT

RPD (CONNECT TO SD BOX) IE 4789.61

6" DR (27) VAULT DRAIN, SEE PROFILES H C-14

NEW INLET VAULT

60" PW (8) INLET, SEE PROFILES A C-10

RPD IE 4790.33

18" DR (8) TANK DRAIN, SEE PROFILE D C-12

6" PW (11) WATER SUPPLY, SEE PROFILES F C-13

6" DR (55) ROOF PERIMETER DRAIN (RPD)

42" OF (8) OVERFLOW, SEE PROFILE C C-12

EXISTING 6" STRUCTURE UNDERDRAIN COLLECTOR (6 TOTAL)

EXISTING 42" OVERFLOW

EXISTING 18" PLANT DRAIN

6" SUC (27) UNDERDRAIN, SEE PROFILE (6 TOTAL) E C-13

18" SDR (27) DRAIN, SEE PROFILE G C-14

12" SDR (27) DRAIN, SEE PROFILE G C-14

FUTURE 42" OVERFLOW
FUTURE 60" OUTLET
FUTURE 6" WATER SUPPLY

EXISTING CONCRETE LINED OVERFLOW BASIN

FUTURE 30" WATER SUPPLY LINE, SEE PROFILE I C-15

FUTURE 18" WATER RETURN LINE, SEE PROFILE I C-15

RPD IE 4788.93

TRANSITION FROM PERFORATED ROOF PERIMETER DRAIN PIPE TO SOLID WALL 6" DRAIN PIPE

RPD (CONNECT TO SD BOX) IE 4789.71

6" DR (56)

6" DR (55) ROOF PERIMETER DRAIN (RPD) C 2624

6" DRAIN IE 4787.55

6" DRAIN AT OUTLET TO DITCH IE 4786.95

FUTURE PUMP STATION

NOTES:

1. PROVIDE VALVE BOXES FOR BURIED VALVES C 2022
2. PROVIDE THRUST BLOCKS FOR BURIED FITTINGS C 2011
3. MINIMUM DEPTH OF WATERLINES 4.5 FT U.N.O.
4. PROVIDE TEMPORARY BLIND FLANGES AND CAPS TO ISOLATE, PRESSURE TEST, FLUSH AND DISINFECT ALL NEW PIPELINES PRIOR TO CONNECTING TO SYSTEM.
5. SEE DRAWING NO. C-17 FOR SITE COORDINATE TABLE.
6. SEE DWG M-01 FOR EQUIPMENT SCHEDULE.
7. PROVIDE NEW CHLORINE SUPPLY LINE FROM CHLORINE BUILDING TO NEW OUTLET VALVE VAULT. CUT EXISTING 3" CARRIER PIPE AND INSTALL NEW CARRIER PIPE TO OUTLET VALVE VAULT. ABANDON CARRIER PIPE TO ORIGINAL OUTLET CHLORINE INJECTION VAULT.
8. SEE DRAWING C-01 AND SPECIFICATION 01 14 40 FOR DETAILED LISTING OF CONSTRUCTION AND SCHEDULE RESTRAINTS.

LEGEND

- INLET
- OUTLET
- OVERFLOW
- DRAIN
- OTHERS
- (A) TYPE A TEST STATION CP 2731

PLAN

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN	REVIEW
DESIGN J. CURTIS	CHECKED G. LOSCHER
DRAWN S. RIGGS	APPROVED G. LOSCHER

CIVIL

YARD PIPING PLAN

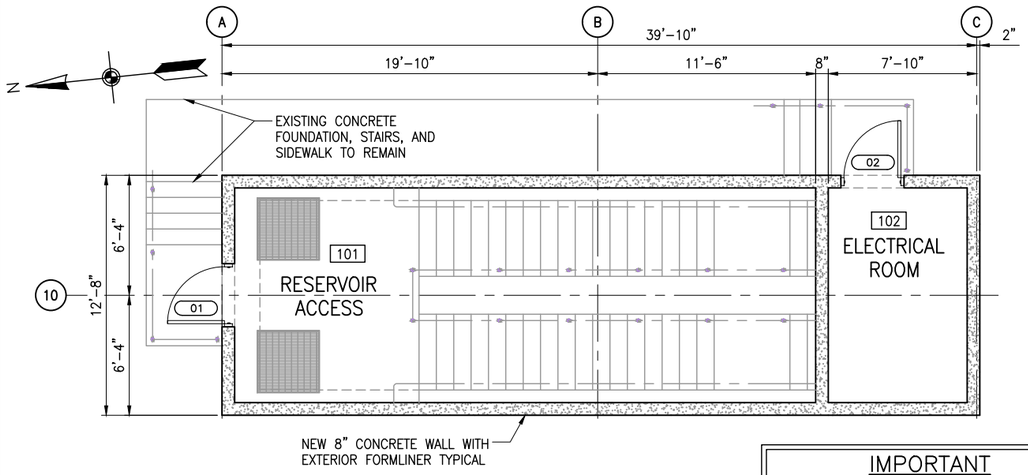
PROJECT NUMBER 064-20-02

DATE: JUNE 2021

DRAWING NO. C-09

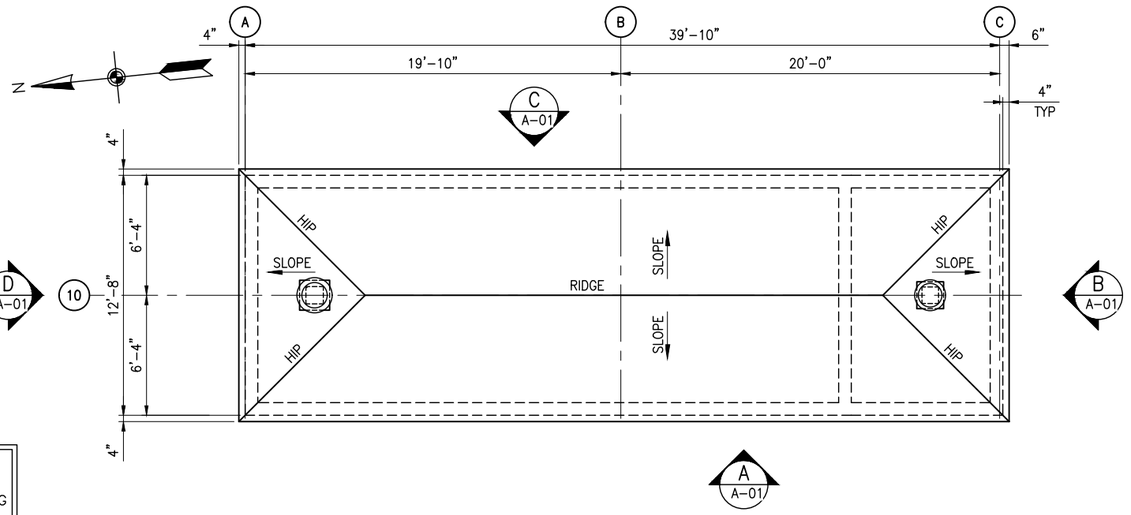
SHEET 016 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_C-09.dwg Plotted: 6/24/2021 3:24 PM By: Kyle Smoot



FLOOR PLAN

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

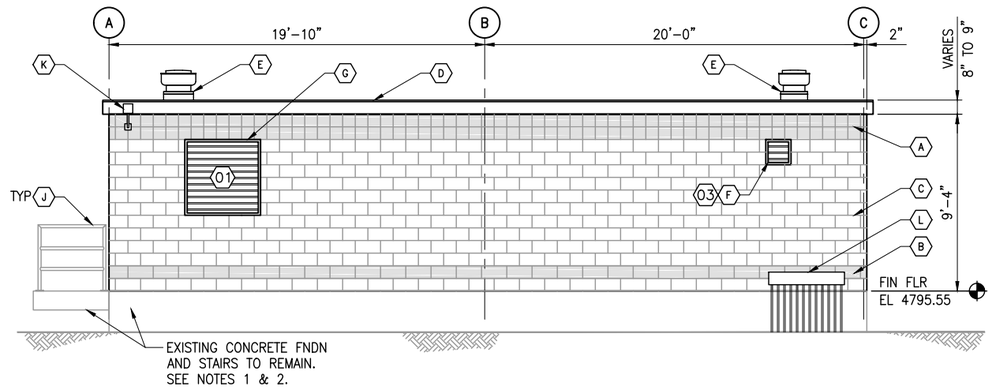


ROOF PLAN

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

IMPORTANT

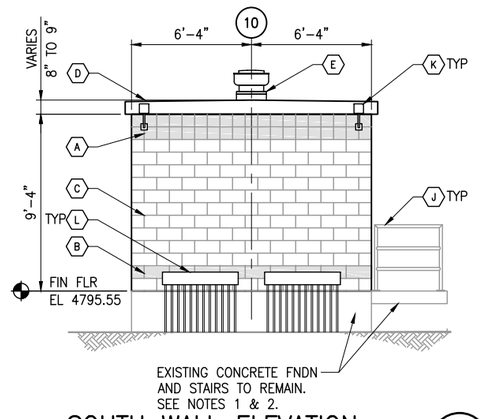
DEMOLITION & CONSTRUCTION OF EXISTING ACCESS STRUCTURE IS NOT TO BEGIN UNTIL CELL 3 RESERVOIR IS IN SERVICE.



WEST WALL ELEVATION

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

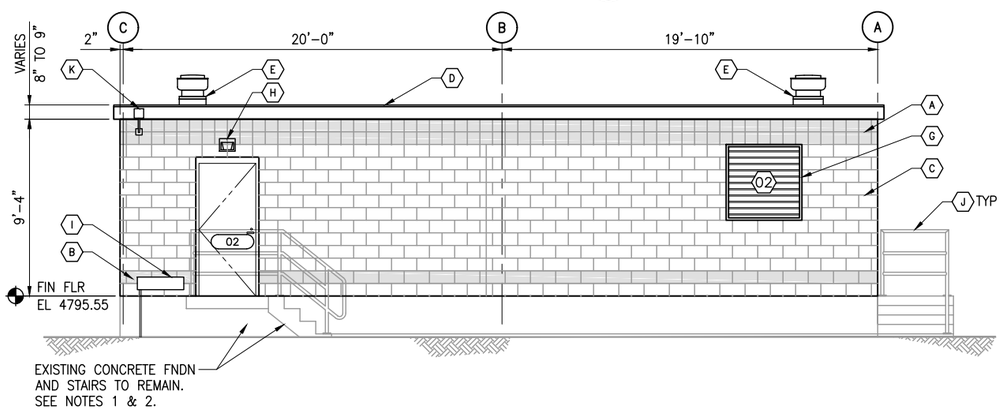
A A-01



SOUTH WALL ELEVATION

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

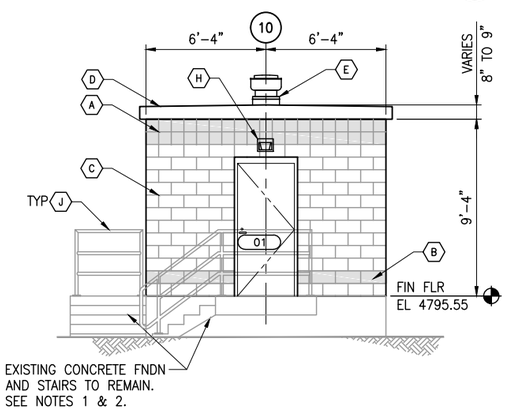
B A-01



EAST WALL ELEVATION

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

C A-01



NORTH WALL ELEVATION

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

D A-01

SHEET KEYNOTES

A. TOP 16 INCHES OF WALL TO BE FORM LINER #1413 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6089 "GROUNDED."

B. 8-INCH HIGH BAND OF WALL TO BE FORM LINER #1407 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6089 "GROUNDED."

C. REMAINING WALL AREA TO BE FORM LINER #1407 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6067 "MOCHA."

D. SMOOTH FINISH CONCRETE SLAB ROOF WITH CONCRETE ROOF SEALER AT TOP, FASCIA, AND SOFFIT SURFACES.

E. EXHAUST FANS ON ROOF PER MECHANICAL DRAWINGS.

F. 16-INCH BY 16-INCH LOUVER PER MECHANICAL DRAWINGS.

G. 48-INCH BY 48-INCH LOUVER PER MECHANICAL DRAWINGS.

H. EXTERIOR LIGHTING FIXTURES PER ELECTRICAL DRAWINGS.

J. REMOVE AND REPLACE EXISTING STAINLESS STEEL RAILING IN SAME LOCATION AFTER STRUCTURE REMODEL IS COMPLETE.

K. INFRARED EMITTER, SALVAGED FROM EXISTING STRUCTURE, PER ELECTRICAL DRAWINGS.

L. ELECTRICAL JUNCTION BOX PER ELECTRICAL DRAWINGS.

GENERAL SHEET NOTES

1. THE INTENT OF MODIFICATIONS TO THIS STRUCTURE IS TO REMOVE ALL EXISTING CONSTRUCTION ABOVE ELEVATION 4795.55 AND REPLACE WITH NEW CONSTRUCTION.
2. PROTECT IN-PLACE EXISTING CONCRETE BELOW ELEVATION 4795.55 THAT WILL BECOME PART OF THE REMODELED STRUCTURE.
3. ALL INTERIOR CONCRETE SURFACES ARE SMOOTH FINISH.
4. ALL VISIBLE CONCRETE SURFACES ARE CONSIDERED "ARCHITECTURAL CONCRETE" FOR PURPOSES OF FINISH CLASSIFICATION.
5. FORM LINERS REFERENCED ABOVE ARE PRODUCTS OF SPEC FORMLINERS, INC OF SANTA ANA, CALIF. SIMILAR PRODUCTS FROM OTHER MANUFACTURERS ARE ACCEPTABLE UPON APPROVAL OF ENGINEER.
6. PROVIDE UP TO 3 CONCRETE COLOR/TEXTURE SAMPLES (3'-0" BY 3'-0") FOR EACH COLOR BAND SHOWN HEREON. FINAL COLOR WILL BE SELECTED BY OWNER.
7. REFER TO SHEET A-03 FOR DETAILS OF DOORS & LOUVERS.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

DESIGN
DESIGN R. DAVIS
DRAWN R. DAVIS

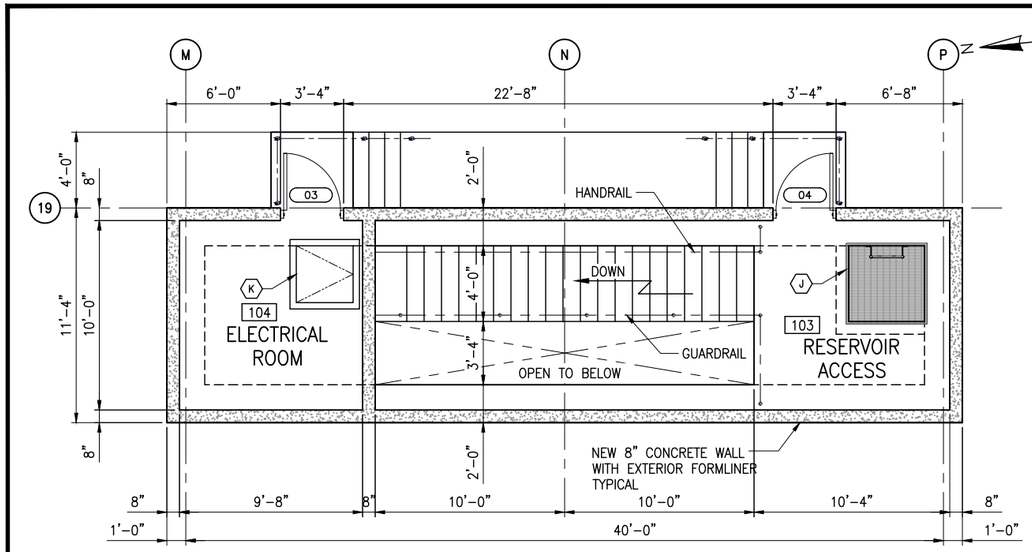
ARCHITECTURAL

PHASE I RESERVOIR ACCESS
PLANS AND ELEVATIONS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

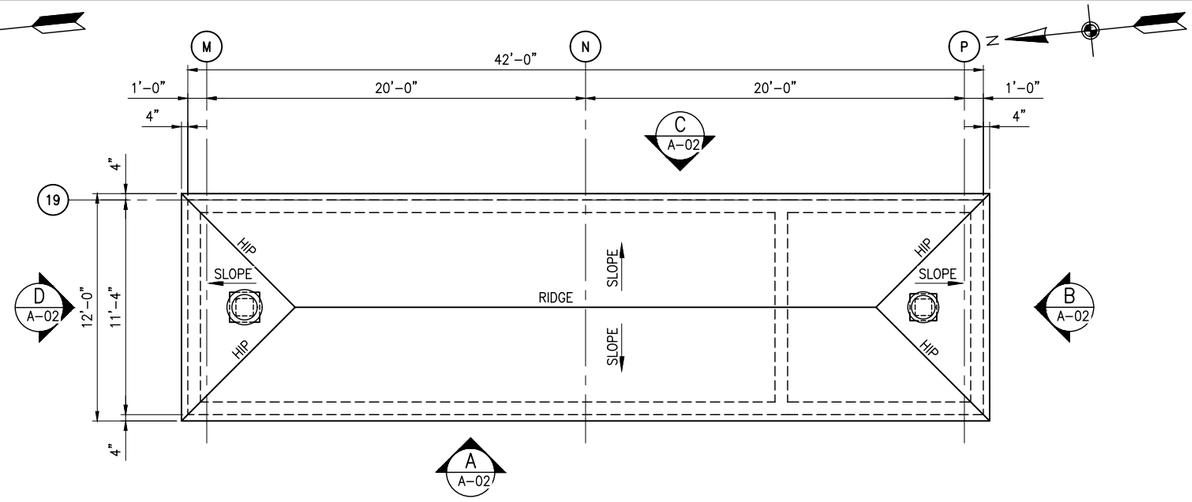
DRAWING NO.
A-01
SHEET 025 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_A-01.dwg Plotted: 6/24/2021 3:31 PM By: Kyle Smoot



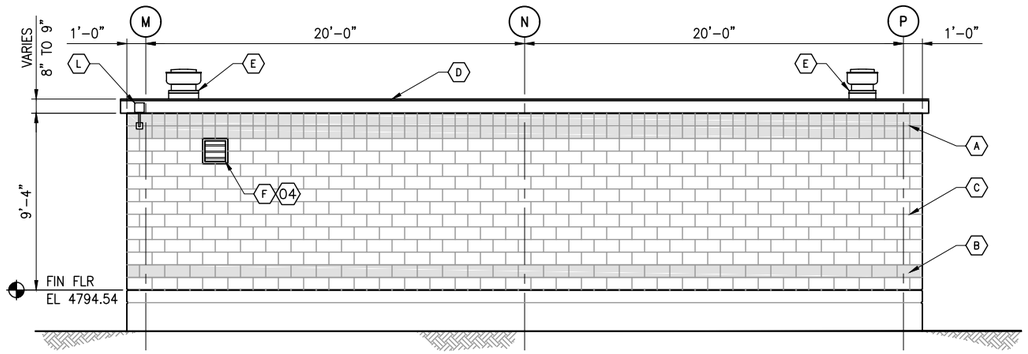
FLOOR PLAN

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



ROOF PLAN

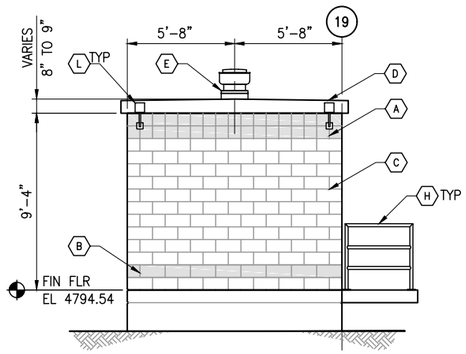
SCALE: 1/4"=1'-0"



WEST WALL ELEVATION

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

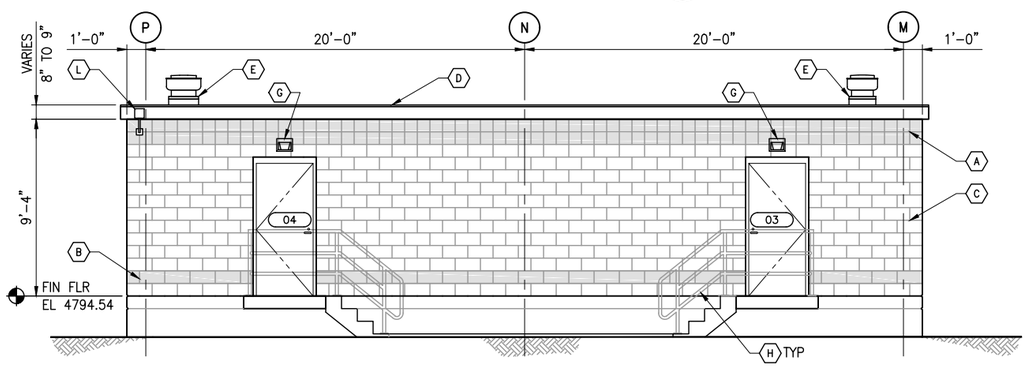
A A-02



SOUTH WALL ELEVATION

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

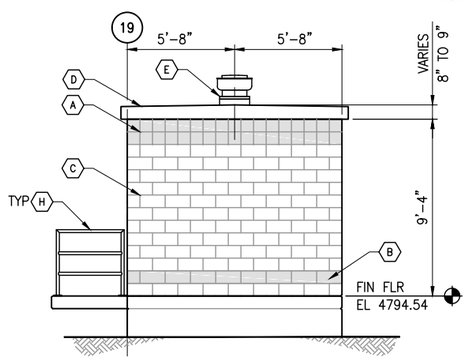
B A-02



EAST WALL ELEVATION

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

C A-02



NORTH WALL ELEVATION

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

D A-02

SHEET KEYNOTES

A. TOP 16 INCHES OF WALL TO BE FORM LINER #1413 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6089 "GROUNDED."

B. 8-INCH HIGH BAND OF WALL TO BE FORM LINER #1407 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6089 "GROUNDED."

C. REMAINING WALL AREA TO BE FORM LINER #1407 WITH STAIN COLOR TO MATCH SHERWIN WILLIAMS #6067 "MOCHA."

D. SMOOTH FINISH CONCRETE SLAB ROOF WITH CONCRETE ROOF SEALER AT TOP, FASCIA, AND SOFFIT SURFACES.

E. EXHAUST FANS ON ROOF PER MECHANICAL DRAWINGS.

F. 16-INCH BY 16-INCH LOUVER PER MECHANICAL DRAWINGS.

G. EXTERIOR LIGHTING FIXTURES PER ELECTRICAL DRAWINGS.

H. STAINLESS STEEL 3-RAIL RAILING.

J. 4-FT SQUARE GRATED ACCESS TO OVERFLOW WITH LADDER.

K. 3-FT SQUARE HATCH ACCESS TO OPEN AREA UNDER ELECTRICAL ROOM SLAB.

L. INFRARED EMITTERS PER ELECTRICAL DRAWINGS.

GENERAL SHEET NOTES

1. ALL INTERIOR CONCRETE SURFACES ARE SMOOTH FINISH.
2. ALL VISIBLE CONCRETE SURFACES ARE CONSIDERED "ARCHITECTURAL CONCRETE" FOR PURPOSES OF FINISH CLASSIFICATION.
3. FORM LINERS REFERENCED ABOVE ARE PRODUCTS OF SPEC FORMLINERS, INC OF SANTA ANA, CALIF. SIMILAR PRODUCTS FROM OTHER MANUFACTURERS ARE ACCEPTABLE UPON APPROVAL OF ENGINEER.
4. PROVIDE UP TO 3 CONCRETE COLOR/TEXTURE SAMPLES (3'-0" BY 3'-0") FOR EACH COLOR BAND SHOWN HEREON. FINAL COLOR WILL BE SELECTED BY OWNER.
5. REFER TO SHEET A-03 FOR DETAILS OF DOORS.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN R. DAVIS
DRAWN R. DAVIS

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

ARCHITECTURAL

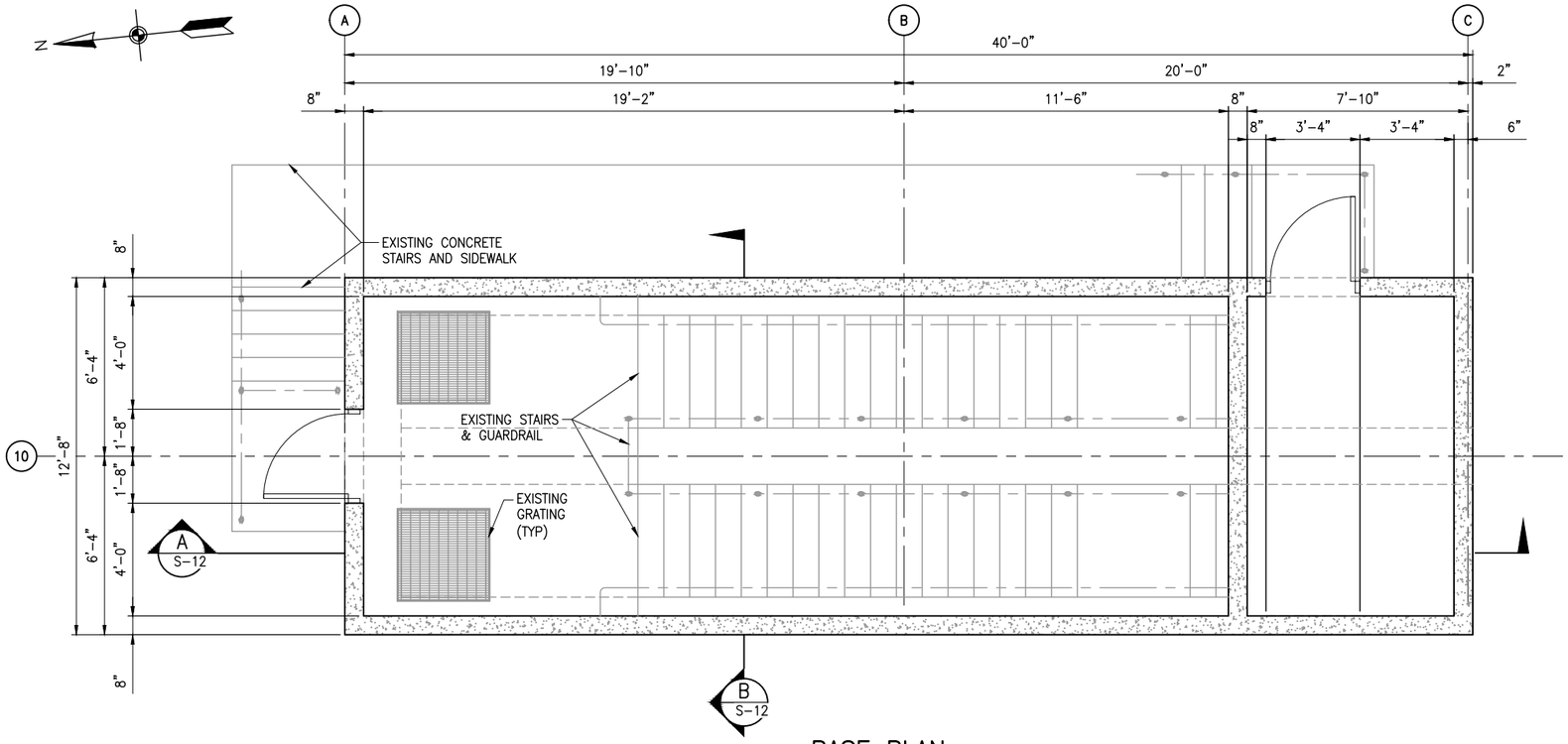
PHASE II RESERVOIR ACCESS
PLANS AND ELEVATIONS

DATE: JUNE 2021

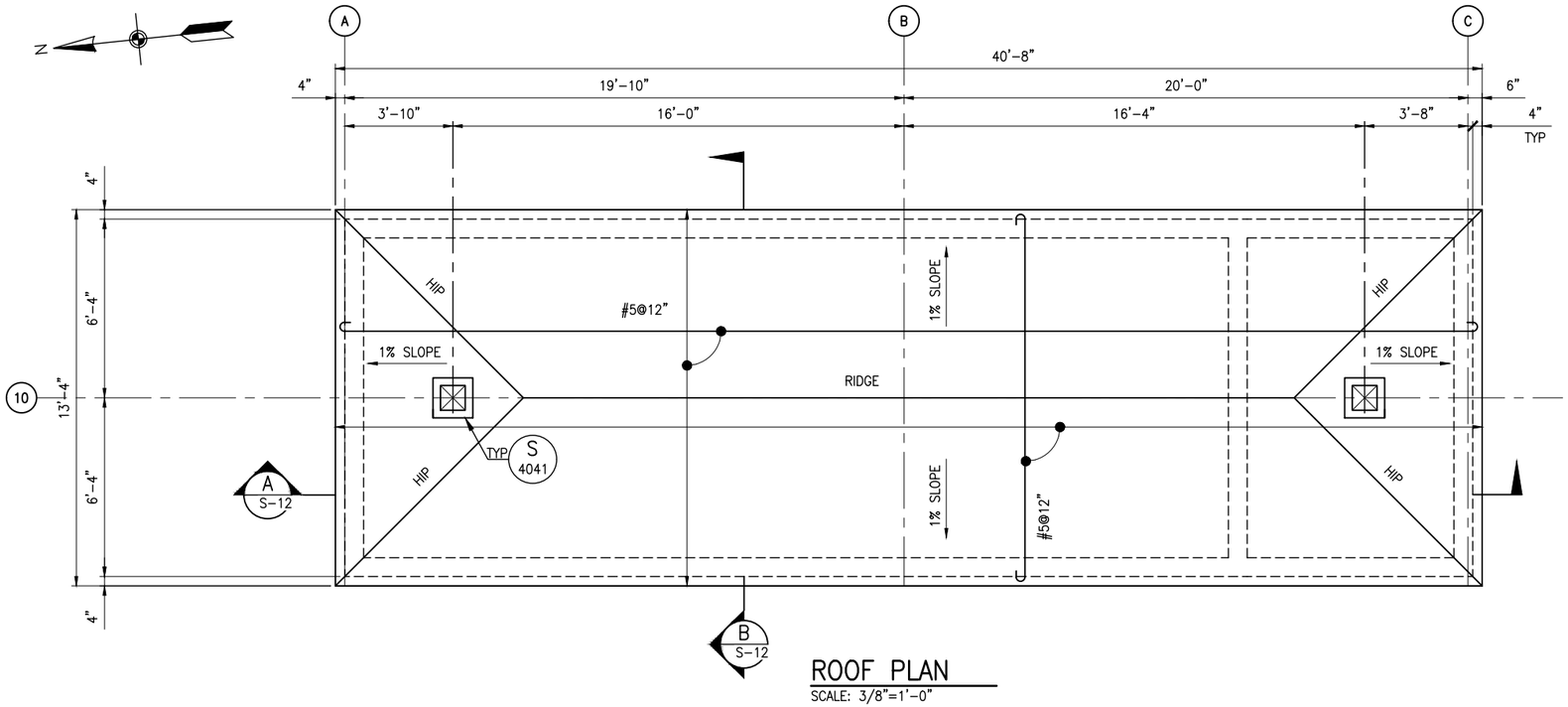
PROJECT NUMBER 064-20-02

DRAWING NO.
A-02

SHEET 026 OF 116



BASE PLAN
SCALE: 3/8"=1'-0"



ROOF PLAN
SCALE: 3/8"=1'-0"

IMPORTANT

CONSTRUCTION OF EXISTING ACCESS STRUCTURE IS NOT TO BEGIN UNTIL CELL 3 RESERVOIR IS IN SERVICE.

SHEET NOTES:

1. FOR GENERAL STRUCTURAL NOTES, REFER TO DRAWING GS-01.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE STRUCTURAL DRAWINGS WITH ALL OTHER CONTRACT DOCUMENTS. STRUCTURAL DRAWINGS DO NOT ATTEMPT TO SHOW ALL MECHANICAL AND ELECTRICAL PENETRATIONS AND ROUTINGS.
3. SEE C-02 FOR DEMOLITION DRAWINGS OF EXISTING STRUCTURE.
4. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES.
5. ALL MISCELLANEOUS STEEL, GRATING, AND GUARDRAILS SHALL BE STAINLESS STEEL IN ACCORDANCE WITH THE GENERAL STRUCTURAL NOTES.
6. PROVIDE REINFORCING AROUND OPENINGS AND PENETRATIONS IN CONCRETE PER DETAILS S/4030, S/4034, & S/4036.
7. PROVIDE REINFORCING AROUND CORNERS AND JUNCTIONS IN CONCRETE WALLS PER DETAIL S/4039.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN R. DAVIS
DRAWN R. DAVIS

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

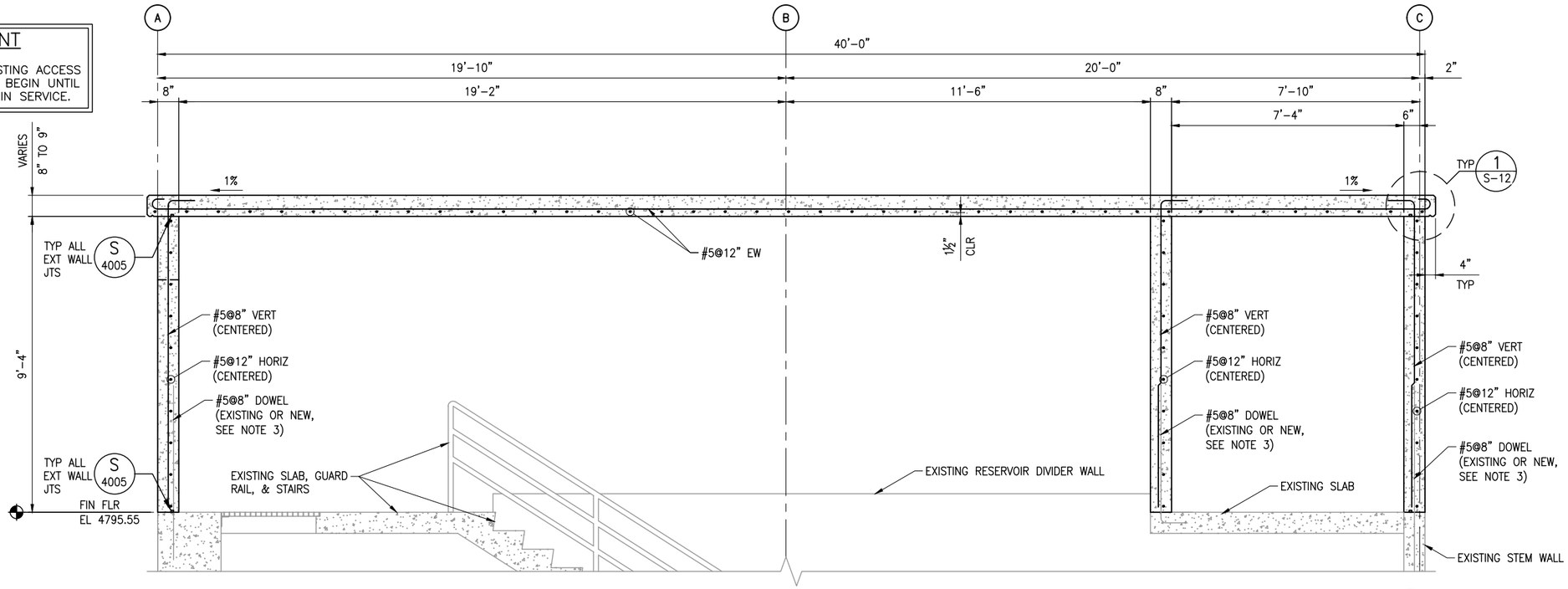
STRUCTURAL
PHASE I RESERVOIR ACCESS PLANS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
S-11
SHEET 038 OF 116

IMPORTANT

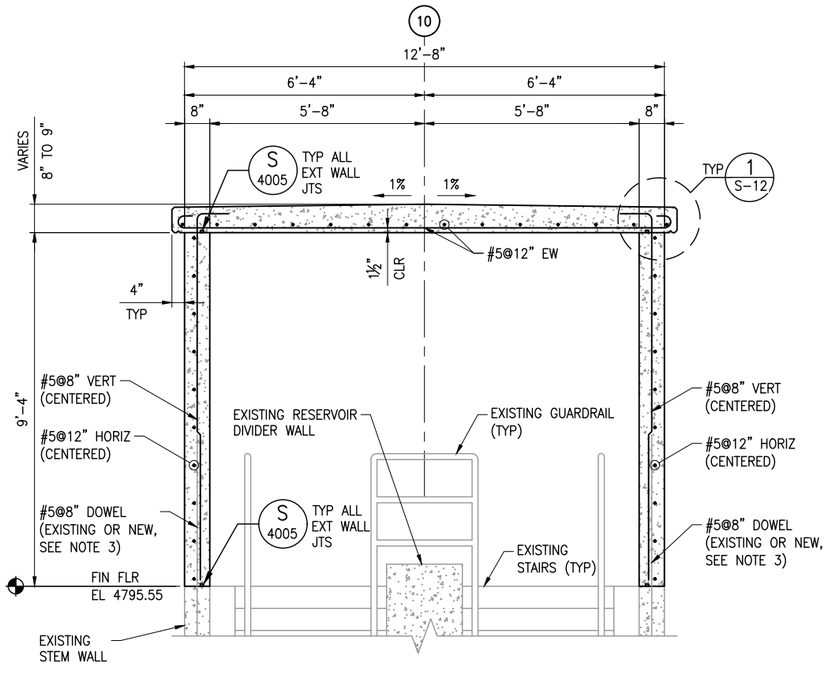
CONSTRUCTION OF EXISTING ACCESS STRUCTURE IS NOT TO BEGIN UNTIL CELL 3 RESERVOIR IS IN SERVICE.



SECTION

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

A S-11



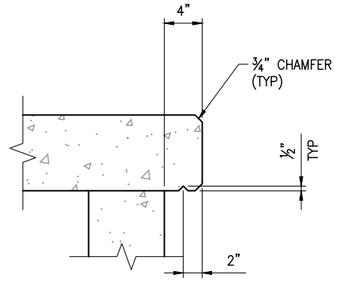
SECTION

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

B S-11

SHEET NOTES:

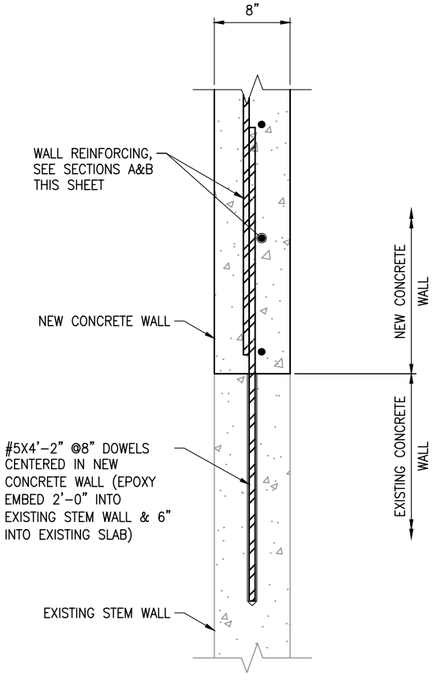
1. PROTECT EXISTING CONCRETE, REBAR DOWELS, AND GUARDRAILS FROM DAMAGE DURING FORMING AND PLACING OF NEW CONCRETE.
2. SEE SHEET C-02 FOR DEMOLITION DRAWINGS.
3. PER C-03, IF THE #5@8" EXISTING DOWELS IN THE EXTERIOR WALL ARE REMOVED DURING DEMOLITION AT THE CONTRACTOR'S OPTION, PLACE NEW #5@8" DOWELS PER DETAIL 2 ON THIS SHEET. IF #5@8" DOWELS ARE PROTECTED DURING DEMOLITION DETAIL 2 ON THIS SHEET IS NOT NEED.



DETAIL

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

1 S-12



NEW DOWEL DETAIL

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

2 S-12

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN R. DAVIS
DRAWN R. DAVIS

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

PHASE I RESERVOIR ACCESS SECTIONS & DETAILS

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

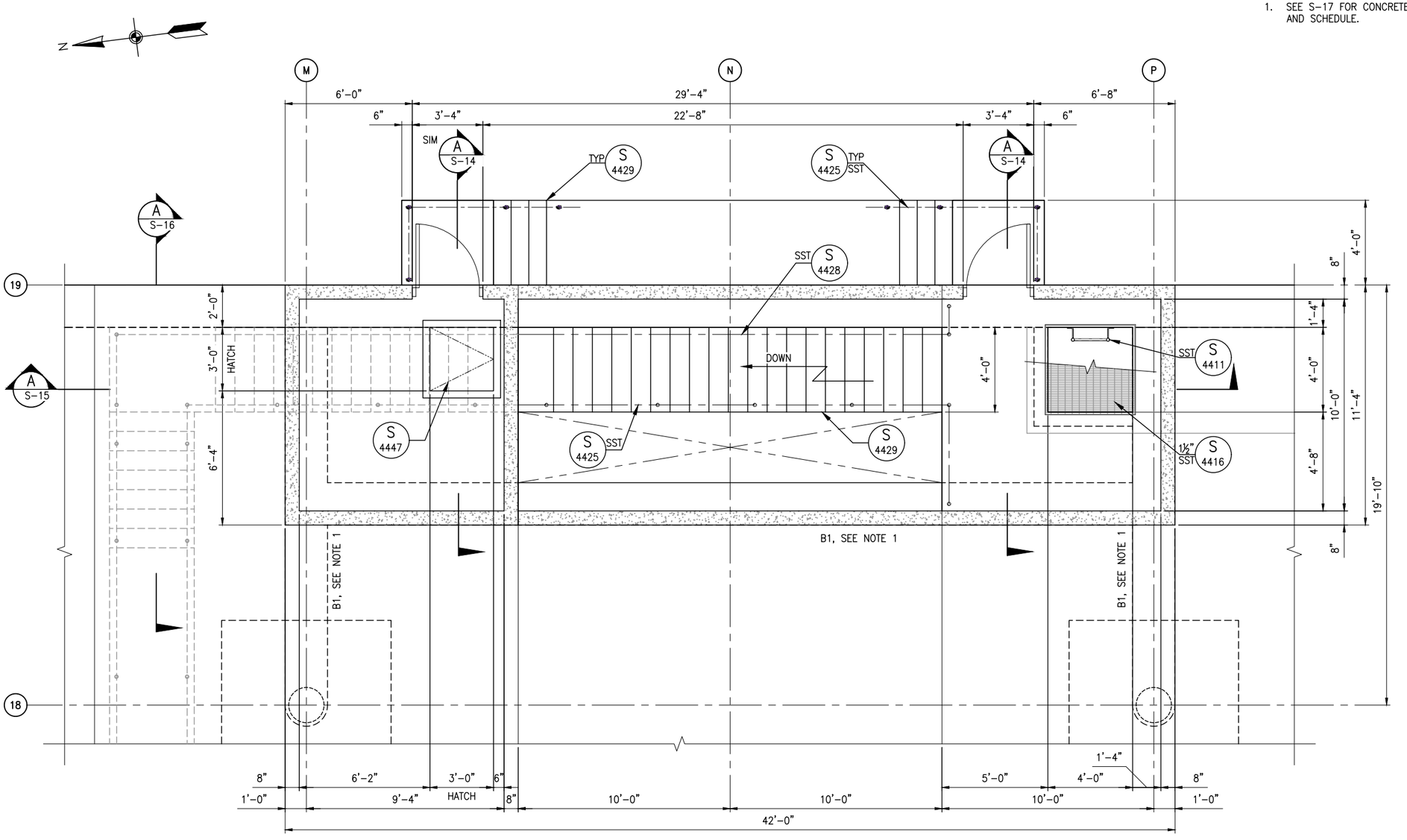
DRAWING NO. S-12

SHEET 039 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_S-12.dwg Plotted: 6/24/2021 3:34 PM By: Kyle Smoot

SHEET NOTES:

1. SEE S-17 FOR CONCRETE BEAM DETAILS AND SCHEDULE.



RESERVOIR ACCESS BASE PLAN (1 / S-02)
SCALE: 3/8"=1'-0"

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS
DRAWN R. DAVIS
CHECKED G. LOSCHER
APPROVED R. DAVIS
REVIEW

STRUCTURAL

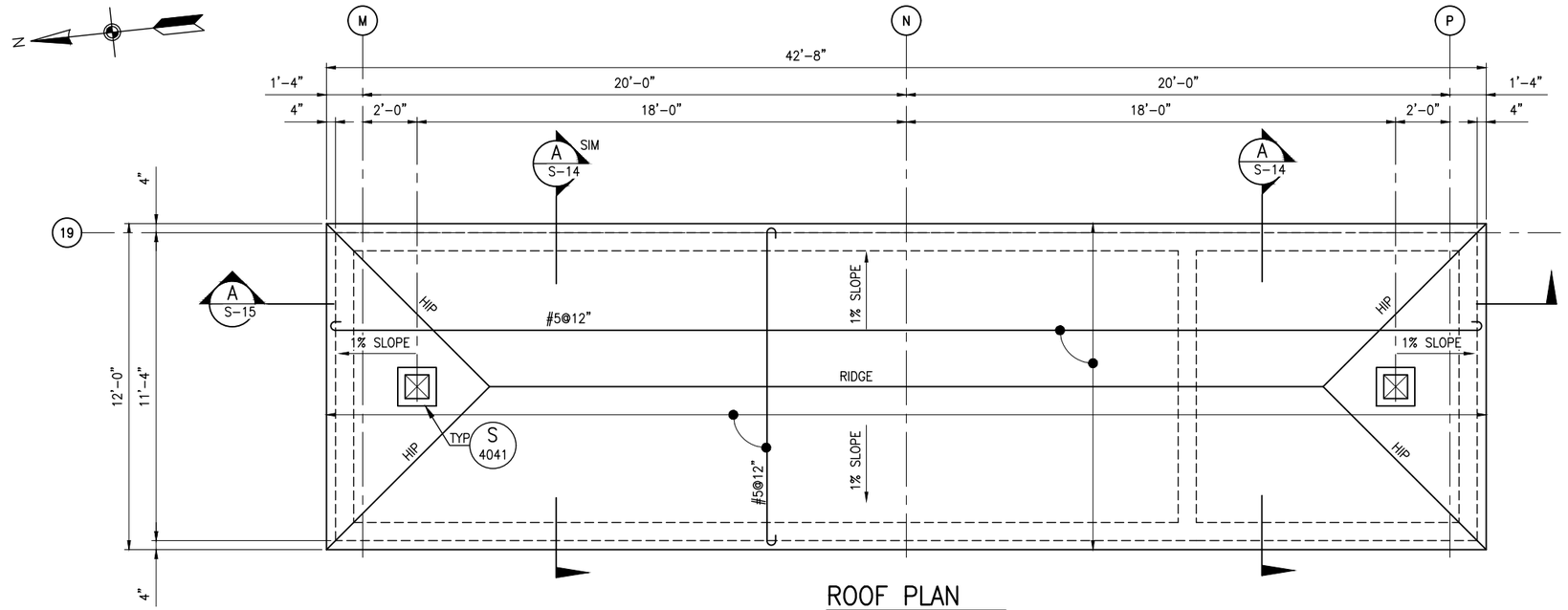
PHASE II RESERVOIR
ACCESS BASE PLAN

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
S-13

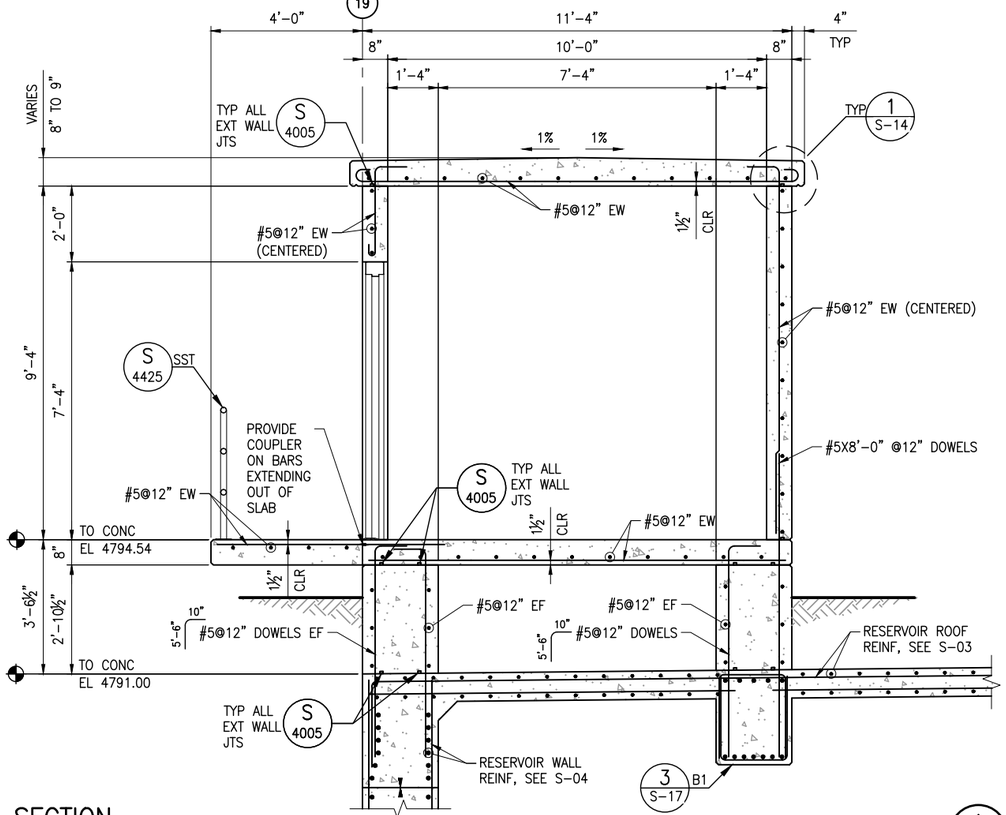
SHEET 040 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_S-13.dwg Plotted: 6/24/2021 3:34 PM By: Kyle Smoot



ROOF PLAN

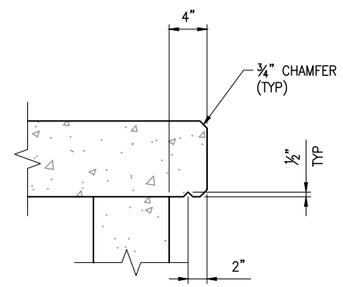
SCALE: 3/8"=1'-0"



SECTION

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

A S-13 S-14



DETAIL

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

1 S-14 S-15

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS
DRAWN R. DAVIS
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

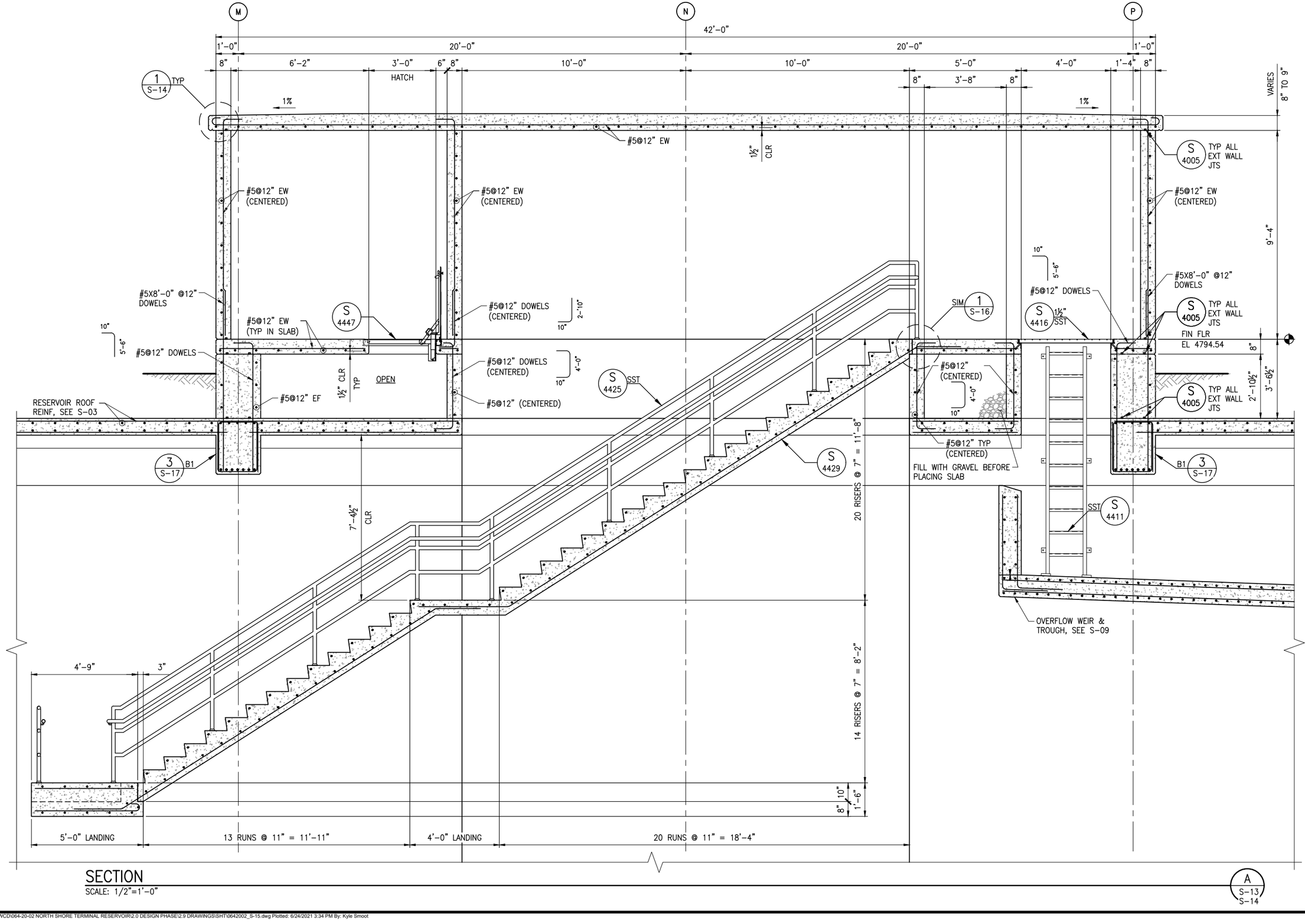
PHASE II RESERVOIR ACCESS PLAN, SECTIONS & DETAILS

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

DRAWING NO. S-14

SHEET 041 OF 116



SECTION

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

A S-13 S-14

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN R. DAVIS
DRAWN R. DAVIS

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

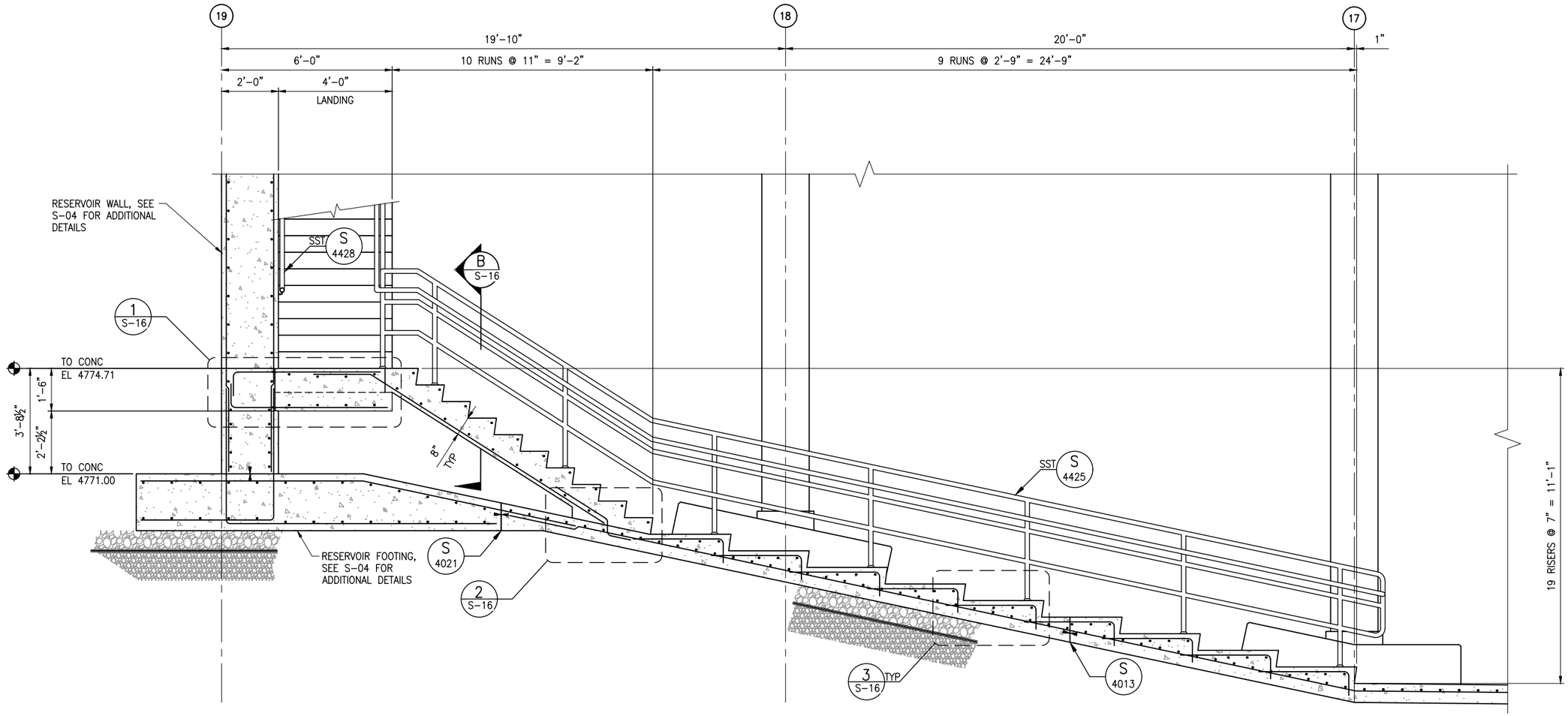
PHASE II RESERVOIR ACCESS & INTERIOR STAIR SECTION

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

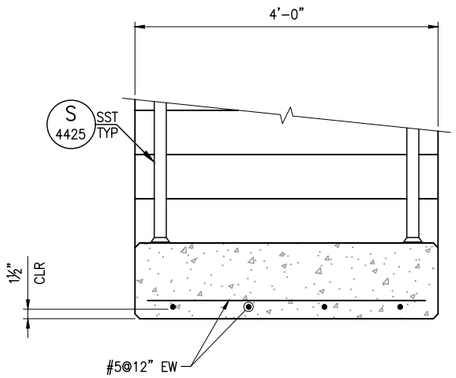
DRAWING NO.
S-15

SHEET 042 OF 116



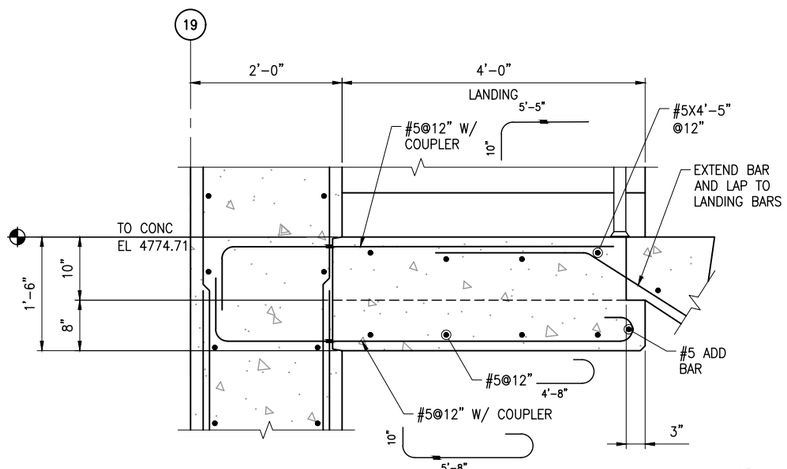
SECTION
SCALE: 1/2"=1'-0"

A S-13



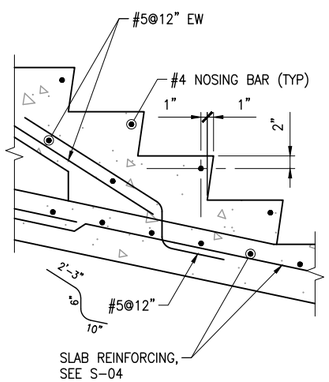
SECTION
SCALE: 1"=1'-0"

B S-16



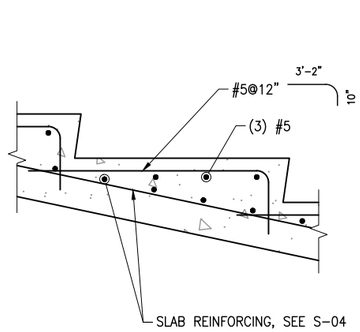
DETAIL
SCALE: 1"=1'-0"

1 S-15 S-16



DETAIL
SCALE: 1"=1'-0"

2 S-16



DETAIL
SCALE: 1"=1'-0"

3 S-16

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS
DRAWN K. SMOOT
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

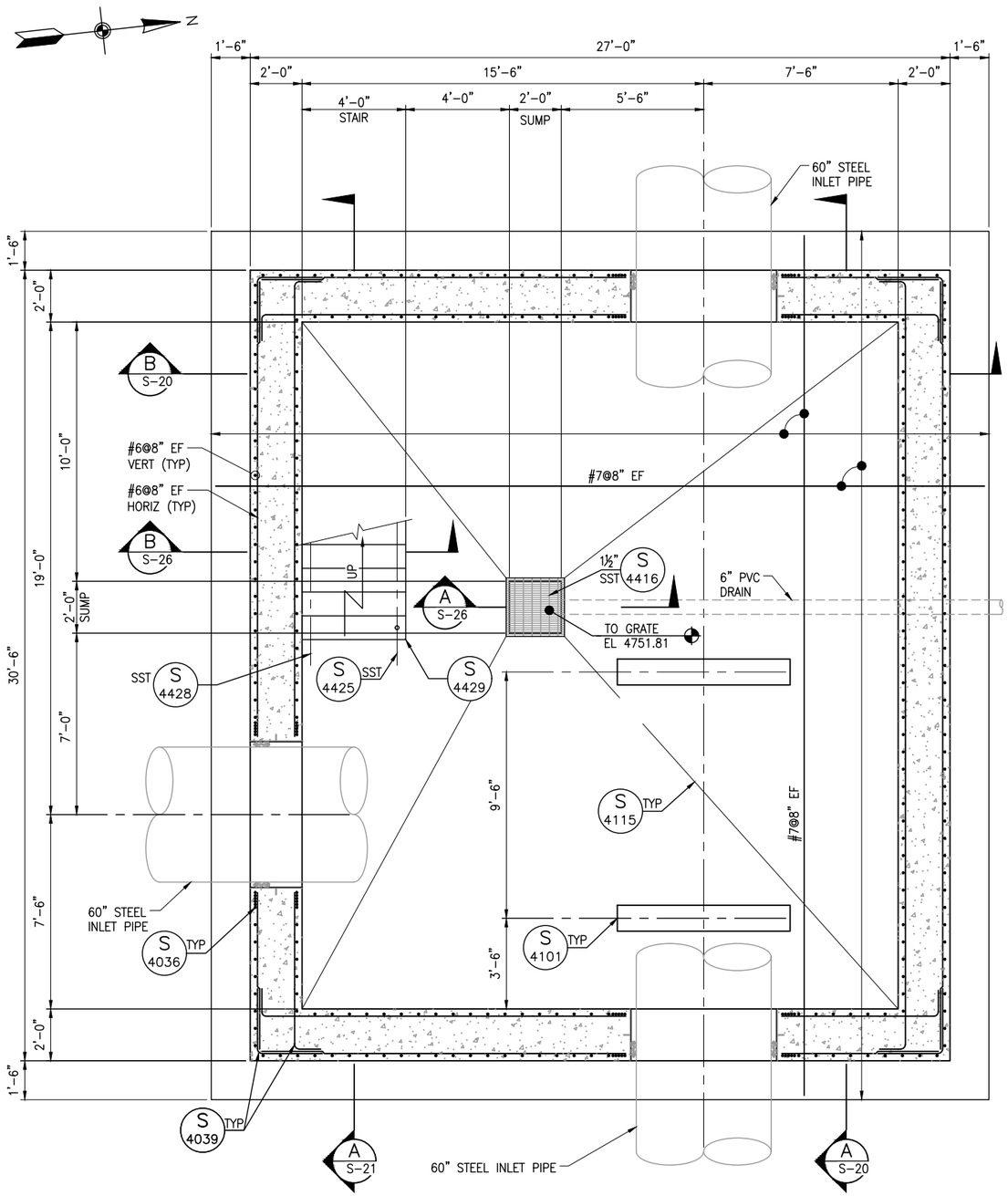
STRUCTURAL

PHASE II INTERIOR
STAIR SECTIONS & DETAILS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

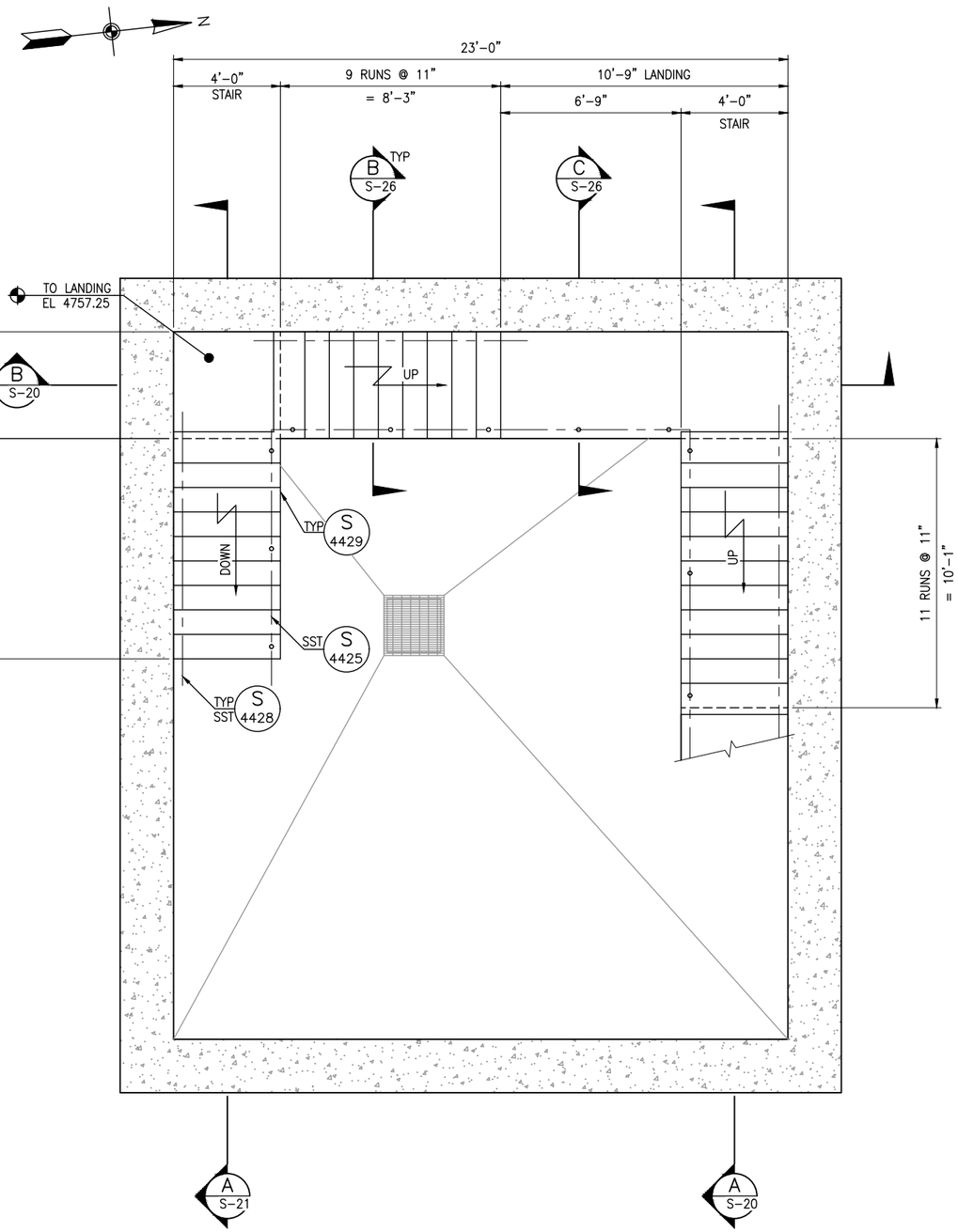
DRAWING NO.
S-16
SHEET 043 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_S-16.dwg Plotted: 6/24/2021 3:35 PM By: Kyle Smoot



BASE PLAN

SCALE: 3/8"=1'-0"



MEZZANINE PLAN (TOC = 4762.50)

SCALE: 3/8"=1'-0"

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

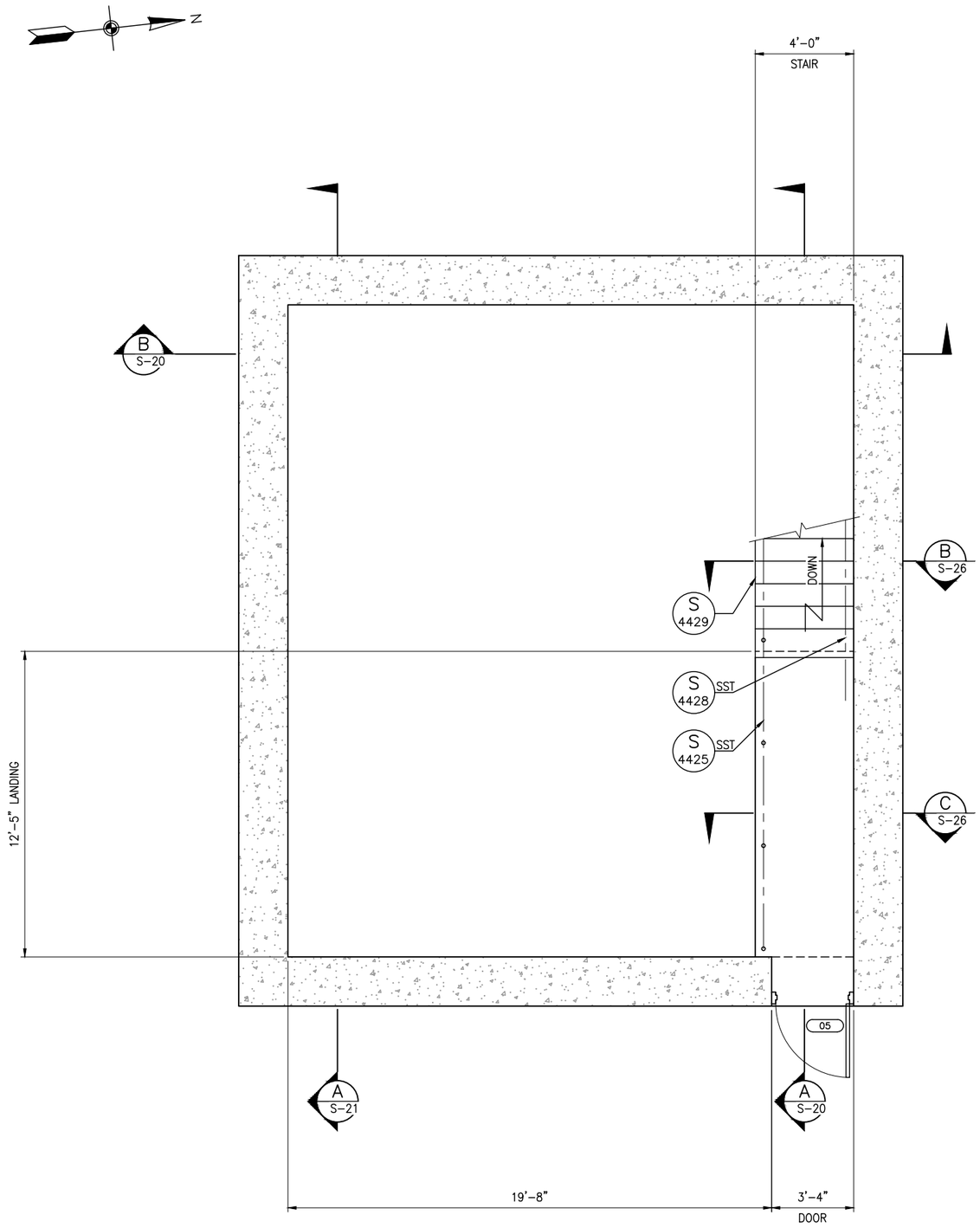
INLET VALVE VAULT
BASE & MEZZANINE PLANS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
S-18

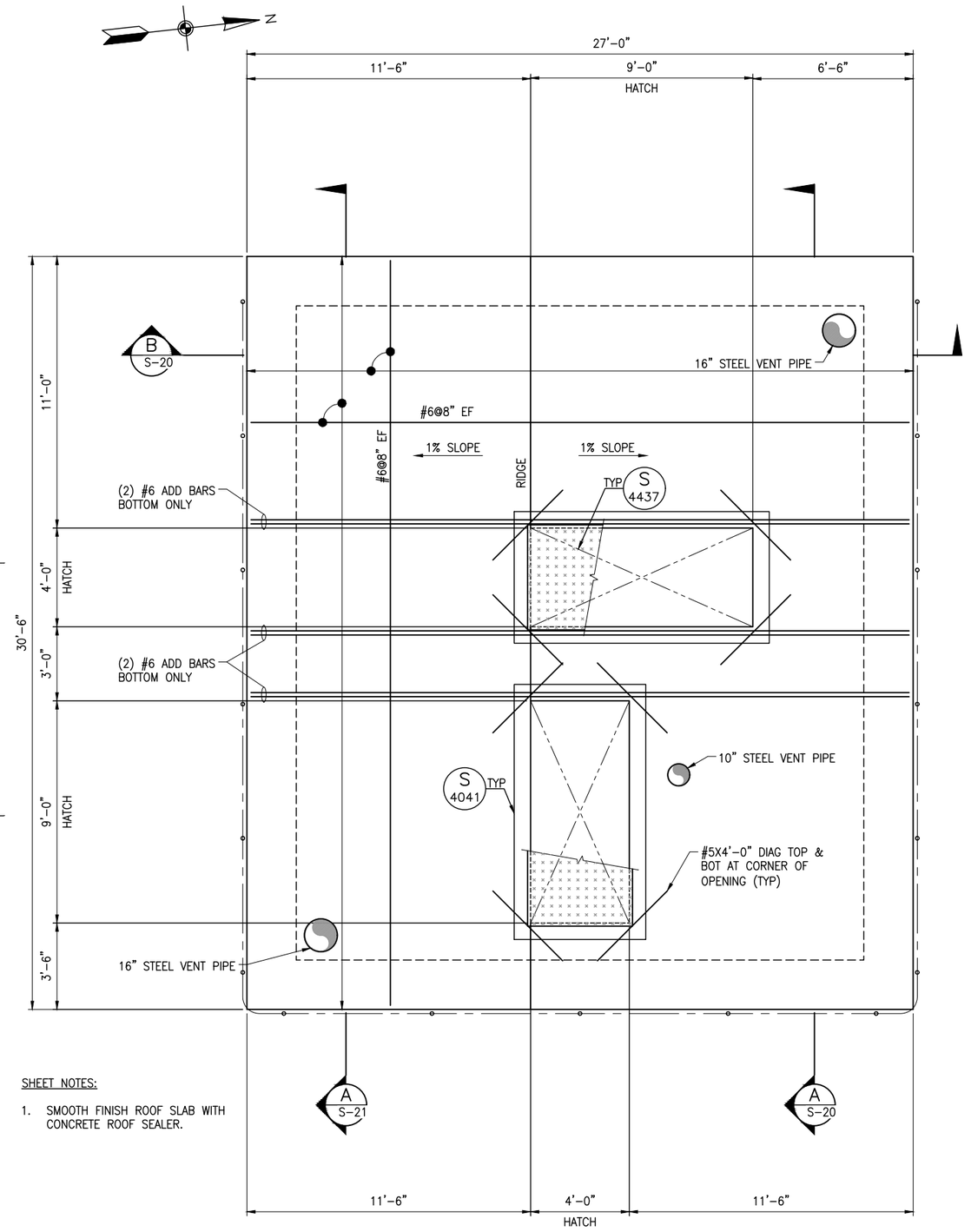
SHEET 045 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_S-18.dwg Plotted: 6/24/2021 3:35 PM By: Kyle Smoot



MEZZANINE PLAN (TOC = 4768.92)

SCALE: 3/8"=1'-0"



SHEET NOTES:

1. SMOOTH FINISH ROOF SLAB WITH CONCRETE ROOF SEALER.

ROOF PLAN

SCALE: 3/8"=1'-0"

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN K. SMOOT
DRAWN K. SMOOT
CHECKED G. LOSCHER
APPROVED R. DAVIS
REVIEW

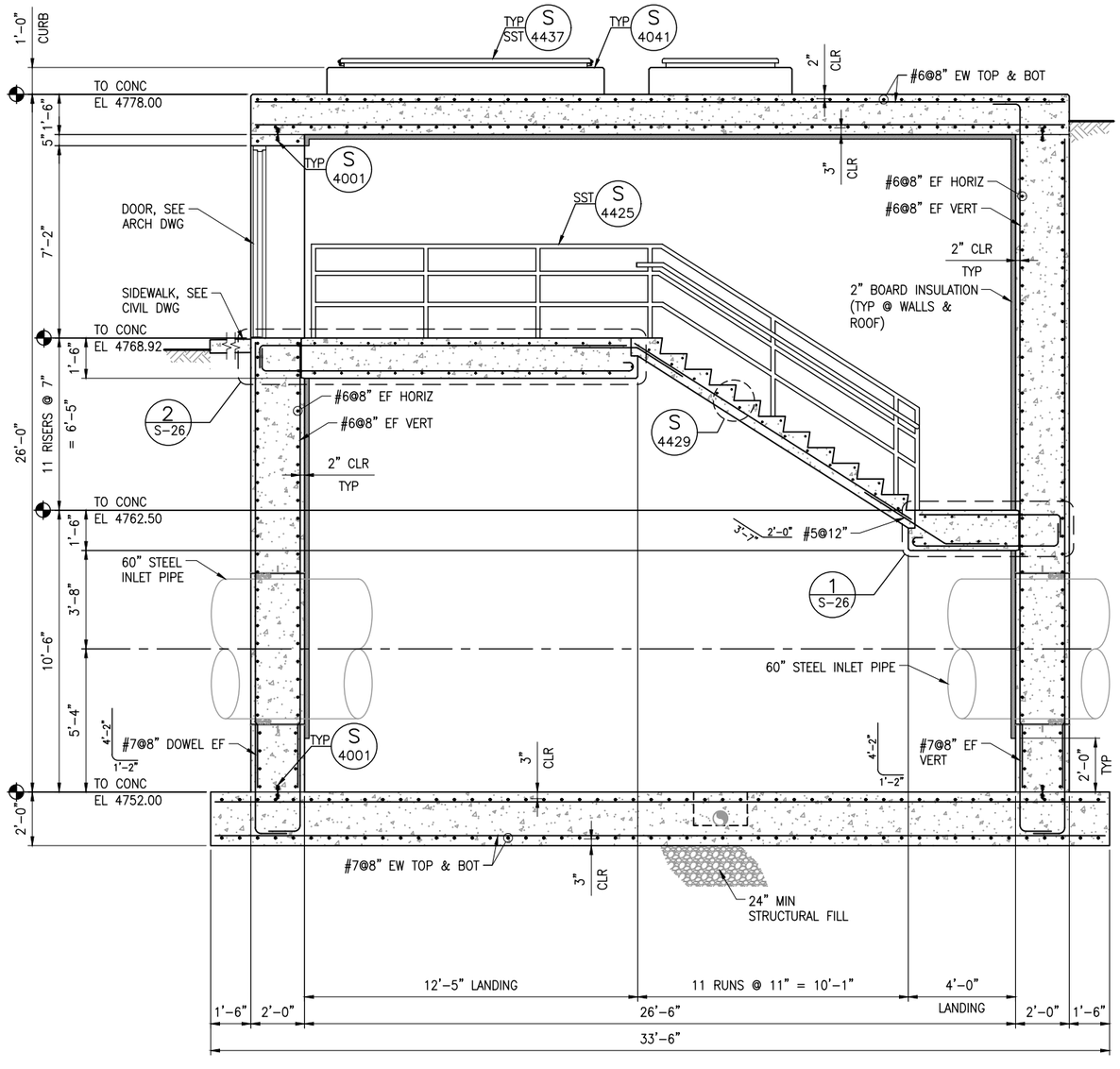
STRUCTURAL

INLET VALVE VAULT MEZZANINE & ROOF PLANS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO. S-19

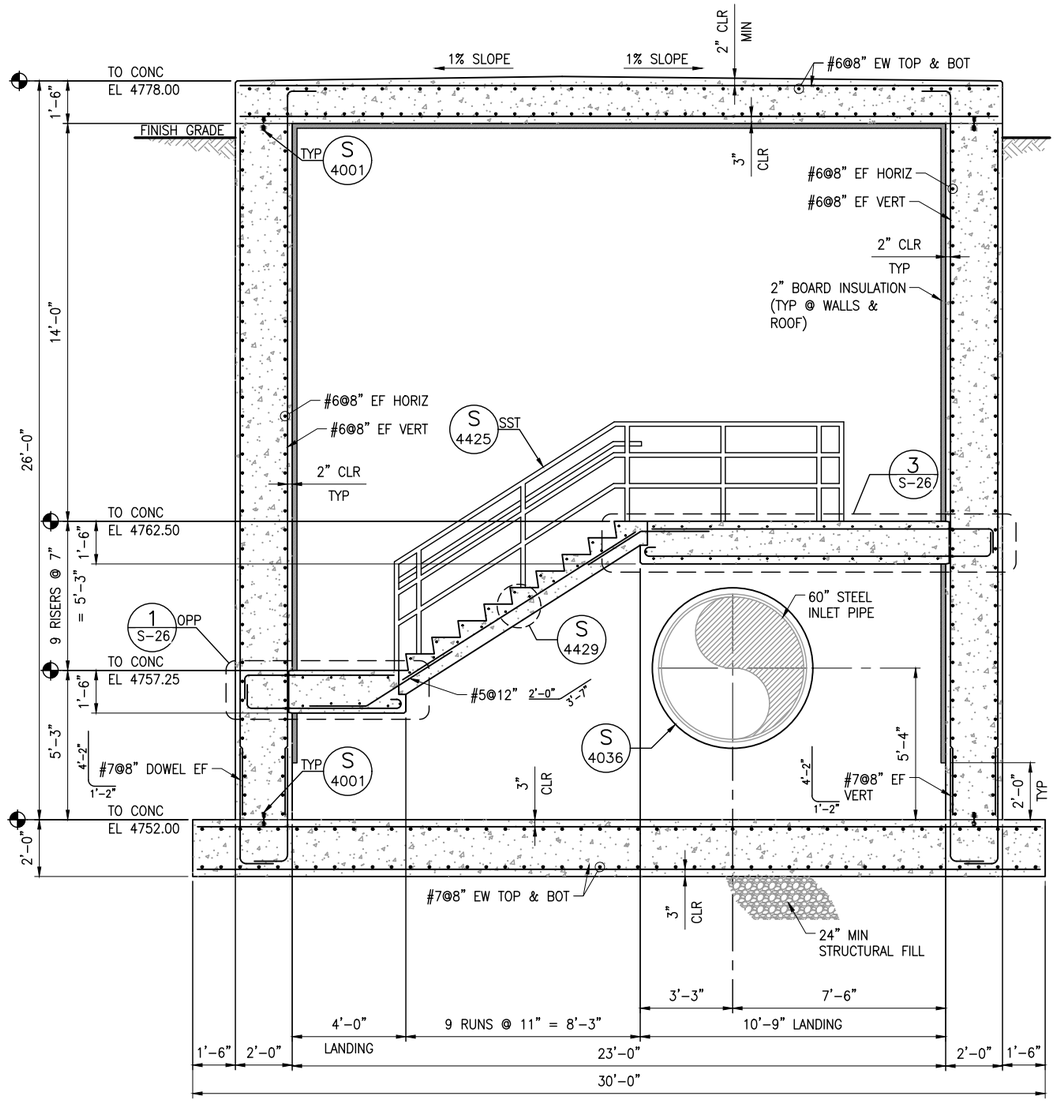
SHEET 046 OF 116



SECTION

SCALE: 3/8"=1'-0"

A S-18 S-19



SECTION

SCALE: 3/8"=1'-0"

B S-18 S-19

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

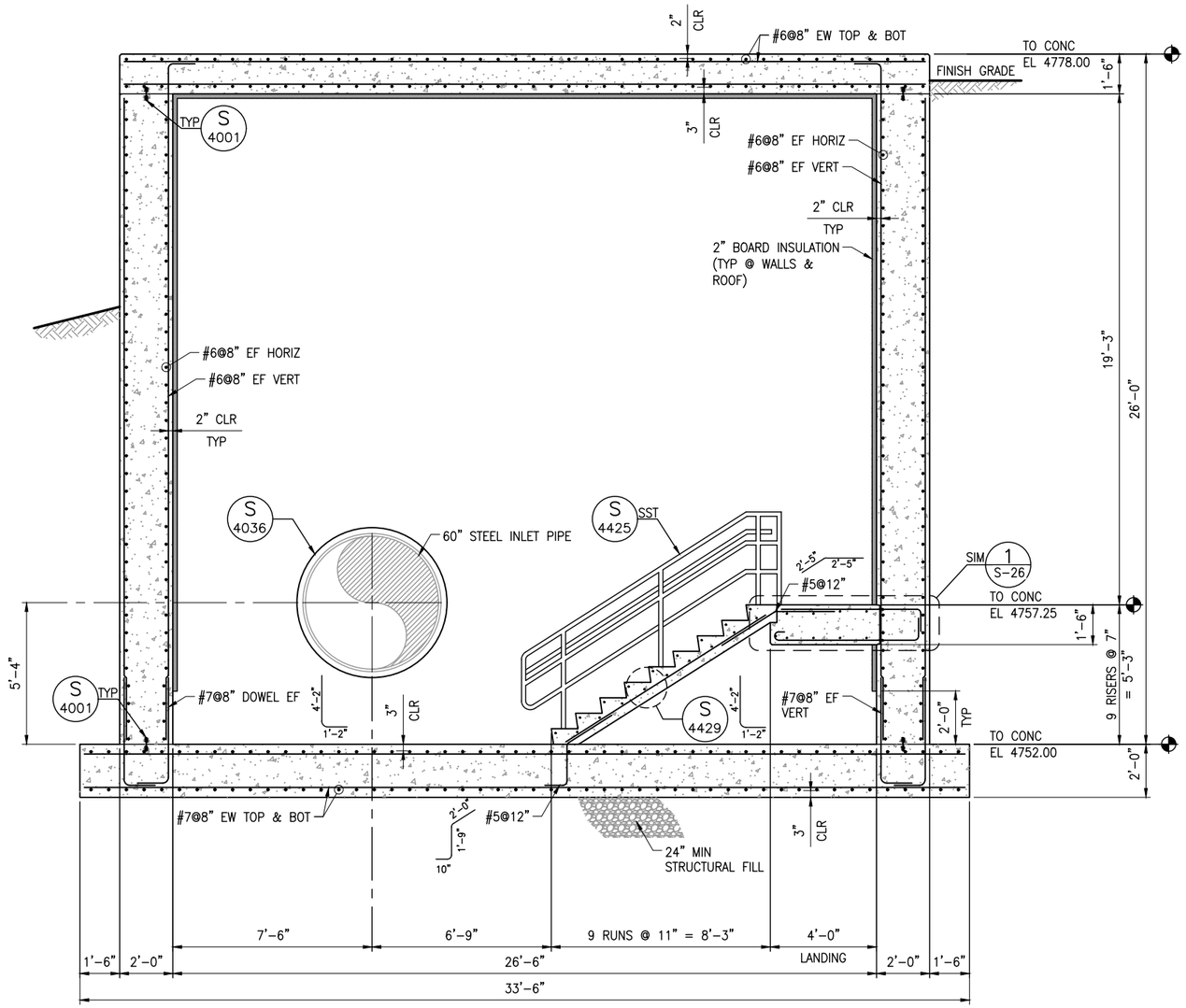
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

INLET VALVE VAULT SECTIONS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
S-20
SHEET 047 OF 116



SECTION

SCALE: 3/8"=1'-0"

A
S-18
S-19

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

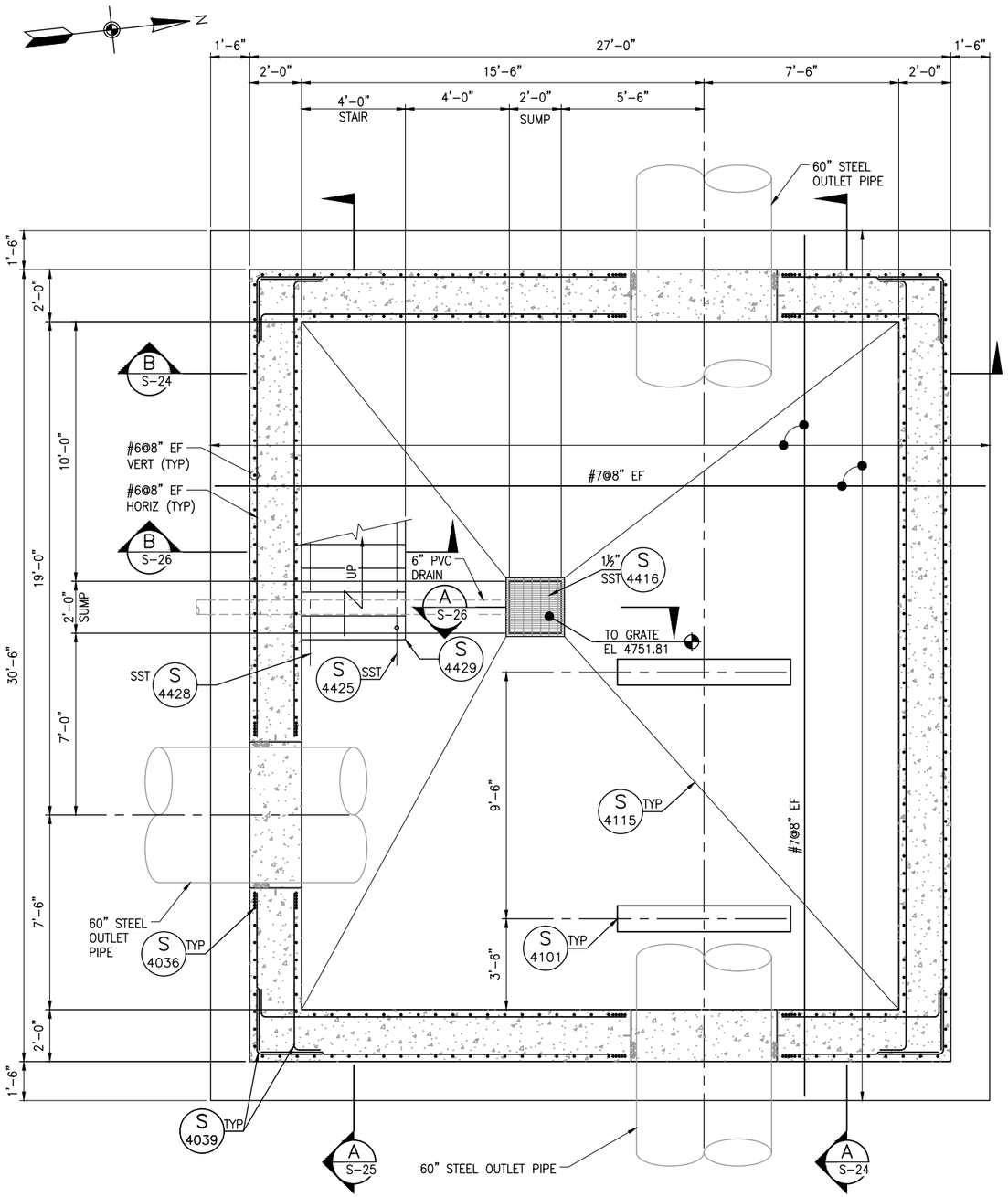
DESIGN K. SMOOT
DRAWN K. SMOOT
REVIEW G. LOSCHER
CHECKED R. DAVIS
APPROVED

STRUCTURAL

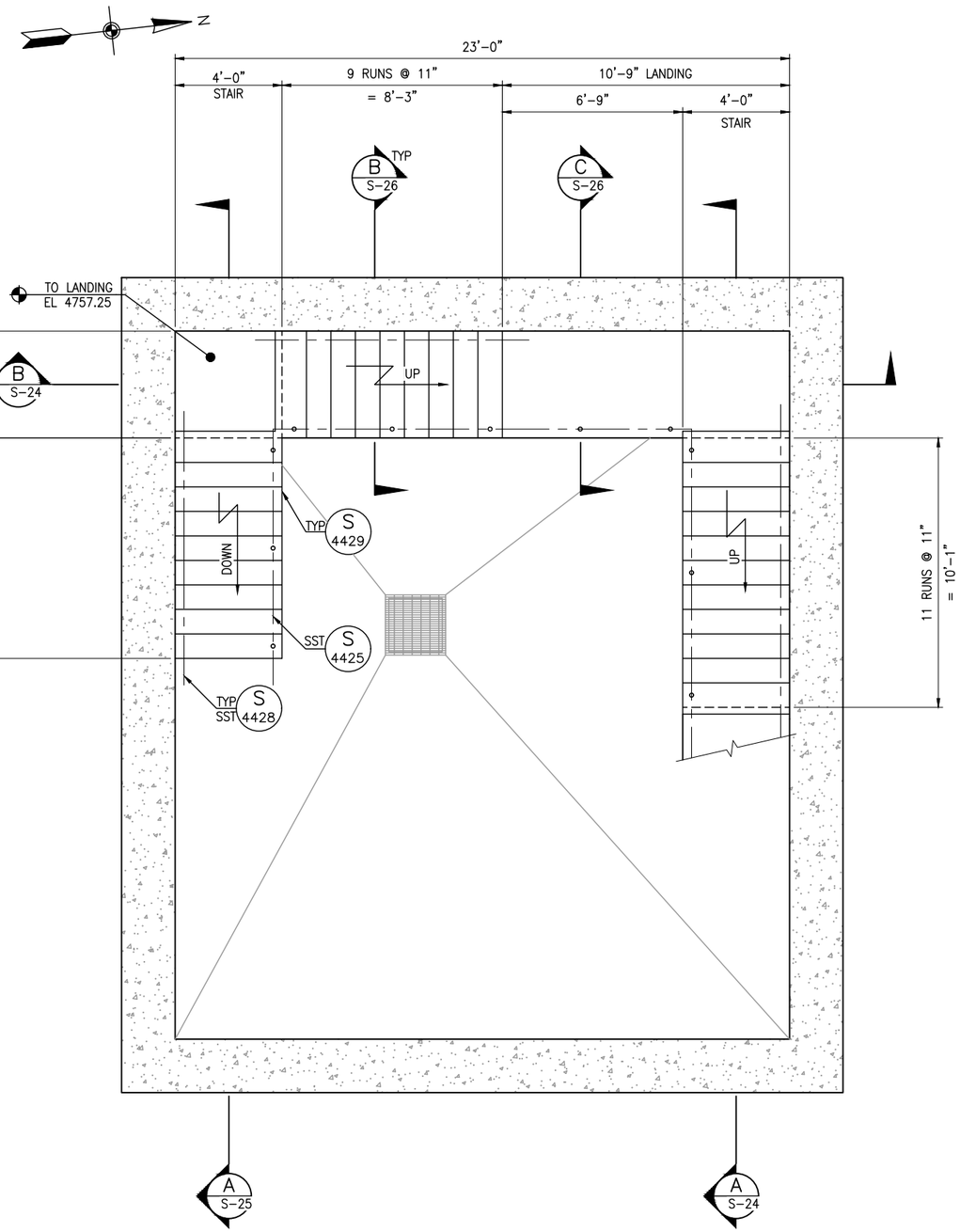
INLET VALVE VAULT
SECTION

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
S-21
SHEET 048 OF 116



BASE PLAN
SCALE: 3/8"=1'-0"



MEZZANINE PLAN (TOC = 4762.50)
SCALE: 3/8"=1'-0"

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

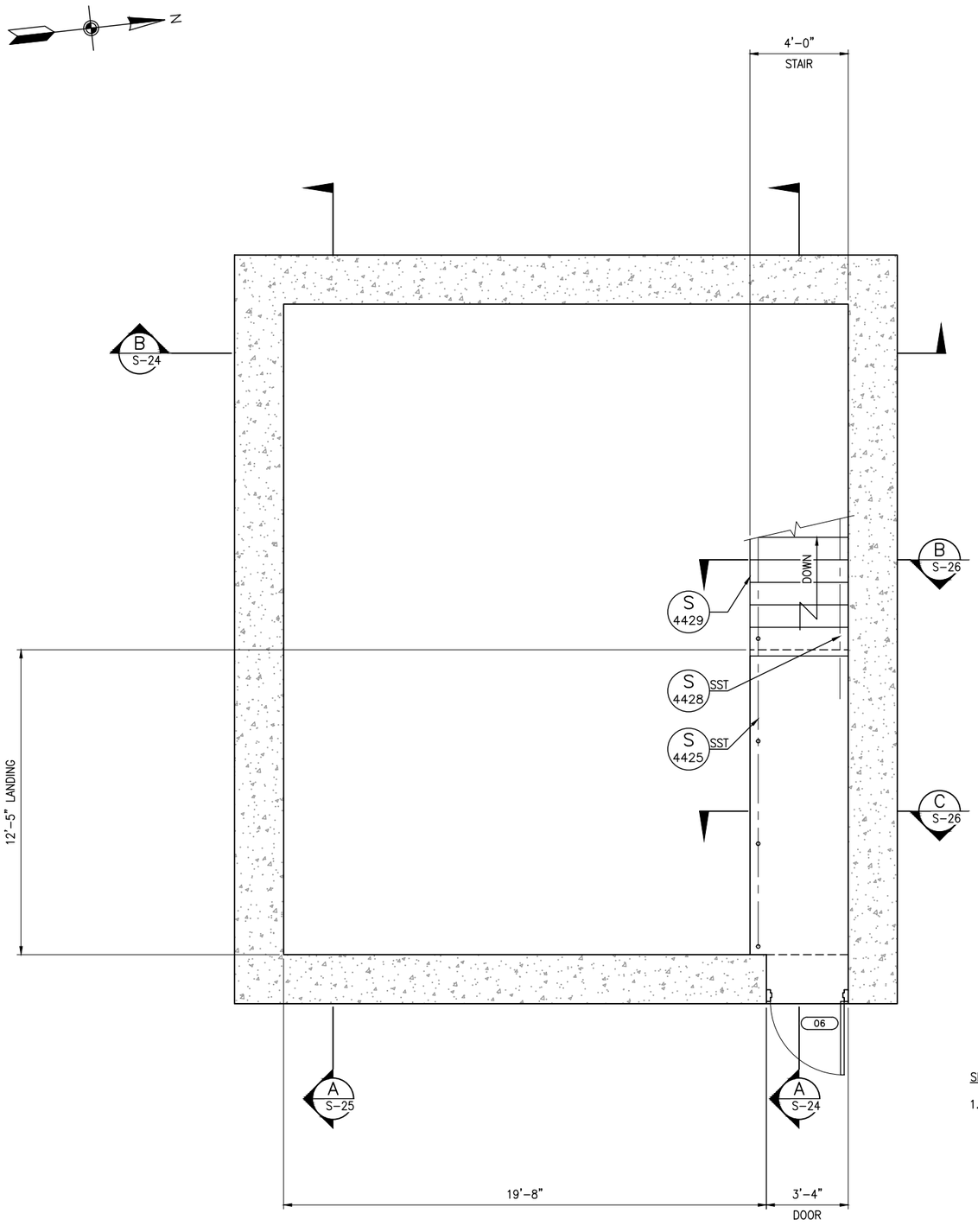
OUTLET VALVE VAULT BASE & MEZZANINE PLANS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
S-22

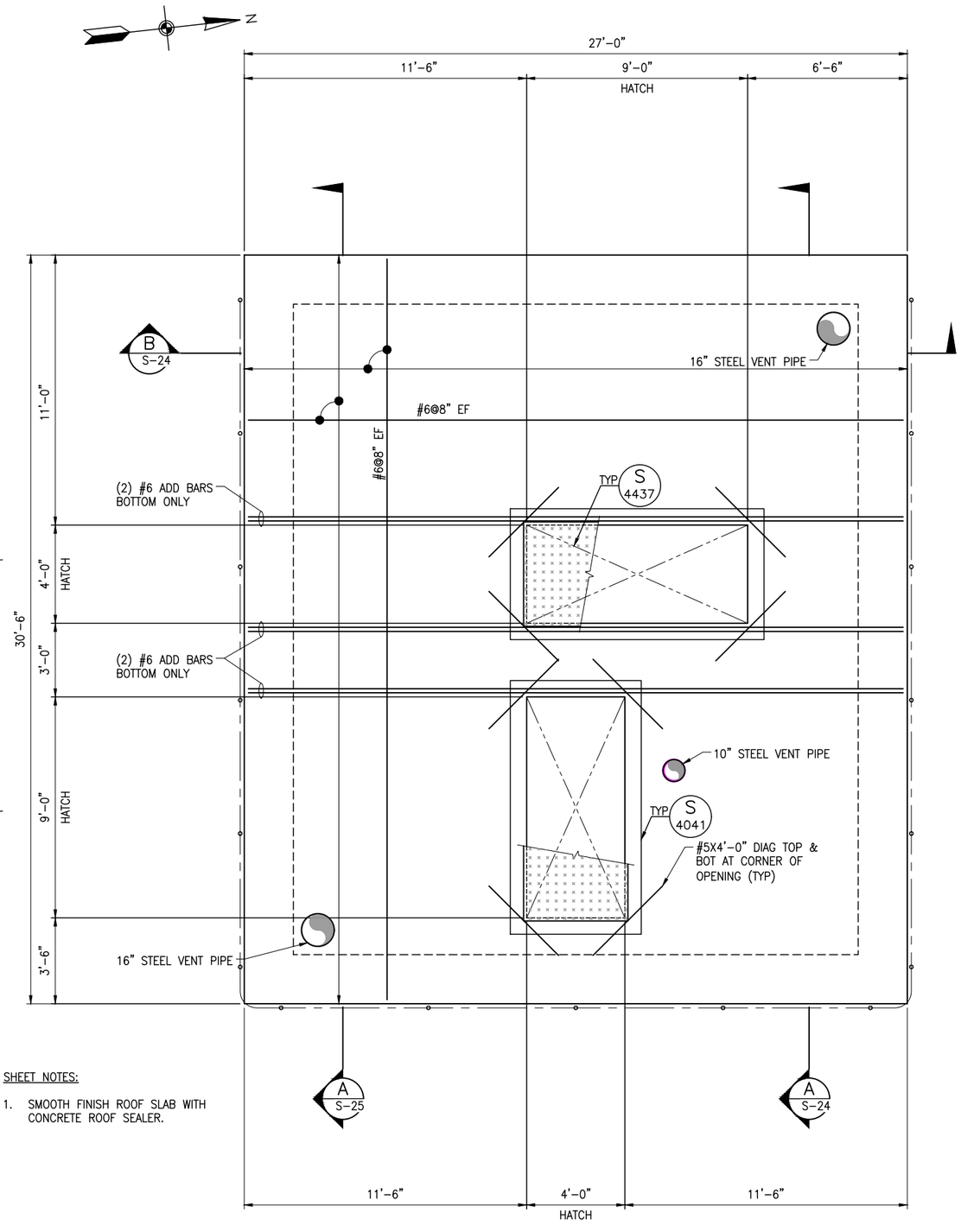
SHEET 049 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_S-22.dwg Plotted: 6/24/2021 3:36 PM By: Kyle Smoot



MEZZANINE PLAN (TOC = 4768.92)

SCALE: 3/8"=1'-0"



SHEET NOTES:

1. SMOOTH FINISH ROOF SLAB WITH CONCRETE ROOF SEALER.

ROOF PLAN

SCALE: 3/8"=1'-0"

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

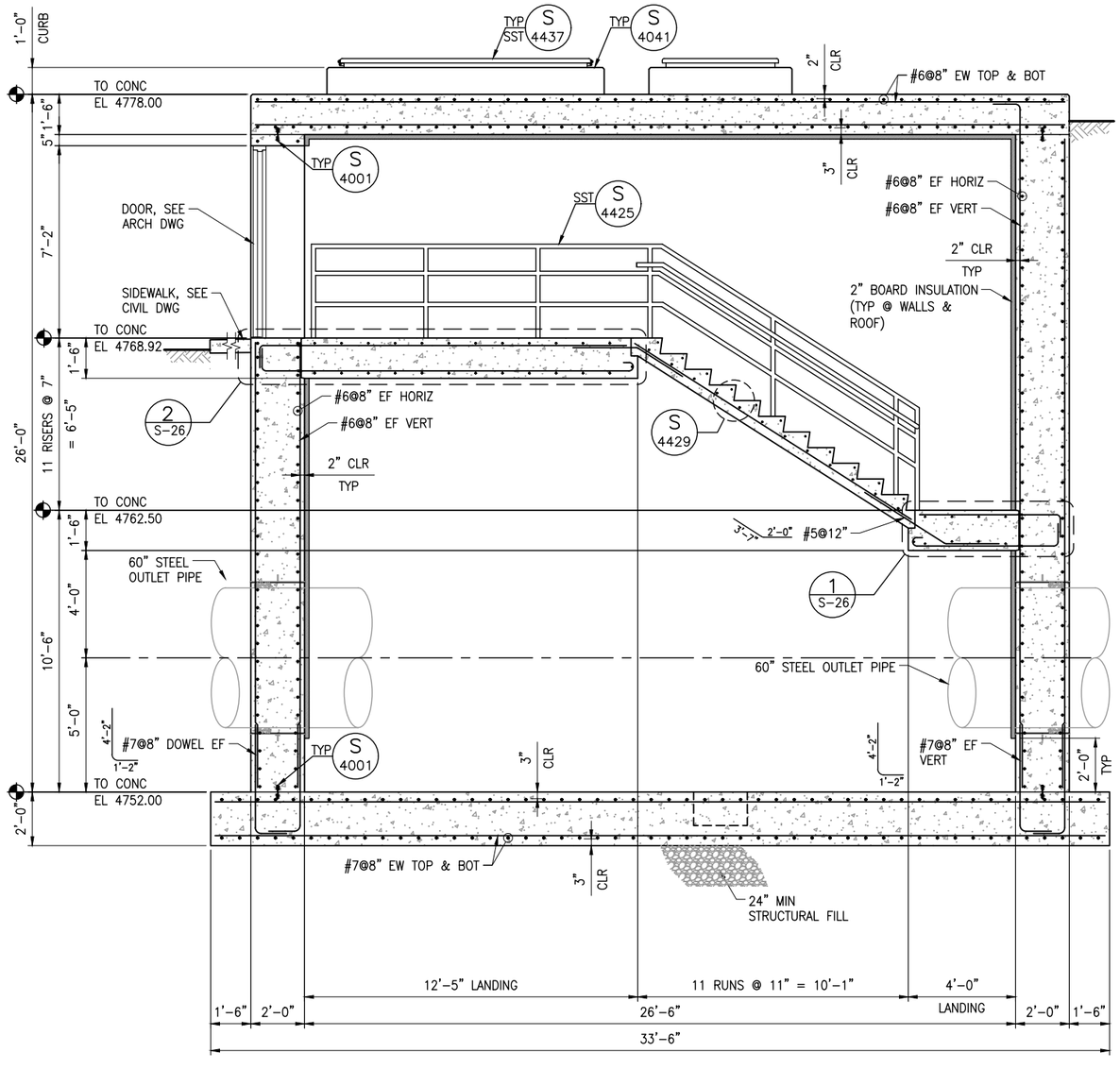
OUTLET VALVE VAULT
MEZZANINE & ROOF PLANS

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

DRAWING NO.
S-23

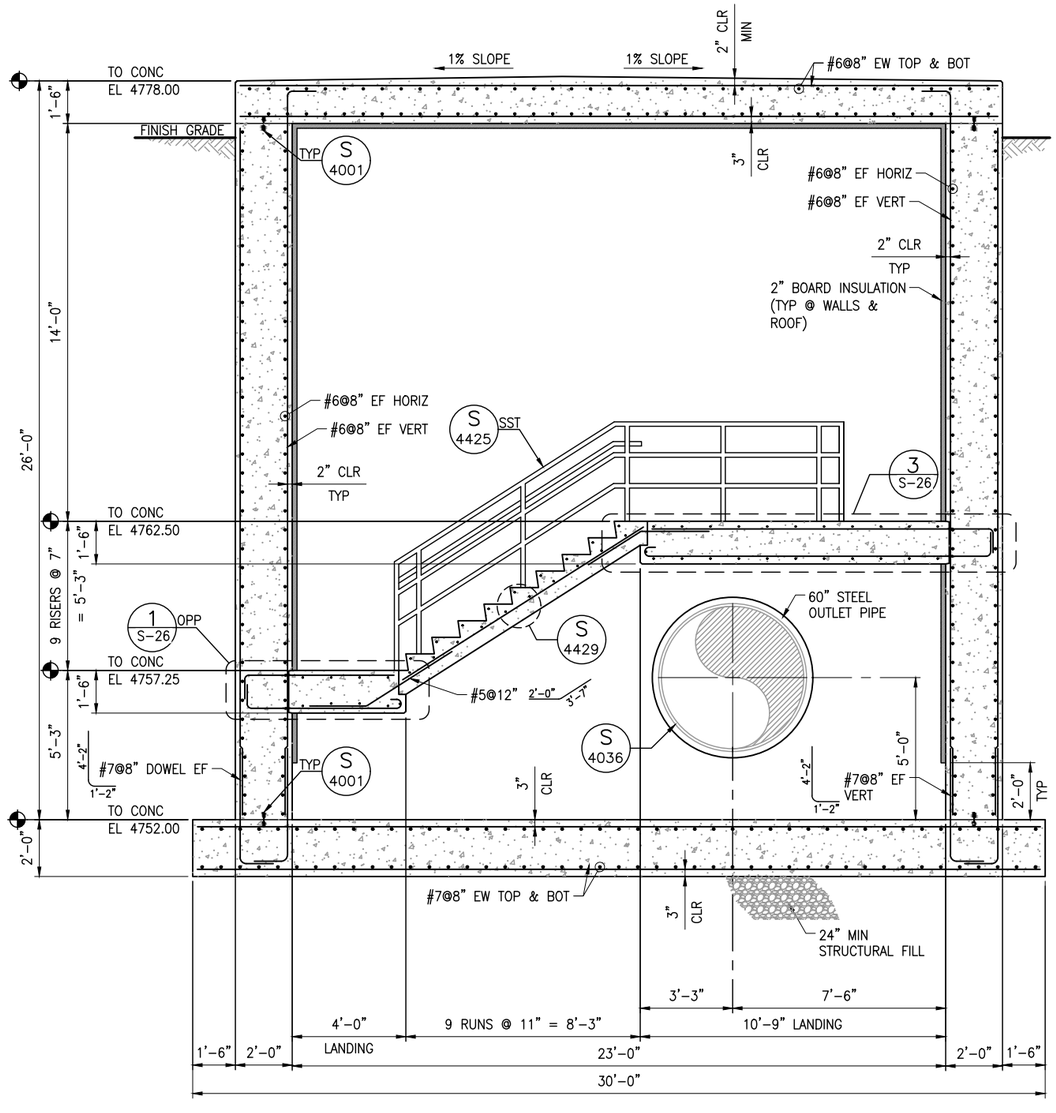
SHEET 050 OF 116



SECTION

SCALE: 3/8"=1'-0"

A S-22 S-23



SECTION

SCALE: 3/8"=1'-0"

B S-22 S-23

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

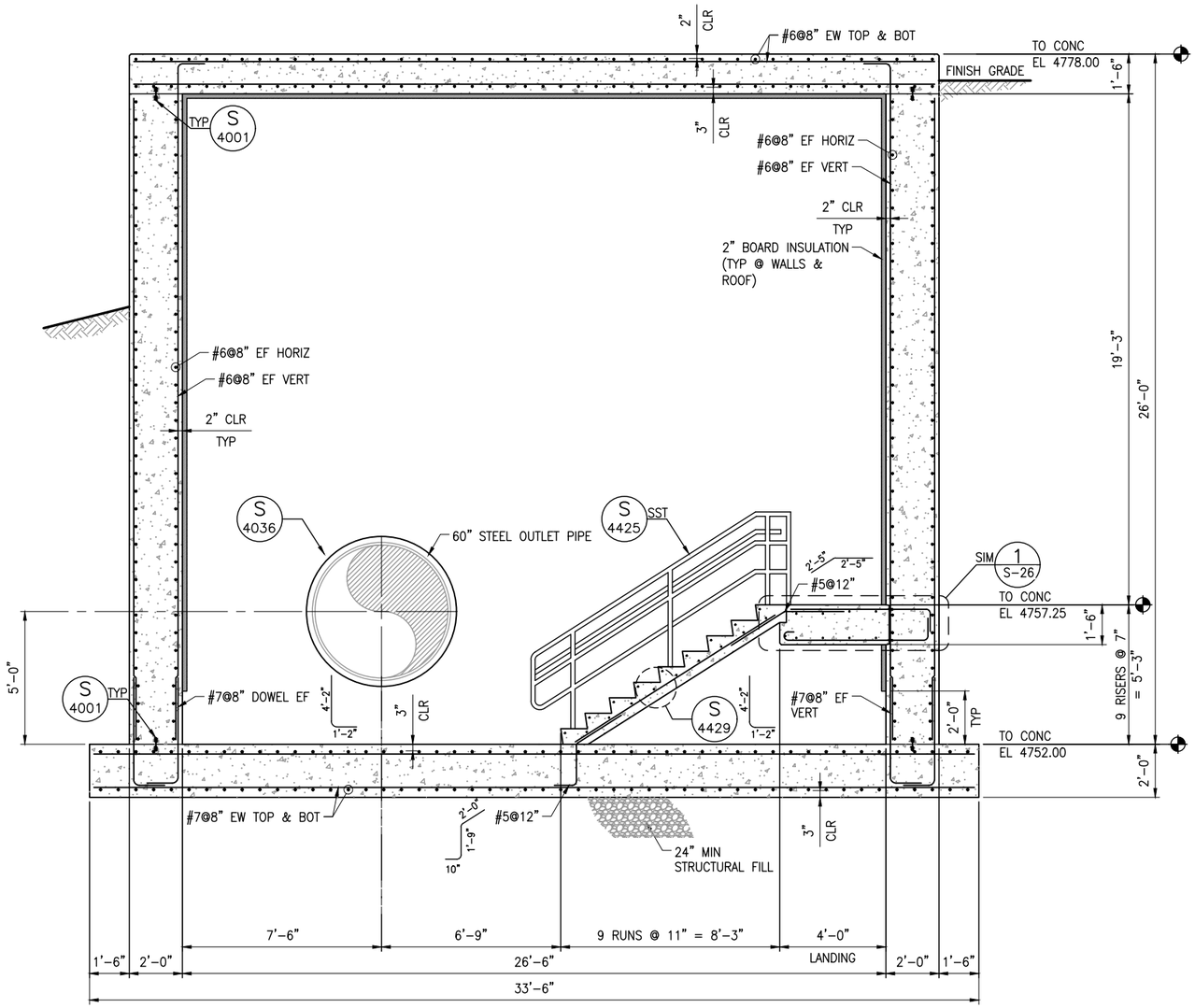
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

OUTLET VALVE VAULT SECTIONS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
S-24
SHEET 051 OF 116



SECTION

SCALE: 3/8"=1'-0"

A
S-22
S-23

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN K. SMOOT
DRAWN K. SMOOT

REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

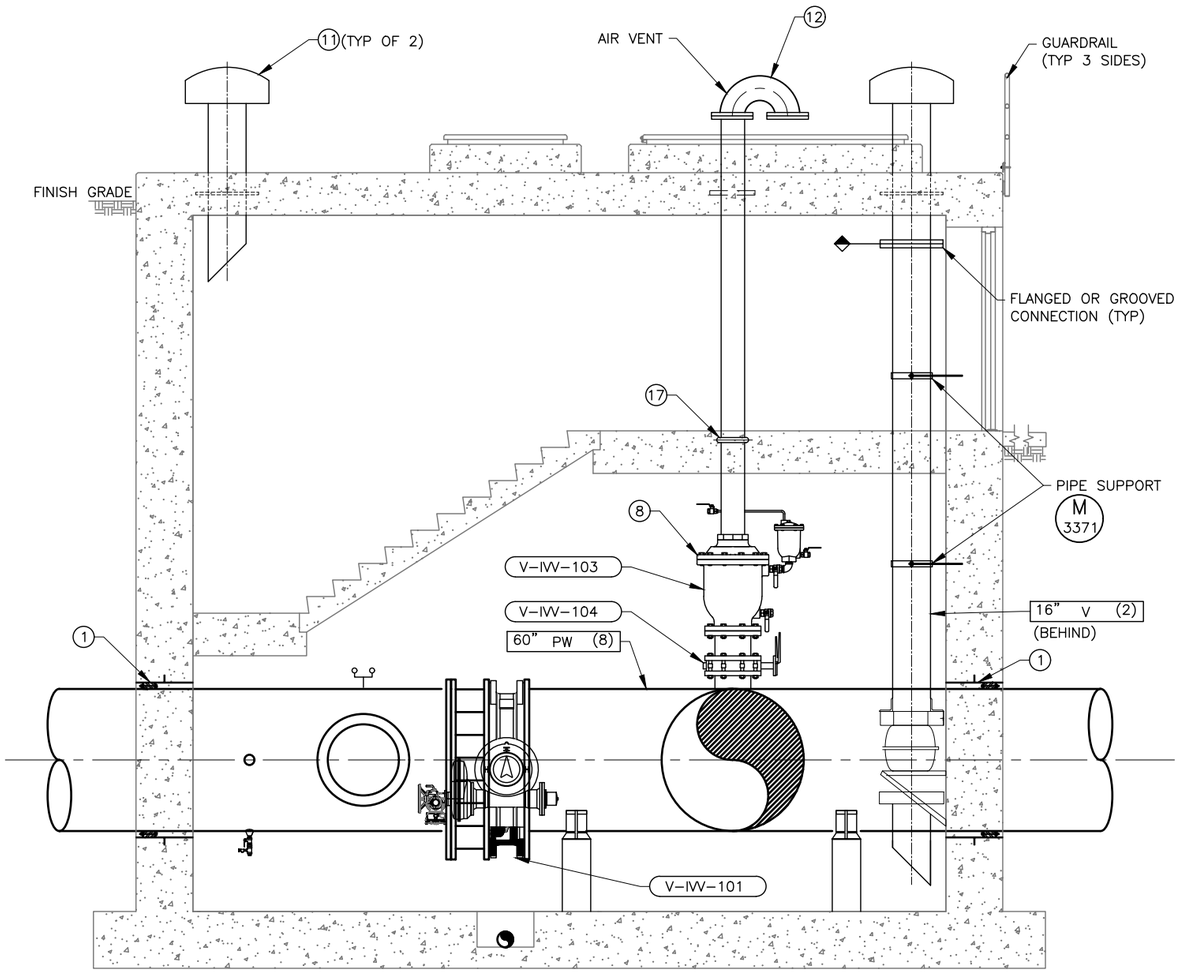
STRUCTURAL

OUTLET VALVE VAULT
SECTION

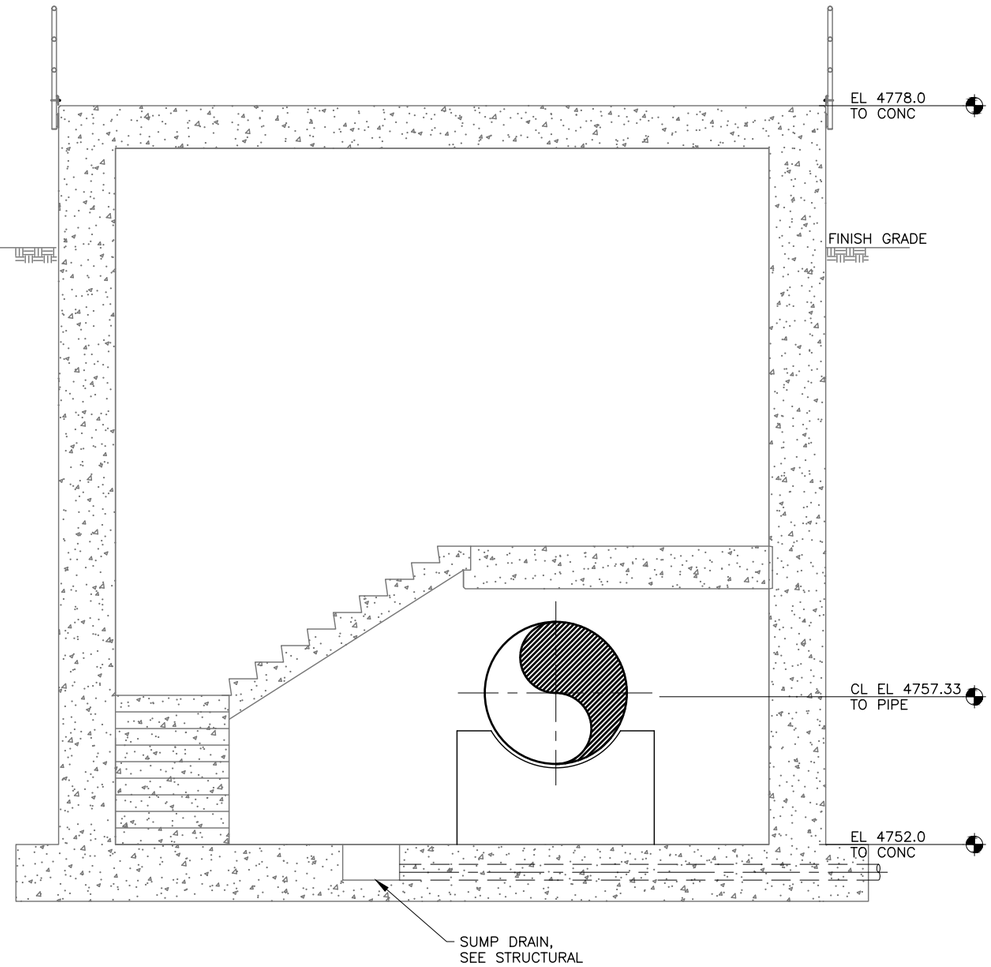
DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
S-25

SHEET 052 OF 116



SECTION A
SCALE: 3/8" = 1'-0"
M-05



SECTION B
SCALE: 3/8" = 1'-0"
M-05

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. CURTIS
DRAWN S. RIGGS
REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

MECHANICAL

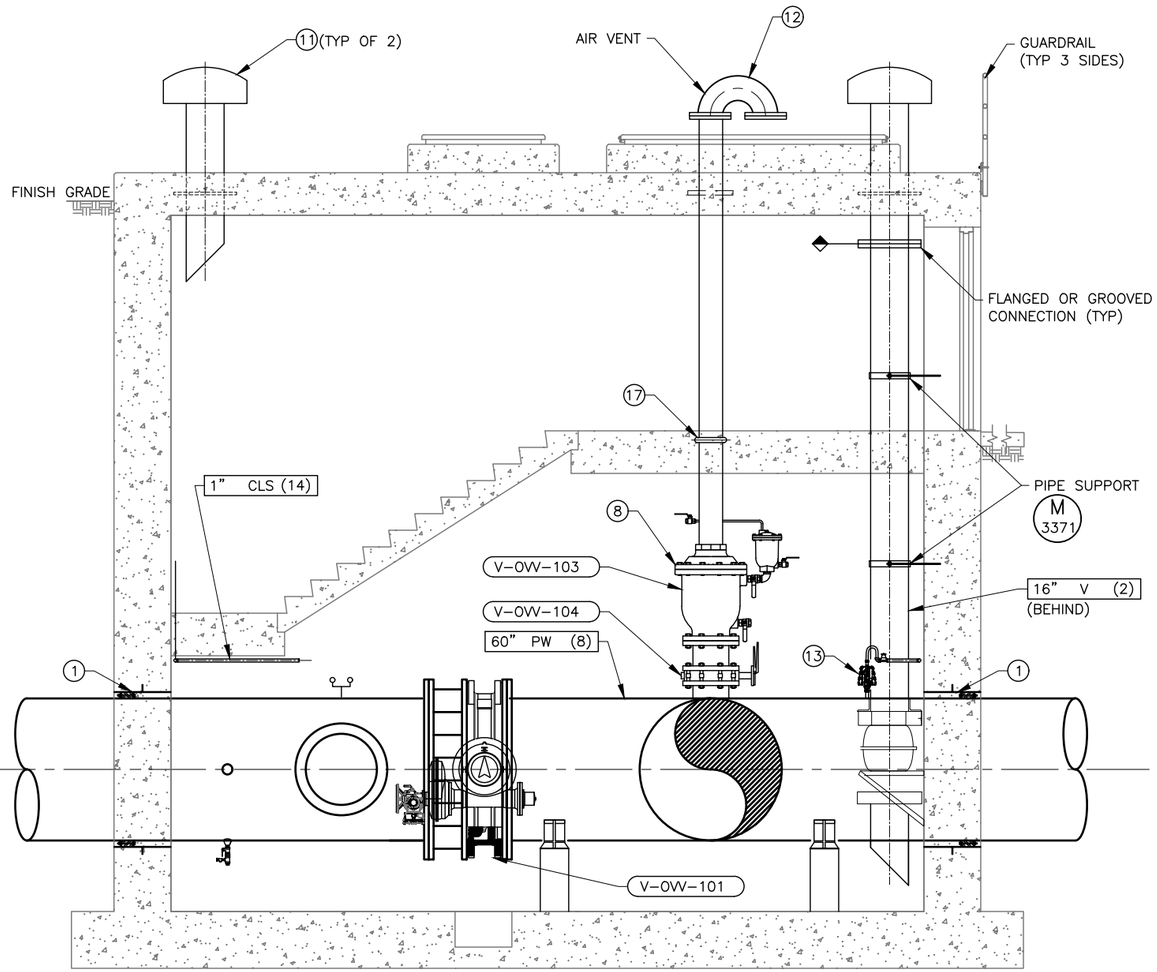
INLET VALVE VAULT
MECHANICAL SECTIONS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

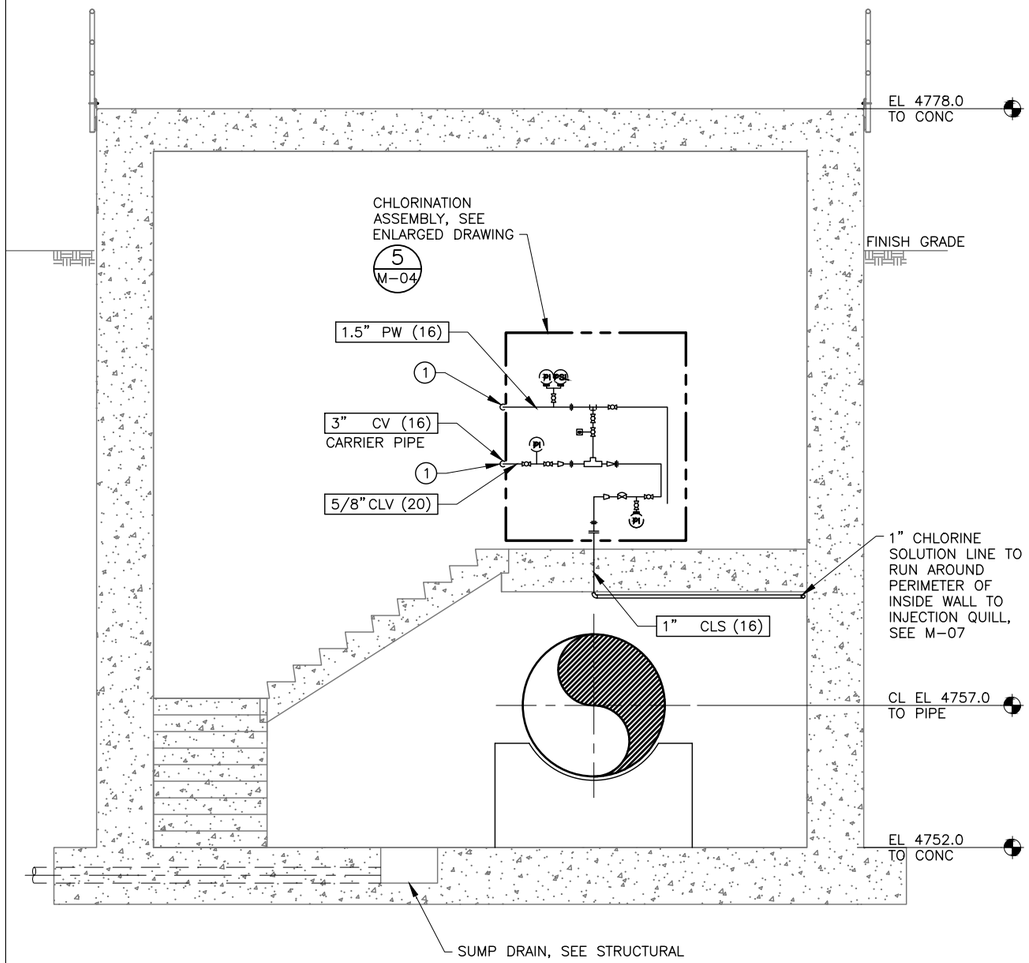
DRAWING NO.
M-06

SHEET 059 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_M-06.dwg Plotted: 6/24/2021 3:38 PM By: Kyle Smoot



SECTION A
SCALE: 3/8" = 1'-0"
M-07



SECTION B
SCALE: 3/8" = 1'-0"
M-07

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

REVIEW
CHECKED
APPROVED

DESIGN
DESIGN
DRAWN S. RIGGS

MECHANICAL

OUTLET VALVE VAULT MECHANICAL SECTIONS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
M-08
SHEET 061 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_M-08.dwg Plotted: 6/24/2021 3:39 PM By: Kyle Smoot

LEGEND

SYMBOL	LIGHTING
	RECESSED TROFFER
	WALL MOUNTED LINEAR FIXTURE
	SURFACE MOUNTED LINEAR FIXTURE
	SUSPENDED LINEAR FIXTURE
	SHADED FIXTURE INDICATES EMERGENCY BALLAST
	RECESSED DOWNLIGHT
	WALL MOUNTED FIXTURE
	POLE MOUNTED EXTERIOR AREA LIGHT
	POLE MOUNTED INTERIOR AREA LIGHT
	WALL MOUNT EXIT LIGHT (W/ DIRECTIONAL ARROWS)
	SURFACE MOUNTED DOWNLIGHT

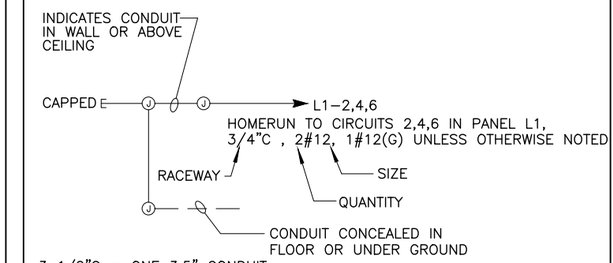
SYMBOL	DEVICES & POWER
$_3$	SWITCH – SPST 3 THREE WAY WP WEATHER PROOF EXP EXPLOSION PROOF M MANUAL MOTOR DISCONNECT/STARTER T TIMER MC MOMENTARY CONTACT
(((▽)))	COMMUNICATION ANTENNA
	RECEPTACLE – SIMPLEX
GFI WP	RECEPTACLE – DUPLEX GFI GROUND FAULT INTERRUPT WP WEATHERPROOF
	RECEPTACLE – DOUBLE DUPLEX SAME INDICATORS AS SHOWN FOR DUPLEX
J	J–BOX, J–BOX WALL MOUNTED, 4"x4"x2 1/8" DEEP UNLESS NOTED OTHERWISE
T	THERMOSTAT, SUPPLIED AND INSTALLED BY M.C.
PP	POWER POLE
	PUSHBUTTON SWITCH
	EMERGENCY PUSHBUTTON
R	RELAY
PC	PHOTOCELL
	SPECIAL PURPOSE CONNECTION, BOX INDICATES FLOOR MOUNTING, WORK AS NOTED
	PANELBOARD, SURFACE MOUNTED
	EMERGENCY WALL LIGHT, SINGLE
	EMERGENCY WALL LIGHT, DOUBLE
	PUSHBUTTON STATION
SPD	SURGE PROTECTION DEVICE
PQM	POWER QUALITY METER
VFD	VARIABLE FREQUENCY DRIVE
PMR	PUMP MONITOR RELAY
dV/dt	dV/dt FILTER REACTOR
X XX	COMBINATION STARTER
X XX	DISCONNECT SWITCH
X XX	CONTACTOR
	CIRCUIT BREAKER
AHF	ACTIVE HARMONIC FILTER
PHF	PASSIVE HARMONIC FILTER
10	MOTOR (10 HORSEPOWER NOTED)
	TRANSFORMER, DRY–TYPE
	TRANSFORMER, PAD MOUNTED
	BEACON LIGHT WITH HORN

SYMBOL	SCHEMATIC
	SELECTOR SWITCH 2 POSITION
TR	NORMALLY OPEN TIME DELAY CLOSING AFTER COIL ENERGIZED
TR	NORMALLY CLOSED TIME DELAY OPENING AFTER COIL ENERGIZED
W	INDICATOR LIGHT
	REMOTE DEVICE CONNECTION
	CLOSED RELAY CONTACT
	OPEN RELAY CONTACT
	TERMINAL TO EXTERNAL REMOTE DEVICE
	WIRE TERMINAL OR CONNECTION POINT
	LIMIT SWITCH
CR	CONTROL RELAY
	TRANSFORMER
OFF ON REMOTE	SELECTOR SWITCH 3 POSITION MAINTAINED CONTACT
	LEVEL SWITCH CLOSES ON FALLING LEVEL
	LEVEL SWITCH CLOSES ON RISING LEVEL
	CONTROL SWITCH PUSHBUTTON, MOMENTARY CONTACT N.C.
	GROUND CONNECTION
	SOLENOID
	FLOW SWITCH CLOSES ON LOW FLOW
	PRESSURE SWITCH CLOSES ON RISING PRESSURE
	TRANSFORMER W/ DELTA–Y AND GROUND
M	UTILITY METER, UTILITY CT
	CIRCUIT BREAKER
	ELECTRICAL PANEL
	FUSE
2	MOTOR STARTER NEMA SIZE AS NOTED
30A	DISCONNECT SWITCH SIZE AS NOTED

SYMBOL	ABBREVIATIONS AND MISCELLANEOUS
ATS	AUTOMACTIC TRANSFER SWITCH
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
C	CONDUIT
GND, G	GROUND
BOD	BOTTOM OF DEVICE
COD	CENTER OF DEVICE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BLG	BELOW GRADE
AC	ABOVE COUNTER, 4" ABOVE BACK SPLASH
BC	BELOW COUNTER, 4" BELOW COUNTER TOP
W/	WITH
a,b,c	SWITCH DESIGNATION
SF	SURFACE
UG	UNDERGROUND
WP	WEATHER PROOF
1/E5.2	INDICATES DETAIL 1 ON SHEET E5.2
#	SHEET WORK NOTE.
X–X–XXX	EQUIPMENT TAG NUMBER
XX,XXX	FAULT CURRENT VALUE
XXX	FEEDER TAG

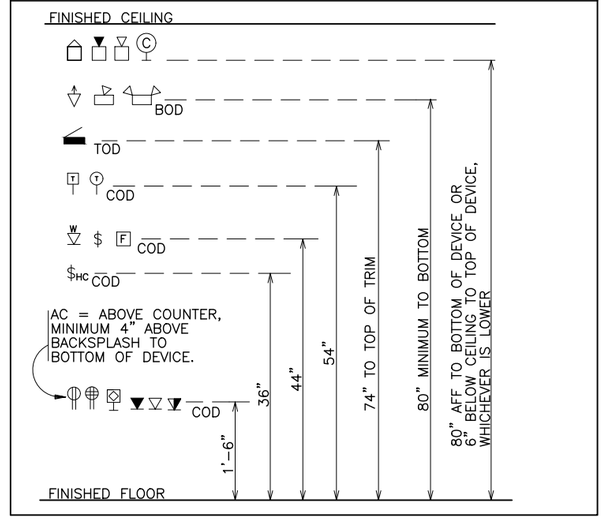
SYMBOL	GROUNDING
	GROUND ROD
	GROUND ROD WITH GROUND WELL
	GROUND RISER FROM REBAR
	BOLTED AND WELDED GROUND CONNECTIONS, RESPECTIVELY
	GROUND CABLE: EMBEDDED IN CONCRETE BURIED IN EARTH EXPOSED

CIRCUITING SYMBOLS



3 1/2"C = ONE 3.5" CONDUIT
THREE 1/2"C = THREE 0.5" CONDUITS
THREE 3 1/2"C = THREE 3.5" CONDUITS

INTERIOR BOX MOUNTING HEIGHTS



GENERAL NOTES:

1. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH–IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO ENSURE NEC CODE CLEARANCE REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
2. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THROUGH ELECTRICAL ROOMS OR SPACES; OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN THE OTHER AREAS.
3. ALL PENETRATIONS OF FLOORS, WALLS, AND CEILING SHALL BE SEALED WITH APPROVED MATERIAL.
4. IF OTHER THAN FIRST NAMED EQUIPMENT IS USED, IT SHALL BE CAREFULLY CHECKED FOR ELECTRICAL REQUIREMENTS AND CONTROL REQUIREMENTS OF ALTERNATE EQUIPMENT. SHOULD CHANGES OR ADDITIONS OCCUR IN ELECTRICAL WORK, OR THE WORK OF OTHER CONTRACTORS BE REVISED BY THE ALTERNATE EQUIPMENT, THE COST OF ALL CHANGES SHALL BE BORNE BY THE CONTRACTOR.
5. IT IS THE ELECTRICAL SUBCONTRACTOR'S RESPONSIBILITY TO RECEIVE THE COMPLETE SET OF PLANS IN ORDER TO ENSURE THAT ALL ITEMS RELATED TO ELECTRICAL POWER AND CONTROL SYSTEMS ARE COMPLETELY ACCOUNTED FOR.
6. ALL EQUIPMENT DIMENSIONS SHOWN ON PLANS AND ELEVATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL USE THE SHOP DRAWINGS FOR PROPER LAYOUT, FOUNDATION AND PAD, ETC. FOR FINAL INSTALLATION WITHOUT ANY ADDITIONAL COST TO THE OWNER.
7. THE DRAWINGS GENERALLY ILLUSTRATE THE APPROXIMATE DESIRED LOCATION AND ARRANGEMENT OF OUTLETS, CONDUIT RUNS, EQUIPMENT AND OTHERS ITEMS. DETERMINE EXACT LOCATIONS IN THE FIELD BASED ON PHYSICAL SIZE AND ARRANGEMENT OF EQUIPMENT, FINISHED ELEVATIONS, EASEMENT LOCATIONS, AND OTHER OBSTRUCTIONS. LOCATIONS SHOWN ON THE DRAWINGS, HOWEVER, SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE.
8. THE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE CURRENT VERSION OF THE NEC, LOCAL, AND STATE CODES.
9. ALL CONDUIT TO BE CONCEALED TO THE EXTENT POSSIBLE. UNDERSLAB CONDUIT TO BE INSTALLED PER. (E 5074)
10. PROVIDE SPARE CONDUIT WHERE REQUIRED ON DRAWINGS. LABEL ALL EXPOSED SPARE CONDUIT ON BOTH ENDS WITH ORIGINATION POINT. (E 5075)

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. LAKE
DRAWN J. LAKE

REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

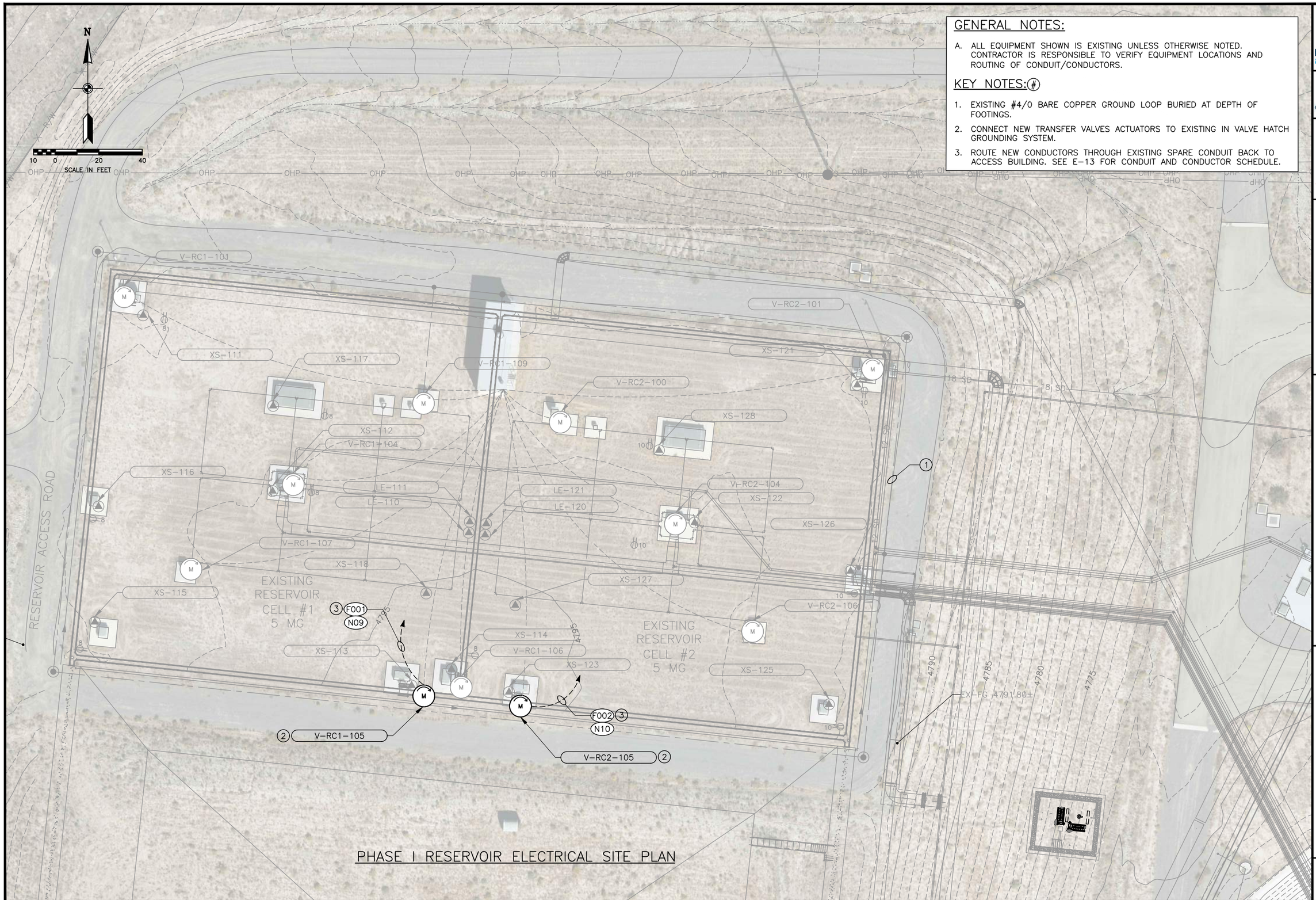
ELECTRICAL

LEGENDS, SCHEDULES, AND ABBREVIATIONS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
E-01
SHEET 062 OF 116

P:\CUWCD\064-20-02 North Shore Terminal Reservoir\2.0 Design Phase\2.9 Drawings\sht\0642002_E-01.dwg Plotted: 7/1/2021 8:50 AM By: Josh Lake



PHASE I RESERVOIR ELECTRICAL SITE PLAN

GENERAL NOTES:

A. ALL EQUIPMENT SHOWN IS EXISTING UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO VERIFY EQUIPMENT LOCATIONS AND ROUTING OF CONDUIT/CONDUCTORS.

KEY NOTES:(#)

1. EXISTING #4/0 BARE COPPER GROUND LOOP BURIED AT DEPTH OF FOOTINGS.
2. CONNECT NEW TRANSFER VALVES ACTUATORS TO EXISTING IN VALVE HATCH GROUNDING SYSTEM.
3. ROUTE NEW CONDUCTORS THROUGH EXISTING SPARE CONDUIT BACK TO ACCESS BUILDING. SEE E-13 FOR CONDUIT AND CONDUCTOR SCHEDULE.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. LAKE
DRAWN T. TANNER

REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL

PHASE I RESERVOIR
ELECTRICAL SITE PLAN

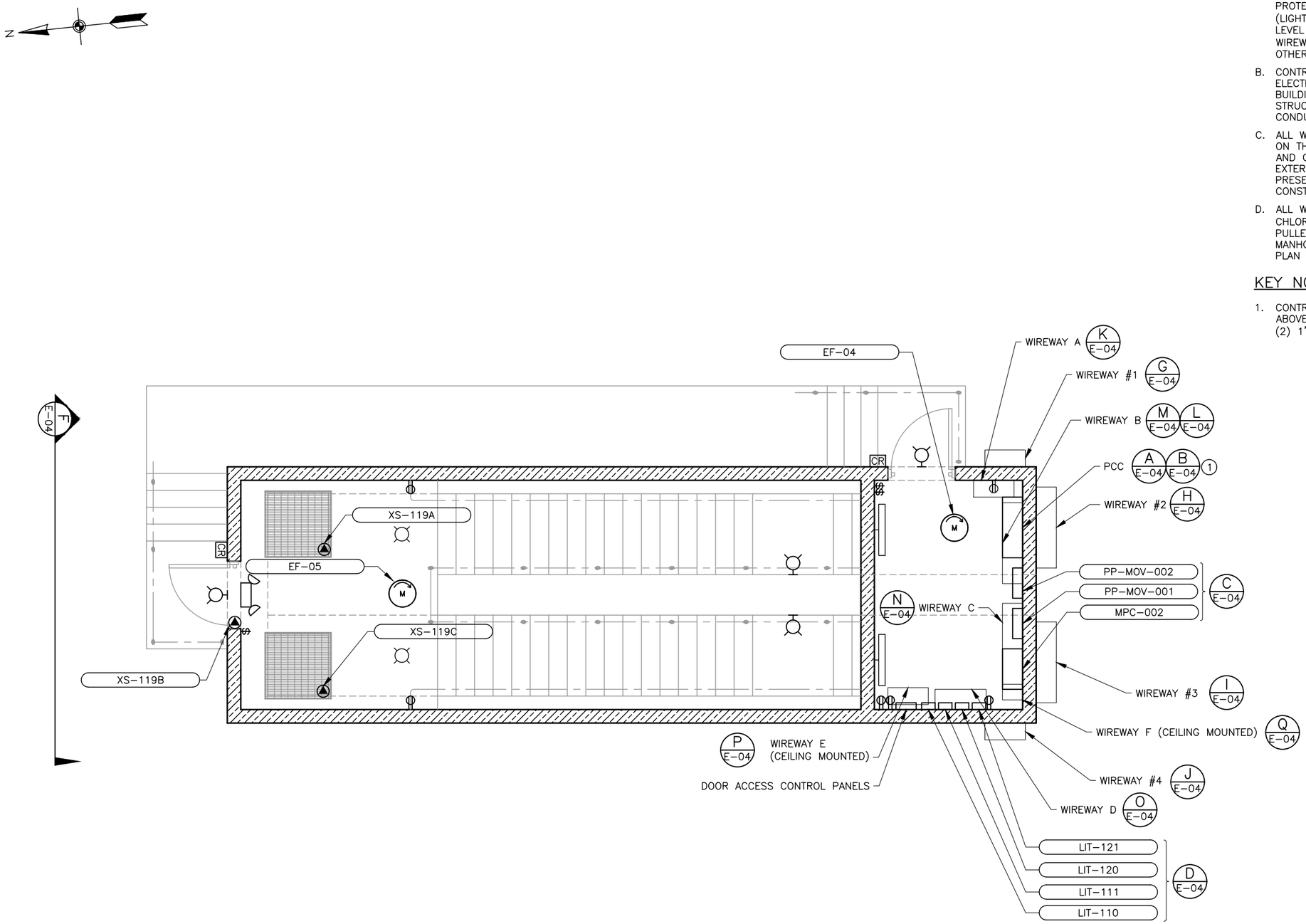
DATE: JUNE 2021

PROJECT NUMBER 064-20-02

DRAWING NO.
E-02

SHEET 063 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_E-02.dwg Plotted: 7/1/2021 8:52 AM By: Josh Lake



PHASE I RESERVOIR ACCESS BUILDING ELECTRICAL DEMOLITION PLAN

SCALE: 3/8"=1'-0"

GENERAL NOTES:

A. BEFORE DEMOLITION OF THE EXISTING ACCESS BUILDING, CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE, PROTECT, AND PRESERVE ALL ELECTRICAL EQUIPMENT (LIGHT FIXTURES, EXHAUST FANS, SECURITY EQUIPMENT, LEVEL TRANSMITTERS, ELECTRICAL PANELS, INTERIOR WIREWAYS, RECEPTACLES, SWITCHES, ETC.) UNLESS OTHERWISE NOTED.

B. CONTRACTOR SHALL BE RESPONSBILE TO REINSTALL ALL ELECTRICAL EQUIPMENT IN NEWLY CONSTRUCTED ACCESS BUILDING AS PREVIOUSLY INSTALLED IN EXISTING STRUCTURE. ACCOUNT FOR AND REPLACE ALL EMBEDDED CONDUIT.

C. ALL WIRING OUT TO EQUIPMENT AND INSTRUMENTATION ON THE RESERVOIR SHALL BE PULLED BACK, LABELED, AND COILED IN ONE OF THE EXTERNAL WIREWAYS. EXTERNAL WIREWAYS SHALL BE PROTECTED AND PRESERVED IN PLACE DURING DEMOLITION AND CONSTRUCTION.

D. ALL WIRING BETWEEN THE ACCESS BUILDING AND THE CHLORINE BOOSTER/MAINTENANCE BUILDING SHALL BE PULLED BACK, LABELED, AND COILED IN THE NEAREST MANHOLE. SEE PHASE I RESERVOIR ELECTRICAL SITE PLAN ON DRAWING E-02 FOR MORE INFORMATION.

KEY NOTES:(#)

1. CONTRACTOR TO PROVIDE ENCLOSURE FOR NEW PCC-1A ABOVE PCC. PROVIDE 120V POWER TO ENCLOSURE AND (2) 1"C BETWEEN PCC AND PCC-1A. SEE SPECIFICATIONS.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. LAKE
DRAWN T. TANNER

REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL

PHASE I RESERVOIR ACCESS BUILDING ELECTRICAL DEMOLITION PLAN

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

DRAWING NO.
E-03

SHEET 064 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_E-03.dwg Plotted: 7/1/2021 8:52 AM By: Josh Lake

PCC ELEVATION #1 (A, E-03)

PCC ELEVATION #2 (B, E-03)

ELECTRICAL PANELS (C, E-03)

LEVEL TRANSMITTERS AND DOOR ACCESS CONTROL PANELS (D, E-03)

CEILING, WIRING, BOXES, ETC. (E, E-03)

ACCESS BUILDING ENTRANCE (F, E-03)

WIREWAY A (K, E-03)

WIREWAY #1 (G, E-03)

WIREWAY #2 (H, E-03)

WIREWAY #3 (I, E-03)

WIREWAY #4 (J, E-03)

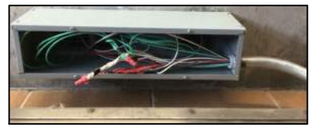
WIREWAY B (L, E-03)

WIREWAY B CONT. (M, E-03)

WIREWAY C (N, E-03)

WIREWAY D (O, E-03)

WIREWAY E (P, E-03)



WIREWAY F (Q, E-03)

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. LAKE
DRAWN T. TANNER

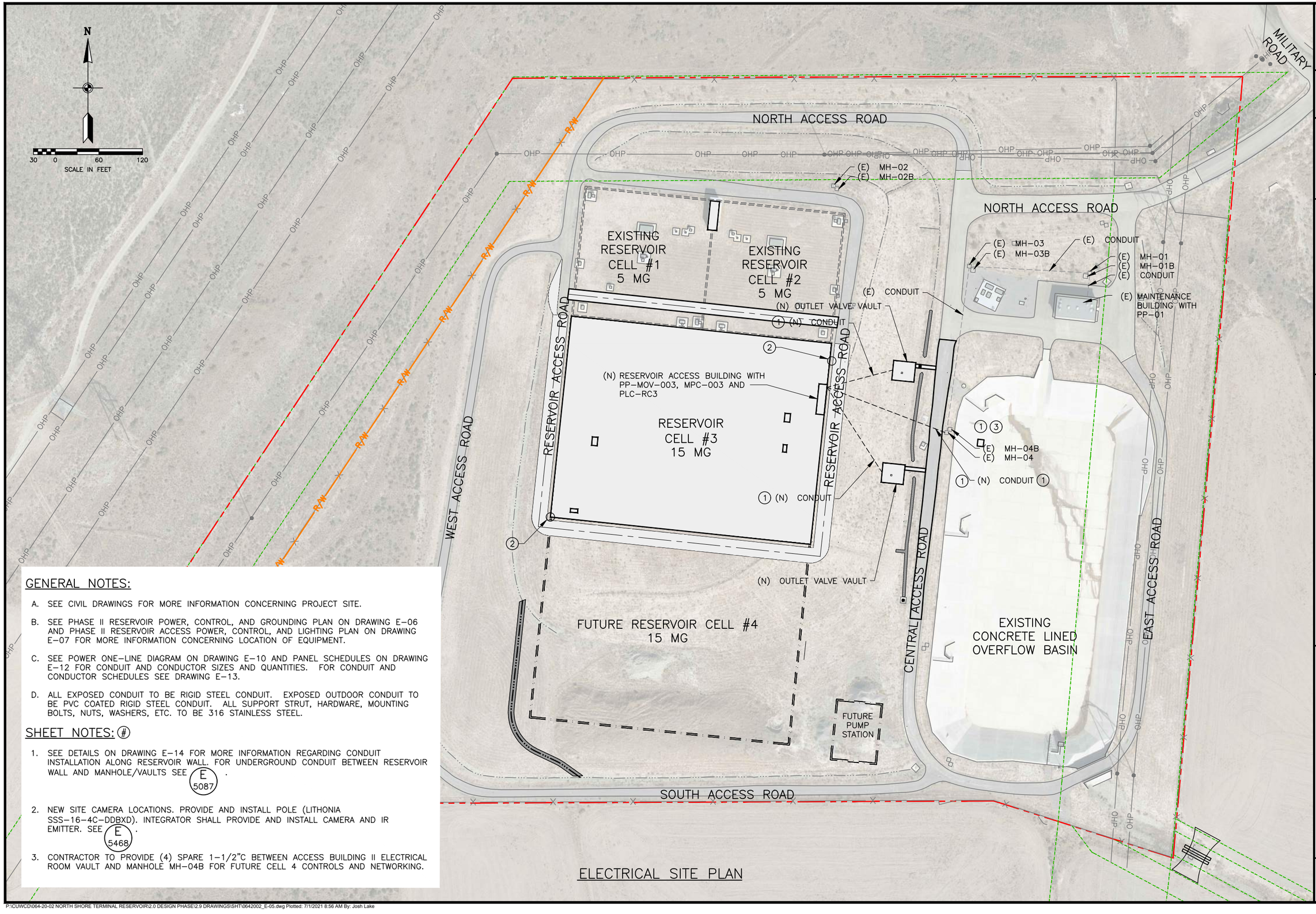
REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL
PHASE I RESERVOIR
ELECTRICAL PHOTOS

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
E-04
SHEET 065 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_E-04.dwg Plotted: 7/1/2021 8:53 AM By: Josh Lake



GENERAL NOTES:

A. SEE CIVIL DRAWINGS FOR MORE INFORMATION CONCERNING PROJECT SITE.

B. SEE PHASE II RESERVOIR POWER, CONTROL, AND GROUNDING PLAN ON DRAWING E-06 AND PHASE II RESERVOIR ACCESS POWER, CONTROL, AND LIGHTING PLAN ON DRAWING E-07 FOR MORE INFORMATION CONCERNING LOCATION OF EQUIPMENT.

C. SEE POWER ONE-LINE DIAGRAM ON DRAWING E-10 AND PANEL SCHEDULES ON DRAWING E-12 FOR CONDUIT AND CONDUCTOR SIZES AND QUANTITIES. FOR CONDUIT AND CONDUCTOR SCHEDULES SEE DRAWING E-13.

D. ALL EXPOSED CONDUIT TO BE RIGID STEEL CONDUIT. EXPOSED OUTDOOR CONDUIT TO BE PVC COATED RIGID STEEL CONDUIT. ALL SUPPORT STRUT, HARDWARE, MOUNTING BOLTS, NUTS, WASHERS, ETC. TO BE 316 STAINLESS STEEL.

SHEET NOTES: (#)

1. SEE DETAILS ON DRAWING E-14 FOR MORE INFORMATION REGARDING CONDUIT INSTALLATION ALONG RESERVOIR WALL. FOR UNDERGROUND CONDUIT BETWEEN RESERVOIR WALL AND MANHOLE/VAULTS SEE (E / 5087).

2. NEW SITE CAMERA LOCATIONS. PROVIDE AND INSTALL POLE (LITHONIA SSS-16-4C-DDBXD). INTEGRATOR SHALL PROVIDE AND INSTALL CAMERA AND IR EMITTER. SEE (E / 5468).

3. CONTRACTOR TO PROVIDE (4) SPARE 1-1/2"C BETWEEN ACCESS BUILDING II ELECTRICAL ROOM VAULT AND MANHOLE MH-04B FOR FUTURE CELL 4 CONTROLS AND NETWORKING.

ELECTRICAL SITE PLAN

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_E-05.dwg Plotted: 7/1/2021 8:56 AM By: Josh Lake

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

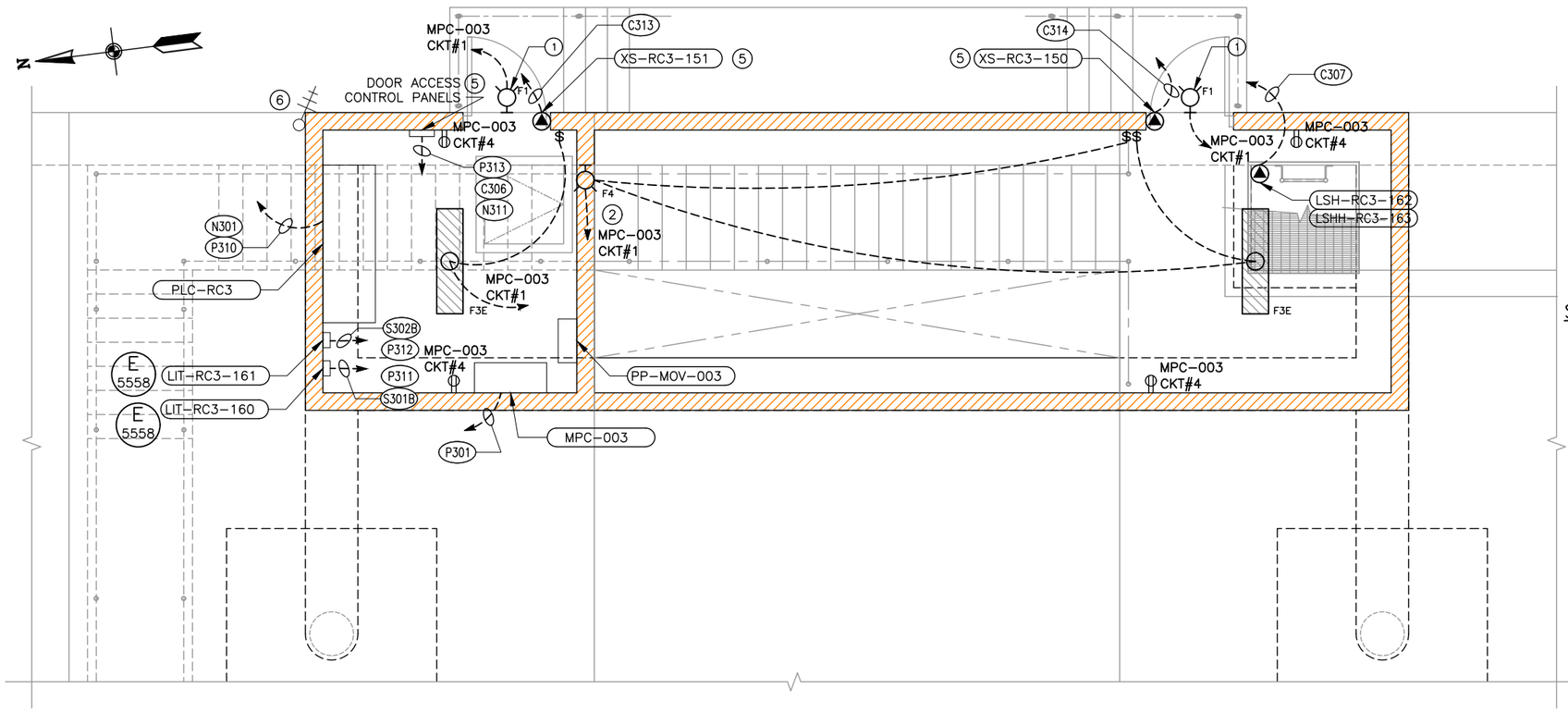
DESIGN
DESIGN J. LAKE
DRAWN J. LAKE

REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL
PHASE II RESERVOIR
ELECTRICAL SITE PLAN

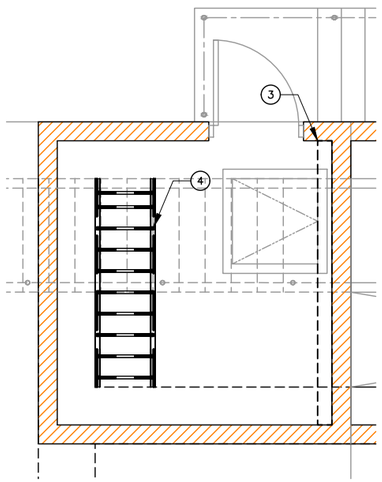
DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
E-05
SHEET 066 OF 116



PHASE II RESERVOIR ACCESS POWER, CONTROL, AND LIGHTING PLAN

SCALE: 3/8" = 1'-0"



ELECTRICAL ROOM ACCESS VAULT

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

A. SEE DRAWING E-05 FOR PHASE II RESERVOIR ELECTRICAL SITE PLAN.

B. SEE PHASE II RESERVOIR POWER, CONTROL, AND GROUNDING PLAN ON DRAWING E-06 FOR MORE INFORMATION CONCERNING LOCATION OF EQUIPMENT.

C. SEE POWER ONE-LINE DIAGRAM ON DRAWING E-10 AND PANEL SCHEDULES ON DRAWING E-11 FOR CONDUIT AND CONDUCTOR SIZES AND QUANTITIES.

D. SEE FIXTURE SCHEDULE ON DRAWING E-12 FOR LIGHT FIXTURE INFORMATION.

E. ALL CONDUIT TO BE CONCEALED IN WALLS, BELOW SLAB, ETC. TO THE EXTENT POSSIBLE. ALL EXPOSED CONDUIT TO BE RIGID STEEL CONDUIT. EXPOSED OUTDOOR CONDUIT TO BE PVC COATED RIGID STEEL CONDUIT. ALL SUPPORT STRUT, HARDWARE, MOUNTING BOLTS, NUTS, WASHERS, ETC. TO BE 316 STAINLESS STEEL

SHEET NOTES: (#)

1. SEE ARCHITECTURAL DRAWINGS FOR APPROXIMATE MOUNTING HEIGHT OF WALL PACK FIXTURES.
2. MOUNT FLOODLIGHT ON WALL AT 7'-0" ABOVE LANDING. AIM FIXTURE TO PROVIDE LIGHTING ALONG STAIRS.
3. AREA RESERVED FOR CONDUIT TO/FROM PP-MOV-003. ROUTE CONDUIT ALONG WALL.
4. CABLE TRAY FOR 120V, CONTROL, SIGNAL, AND NETWORKING CABLE. MOUNT CABLE TRAY AT 12" A.F.F. TRAY TO BE COOPER B-LINE, ALUMINUM, 24"W, 6" RAIL HEIGHT, 9" RUNG SPACING. PROVIDE WITH CENTER DIVIDER. PROVIDE TRAY BONDING JUMPERS AND BOND TRAY TO GROUND SYSTEM WITH #2 BARE COPPER.
5. DOOR SECURITY TO INCLUDE CONTROLLER, MAGNETIC CONTACTS, SPACERS, MAGNETIC LOCK, EXIT SENSOR, PUSH-TO-EXIT-BUTTON, AND PROXIMITY CARD READ. SEE ACCESS CONTROL SPECIFICATION FOR BOM. SEE DETAIL E 5147.
6. UBIQUITI AIRFIBER ANTENNA. CONTRACTOR TO PROVIDE 2"C TO PLC-RC3 AND ANTENNA MAST. INTEGRATOR TO PROVIDE ANTENNA AND CABLING TO SWITCH IN PLC-RC3. FOR MOUNTING DETAILS SEE E 5017.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

DESIGN J. LAKE
DRAWN J. LAKE
REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL
PHASE II RESERVOIR ACCESS POWER, CONTROL, AND LIGHTING PLAN

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
E-07

SHEET 068 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_E-07.dwg Plotted: 7/1/2021 8:56 AM By: Josh Lake

CENTRAL UTAH WATER CONSERVANCY DISTRICT
NORTH SHORE TERMINAL RESERVOIR

PANEL: PP-MOV-003 **VOLT:480** **AMP:100** **PHASE:3 WIRE:3**

LOCATION (ROOM #):	CELL 3 ACCESS BUILDING	NOTE:	---
MFG:	SEE SPECIFICATION	AIC RATING:	SEE ONE-LINE
TYPE:	NEMA TYPE 4X	GROUND BUS:	YES
TYPE OF MAIN:	100 MCB	MOUNTING:	SURFACE
FEEDER:	SEE ONE-LINE	FED FROM:	SEE ONE-LINE

	PL	BRK AMP	CKT NO	A	B	C	CKT NO	BRK AMP	PL	CIRCUIT DESCRIPTION
SPARE	3	20	1	0 3810			2	30	3	MPC-003
-	*	**	3		0 2167.5		4	**	*	"
-	*	**	5			0 2345	6	**	*	"
V-RC3-107	3	20	7	1390 1390			8	20	3	V-RC3-101
"	*	**	9		1390 1390		10	**	*	"
"	*	**	11			1390 1390	12	**	*	"
V-RC3-104	3	20	13	1390 0			14	20	3	SPARE
"	*	**	15		1390 0		16	**	*	"
"	*	**	17			1390 0	18	**	*	"
V-IVV-101	3	20	19	1390 1390			20	20	3	V-IVV-102
"	*	**	21		1390 1390		22	**	*	"
"	*	**	23			1390 1390	24	**	*	"
V-OVV-101	3	20	25	1390 1390			26	20	3	V-OVV-102
"	*	**	27		1390 1390		28	**	*	"
"	*	**	29			1390 1390	30	**	*	"
(1) EUH-OVV-110	3	20	31	3465 3465			32	20	3	EUH-IVV-111 (1)
"	*	**	33		3465 3465		34	**	*	"
"	*	**	35			3465 3465	36	**	*	"
SPARE	3	20	37	0 0			38	20	3	SPARE
"	*	**	39		0 0		40	**	*	"
"	*	**	41			0 0	42	**	*	"
PHASE TOTALS				20470	18827.5	19005				
TOTAL WATTS				58302.5						
TOTAL AMPS				70						6/30/21

GENERAL NOTES:

A. SEE DRAWING E-05 FOR THE ELECTRICAL SITE PLAN.

B. SEE PHASE II RESERVOIR POWER, CONTROL, AND GROUNDING PLAN ON DRAWING E-06 AND PHASE II RESERVOIR ACCESS POWER, CONTROL, AND LIGHTING PLAN ON DRAWING E-07 FOR MORE INFORMATION CONCERNING LOCATION OF EQUIPMENT.

C. SEE POWER ONE-LINE DIAGRAM ON DRAWING E-10 FOR CONDUIT AND CONDUCTOR SIZES AND QUANTITIES FOR THOSE CIRCUITS FED FROM PP-MOV-03.

D. UNLESS OTHERWISE NOTED, THE MINIMUM SIZE POWER CONDUCTORS SHALL BE #12 AWG AND THE MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH FOR THOSE CIRCUITS FED FROM MPC-003.

KEY NOTES: (#)

1. ELECTRIC UNIT HEATER SHALL BE CHROMALOX P/N HD3D-1000 (10kW, 12.5 FLA). MOUNTING BRACKET SHALL ALSO BE INCLUDED WITH THE HEATER. PROVIDE AND INSTALL 3#12, 1#12G CONDUCTORS IN 1" CONDUIT FROM PP-MOV-003 TO 30A, 480V, NEMA 3R, NON-FUSED, 3-POLE DISCONNECT AND FROM DISCONNECT TO ELECTRIC UNIT HEATER. FOR UNIT HEATER CONNECTION, SEE (E 5586). FOR DISCONNECT MOUNTING DETAIL, SEE (E 5403).

CENTRAL UTAH WATER CONSERVANCY DISTRICT
NORTH SHORE TERMINAL RESERVOIR - PHASE II

PANEL: MPC-003 **VOLT:208/120** **AMP:100** **PHASE:3 WIRE:4**

LOCATION: PUMP ROOM	CELL 3 ACCESS BUILDING	NOTE:	---
MFG:	SEE SPECIFICATION	AIC RATING:	SEE ONE-LINE
TYPE:	NEMA TYPE 4X	GROUND BUS:	YES
TYPE OF MAIN:	60A (SECONDARY)	MOUNTING:	SURFACE
FEEDER:	SEE ONE-LINE	FED FROM:	SEE ONE-LINE

CIRCUIT DESCRIPTION	PL	BRK AMP	CKT NO	A	B	C	CKT NO	BRK AMP	PL	CIRCUIT DESCRIPTION
ACCESS BUILDING LIGHTING	1	20	1	518 434			2	20	1	INLET VALVE VAULT LIGHTING
OUTLET VALVE VAULT LIGHTING	1	20	3		434 900		4	20	1	ACCESS BUILDING RECEPTACLES
INLET VALVE VAULT RECEPTACLES	1	20	5			540 540	6	20	1	OUTLET VALVE VAULT RECEPTACLES
RESERVOIR RECEPTACLES	1	20	7	900 500			8	20	1	PLC-RC3
LEVEL TRANSMITTER LIT-RC3-160	1	20	9		200 200		10	20	1	LEVEL TRANSMITTER LIT-RC3-161
DOOR ACCESS CONTROL PANELS	1	20	11			100 696	12	20	1	EXHAUST FAN EF-IVV-110
SPARE	1	20	13	0 696			14	20	1	EXHAUST FAN EF-OVV-111
SPARE	1	20	15		0 0		16	20	1	SPARE
SPARE	1	20	17			0 0	18	20	1	SPARE
SPARE	1	20	19	0 0			20	20	1	SPARE
PHASE TOTALS				3048	1734	1876				
TOTAL WATTS				6658						
TOTAL AMPS				18						6/30/21

PANEL SCHEDULE - PP-MOV-003

FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NO.	VA	LAMP	MOUNTING	NOTES
F1	WALLPACK, 120 VOLT AC, BLACK, WITH PHOTO CELL	LITHONIA	TWH LED-30C-1000-40K-T3M-MVOLT-PE-DBLXD	104	LED	WALL	
F2	ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING GASKETED, LED, 120 VOLT, WITH QMB MOUNTING BRACKET	LITHONIA	VAP LED-4000LM-PCL-MD-MVOLT-GZ10-40K-80CRI-QMB	33	LED	WALL	
F2E	ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING GASKETED, LED, 120 VOLT, WITH QMB MOUNTING BRACKET	LITHONIA	VAP LED-4000LM-PCL-MD-MVOLT-GZ10-40K-80CRI-BSL520-QMB	33	LED	WALL	
F3E	ENCLOSED INDUSTRIAL, FIBERGLASS HOUSING GASKETED, LED, 120 VOLT, WITH QMB MOUNTING BRACKET	LITHONIA	VAP LED-4000LM-PCL-MD-MVOLT-GZ10-40K-80CRI-BSL520-QMB	33	LED	CEILING	
F4	LED FLOODLIGHT	LITHONIA	RSXF2 LED-P6-40K-AWFD-MVOLT-AAWB-DBLXD	244	LED	WALL	

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. LAKE
DRAWN J. LAKE

REVIEW
CHECKED S. CAVANAUGH
APPROVED S. CAVANAUGH

ELECTRICAL

PANEL SCHEDULES AND LIGHTING FIXTURE SCHEDULE

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO. E-12
SHEET 073 OF 116

LANDSCAPE GENERAL NOTES:

LANDSCAPE NOTES:

1. CHANGES TO RESTORATION DESIGN OR METHODOLOGY MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

2. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND CITY/COUNTY CODES.

3. LANDSCAPE RESTORATION, INCLUDING SEEDING, WEEDING, RE-SEEDING, EROSION CONTROL MATTING, STRAW WATTLES, AND FERTILIZATION SHALL BE UNDER WARRANTEE AND MAINTAINED BY CONTRACTOR FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED AND AND ALL PUNCH LIST ITEMS RELATED TO LANDSCAPE RESTORATION FROM SUBSTANTIAL COMPLETION HAVE BEEN COMPLETED.

4. THE LANDSCAPE RESTORATION PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL SITE PLANS TO FORM COMPLETE INFORMATION FOR THIS REFER TO CIVIL SITE PLAN FOR EXISTING AND PROPOSED DEVELOPMENT AND AREAS OF CONSTRUCTION.

5. THE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE ENGINEER IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

6. BEFORE STARTING WORK, CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR EXISTING AND PROPOSED UNDERGROUND UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. CONTRACTOR SHALL REPAIR ALL DAMAGED IMPROVEMENTS AT CONTRACTORS EXPENSE.

7. ALL SEED AND RESTORATION MATERIALS SHALL MEET AS LISTED ON THE RESTORATION SCHEDULE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE MATERIAL WHICH DOES NOT MEET THE QUALITY REQUIREMENTS FOR THE PROJECT PER SPECIFICATIONS.

8. NOTE. AFTER THE SEEDING AREAS ARE ESTABLISHED THEY SHALL BE FERTILIZED WITH MILORGANITE FERTILIZER. SEEDING AREAS TO BE ESTABLISHED TO A UNIFORM COVERAGE OF 60 PERCENT AT THE END OF THE FIRST GROWING SEASON, BUT PRIOR TO FINAL RELEASE OF CONTRACTOR WARRANTY. AREAS THAT ARE BELOW 60 PERCENT COVERAGE SHALL BE RE-SEEDED.

9. LANDSCAPE CONTRACTOR TO PROVIDE 1-YEAR WARRANTY AFTER SUBSTANTIAL COMPLETION FOR LANDSCAPE RESTORATION AS OUTLINED IN SPECIFICATIONS.

10. GRADING, TOPSOIL PLACEMENT AND COMPACTED SOILS:
FINISH SUBGRADE AND TOPSOIL PLACEMENT AND GRADING SHALL CONSIST OF THE FOLLOWING:

    10.1. PREPARE SUBGRADE BY ROUGH GRADING AND REMOVING ALL IRREGULARITIES AND DEBRIS, THEN TILL AND SCARIFY SUBSOIL TO A DEPTH OF 6 INCHES BEFORE PLACING TOPSOIL.

    10.2. PLACE 4-INCHES OF TOPSOIL OVER ALL AREAS TO BE SEEDED. SUBGRADE SOIL SHALL BE IN A LOOSENED AND ROUGH SURFACE FINISH BEFORE TOPSOIL IS PLACED OVER SUBGRADE. (SUBGRADE SURFACE SHALL NOT BE SMOOTH, BUT A ROUGH SURFACE SHALL EXIST FOR A TRANSITION ZONE OF TOPSOIL TO SUBSOIL). IF AREAS OF SUBGRADE BECOME COMPACTED BEFORE TOPSOIL IS PLACED, SUBGRADE SHALL BE TILLED AGAIN BEFORE TOPSOIL PLACEMENT.

    10.3. PLACING ALL SOIL ADDITIVES AND FERTILIZERS TO THE SEEDED AREAS AS NECESSARY. THEN TILL (NO SCARIFYING) ADDITIVES TO A DEPTH OF 4-INCHES.

    10.4. AFTER TILLING, BRING AREAS TO UNIFORM GRADES BY FLOATING AND/OR HAND RAKING. IT IS BEST IF SOIL IN SEEDED AREAS HAVE SMALL RUTS AND A ROUGH SURFACE TO HOLD THE SEED. IF USING A TRACKHOE BUCKET TO CREATE A ROUGH SURFACE, THE LINES OF THE TRACKS SHALL BE PERPENDICULAR TO THE SLOPE TO MINIMIZE EROSION.

    10.5. MAKE MINOR ADJUSTMENT OF FINISH GRADES AS DIRECTED BY THE LANDSCAPE ARCHITECT.

    10.6. REMOVE WASTE MATERIALS OVER 1" IN SIZE SUCH AS STONES, ROOTS, OR OTHER UNDESIRABLE FOREIGN MATERIALS PRIOR TO FINISH RAKING, DISHING, DRAGGING, AND SMOOTHING SOIL READY FOR PLANTING.

11. NO GRADING OR SOIL PLACEMENT SHALL BE UNDERTAKEN WHEN SOILS ARE WET OR FROZEN.

12. FOR AREAS REQUIRING TRENCHING ACTIVITIES CONTRACTOR TO SEED DISTURBED AREA TO MATCH EXISTING. ANY DAMAGES DONE TO FENCING OR EXISTING IRRIGATION SYSTEMS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DISTRICT.

13. ALL AREAS DISTURBED THAT ARE NOT SHOWN IN THE LANDSCAPE RESTORATION PLAN SHALL BE SEEDED WITH THE NATIVE SEED MIX SHOWN ON L-01. THESE AREAS SHALL INCLUDE, BUT NOT LIMITED TO, GRADING AREAS, ACCESS AREAS, TRENCHING AND STAGING AREAS.

14. SEEDED AREAS SHALL NOT BE BROADCAST SEEDED. SEEDING SHALL ONLY BE HYDROSEED WITH MULCH AND TACKIFIER PRIOR TO PLACING AN AEC PREMIER COCONUT EROSION CONTROL BLANKET OR APPROVED EQUAL.

15. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 7 DAYS PRIOR TO SEEDING.

16. CONTRACTOR TO REFERENCE LANDSCAPE RESTORATION SPECIFICATION FOR SEEDING WINDOW, SUBMITTALS.

17. WATERBARS SHALL BE CONSTRUCTED ON SLOPES 4:1 OR GREATER AS SHOWN IN THE DETAIL L-2014 ON SHEET L-03.

18. CONTRACTOR TO SEED STAGING AREAS THAT MAY NOT BE SHOWN ON THIS PLAN OR CREATED BY THE CONTRACTOR.

NORTH SHORE TERMINAL RESERVOIR SEED MIX BC&A 4/23/2021

SEED NO.	SPECIES NAME		Number of Seeds per Pound (LBS)	SEED		
	BOTANICAL NAME	COMMON NAME		Pounds (LBS) of Pure Live Seed (PLS)/Acre	Percentage of Seed mixture	Number of Seeds (PLS/Sq. Foot)
	GRASSES					
1	*Achnatherum hymenoides*	Indian ricegrass	141,000	4.00	15.46%	13
2	*Elytrigia repens x Pseudoroegneria spicata* 'Newhy	Newhy Hybrid wheatgrass	122,000	3.50	11.71%	10
3	*Elymus lanceolatus ssp. lanceolatus*	Thickspike wheatgrass	154,000	3.50	14.78%	12
4	*Elymus trachycaulus ssp. Trachycaulus* 'Pryor'	Pryor Slender wheatgrass	159,000	4.00	17.44%	15
5	*Festuca ovina* 'Covar'	Covar Sheep fescue	680,000	0.60	11.18%	9
6	*Poa secunda* ssp. *Sandbergii*	Sandberg bluegrass	1,047,000	0.40	11.48%	10
	FORBS/SHRUBS/COVER CROP					
7	*Artemisia fridiga*	Fringed sagebrush	4,536,000	0.03	3.73%	3
8	*Chrysothamnus viscidiflorus*	Douglas rabbitbrush	782,000	0.15	3.22%	3
9	*Linum lewisii*	Lewis flax	170,000	1.00	4.66%	4
10	*Oenothera pallida*	White Evening primrose	512,000	0.30	4.21%	4
11	*Triticum aestivum x Secale cereale*	Triticale	13,000	6.00	2.14%	2
			TOTALS =	23.48	100.00%	84

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. TSANDES
DRAWN C. GLABAU

REVIEW
CHECKED G. LOSCHER
APPROVED J. TSANDES

LANDSCAPE

LANDSCAPE PLAN - 1

DATE: JUNE 2021

PROJECT NUMBER 064-20-02

DRAWING NO.
L-01

SHEET 082 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_L-01.dwg Plotted: 6/24/2021 3:43 PM By: Kyle Smoot

N

20 0 40 80
SCALE IN FEET

INSTALL SEED MIX ON ALL DISTURBED AREAS OTHER THAN ROADWAY. NATIVE SEED MIX SHOWN ON L-01.

EXISTING RESERVOIR CELL #1 5 MG

EXISTING RESERVOIR CELL #2 5 MG

RESERVOIR CELL #3 15 MG

FUTURE RESERVOIR CELL #4 15 MG

FUTURE PUMP STATION

EXISTING CONCRETE LINED OVERFLOW BASIN

EX-FG 4792.94±

EX-FG 4791.80±

RESERVOIR ACCESS ROAD

WEST ACCESS ROAD

CENTRAL ACCESS ROAD

EAST ACCESS ROAD

SOUTH ACCESS ROAD

NEW DRAINAGE DITCH

WATER BARS SEE L-03 (TYP)

PLAN

PLANT SCHEDULE				
GROUND COVERS	BOTANICAL NAME	CONT	SPACING	QTY
	NATIVE SEED W/ EROSION CONTROL BLANKET ON 4:1 OR GREATER. EROSION CONTROL BLANKET SHALL BE AEC PREMIER COCONUT EROSION CONTROL BLANKET OR APPROVED EQUAL.	SEED		325,210 SF

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. TSANDES
DRAWN C. GLABAU

REVIEW
CHECKED G. LOSCHER
APPROVED J. TSANDES

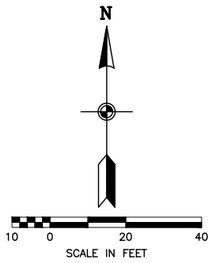
CIVIL

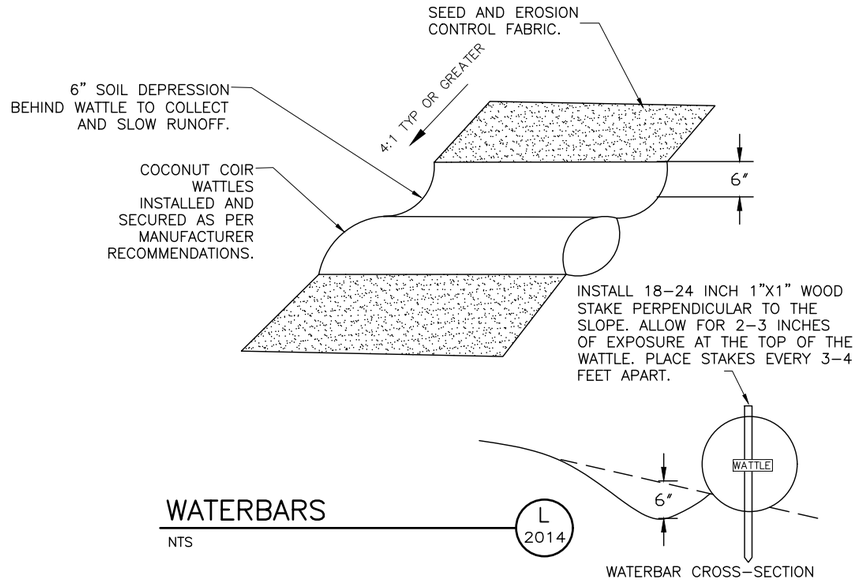
LANDSCAPE PLAN - 2

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
L-02
SHEET 083 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_L-02.dwg Plotted: 6/24/2021 3:44 PM By: Kyle Smoot





WATERBARS

NTS

L
2014

NOTES:

1. WATER BARS/COCONUT WATTLE SHOULD BE INSTALLED AT APPROXIMATELY 30–DEGREE ANGLE DOWN SLOPE. THE OUTFLOW END OF THE WATER BAR SHOULD BE OPEN TO KEEP WATER FROM ACCUMULATING AND SHOULD NOT FLOW DIRECTLY INTO A STREAM. THE WATER BAR SHOULD ALLOW THE SEDIMENT TO SETTLE OUT OF THE WATER AND PREVENT EROSION.
2. WATERBARS SHALL BE SPACED EVERY 30 HORIZONTAL FEET ON SLOPES 4:1 OR GREATER.
3. WATERBARS SHALL BE CONSTRUCTED OUT OF 12" DIAMETER COCONUT COIR WATTLES AND SHALL BE SECURED IN THE GROUND WITH 24" WOODEN STAKES.
4. SOIL DEPRESSION AREAS SHALL SHALL BE EXCAVATED AND WATER BARS CONSTRUCTED PRIOR TO SEED MIX BEING APPLIED.
5. APPLY EROSION CONTROL FABRIC SHALL BE APPLIED AFTER SEED MIX IS DISTRIBUTED. TUCK AND SECURE ENDS OF EROSION CONTROL FABRIC PER MANUFACTURER SPECIFICATIONS TO MINIMIZE UPLIFT IN STORMS AND WIND.

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. TSANDES
DRAWN J. TSANDES
REVIEW
CHECKED G. LOSCHER
APPROVED J. TSANDES

LANDSCAPE

LANDSCAPE DETAILS

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

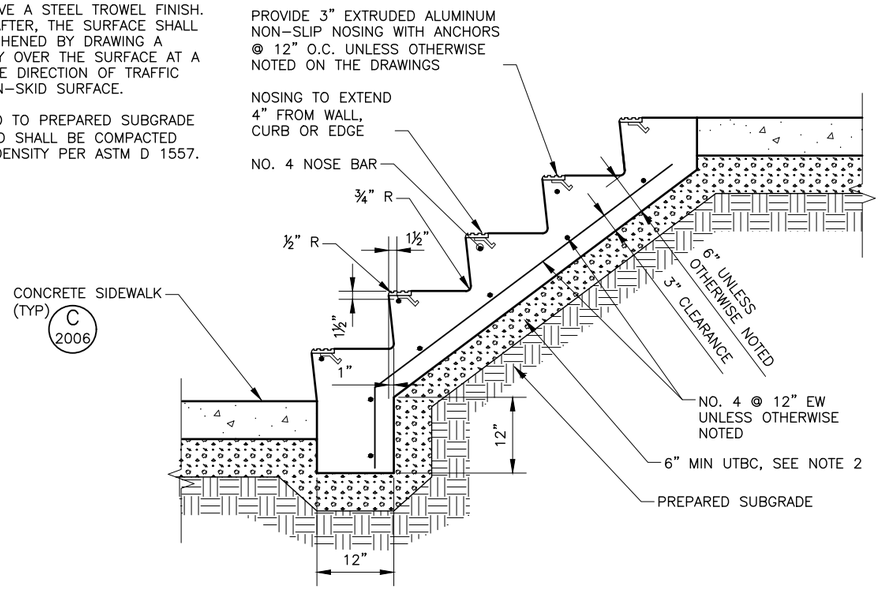
DRAWING NO.
L-03

SHEET 084 OF 116

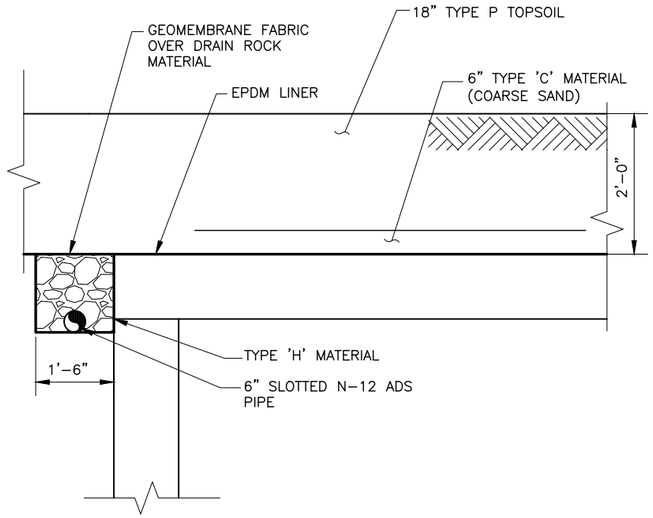
P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_L-03.dwg Plotted: 6/24/2021 3:44 PM By: Kyle Smoot

NOTE:
1. TREAD SHALL RECEIVE A STEEL TROWEL FINISH. IMMEDIATELY THEREAFTER, THE SURFACE SHALL BE SLIGHTLY ROUGHENED BY DRAWING A HAIRBRUSH LIGHTLY OVER THE SURFACE AT A RIGHT ANGLE TO THE DIRECTION OF TRAFFIC TO PRODUCE A NON-SKID SURFACE.

2. UTBC SHALL EXTEND TO PREPARED SUBGRADE (6" MIN DEPTH) AND SHALL BE COMPACTED TO 95% MAX DRY DENSITY PER ASTM D 1557.



CONCRETE STAIR DETAIL
SCALE: NTS
C 2166



TANK ROOF PERIMETER DRAIN DETAIL
SCALE: NTS
C 2624

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN
DESIGN J. CURTIS
DRAWN S. RIGGS

REVIEW
CHECKED G. LOSCHER
APPROVED G. LOSCHER

CIVIL

GENERAL CIVIL DETAILS - 5

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
GC-05
SHEET 089 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_GC-05.dwg Plotted: 6/24/2021 3:45 PM By: Kyle Smoot

GENERAL STRUCTURAL NOTES

GENERAL

1. THE SPECIFICATIONS AND REQUIREMENTS INDICATED ON THIS SHEET ARE INTENDED AS A BASIC SUMMARY OF THE MATERIAL CONSTRUCTION AND INSPECTION REQUIREMENTS FOR THIS PROJECT, AS INCLUDED IN THE PROJECT SPECIFICATIONS. ADDITIONAL AND MORE STRINGENT REQUIREMENTS ARE GIVEN IN THOSE SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN THESE GENERAL NOTES AND THE REQUIREMENTS GIVEN IN THE PROJECT SPECIFICATIONS, THE PROJECT SPECIFICATIONS GOVERN.
2. FOR LOCATION AND DIMENSIONS OF SLEEVES, CURBS, OPENINGS, AND DEPRESSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY AND COORDINATE PENETRATIONS SHOWN ON THE OTHER PROJECT DRAWINGS, WHETHER THEY ARE SHOWN ON THE STRUCTURAL DRAWINGS OR NOT.
3. EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, CONDUITS, AND INSERTS SHALL ALL BE RIGIDLY INSTALLED IN PLACE BEFORE CONCRETE IS POURED. SEE ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ITEMS REQUIRING SLEEVES AND EMBEDMENTS IN CONCRETE, WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE ENGINEER.
5. DESIGN DETAILS AS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND APPLY TO ALL SIMILAR SITUATIONS OCCURRING ON THE PROJECT, WHETHER OR NOT THEY ARE SPECIFICALLY REFERENCED IN EACH LOCATION. CONSULT THE ENGINEER FOR CONCURRENCE PRIOR TO CONSTRUCTION.
6. SUBMIT DRAWINGS AND RECEIVE REVIEW OF ALL STRUCTURAL RELATED SHOP DRAWINGS PRIOR TO ERECTION OR CONSTRUCTION.
7. APPLICABLE BUILDING CODES FOR THE PROJECT ARE THE AMERICAN CONCRETE INSTITUTE (ACI) 350-06, "CODE ROUIREMENTS FOR ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES" AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16, "MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES."

FOUNDATIONS

1. PROVIDE AND PLACE 2'-0" MINIMUM COMPACTED THICKNESS OF STRUCTURAL FILL BENEATH ALL SLABS/FOOTINGS. COMPACTED GRANULAR STRUCTURAL FILL SHALL EXTEND FROM BOTTOM OF SLAB/FOOTING DOWN TO UNDISTURBED EARTH AND TO EXTEND MINIMUM 4'-0" HORIZONTALLY BEYOND THE EDGE OF ALL FOOTINGS OR SLABS.
2. FOUNDATIONS ARE DESIGNED FOR NET ALLOWABLE BEARING PRESSURE OF 4000 PSF.
3. DO NOT PLACE BACKFILL AGAINST CANTILEVERED WALLS UNTIL THE CONCRETE IS THOSE WALLS HAS ATTAINED 100% OF ITS SPECIFIED COMPRESSIVE STRENGTH
4. PLACE NO BACKFILL AGAINST WALLS THAT ARE TIED TO ELEVATED SLABS OR DECKS UNTIL THE SLABS HAVE ATTAINED 80% OF THEIR SPECIFIED COMPRESSIVE STRENGTH AND ALL SLABS OR DECKING IS IN PLACE AND WELDED OR SCREWED AS SPECIFIED.
5. DESIGN AND INSTALL ALL REQUIRED SHORING TO PREVENT SUBSIDENCE OR DAMAGE TO ADJACENT EXISTING STRUCTURES, STREETS, UTILITIES, ETC.
6. OBTAIN APPROVAL OF FOUNDATION BEARING SURFACES BY ENGINEER/SPECIAL INSPECTOR PRIOR TO PLACING STRUCTURAL FILL.

FORMWORK, SHORING, AND BRACING

1. CONFORM TO ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" FOR DESIGN AND CONSTRUCTION OF CONCRETE FORMWORK AND BRACING. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF FORMWORK AND BRACING.
2. STRUCTURES AS SHOWN ON THESE DRAWINGS INDICATE THE FINAL CONDITION ONLY AND DO NOT INCLUDE THE NECESSARY COMPONENTS OR EQUIPMENT FOR STRUCTURAL STABILITY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR WORK RELATED TO CONSTRUCTION ERECTION METHODS, BRACING, SHORING, RIGGING, GUYS, SCAFFOLDING, FORMWORK, AND OTHER WORK AIDS REQUIRED TO SAFELY PERFORM THE WORK SHOWN.
3. TEMPORARY SHORING TO REMAIN IN PLACE UNTIL ELEVATED CONCRETE SLABS HAVE REACHED 80% OF 28-DAY DESIGN STRENGTH AS DETERMINED BY CYLINDER BREAKS.

CONCRETE

1. ALL CONCRETE CONSTRUCTION TO CONFORM TO ACI 350-06, "CODE RQUIREMENTS FOR ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES," INCLUDING BAR BENDS AND HOOKS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THESE DRAWINGS.
2. CAST-IN-PLACE STRUCTURAL CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. NON-STRUCTURAL ELEMETNS, SUCH AS ENCASEMENTS, CURBS, SIDEWALKS, AND LEAN CONCRETE TO HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. USE CEMENT CONFORMING TO ASTM C150, TYPE II OR V, LOW ALKALI.
4. ALL CONSTRUCTION JOINTS, EXPANSION JOINTS, AND OTHER TYPES OF JOINTS, OTHER THAN THOSE SPECIFICALLY SHOWN ON THE DRAWINGS TO BE APPROVED BY THE ENGINEER PRIOR TO PLACING CONCRETE.
5. INSTALL CONTINUOUS WATERSTOPS IN ALL EXPANSION, CONTRACTION, CONTROL, AND CONSTRUCTION JOINTS OF WATER-HOLDING BASINS, CHANNELS, AND BELOW-GRADE STRUCTURES UNLESS SPECIFICALLY NOTED OTHERWISE.
6. PROVIDE 3/4-INCH CHAMFER AT ALL EXPOSED EDGES AND CORNERS UNLESS NOTED OTHERWISE.
7. BEFORE PLACING THE SECOND POUR AT CONSTRUCTION JOINTS, THOROUGHLY CLEAN AND ROUGHEN ALL JOINT SURFACES TO MINIMUM AMPLITUDE OF 1/4 INCH.

REINFORCEMENT STEEL

1. PROVIDE REINFORCEMENT STEEL CONFORMING TO ASTM A615, GRADE 60 EXCEPT WHERE WELDING IS PERMITTED BY THE ENGINEER. PROVIDE STEEL CONFORMING TO ASTM A706 WHEN WELDING IS PERMITTED.
2. WHEN CALLED FOR, PROVIDE WELDED WIRE FABRIC CONFORMING TO ASTM A105.
3. DIMENSIONS GIVEN FOR REINFORCING BARS ARE TO BAR CENTERS UNLESS NOTED OTHERWISE. BAR COVER IS THE CLEAR DISTANCE BETWEEN BAR AND CONCRETE SURFACE. CLEARANCE FOR REINFORCEMENT BARS PER THE FOLLOWING UNLESS SHOWN OTHERWISE:

   WHEN PLACED AGAINST GROUND.....3"
   INTERIOR SURFACES OF WATER-BEARING STRUCTURES.....2"
   ELEVATED SLABS.....1½"
   ALL OTHER CONCRETE SURFACES.....2"

4. CONTINUE WALL CORNER AND WALL INTERSECTION REINFORCEMENT BARS AROUND CORNERS AND THROUGH COLUMNS OR PILASTERS. EXTEND REINFORCEMENT INTO CONNECTING WALLS AND LAP ON THE OPPOSITE FACE OF THE CONNECTING WALLS.
5. UNLESS OTHERWISE NOTED, ALL HOOKS SHOWN ARE 90° STANDARD HOOK AS DEFINED IN ACI 350-06.
6. LAP VERTICAL WALL BARS WITH DOWELS FROM BELOW AND EXTEND THROUGH SLABS ABOVE TO TOP FACE. BEND AND/OR LAP TO TOP SLAB REINFORCEMENT AS INDICATED.
7. UNLESS OTHERWISE INDICATED, CONTRACTOR MAY SPLICE CONTINUOUS SLAB OR LONGITUDINAL BEAM BARS AT LOCATIONS OF HIS CHOOSING, EXCEPT THAT TOP BAR SPLICES ARE TO BE LOCATED AT MIDSPAN AND BOTTOM BAR SPLICES ARE TO BE LOCATED AT SUPPORTS. MINIMUM LAP REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE INDICATED.

GRADE 60 LAP LENGTHS – CONCRETE

BAR SIZE	#4	#5	#6	#7	#8	#9	#10	#11
CONCRETE DESIGN STRENGTH = 4500 PSI								
LAP LENGTH	1'-8"	2'-0"	2'-4"	3'-4"	4'-0"	4'-9"	6'-0"	7'-0"

STRUCTURAL STEEL

1. UNLESS NOTED OTHERWISE, PROVIDE STRUCTURAL STEEL CONFORMING TO ASTM A36. ROLLED WIDE FLANGE SHAPES TO CONFORM TO ASTM A992. PIPE TO CONFORM TO ASTM A53, TYPE E OR S, GRADE B. STRUCTURAL TUBING TO CONFORM TO ASTM A1085. FABRICATE AND ERECT ALL STRUCTURAL STEEL IN CONFORMANCE WITH AISC SPECIFICATIONS.
2. PROVIDE ANCHOR BOLTS CONFORMING TO ASTM F1554, GRADE 36 EXECEPT THAT STAINLESS STEEL ANCHORS SHALL BE USED FOR ALL ATTACHMENTS WITHIN THE RESERVOIR OR OTHER SUBMERGED AREAS.
3. USE ONLY CERTIFIED WELDERS FOR ALL WELDING WORK. USE FILLER METAL HAVING A MINIMUM TENSILE STRENGTH OF 70 KSI AND PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT STRUCTURAL WELDING CODE (AWS D1.1).
4. UNLESS OTHERWISE NOTED, COAT ALL STRUCTURAL STEEL COMPONENTS WITH PAINT OR OTHER PROTECTIVE COATINGS AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
5. MINIMUM THICKNESS FOR GUSSET PLATES IS 3/8 INCH.
6. STRUCTURAL STEEL, WHICH IS TO BE EMBEDDED INTO CONCRETE TO BE CLEAN AND FREE OF PAINT, OIL, OR DIRT.
7. PERFORM ALL WELDED OR BOLTED CONNECTIONS IN ACCORDANCE WITH THE DETAILS, SPECIFICATIONS, AND THE FIFTEENTH EDITION OF THE AISC HANDBOOK OF FRAMED BEAM CONNECTIONS. USE ASTM 3/4-INCH A325N BOLTS UNLESS OTHERWISE NOTED.

STAINLESS STEEL

1. WHERE REQUIRED, PROVIDE STAINLESS STEEL SHAPES, PLATES, BARS, AND RODS CONFORMING TO ASTM A666 AND A276, TYPE 316 OR 316L.
2. PROVIDE STAINLESS STEEL BOLTS AND NUTS CONFORMING TO ASTM F593 AND F594.

ALUMINUM

1. WHERE REQUIRED, PROVIDE ALLOY 6061-T6 FOR ALL ALUMINUM STRUCTURAL MATERIALS.
2. COAT ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE OR DISSIMILAR METALS AS DETAILED IN THE SPECIFICATIONS TO PREVENT ALUMINUM-CONCRETE REACTION OR ELECTROLYTIC ACTION.
3. PERFORM ALUMINUM WELDING TO CONFORM TO THE PROVISIONS OF THE LATEST STRUCTURAL WELDING CODE (AWS D1.2).

LOADING CRITERIA

1. DEAD LOAD	CALCULATED FROM UNIT WEIGHT
2. LIVE LOADS:	
RESERVOIR ROOF	SEE S-02
STAIRS / PLATFORMS	100 PSF
VAULT ROOF SLABS	150 PSF
ALL FLOORS / SLABS NOT OTHERWISE INDICATED	50 PSF
3. LATERAL EARTH PRESSURE (EFP)	
NON SATURATED (AT-REST)	57.2 PCF
NON SATURATED (ACTIVE)	36.4 PCF
4. HYDROSTATIC FLUID PRESSURE	62.4 PCF
5. WIND LOAD:	
BASIC WIND SPEED	113 MPH
EXPOSURE	C
6. SNOW LOAD:	
GROUND SNOW LOAD	36 PSF
FLAT ROOF SNOW LOAD	28 PSF
SNOW EXPOSURE COEFFICIENT	0.9
SNOW IMPORTANCE FACTOR	1.1
SNOW THERMAL FACTOR	1.1
7. SEISMIC LOAD:	
IBC MCE SPECTRA	
2% EXCEEDANCE IN 50 YEARS	
MAX ACC FOR 0.2 SEC PERIOD (Ss)	0.96g
MAX ACC FOR 1.0 SEC PERIOD (S1)	0.35g
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
IMPORTANCE FACTOR	1.25
8. FROST DEPTH:	30 INCHES

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION IN ACCORDANCE WITH APPROPRIATE SECTIONS OF IBC 2018, CHAPTER 17 IS REQUIRED FOR THE PROJECT.
2. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE, TO THE BUILDING OFFICIAL AND THE ENGINEER.
3. AN APPLICATION FOR OFF-SITE FABRICATION JUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.
4. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ERECTION OF PREFABRICATED COMPONENTS. SPECIAL INSPECTION REQUIRED PER IBC SECTION 1704.2.
5. SPECIAL INSPECTION ITEMS REQUIIRED AS FOLLOWS:

   CONCRETE: (TABLE 1705.3, 2018 IBC)
   P PLACING REINFORCEMENT STEEL, INCLUDING POST-TENSIONING.
   C WELDING REINFORCEMENT STEEL (IF APPROVED BY ENGINEER).
   P PLACING ANCHOR BOLTS AND EMBEDDED PLATES.
   P VERIFICATION OF USE OF REQUIRED MIX DESIGN
   C SAMPLING CONCRETE FOR STRENGTH TESTS.
   P CURING TECHNIQUES AND APPLICATION.
   C INSTALLATION OF POST INSTALLED ANCHORS AND MECHANICAL COUPLERS.
   P FORMING AND PLACING CONCRETE, SUBJECT TO EXCEPTIONS LISTED IN IBC.
   P VERIFICATION OF IN-SITU STRENGTH BEFORE REMOVING SHORING.

   SOILS: (TABLE 1705.6, 2018 IBC)
   P SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY
   P EXCAVATION EXTEND TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL
   P CALSSIFICATION AND TESTING OF COMPACTED FILL MATERIALS
   C USE OF PORPER MATERIALS, DENSITIES, AND LIFT THICKNESSES
   P SUBGRADE AND SITE PREPERATION PRIOR PLACMENT OF COMPACTED FILL

   P = PERIODIC, C = CONTINUOUS

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

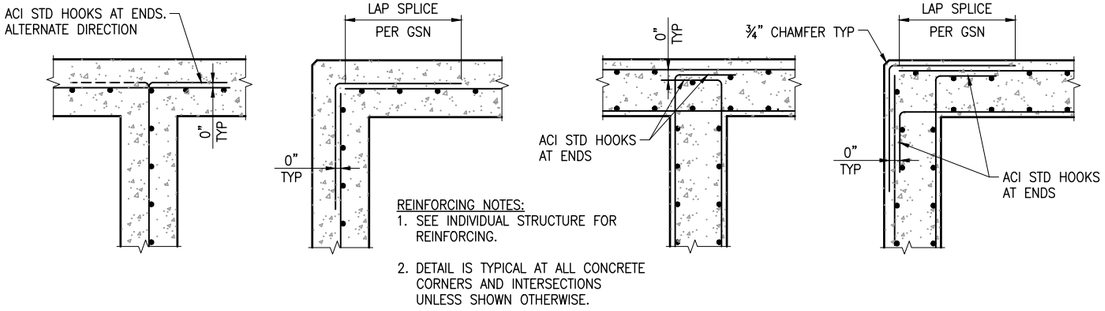
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS
DRAWN R. DAVIS
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL
GENERAL STRUCTURAL NOTES

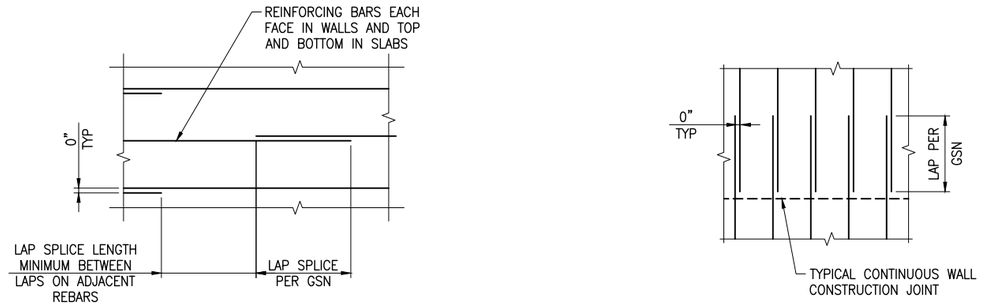
PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO.
GS-01
SHEET 098 OF 116



SINGLE–CURTAIN REINFORCING

DOUBLE–CURTAIN REINFORCING



HORIZONTAL REINFORCING

VERTICAL REINFORCING

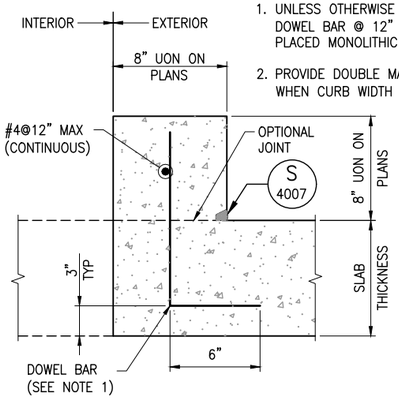
WALL REINFORCING AT CORNERS AND JUNCTIONS

NOT TO SCALE

S 4039

DETAIL NOTES:

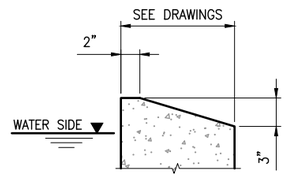
1. UNLESS OTHERWISE NOTED, PROVIDE #4 DOWEL BAR @ 12" OC IF CURB IS NOT PLACED MONOLITHIC WITH SLAB.
2. PROVIDE DOUBLE MAT OF REINFORCING WHEN CURB WIDTH EXCEEDS 9"



CONCRETE CURB

NOT TO SCALE

S 4041



CONCRETE WEIR

NOT TO SCALE

S 4043

REINFORCING STEEL LAP SPLICES

NOT TO SCALE

S 4040

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT

CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II

SARATOGA SPRINGS, UTAH

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS

DRAWN R. DAVIS

REVIEW

CHECKED G. LOSCHER

APPROVED R. DAVIS

STRUCTURAL

GENERAL STRUCTURAL DETAILS - 4

DATE: JUNE 2021

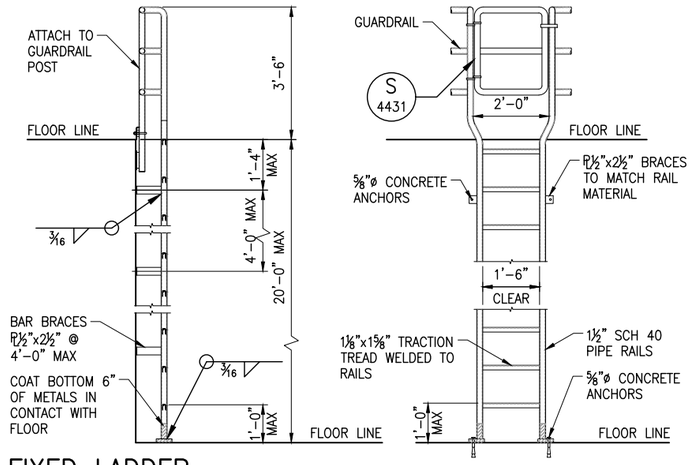
PROJECT NUMBER 064-20-02

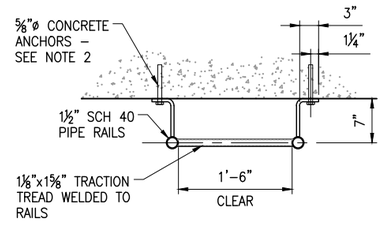
DRAWING NO.

GS-05

SHEET 102 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_GS-05.dwg Plotted: 6/24/2021 3:47 PM By: Kyle Smoot





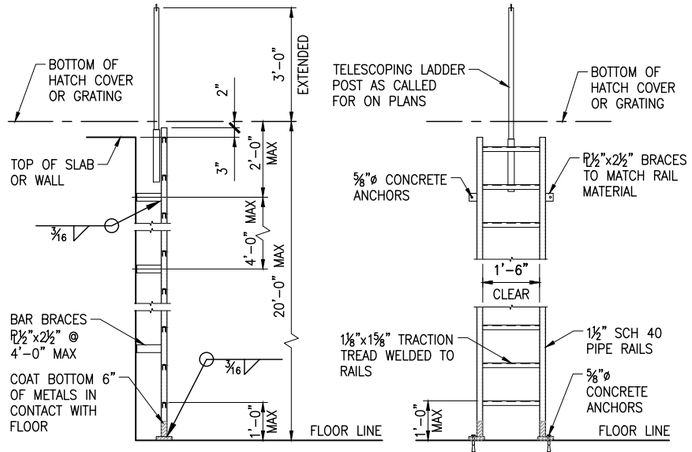
LADDER NOTES:

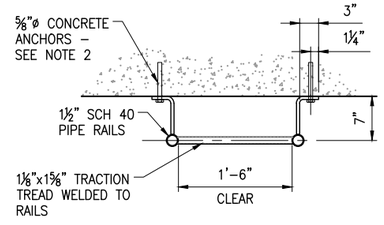
1. LADDER MATERIAL SHALL MATCH GUARDRAIL MATERIAL FOR PARTICULAR LOCATION/APPLICATION.
2. USE 316 STAINLESS STEEL FOR ANCHORS & FASTENERS EXCEPT FASTENERS FOR GALVANIZED STEEL LADDERS SHALL BE GALVANIZED STEEL.
3. FABRICATE AND INSTALL LADDERS TO COMPLY WITH OSHA AND ANSI STANDARDS.

FIXED LADDER

NOT TO SCALE

S 4410





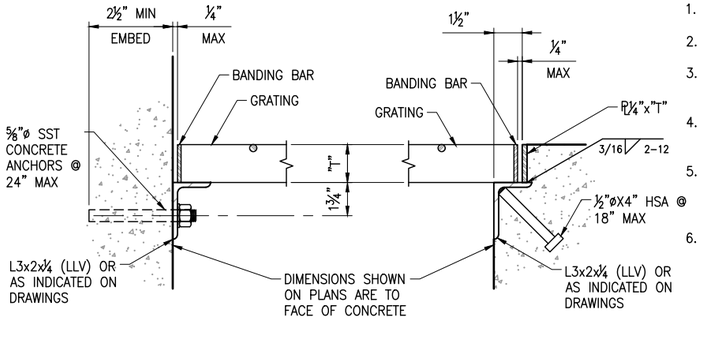
LADDER NOTES:

1. LADDER MATERIAL SHALL BE GALVANIZED STEEL UNLESS INDICATED OTHERWISE ON THE PLANS.
2. USE 316 STAINLESS STEEL FOR ANCHORS & FASTENERS EXCEPT FASTENERS FOR GALVANIZED STEEL LADDERS SHALL BE GALVANIZED STEEL.
3. FABRICATE AND INSTALL LADDERS TO COMPLY WITH OSHA AND ANSI STANDARDS.

FIXED LADDER

NOT TO SCALE

S 4411



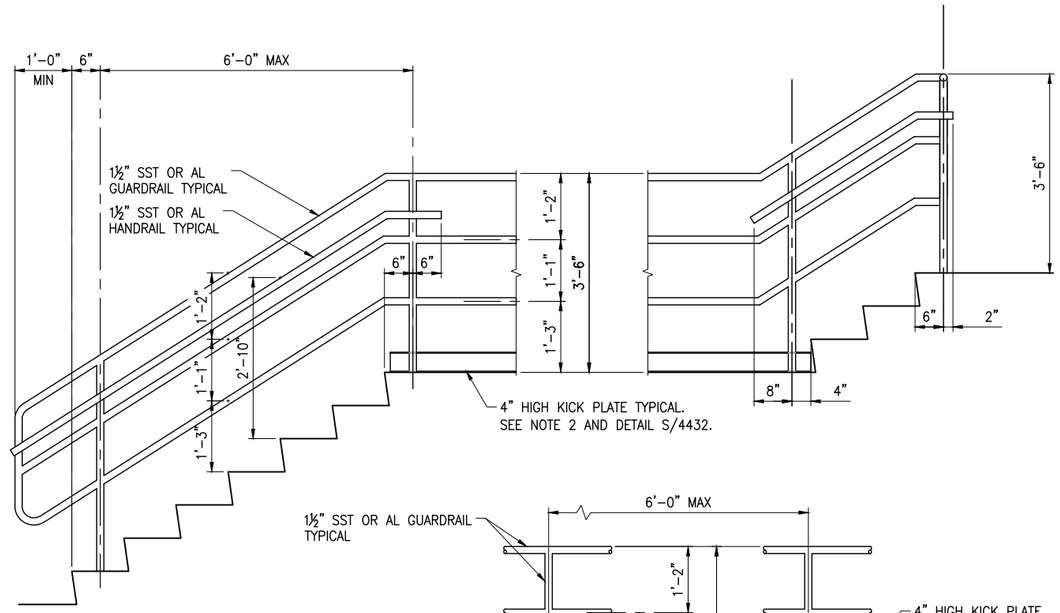
DETAIL NOTES:

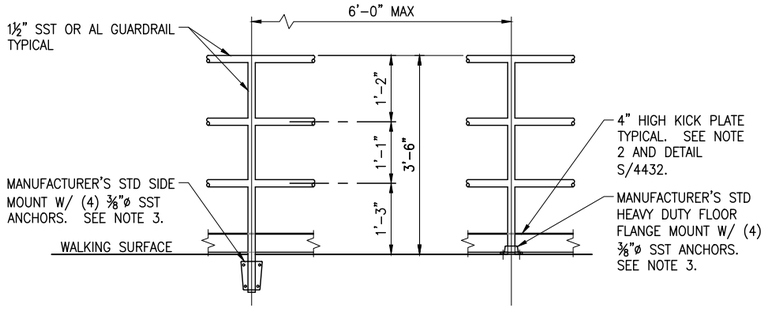
1. GRATING DEPTH "T" AS NOTED ON DRAWINGS.
2. ALL EDGES AND OPENINGS ARE TO BE BANDED.
3. WEIGHT OF INDIVIDUAL GRATING SECTION SHALL NOT EXCEED 80 LBS.
4. METAL BEARING BARS ARE TO BE DEPTH "T"x⅛" @ 1⅜16" OC. CROSS BARS ARE TO BE AT 4" OC.
5. PROVIDE A MINIMUM OR 4 CLIPS PER GRATING PANEL AND LOCATE APPROXIMATELY 4" FROM PANEL CORNERS. MAXIMUM SPACING OF CLIPS IS 3'–0".
6. MATERIALS:
   ALUMINUM GRATING – USE ALUMINUM ANGLE SUPPORTS AND STAINLESS STEEL BOLTS AND CLIPS.
   GALVANIZED STEEL GRATING – USE GALVANIZED STEEL SUPPORTS, BOLTS, AND CLIPS. HOT–DIP GALVANIZE AFTER FABRICATION.
   STAINLESS STEEL GRATING – USE 316 STAINLESS STEEL ANGLE SUPPORTS, BOLTS, AND CLIPS.

METAL GRATING

NOT TO SCALE

S 4416





DETAIL NOTES:

1. PLACE CENTER OF FLOOR FLANGE MOUNTED POSTS 4" FROM EDGE OF CONCRETE OR 6" FROM STAIR NOSINGS UNLESS OTHERWISE NOTED ON DRAWINGS.
2. KICKPLATE MAY BE EXTRUDED SHAPE OR BENT PLATE AND SHALL BE ATTACHED WITH STAINLESS STEEL BOLTS. BOLT KICKPLATE TO POSTS WITH BOTTOM ¼" CLEAR FROM WALKING SURFACE. FOR SIDE MOUNTED HANDRAIL, PROVIDE STANDARD SPACER BLOCK BETWEEN POST AND KICKPLATE TO MAINTAIN ¼" MAXIMUM CLEAR SPACING. PROVIDE KICKPLATE AT ALL PLACES WHERE DROP FROM ONE LEVEL TO ANOTHER EXCEEDS 2'–6" AND WHERE INDICATED ON THE DRAWINGS. HAND TIGHTEN AND CENTER PUNCH BOLT THREADS TO LOCK. KICKPLATE MAY BE OMITTED WHERE RAILING IS MOUNTED ON MINIMUM 4" HIGH CURB.
3. VARIOUS POST MOUNTINGS ARE SHOWN IN THIS DETAIL. SIDE MOUNTING IS PREFERRED. REFER TO DRAWINGS FOR SPECIFIC MOUNTING REQUIREMENTS.
4. PLACE RAIL POSTS OPPOSITE EACH OTHER WHEN POSSIBLE AND WHERE GUARDRAILS ARE PARALLEL.
5. COAT ALL SURFACES OF ALUMINUM IN CONTACT WITH CONCRETE IN ACCORDANCE WITH SPECIFICATIONS. PLACE NEOPRENE GASKET BETWEEN ALUMINUM AND STEEL.
6. ALL GUARDRAILS ARE FIXED UNLESS OTHERWISE NOTED ON DRAWINGS.
7. HANDRAILS ALONG WALLS SHALL BE SINGLE RAIL PER DETAIL S/4428 WITH TOP OF RAIL AT 2'–10" ABOVE TREAD NOSINGS AND LANDINGS.
8. ALL JOINTS IN STAINLESS STEEL RAIL SHALL BE COPED, WELDED, AND GROUND SMOOTH.
9. FOR RAIL POSTS MOUNTED TO BEAM OR STAIR CHANNEL, PROVIDE MANUFACTURER'S STANDARD REINFORCED CONNECTION FROM POST TO PLATE. BOTH THE PLATE AND REINFORCED INSERT TO BE ALUMINUM OR STAINLESS STEEL.
10. SEE DRAWINGS AND SPECIFICATIONS FOR GUARDRAIL MATERIALS. GENERALLY, RAILS INSIDE THE RESERVOIR ARE STAINLESS STEEL AND ALL OTHERS ARE ALUMINUM.

THREE–RAIL GUARDRAIL

NOT TO SCALE

S 4425

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

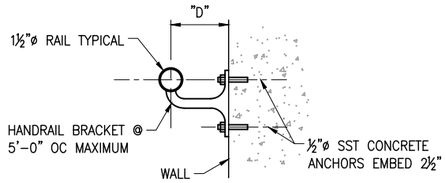
DESIGN R. DAVIS
DRAWN R. DAVIS
REVIEW CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL

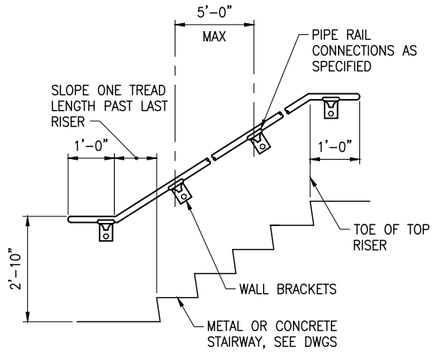
GENERAL STRUCTURAL DETAILS - 7

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO. GS-08
SHEET 105 OF 116



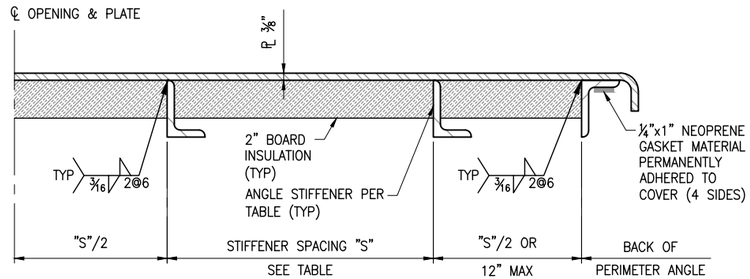
DETAIL NOTE:
1. ATTACHED HANDRAIL TO BRACKET AS REQUIRED PER MANUFACTURER'S STANDARD.
2. OFFSET THE HANDRAIL DISTANCE "D" BY LOCATION AS INDICATED BELOW:
   RESERVOIR: D = 2½"
   OUTLET/INLET VAULT: D = 4½"

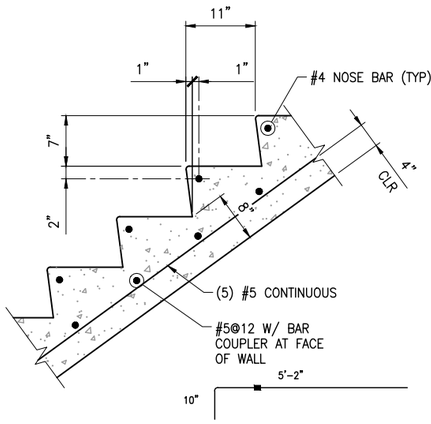


SINGLE RAIL (WALL)
NOT TO SCALE — S 4428

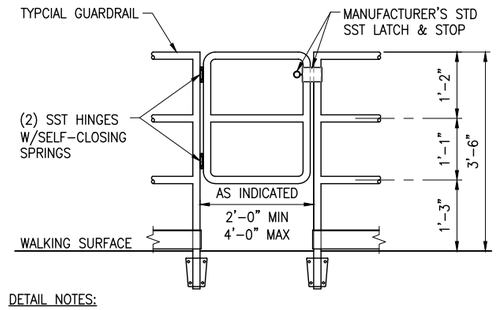
DETAIL NOTES:
1. ALL MATERIALS TO BE 316 STAINLESS STEEL.
2. UNEQUAL LEG STIFFENERS TO BE PLACED WITH LONG LEG VERTICAL.
3. IN ALL CASES, STIFFENERS TO BE PARALLEL TO SHORT DIMENSION OF OPENING.
4. MAXIMUM DESIGN LOAD 300 PSF.

PLATE STIFFENER TABLE		
SHORT SPAN	STIFFENER SIZE	MAX SPACING "S"
2'-0"	L 2x2x¼	1'-6"
3'-0"	L 2½x2x¼	1'-6"
4'-0"	L 3x2x¼	1'-6"
5'-0"	L 3x2x¼	1'-6"
6'-0"	L 3x2x¼	1'-6"
7'-0"	L 3x2x¼	1'-4"



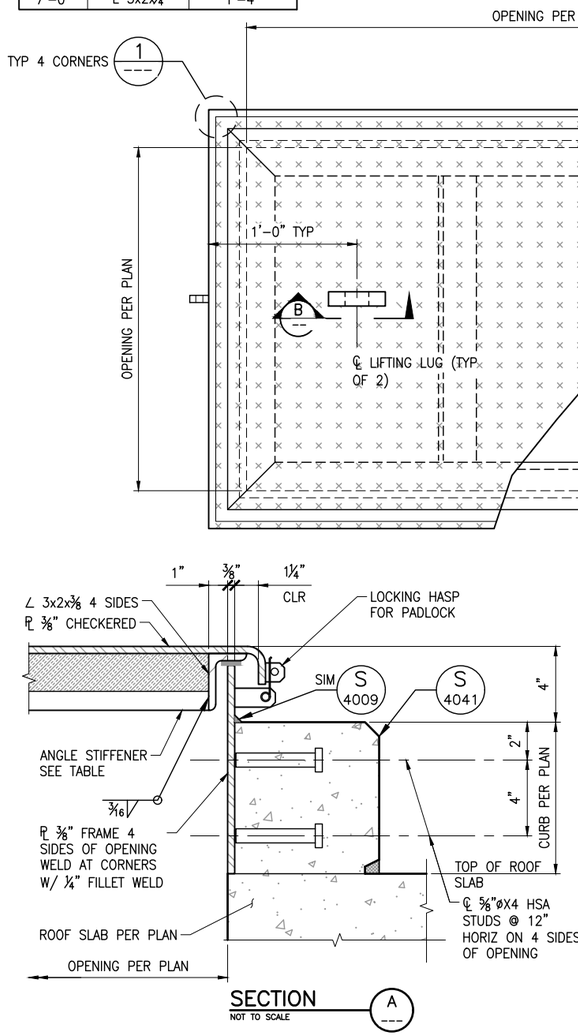


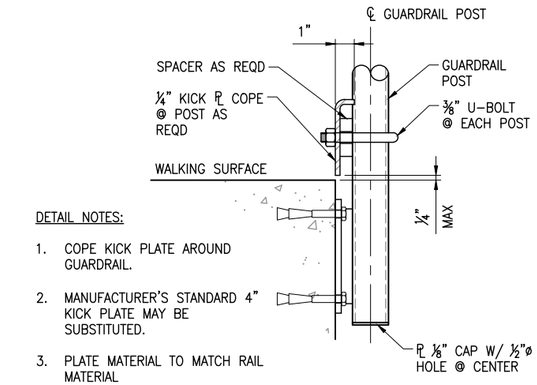
CONCRETE STAIR
NOT TO SCALE — S 4429



DETAIL NOTES:
1. GATE MATERIAL AND FINISH TO MATCH ADJACENT GUARDRAIL.
2. GATE TO OPEN TOWARD WALKWAY AND AWAY FROM LADDER.

GUARDRAIL GATE
NOT TO SCALE — S 4431





DETAIL NOTES:
1. COPE KICK PLATE AROUND GUARDRAIL.
2. MANUFACTURER'S STANDARD 4" KICK PLATE MAY BE SUBSTITUTED.
3. PLATE MATERIAL TO MATCH RAIL MATERIAL

KICK PLATE
NOT TO SCALE — S 4432

ROOF COVER PLATE
NOT TO SCALE — S 4437

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

BOWEN COLLINS & ASSOCIATES
CENTRAL UTAH WATER CONSERVANCY DISTRICT

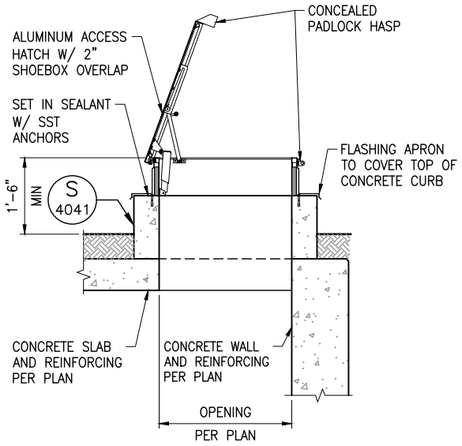
CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN R. DAVIS
DRAWN R. DAVIS
REVIEW
CHECKED G. LOSCHER
APPROVED R. DAVIS

STRUCTURAL
GENERAL STRUCTURAL DETAILS - 8
DATE: JUNE 2021
PROJECT NUMBER 064-20-02

DRAWING NO.
GS-09
SHEET 106 OF 116



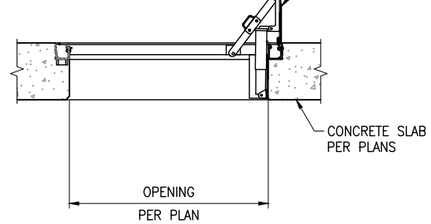
DETAIL NOTES:

1. SET HATCHES IN SEALANT AND ATTACH TO CONCRETE WITH STAINLESS STEEL ANCHORS PER MANUFACTURER'S SPECIFICATIONS.
2. PRE-WIRE HATCHES AT FACTORY FOR INTRUSION ALARMS.
3. MINIMUM DESIGN LOAD 40 PSF.
4. ACCESS HATCH INTEGRAL CURB HEIGHT SHALL BE 12" MINIMUM.
5. HARDWARE SHALL BE TYPE 316 STAINLESS STEEL

HATCH

NOT TO SCALE

S 4446



DETAIL NOTES:

1. FLOOR HATCH TO BE RATED AT MININUM 150 PSF UNLESS NOTED OTHERWISE.
2. PROVIDE 2" INSULATION BOARD ON INSIDE OF HATCH.
3. HARDWARE SHALL BE TYPE 316 STAINLESS STEEL

HATCH

NOT TO SCALE

S 4447

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

DESIGN: K. SMOOT
DRAWN: K. SMOOT
CHECKED: G. LOSCHER
APPROVED: R. DAVIS
REVIEW

STRUCTURAL

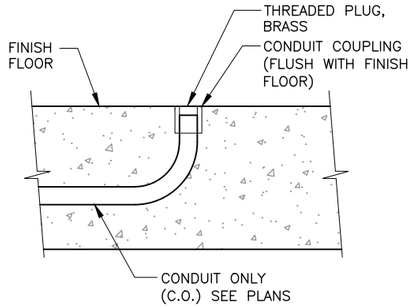
GENERAL STRUCTURAL DETAILS - 9

DATE: JUNE 2021
PROJECT NUMBER 064-20-02

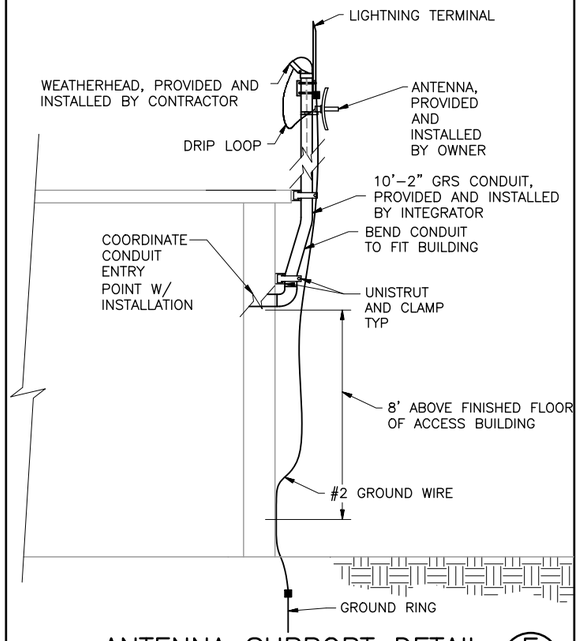
DRAWING NO.
GS-10

SHEET 107 OF 116

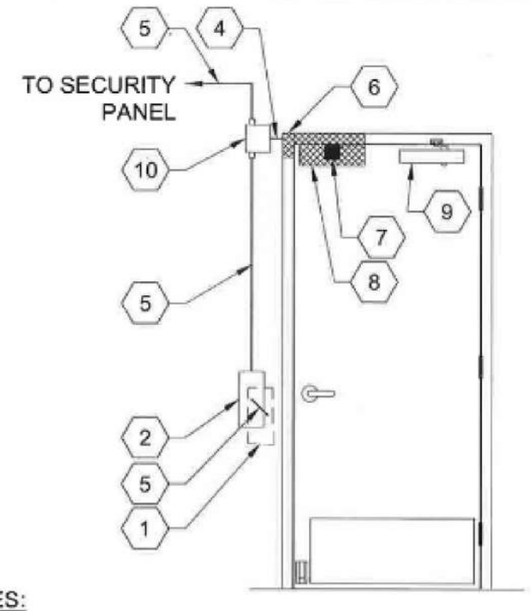
P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_GS-10.dwg Plotted: 6/24/2021 3:48 PM By: Kyle Smoot



CONDUIT TERMINATION FOR FUTURE — E 5075
SCALE: NTS



ANTENNA SUPPORT DETAIL — E 5017
SCALE: NTS

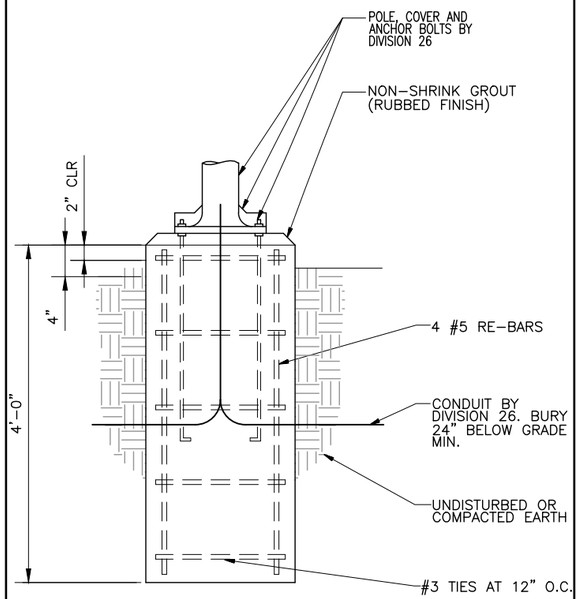


NOTES:

1. PROVIDE EMBEDDED SINGLE GANG BOX. INSTALL FLUSH WITH EXTERIOR WALL. SEE NOTE 3.
2. PROVIDE EMBEDDED SINGLE GANG BOX ON SECURE SIDE. SEE NOTE 3.
3. THE SINGLE GANG BOXES INDICATED IN NOTES 1 AND 2 SHOULD BE MOUNTED BACK TO BACK AND A 3/4" CONDUIT ROUTED BETWEEN THEM AND A SINGLE 3/4" CONDUIT RUN TO THE JUNCTION BOX ABOVE. THESE BOXES ARE TO BE MOUNTED ON THE SIDE OPPOSITE TO THE HINGES OF THE DOOR.
4. 3/4" EMBEDDED CONDUIT STUBBED INTO DOOR FRAME.
5. 3/4" EMBEDDED CONDUIT.
6. 10" BOXED-OUT, HOLLOW AREA IN DOOR FRAME FOR WIRING.
7. DOOR CONTACT WITH LEAD WIRES THAT EXTEND TO SECURITY JUNCTION BOX.
8. ELECTROMAGNETIC LOCK WITH LEAD WIRES THAT EXTEND TO SECURITY JUNCTION BOX.
9. DOOR CLOSER MOUNTED ON DOOR.
10. EMBEDDED DOUBLE GANG BOX ON SECURE SIDE WHICH SERVES AS A SECURITY JUNCTION BOX.

SINGLE DOOR SECURITY — E 5147
SCALE: NTS

CAMERA ENCOLUSURE — E 5099
SCALE: NTS



FLUSH MOUNT NON FUSED POLE BASE DETAIL — E 5468
SCALE: NTS

BOWEN COLLINS & ASSOCIATES

CENTRAL UTAH WATER CONSERVANCY DISTRICT

90% REVIEW

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

CENTRAL UTAH WATER CONSERVANCY DISTRICT
CWP - NORTH SHORE TERMINAL RESERVOIR - PHASE II
SARATOGA SPRINGS, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN — DESIGN J. LAKE — DRAWN J. LAKE
REVIEW — CHECKED S. CAVANAUGH — APPROVED S. CAVANAUGH

ELECTRICAL

GENERAL ELECTRICAL DETAILS - 3

PROJECT NUMBER 064-20-02
DATE: JUNE 2021

DRAWING NO. GE-03
SHEET 115 OF 116

P:\CUWCD\064-20-02 NORTH SHORE TERMINAL RESERVOIR\2.0 DESIGN PHASE\2.9 DRAWINGS\SHT\0642002_GE-03.dwg Plotted: 7/1/2021 9:00 AM By: Josh Lake

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	7/9/2021
Date of Review:	**7/17/2021**
Project Name:	Central Utah WCD North Shore Terminal Reservoir Phase II
Project Request / Type:	Site Plan Amendment: Major
Meeting Type:	Planning Commission Meeting
Applicant:	Bowen Collins & Associates, Brad Perkins
Owner:	Central Utah Water Conservancy District
Location:	NW of intersection of Pioneer Crossing and Mountain View Corridor, south of 8800 North
Major Street Access:	Mountain View Corridor and 8800 North
Parcel Number(s) and size:	58:033:0306 - 28.56 acres / 58:033:0306 – 1.2 acres / total 29.76
Land Use Designation:	Planned Community Mixed Use
Parcel Zoning:	Regional Commercial (RC)
Adjacent Zoning:	RC, PC, A, R1-10
Current Use:	Institutional: Utility
Adjacent Uses:	Vacant
Previous Meetings:	Phase I 2013-2015 process
Previous Approvals:	2013-2015, Phase I
Type of Action:	Administrative: PC approval
Land Use Authority:	Planning Commission
Future Routing:	N/A
Planner:	Kimber Gabryszak, Senior Planner

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: no comments
- Neighborhood Meeting: not required
- PC: 9/23/2021, decision TBD
- CC: N/A

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
- 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: Permitted

	NC	CC	RC[1]	MU	OW	I	MW	BP	IC	PSBL
Office, Warehouse/Flex					P	P				
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P
Pawn Shop					P	P				
Personal Service Establishment	P	P	P	P	P		P	P[A]		
Plant & Tree Nursery		P	P			P				
Postal Center	P	P	P	P	P			P[A]	P	
Preschool		P	P	P			P[A]	P[A]		
Printing, lithography & publishing establishments					P	P		P		
Public & private utility building or facility			P[4]		P[4]	P[4]	P[4]		P[4]	P[4]

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.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**N/A.**	
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	
Property Access - All lots shall abut a dedicated public or private road. **19.05.16:** a. Minimum lot size: exempt b. PUE encroachment: complies c. Setbacks: complies d. Fencing: not required e. Landscaping: not intended for occupancy and does not require more than native revegetation. Complies. f. Access: provided g. Site and Architectural Design: exempt. Gabled roof required, masonry permitted, earth tones required. Complies.	**Complies.** **Complies.**	

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings
No existing and no additional parking proposed ("To be determined by the Land Use Authority")	**Complies.**	

19.11 Lighting

General Standards

Regulation	Compliance	Findings
	Complies.	*No exterior lighting added.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*NA*
Notice/Land Use Authority.	*Complies; PC is the Land Use Authority*
Master Development Agreement.	*NA*
Phasing Improvements.	*NA*
Payment of Lieu of Open Space.	*NA*

19.14 Site Plan Review		
Standards		
Regulation	**Compliance**	**Findings**
Site Plan application required for Multi-Family units.	**N/A.**	
Entire site must be built upon, landscaped, or paved.	**Complies.**	
Utilities underground and in easements.	**Complies.**	
Grading and Drainage - Must have onsite drainage.	**Complies.**	
Water system and shares.	**N/A.**	
Piping of canals and ditches is required.	**N/A.**	
Preliminary Plat required with attached units.	**N/A.**	
Application Requirements:	Item.	
Ownership Affidavit.	**Complies.**	
Vicinity Map.	**Complies.**	
Context plan - A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	
Site Analysis - A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	
Survey of legal description, boundaries.	**Complies.**	
Compliance Statement.	**Complies.**	
PDF files of all application materials.		
Final Construction Drawings:	Item.	
Locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties.	**Complies.**	
Access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary.	**Complies.**	
Acceleration and deceleration lanes, and dimensions, if required.	**N/A.**	
Off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title.	**N/A.**	
Proposed outdoor display areas.	**N/A.**	
Screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements.	**Complies.**	
Location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures.	**Complies.**	
Tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces.	**Complies.**	

Type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants.	**Complies.**	
Final Hydraulic and Hydrological storm drainage report and calculations, location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts.	**Complies.**	
Traffic Report.	**N/A.**	
Established Grade of building area.	**N/A.**	
A data table including - 1) total project area 2) total number of lots, dwellings, and buildings 3) square footage of proposed building footprints and, if multiple stories, square footage by floor 4) number of proposed garage parking spaces 5) number of proposed surface parking spaces 6) percentage of buildable land 7) acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area 8) area and percentage of open space or landscaping 9) area to be dedicated as right-of-way (public and private) 10) net density of dwellings by acre (sensitive lands must be subtracted from base acreage) 11) number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	
Landscaping Plan - A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	
Lighting Plan - Photometric plan and lighting details.	**N/A.**	
Elevations - The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures.	**N/A.**	
Percentage of building materials proposed and colors of all materials.	**N/A.**	
Colors and materials board.	**N/A.**	
Signage Plan - An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**N/A.**	

Staff Report

Author: Jeremy Lapin, City Engineer – Public Works Director
Subject: CUWCD North Shore Reservoir– Site Plan Amend
Date: September 2, 2021
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Brad Perkins—Central Utah Water Conservancy District*
Request:	*Site Plan Approval*
Location:	*NW of the SR-73 & Mountain View Corridor Intersection*
Acreage:	*8 Acres - 1 Lots*

C. Recommendation: Staff recommends the approval of Site Plan Amendment 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 Long Term Storm Water Management Plan (LTSWMP) following the City template, prior to the pre-construction meeting.

3. Provide easements for all public utilities not located in the public right-of-way.

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

SARATOGA SPRINGS PLANNING

Planning Commission Staff Report

Site Plan
The Point at Saratoga Springs
Thursday, September 23, 2021
Public Meeting

Report Date:	Thursday, September 16, 2021
Applicant:	Eric Towner
Owner:	X Saratoga, LLC
Location:	1166 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	49:951:0001, ~3.93 acres
Parcel Zoning:	CC (Community Commercial)
Parcel General Plan:	Community Commercial
Adjacent Zoning:	MF-10, MF-14, MF-18, PC, NC, RC
Current Use of Parcel:	Undeveloped, one residence
Adjacent Uses:	Commercial, Attached Residential
Previous Meetings:	Rezone & concept reviewed by PC on 1/25/18 and by CC on 2/6/18
Previous Approvals:	Rezone approved by CC on 2/6/18
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Author:	Sarah Carroll, Senior Planner/Long Range Planner

A. Executive Summary:

The applicant is requesting site plan approval for property located at 1166 North Redwood Road. The proposed site plan consists of 3.93 acres and includes four commercial buildings with associated parking and landscaping. The building space adds up to a total of 25,410 square feet that is intended to be used for a variety of commercial uses including restaurants, retail, medical/dental, and speculative users.

Recommendation:
Staff recommends that the Planning Commission conduct a public meeting on the Site Plan, review and discuss the proposal, and select from the possible motions outlined in Section "H" of this report. Options include approval with conditions, continuation of the item, or denial.

Sarah Carroll, Senior Planner
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
scarroll@saratogaspringscity.com • 801-766-9793 x106 • 801-766-9794 fax

B. Background:

The site was recently rezoned to Community Commercial in 2018 in anticipation of the proposed development.

C. Specific Request:

The applicant is requesting site plan approval for "The Point at Saratoga", which is located in the Community Commercial zone. Four buildings are proposed for a variety of commercial uses. The site plan application meets the requirements of the land development code subject to the conditions listed in the proposed motion for approval.

D. Process:

Section 19.13 summarizes the process. The development review process for site plan approval requires final approval by the Planning Commission. A public hearing is not required.

E. Community Review:

Mailed public notices are not required for this application type. However, the Land Development Code, Section 19.13.04, requires that the developer hold a neighborhood meeting or conduct a neighborhood canvas when new commercial is proposed adjacent to existing residential development. The applicant chose to conduct a neighborhood canvas and obtain signatures from at least 51% of the property owners verifying they reviewed the site plan and elevations. The applicant has provided the attached signatures.

F. General Plan:

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

> These areas include a variety of commercial uses which are well integrated into the community and are located in commercial clusters along major transportation corridors. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complementary land-uses.

Staff conclusion: Consistent. The uses indicated on the site plan include restaurants, retail, and medical office along a major transportation corridor and are consistent with the General Plan. 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**. *The uses are regulated by the CC zone.*
- 19.05, Supplemental Regulations: **Complies**.
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**

    - Finding: Parking requirements are based upon gross square footage. Not all of the uses/future tenants have been determined at this time. Uses allowed in the CC zone require parking ratios ranging from 4-10 stalls per 1,000 sq. ft. The site plan has an overall parking ratio of 6.84 stalls per 1,000 sq. ft.; the ratio that has been provided will allow for a range of uses that are permitted in the CC zone.
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Complies subject to conditions.**
    - Condition of approval: Awnings over walkways shall project a minimum of four feet.
- 19.18, Signs: **Can Comply subject to conditions.**
    - Condition of approval: The proposed monument sign needs to be updated to comply with code requirements. A separate sign permit and building permit will be required for the monument sign and these comments can be addressed with that application. All future tenants will be required to submit signage applications and associated building permits.

H. Recommendation and Alternatives:

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

Staff Recommended Motion – Approval

"I move that the Planning Commission approve the proposed site plan for The Point at Saratoga Springs, located at 1166 North Redwood Road and as shown in the exhibits, with the Findings and Conditions in the Staff Report dated September 23, 2021:"

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 the attached Planning Review Checklist and 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. Awnings over walkways shall project a minimum of four feet.
5. The proposed monument sign needs to be updated to comply with code requirements. A separate sign permit and building permit will be required for the monument sign and these comments shall be addressed with that application. All

future tenants are required to submit signage applications and associated signage building permits.

6. Prior to commencing construction, the construction drawings shall be stamped by City Engineering and the developer shall hold a pre-construction meeting with Public Works.
7. Any other conditions or changes as articulated by the Planning Commission: _____.

Alternative 1 – Continuance

The Planning Commission may choose to **continue** the item. "I move to continue The Point at Saratoga Site Plan 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 choose to **deny** the application. "I move that the Planning Commission deny The Point at Saratoga Springs Site Plan based upon the Findings below:

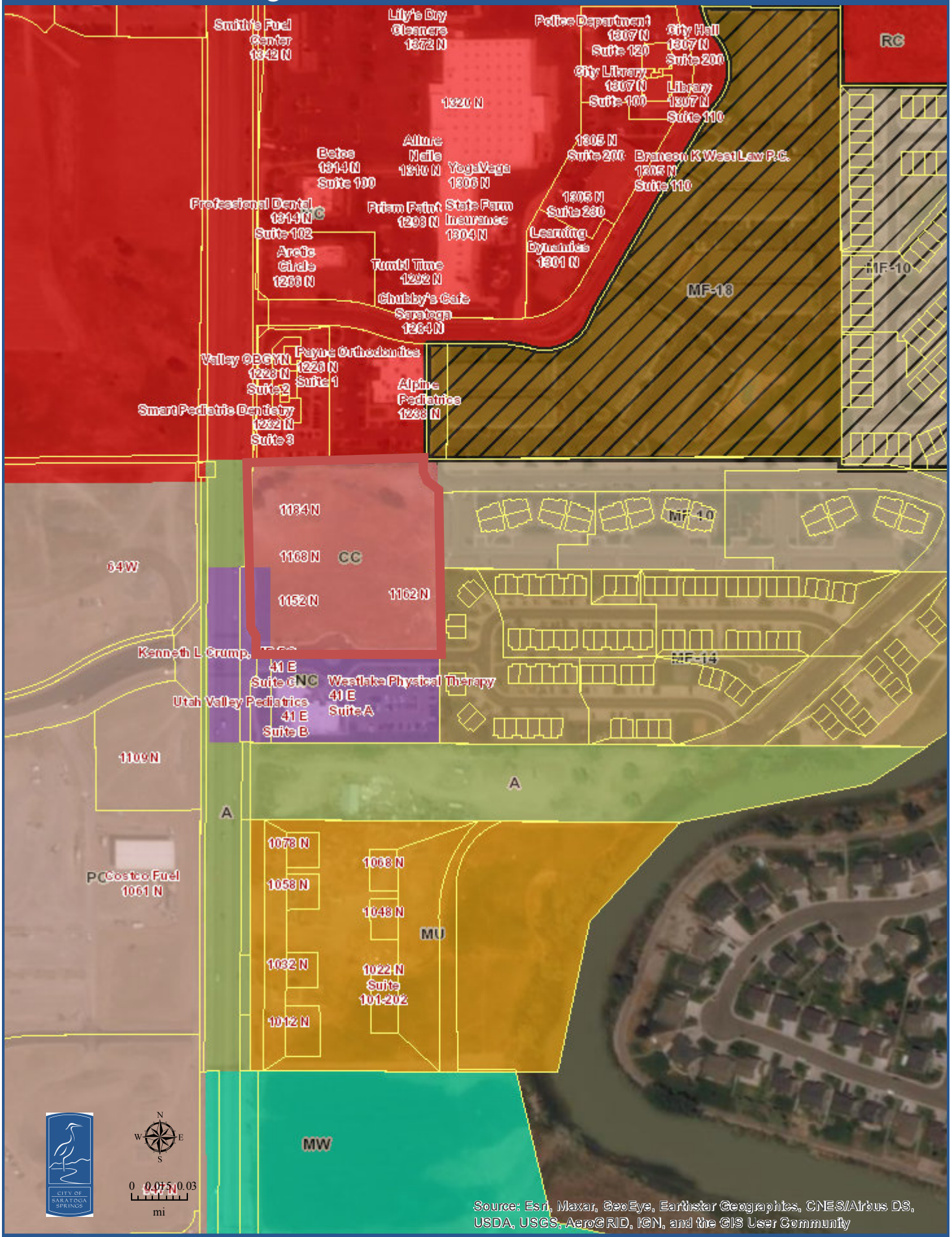
1. The Site Plan is not consistent with the General Plan, as articulated by the Planning Commission: _____, and/or,
2. The Site Plan is not consistent with Section [19.04, 19.05, 19.06, 19.07, 19.09, 19.11, 19.13, 19.14, 19.16, 19.18] of the Code, as articulated by the Planning Commission: _____.

I. Exhibits:

1. Location & Zone Map
2. City Engineer's Report
3. Planning Review Checklist
4. Neighborhood Canvas Signatures
5. Monument Sign
6. Site Plan
7. Landscape Plan
8. Dumpster Enclosure
9. Floor Plans
10. Elevations
11. Photometric
12. Light Fixture Details

Exhibit 1: Location and Zone Map

The Point at Saratoga



16 September 2021

Exhibit 2: City Engineer's Report

Staff Report

Author: **Jeremy Lapin, City Engineer**
Subject: **The Point at Saratoga Springs – Site Plan**
Date: **23 September 2021**
Type of Item: **Site Plan Approval**

SARATOGA SPRINGS

Description:

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

B. **Background:**

Applicant:	*Eric Towner - X Development*
Request:	*Site Plat Approval*
Location:	*1160 North Redwood Rd*
Acreage:	*3.96 Acres - 1 Lot*

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

D. **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. Developer shall bury or remove any distribution power lines within this project or along it's frontage.

9. Developer shall provide Data tables for the plans to facilitate a bond calculation.

10. Developer shall provide a streetlight at the northwest access.

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

12. Reimbursement Agreement must approved by City Council for master planned projects before acceptance of the construction plans. If the applicant wishes to begin construction before there is an agreement in place with the City, he must sign and record a waiver stating he accepts the risk that he may not be reimbursed for any improvements installed, even if they are system improvements.

13. A UDOT permit is required prior to commencing any construction within Redwood Rd ROW.

Exhibit 3: Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	9/8/2021
Date of Review:	**9/15/2021**
Project Name:	The Point at Saratoga
Project Request / Type:	Site Plan
Meeting Type:	Public meeting with PC
Applicant:	Eric Towner
Owner:	X Saratoga, LLC
Location:	1140 N Redwood Rd
Major Street Access:	Redwood Road
Parcel Number(s) and size:	58:032:0151, 3.93 acres
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial, CC
Adjacent Zoning:	MF-10, MF-14, MF-18, NC, RC, PC
Current Use:	Undeveloped
Adjacent Uses:	High and Medium Density Residential and Medical Office
Previous Meetings:	n/a
Previous Approvals:	plat approval
Type of Action:	**Legislative**
Land Use Authority:	Planning Commission
Future Routing:	Planning Commission
Planner:	Sarah Carroll, Senior Planner

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: complete 4/5/21
- Neighborhood Meeting: if required dates/comments
- PC: TBD
- CC: N/A

General Review

Building Department
- No comments

Fire Department
- Commercial: Check with the fire department for requirements.

GIS / Addressing
- No comments

Code Review

- 19.04, Land Use Zones
  - Zone: CC
  - Land Use: drive thru restaurant, bakery, medical office, retail

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*3.93 acres*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Interior Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Rear Setback (Minimum)	25'	**Complies**	*More than 25'*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	100'	**Complies**	*More than 100'*
Lot Frontage (Minimum)	100'	**Complies**	*More than 100'*
Building Height (Maximum)	40'	**Complies**	*~20'*
Lot coverage (Maximum)	50%	**Complies**	*~15%*
Building Size (Minimum)	N/A		
Building Size (Maximum)	N/A		

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.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	
Property Access - All lots shall abut a dedicated public or private road.	**Complies.**	

19.06 Landscaping and Fencing

Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	
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.**	*Plan provided*
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.**	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	
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.**	
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved landscape plans.	**Can Comply.**	*Reviewed after installation*
Planting Standards		
Deciduous Trees: 2" in caliper.	**Complies.**	
Evergreen Trees: 6' in height.	**Complies.**	
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch.	**Complies.**	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	**Complies.**	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	
Artificial Turf : Not allowed.	**Complies.**	
Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	**Complies.**	
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	
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.**	
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*PRS spray heads are listed* *Rain sensor is listed*
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.**	

Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The City Council gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	*Poles will be buried*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	*11 trees will be replaced*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*There are 46 trees more than required.*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*11 deciduous trees will be replaced*
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.**	*There are 46 trees more than required.*
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.**	*There are 46 trees more than required.*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Rock is listed*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' 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.**	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	

Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	**Complies.**	
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.**	
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.**	

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	159,345		
Required Landscaping	31,869	**Complies**	33,851
Required Deciduous Trees	12	**Complies**	57
Required Evergreen Trees	10	**Complies**	11
Required Shrubs	30	**Complies**	hundreds
Drought Tolerant Plants	26	**Complies**	

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.**	
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.	**Can Comply.**	*Reviewed by Engineering*
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.**	
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.**	

Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward. • Parking Stalls and Sidewalks, footpaths, and grounds around open parking lots shall be illuminated to a minimum of 0.5 fc, with a uniformity ratio of 10:1, the maximum shall not exceed 20 fc. • Primary ingress and egress trails and walkways in parks and public areas shall be illuminated to a minimum of 0.1 fc, with an average of 1 fc. • Primary building entrances shall be lit to a minimum of 5 fc.	**Complies.**	
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' 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.**	
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**Complies.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**N/A.**	
Parking 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	**N/A.**	*No reductions requested*

f. peak demands.		
Up to 25% of 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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	
Clear Sight Triangles must be followed.	**Complies.**	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the	**Complies.**	

edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.		
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	
Required Minimum Parking		
Required Ratios for Anticipated uses: Retail: 4/1,000 sq. ft. Medical/Dental Office: 5/1,000 sq. ft. Bakery: 4/1,000 sq. ft. Takeout Restaurant: 5/1,000 sq. ft. Restaurant: 1 per 100 sq. ft. (10/1,000 sq.ft.)	**Complies.**	Not all of the uses/future tenants have been determined at this time. Uses allowed in the Community Commercial zone require parking ratios ranging from 4-10 stalls per 1,000 sq. ft. The site plan has an overall parking ratio of 6.84 stalls per 1,000 sq. ft.; the ratio that has been provided will allow for a range of uses that are permitted in the CC zone.
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane.	**Complies.**	
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**N/A.**	
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Can Comply.**	*Each future tenant will be required to submit signage applications and this requirement will be reviewed at that time*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*Different lanes are near just one parking stall each and landscape islands separate the lanes from the stalls.*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	

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

60° Parking				
Required	9'	18'	25'	18'
Provided				
45° Parking				
Required	9'	18'	25'	14'
Provided				
Parallel				
Required	9'	20'	N/A	12'
Provided				

Complies. 90 degree parking stalls are 9’x18’ min.

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	
Base: All lighting poles shall have a 16” decorative base.	**Complies.**	
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	
Angle: Shall be directed downward.	**Complies.**	
Lamp: Bulbs may not exceed 4000k.	**Complies.**	
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	
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.**	
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.**	
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than	**Complies.**	

black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**N/A.**	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**Complies.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	
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.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting.	*A neighborhood meeting or canvas is required before this can be scheduled for Planning Commission, See section 19.13.04 (2) for instructions. Complies*
Notice/Land Use Authority.	*Planning Commission public meeting required. Notices are not required.*
Master Development Agreement.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*

19.14 Site Plan Review		
Standards		
Regulation	**Compliance**	**Findings**
Site Plan application required for Multi-Family units.	**N/A.**	
Entire site must be built upon, landscaped, or paved.	**Complies.**	
Utilities underground and in easements.	**Complies.**	
Grading and Drainage - Must have onsite drainage.	**Can Comply.**	*Reviewed by Engineering*
Water system and shares.	**Can Comply.**	*To be purchased from City*
Piping of canals and ditches is required.	**Complies.**	
Preliminary Plat required with attached units.	**N/A.**	
Application Requirements:	Item.	
Ownership Affidavit.	**Complies.**	
Vicinity Map.	**Complies.**	
Context plan - A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**N/A.**	*We used aerial imaging on GIS*
Site Analysis - A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	
Survey of legal description, boundaries.	**Complies.**	
Compliance Statement.	**N/A.**	*Proposed uses meet Community Commercial zoning and land use*
PDF files of all application materials.	**Complies**	
Final Construction Drawings:	Item.	
Locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties.	**Complies.**	
Access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary.	**Complies.**	
Acceleration and deceleration lanes, and dimensions, if required.	**Can Comply.**	*Reviewed by Engineering*
Off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title.	**Complies.**	
Proposed outdoor display areas.	**N/A.**	*None shown*
Screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements.	**Complies.**	
Location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures.	**Complies.**	
Tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces.	**Complies.**	
Type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants.	**Can Comply.**	*Reviewed by Fire Dept*
Final Hydraulic and Hydrological storm drainage report and calculations, location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts.	**Can Comply.**	*Reviewed by Engineering*

Traffic Report.	**Can Comply.**	*Reviewed by Engineering*
Established Grade of building area.	**Can Comply.**	*Reviewed by Engineering*
A data table including - 1) total project area 2) total number of lots, dwellings, and buildings 3) square footage of proposed building footprints and, if multiple stories, square footage by floor 4) number of proposed garage parking spaces 5) number of proposed surface parking spaces 6) percentage of buildable land 7) acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area 8) area and percentage of open space or landscaping 9) area to be dedicated as right-of-way (public and private) 10) net density of dwellings by acre (sensitive lands must be subtracted from base acreage) 11) number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	
Landscaping Plan - A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	
Lighting Plan - Photometric plan and lighting details.	**Complies.**	
Elevations - The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures.	**Complies.**	
Percentage of building materials proposed and colors of all materials.	**Complies.**	
Colors and materials board.	**Complies.**	
Signage Plan - An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Can Comply.**	*The monument sign detail is included along with general locations for building signage. Each tenant will be required to apply for a sign permit and associated building permit. The monument sign does not yet meet code.*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria:	**Complies.**	

i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Can Comply.**	*Reviewed by Engineering*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	**N/A.**	
All trash dumpsters shall be provided with solid enclosures. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link	**Complies.**	

gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	**Complies.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*Noted on plans*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**N/A.**	
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*truck loading stall/spot is shown*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	**Complies.**	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use.	**Complies.**	

Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.		
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies.**	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	
General Architectural Design Standards		
Building Articulation: Building elevations exceeding 40' 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 a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. 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". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.	**Complies.**	
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	

Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*2' is shown*
All roofs on two-family, three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Does Not Comply.**	*4' projection required over walkways*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	
Backlighting is not permitted.	**Complies.**	*None shown*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	
No more than 75% of any building elevation shall consist of any one material or color. i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the	**Complies.**	

maximum 75% of one material per elevation requirement but must follow all other architectural standards.		
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**N/A.**	
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Noted on plans*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Does Not Comply.**	
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	**Does Not Comply.**	
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.18 Signs		
Monument Sign, Walls Signs, etc.		
Regulation	**Compliance**	**Findings**
Monument sign	**Can Comply.**	*Needs adjustments. This will be reviewed in detail with the sign permit application*
Wall Signs and Drive Thru Signs	**Can Comply.**	*The wall signage information is not provided, other than general location. These details will be reviewed for compliance with the signage permit for each tenant.*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*No*
What is the anticipated cost to the City?	

When will City maintenance begin?	

Exhibit 4: Neighborhood Canvas Signatures

Owner	Address	Email	Phone	Signature
THOMPSON, CHRISTIAN C & LILIANA	1147 N 80 EAST	ChrisLivath@gmail.com		
MACZKO, AMBER	1151 N 80 EAST	aMaCZKO@ndwcfo.com		
BURNETT, WILLIAM J	76 E RIVER BEND	Burnettutah@mac.com		
LIGHT, MATTHEW D & PAULA B	78 E RIVER BEND	renter (Angus)		
BUTTERFIELD, CAROLYN	86 E RIVER BEND RD	Carolyn Butterfield@yahoo.com		
RAVER, CHRISTOPHER SHAU	92 E RIVER BEND RD			
JOHNSON, GEORGE A & LORILEE A	96 E RIVER BEND RD	NatacheNimer@Gmail.com		
COMMON AREA?	98 E RIVER BEND RD			
SLOAT, TAUNIA F	104 E RIVER BEND RD	No Email		
WILCKEN, DREW	112 E RIVER BEND RD	Drazuya@gmail.com		
SCOTT, BLAKE T & MEGAN N	114 E RIVER BEND RD			
MENLOVE, AARON	118 E RIVER BEND RD			
CHRISTENSEN, JAYSON & TAMARA	117 E RIVER BEND RD			
GIULLIAN, MARC D & HANNAH	113 E RIVER BEND RD	Hannah.Gulliam@Gmail.Com		
CONOLLY, PATRICK F	111 E RIVER BEND RD	PatConolly@att.net		
BURNS, ZACHARY DAVID & CHEYENNE LARISSA	859-816-7235 109 E RIVER BEND RD	Burnsfam9714@gmail.com		
HARRIS, JERRY & ANNETTE	101 E RIVER BEND RD	Renter		
• HARPER, DAVID S	97 E RIVER BEND RD	Sharperutah@gmail.com		
BROWN, BRIAN E & MARY CLAIRE	89 E RIVER BEND RD	Renter		
WRIGHT, ERIK M	1133 N 80 EAST	Emwright32@gmail.com		
LASURTA RIVERVIEW LLC	1129 N 80 EAST			
DELAHUNTY, AARON A & STEFANIE	77 E RIVER VIEW DR	Rent		
SCHLABAUGH, ALISHA K HOA Board	79 E RIVER VIEW DR	alishakay3@hotmail.com		
BOREN, JARED & MORGAN	87 E RIVER VIEW DR			
* THOMSEN, BRADLEY S & KRISTEN M	91 E RIVER VIEW DR	Bradthomsen15@gmail.com		
WILLIAMS, SHANNON	93 E RIVER VIEW DR			
LYONS, MARK & CAITLIN	99 E RIVER VIEW DR			
~~PETERSON, LAYNE~~ Austin Killian	103 E RIVER VIEW DR	new owner – NO Email		
AGUDO, ADAM	107 E RIVER VIEW DR	No Email		
STANSELL, MICHAEL ARDELL & HEDWIG CARMEN	108 E RIVER VIEW DR			
MINER, GORDON L & NANCY J (ET AL)	106 E RIVER VIEW DR			
WATSON, NICOLA VERONICA & GLENROY CARLITOS	102 E RIVER VIEW DR	GlenroyCWatson@gmail.com		
TAO, CONNIE L	98 E RIVER VIEW DR	LvLyfun93@gmail.com		
SEAL, JONATHAN	94 E RIVER VIEW DR			
MARBLE, FAELYNN B	88 E RIVER VIEW DR			
Stephanie Mucino	121 E River Bend Dr	Sbrizuela511@Gmail.Com		

* The above signed have reviewed the Site Plan and Elevation Drawings for the project named The Point at Saratoga

Exhibit 5: Monument Sign

INT/ILLUM D/F PYLON DISPLAY

MANUF. & INSTALL (1) D/F PYLON

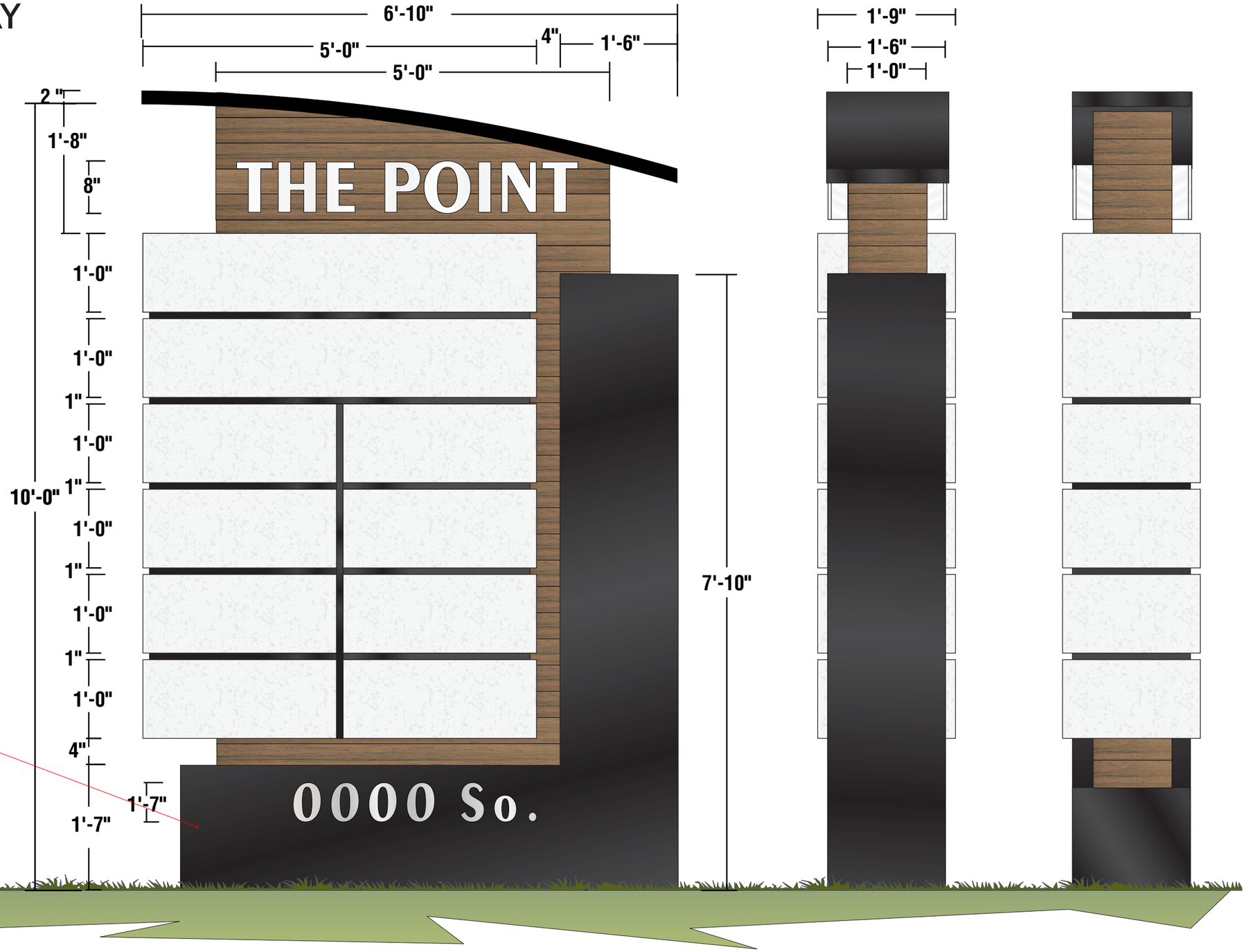
- ROOF TOP TO BE PAINTED P1
- "THE POINT" INT/ILLUM PAN CHANEL LETTERS W/ SG WHITE PLEX FACES
- RETURNS: .040 WHITE ALUMINUM 3" DEEP
- BACKS: .063 ALUMINUM STOCK COLOR
- ILLUMINATION: WHITE LEDs
- CABINET DECOR PAINTED BLACK
- MAIN STRUCTURE TO BE TIMBER TECH SIMULATED WOOD (TBD)
- TENANT FACES TO BE .125" ALUMINUM W/ ROUTED OUT COPY & PAINTED P2
- ILLUMINATION: WHITE LEDs
- INSTALL W/ DIRECT BURIAL EMBEDMENT

PAINT SCHEDULE
SCREEN AND PRINT COLORS MAY VARY

- P1: DECOR SW # 6258 TRICOR BLACK
- P2: SW # 6385 DOVE WHITE

The signage area shall not exceed 64 sq ft in size. Please add dimensions to verify

The base shall be the same width of the sign, 2' tall min, colors and materials to match the main buildings



Utah Contractors: 375809-5501 • Nevada: 60486 • Colorado: LIC00247443 • Idaho: RCE-29969 • Wyoming THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

ALLIED ELECTRIC SIGN & Awning

BACKED BY OUR 5 YEAR L.E.D WARRANTY

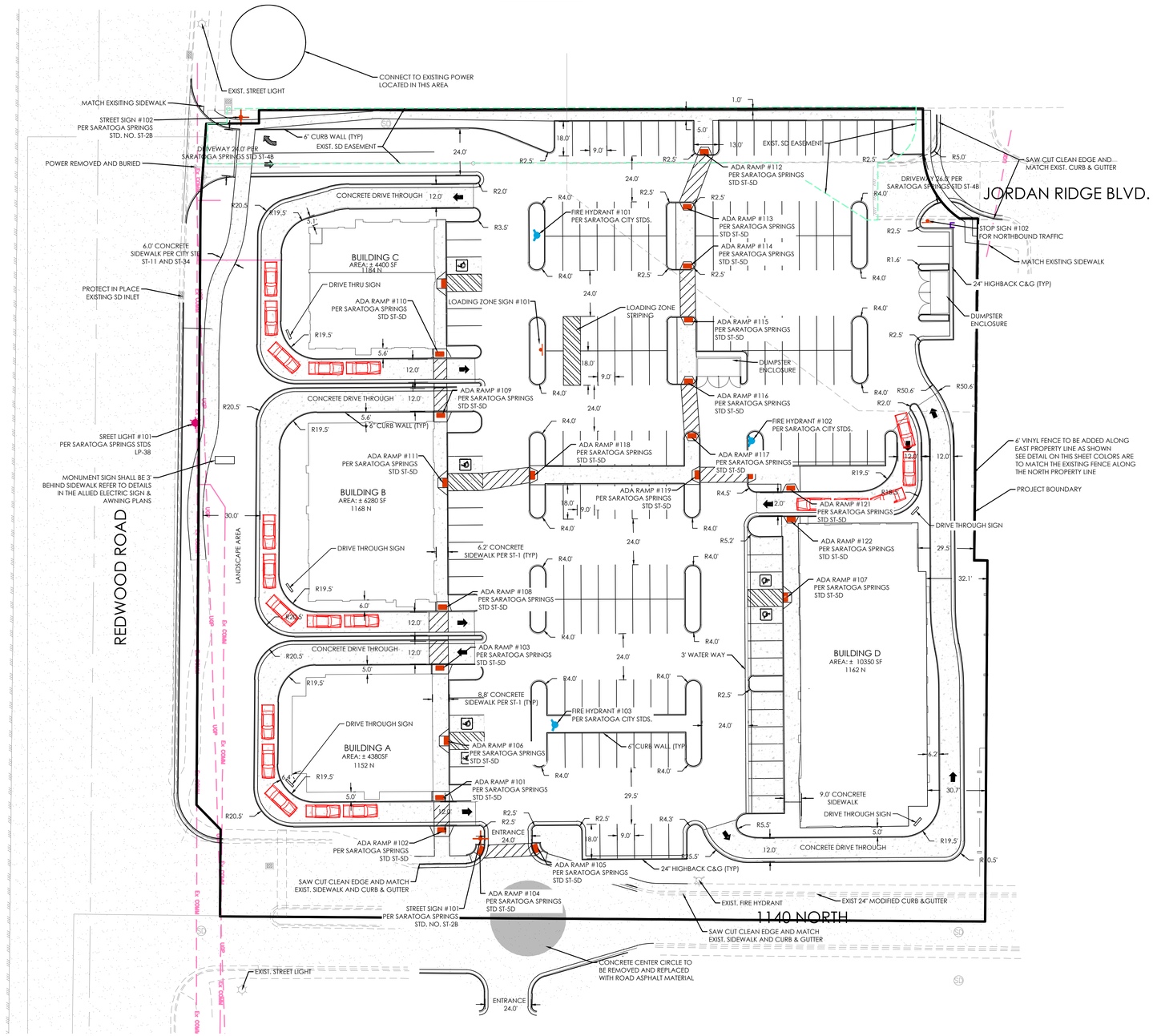
Client: The Point at Saratoga		**SALES APPROVAL:**	
Address: Redwood & Jordan Ridge		**Designer:** Steven	
		Sales: Cindy	
File Name: The Point at Saratoga - Saratoga - Sign Package - 2-10-21			

SURVEY NAME & DATE	**CUSTOMER APPROVAL**	NAME	DATE INITIAL
PERMIT DATE	**LANDLORD APPROVAL**	NAME	DATE INITIAL

www.allied-sign.com Follow us on

LOCATIONS: HQ SALT LAKE CITY: 1920 S. 900 W. SLC, UT · OGDEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 · UTAH COUNTY: 1852 N. PARKWAY COURT, SPRINGVILLE, UT 84663 · LAS VEGAS: 6845 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

Exhibit 6: Site Plan

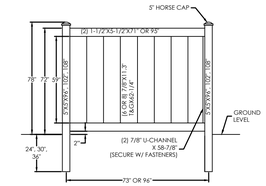


OVERALL PARKING COUNT						
BUILDING	A	B	C	D	TOTAL	STALLS NEEDED
RENTABLE SF	4,207	6,085	4,217	10,250	24,759	
TAKE OUT				2,650	2,650	14
RESTAURANTS	2,602		1,616		4,218	42
BAKERY	1,605				1,605	6
RETAIL		3,150		2,925	6,075	24
MEDICAL/DENTAL	2,935				2,935	15
SPECULATIVE - VACANT			2,601	4,475	7,076	50
TOTAL PARKING REQUIRED						151
OPEN PARKING						168
ADA PARKING						6
TOTAL PARKING PROVIDED						174

FIRE FLOWS REQUIREMENTS

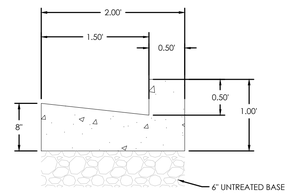
BUILDINGS A = 1750 GPM
B = 2260 GPM
C = 1750 GPM
D = 2750 GPM

NOTE: ALL BUILDINGS ARE TYPE V-B CONSTRUCTION



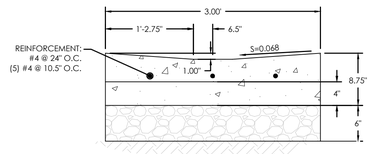
FENCE DETAIL (6' VINYL)

NTS



2.0' HIGHBACK

NTS



3' WATERWAY

NTS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15 SD — 15" STORM DRAIN
- 8" SS — 8 SS — 8" SANITARY SEWER
- 8" W — 8 W — 8" CULINARY WATER
- 8" SW — 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

NOTES:

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.
2. ROW ENCROACHMENT PERMIT MUST BE OBTAINED FROM UDOR PRIOR TO CONSTRUCTION IN REDWOOD ROAD RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH UDOT TO OBTAIN A PERMIT.
3. ALL RADII DIMENSIONS ARE GIVEN AT TBC (TOP BACK OF CURB).
4. MONUMENT SIGN SHALL BE 3' BEHIND SIDEWALK.
5. ALL PROPOSED ELECTRICAL BOXES TO BE SCREENED WITH EVERGREEN SHRUBS. LOCATION TO BE DETERMINED ON SITE ONCE UTILITY BOXES HAVE BEEN INSTALLED.

FIRE DEPARTMENT NOTES:

1. BUILDINGS SHALL BE FIRE SPRINKLED AND MEET NFPA REQUIREMENTS AND ALL APPLICABLE IFC 2015 EDITION REQUIREMENTS AND APPENDICES.
2. 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.
3. THIS SAME SYSTEM AND/OR MONITORING COMPANY SHALL ALSO BE ABLE TO NOTIFY UVSSD 911 DISPATCH CENTER 24/7, 365.
4. ALL SPRINKLER PLANS AND ALARM PLANS SHALL BE THIRD PARTY REVIEWED BY PCI IN CENTERVILLE, UTAH, ATTN: BOB GOODLOE.

AREA TABULATIONS

IMPERVIOUS AREA:	95,567 SF
LOT BUILDING AREA:	25,761 SF
LANDSCAPE AREA:	49,750 SF (17%)
ROW AREA:	22,239 SF
TOTAL AREA:	171078 SF

SITE TABULATIONS

PAVEMENT:	72394 SF
UNTREATED BASE COURSE:	86848 SF
GRANULAR BORROW:	86848 SF
CONCRETE DRIVE THROUGH	14454 SF
CURB/GUTTER:	5953 LF
SIDEWALK:	1458 LF
DRIVE APPROACHES:	3
ADA RAMPS:	25
MONUMENTS:	1

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
10/2/21
STATE OF UTAH

THE POINT AT SARATOGA

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

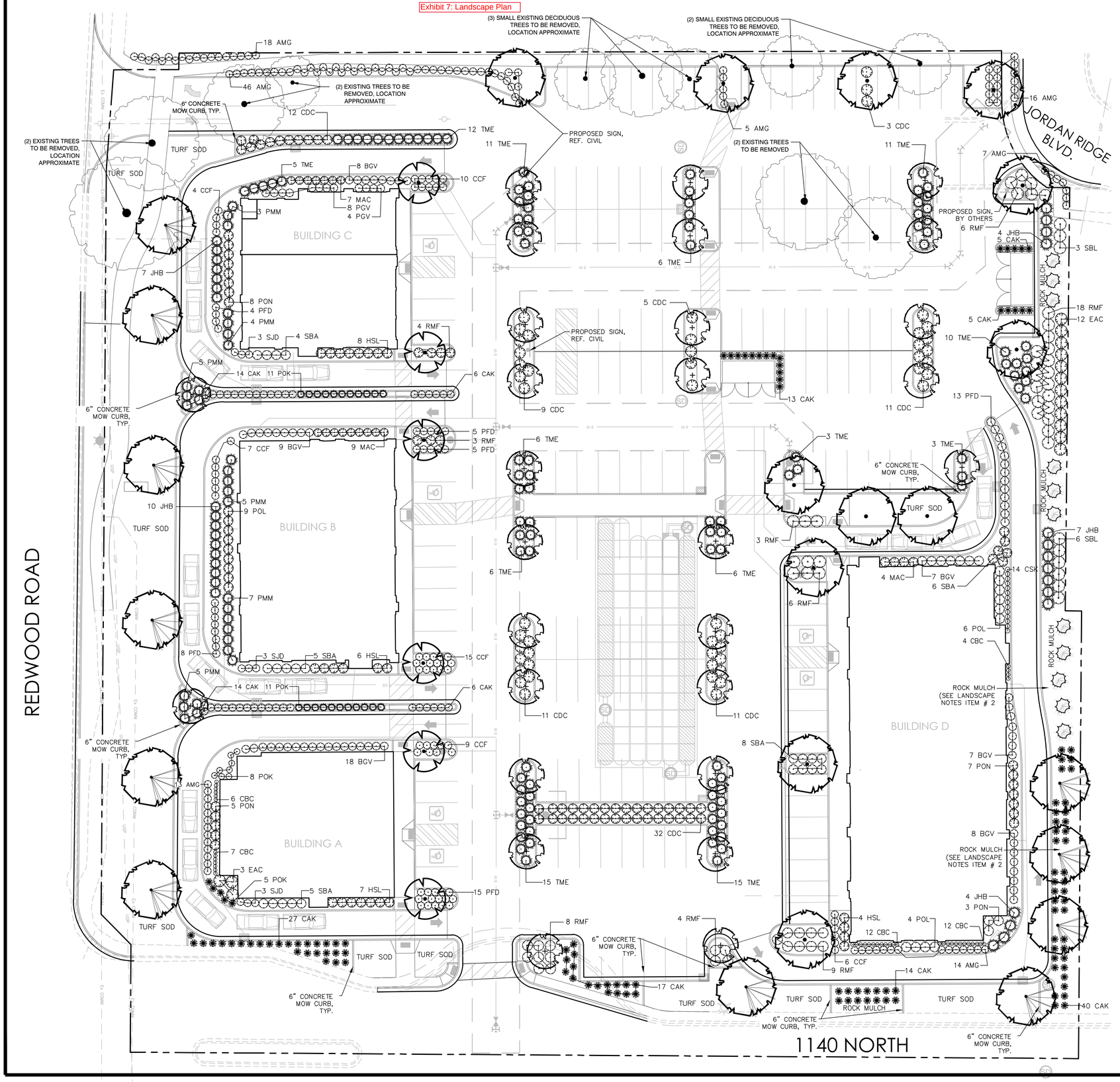
SITE PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/02/21	Job #:	20-0359
Sheet:	C3.0		

Z:_2020\20-0359 The Point @ Saratoga\design 20-0359\Dwg\sheets\C3- SITE PLAN.dwg

811 Know what's below. Call 811 before you dig.

Exhibit 7: Landscape Plan



TREE LEGEND

Existing Deciduous Tree To Be Removed (11 total)

Acer truncatum x platanoides 'Pacific Sunset' (10 total)
Pacific Sunset Maple 2" cal. (Waterwise)

Thuja occidentalis 'Degroot's Spire' (11 total)
Degroot,s Spire Arborvitae 6' ht.

Prunus virginiana 'Canada Red' (6 total)
Canada Red Chokecherry 2" cal. (Waterwise)

Quercus x 'Adeline' Castle Green (33 total)
Castle Green Columnar Oak 2" cal.

Zelkova serrata 'Green Vase' (8 total)
Green Vase Zelkova 2" cal. (Waterwise)

N

S

PLANT SCHEDULE

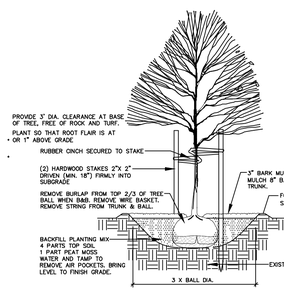
Symbol	Scientific Name	Common Name	Size	Qty	Waterwise	Maturation Size(HxW)
SHRUBS						
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	119	No	1x3
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal	57	No	3x4
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	51	Yes	2.5x2.5
CSK	Cornus sericea 'Kelseyi'	Dwarf Kelsey Dogwood	2 Gal	14	No	2.5x2
CDC	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gal	94	Yes	2x5
EAC	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gal	15	No	6x6
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	25	Yes	3.5x3.5
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 Gal	32	Yes	1x8
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	20	Yes	2.5x3.5
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	19	Yes	3.5x3.5
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	23	Yes	4.5x4
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	29	Yes	3.5x6
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	50	Yes	2.5x3.5
RMF	Rosa 'Meipsidue' Meidiland Fire	Meidiland Fire Rose	5 Gal	61	No	1.5x4.5
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	28	No	3.5x4.5
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spiraea	2 Gal	9	No	3x3
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	9	No	5x5
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	109	Yes	1.5x5
PERENNIALS & ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	127	Yes	4x2.5
CBC	Calamagrostis brachytricha 'Caspian'	Caspian Feather Reed Grass	1 Gal	41	Yes	4x1.5
POK	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal	35	Yes	2.5x2.5

LANDSCAPE NOTES:

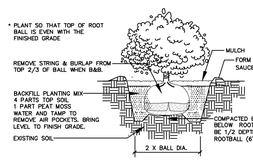
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" ROCK MULCH (1" TO 2" SIZE) WITH A MIX OF BROWN ROCK AND GREY ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC.
3. INSTALL CONCRETE EDGING/MOW STRIPS 6"X 6" BETWEEN PLANTING BEDS AND LAWN AREAS.
4. ALL PROPOSED ELECTRICAL TRANSFORMERS/ LARGE BOXES TO BE SCREENED WITH EVERGREEN SHRUBS. LOCATION TO BE DETERMINED ON SITE ONCE UTILITY BOXES HAVE BEEN INSTALLED
5. ALL EXISTING TREES ON SITE TO BE REMOVED DUE TO SITE GRADING, PROPOSED PAVING, INFRASTRUCTURE, AND UTILITIES. SAVING ANY EXISTING TREE ON SITE IS NOT FEASIBLE.

LANDSCAPE TABLE

ITEM	AMOUNT SHOWN	CITY REQ.	%
TOTAL SITE AREA	159,345 SQ.FT.		100
TOTAL LANDSCAPE AREA	33,104 SQ.FT.	≥ 20%	20.7
LAWN (TURF GRASS)	11,843 SQ.FT.	≤ 70%	35.7
PLANTING BEDS	21,261 SQ.FT.		64.3
ROCK MULCH	21,261 SQ.FT.		64.3
DECIDUOUS TREES	57 EA.	23 EA.	
EVERGREEN TREES	11 EA.	10.62 (1 PER 3,000 SQ.FT.)	
SHRUBS	764 EA.	30 EA.	



A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
9/3/21
STATE OF UTAH

THE POINT AT SARATOGA

SARATOGA SPRINGS, UTAH

LANDSCAPE PLAN

REVISION BLOCK

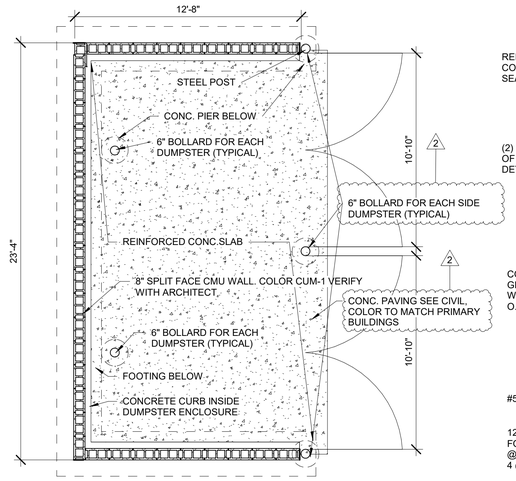
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=20'
Drawn: AW
Date: 06/30/21
Job #: 20-0359
Sheet: L1

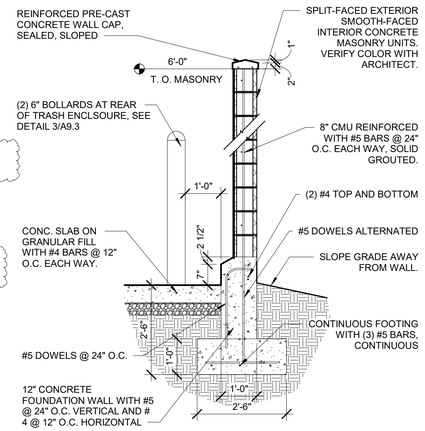
P:\...\2020\20-0359 The Point @ Saratoga\Design 20359\Dwg\Sheet\L1 - LANDSCAPE PLAN.dwg

Exhibit 8: Dumpster Enclosure



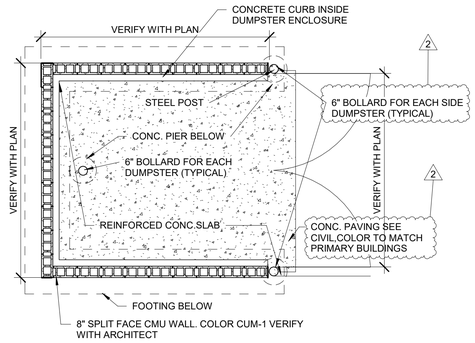
1 A7.2 **DUMPSTER ENCLOSURE**

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



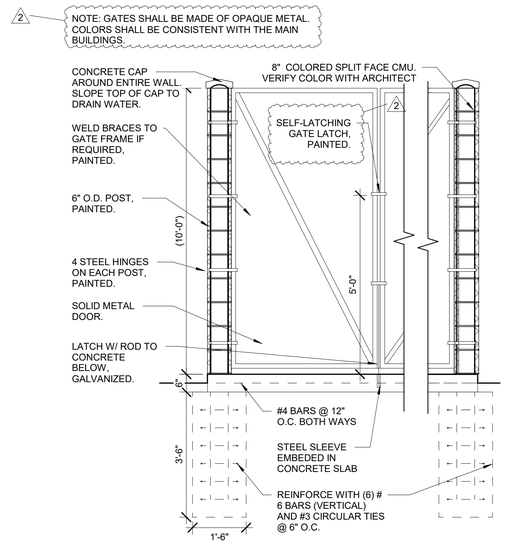
2 A7.2 **DUMSTER WALL SECTION**

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



5 A7.2 **SINGLE TRASH ENCLOSURE**

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



4 A7.2 **TRASH ENCLOSURE ELEVATION**

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

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD A,B,C,D

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	Checker

ISSUE DATE: 03.18.2020

#	DATE	DESCRIPTION
2	09.01.2021	City Comments

© 2021 CLARITY DESIGN GROUP

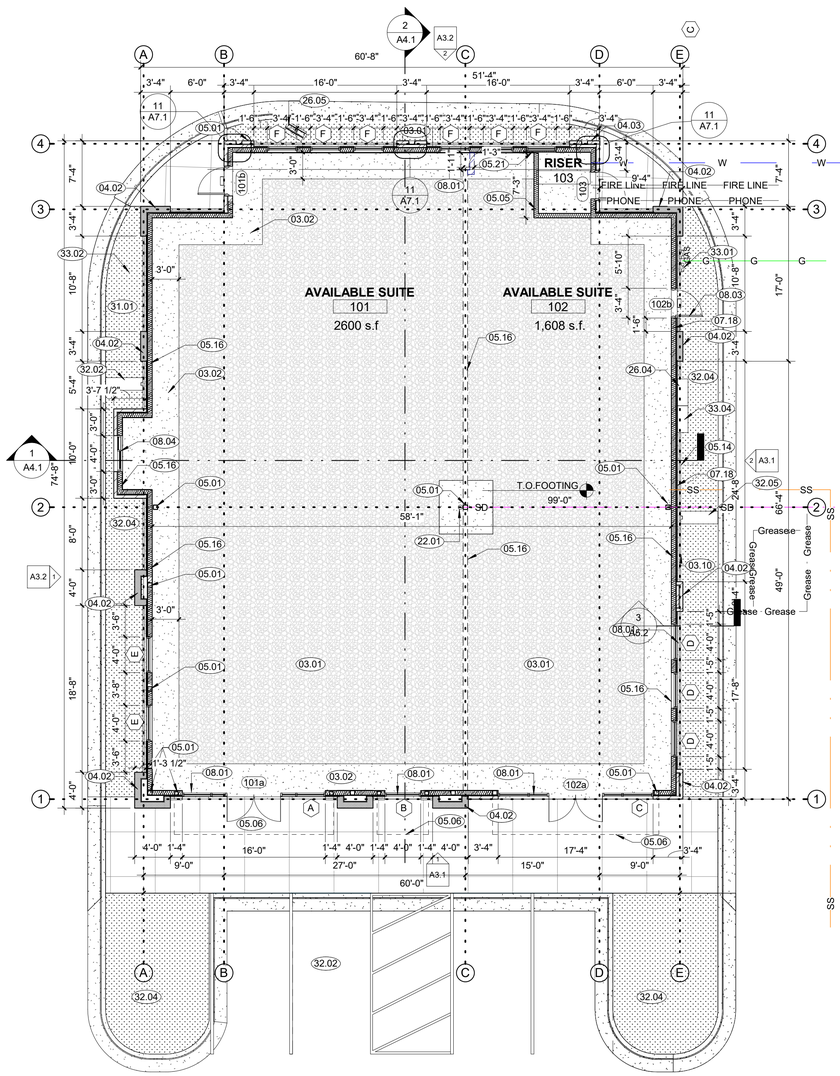
SHEET TITLE

TYPICAL TRASH ENCLOSURE DETAILS

A7.2

9/1/2021 4:10:59 PM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\C\Revit\Saratoga Retail_Pad C.rvt

Exhibit 9: Floor Plans

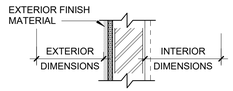


1 A1.2 **FINISH FLOOR**

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

GENERAL NOTES

1. **INTERIOR DIMENSIONS** ARE TO STRUCTURAL FINISH FACE UNLESS NOTED OTHERWISE.
2. **EXTERIOR DIMENSIONS** ARE FROM FINISH FACE OF EXTERIOR FINISH TO FINISH FACE OF EXTERIOR FINISH AND FINISH FACE OF OPENINGS FINISH MATERIAL UNLESS NOTED OTHERWISE.



3. IF REQUIRED BY TENANT CONTRACTOR SHALL PROVIDE CONCRETE FOOTINGS FOR TENANT PROVIDED SIGNAGE AND BOLLARDS PER TENANT PROVIDED CRITERIA PACKAGE. CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENTS, FOOTING LOCATIONS, AND ELECTRICAL/DATA STUB-UPS WITH TENANT PROVIDED CUT SHEETS. CONTRACTOR SHALL INSTALL THE FOLLOWING FOOTINGS IN TENANT APPROVED LOCATIONS NOTED. MONUMENT SIGN, 2. 6" DIAMETER STEEL PIPE BOLLARDS, PRE-MENU BOARD, ORDER MENU BOARD, DRIVE THRU ORDER SCREEN CANOPY, SPEAKER POST [OR] DIGITAL ORDER CONFIRMATION SCREEN (DOS), DIRECTIONAL SIGNAGE TWO [2] MINIMUM PER STORE, AND CLEARANCE/HEIGHT RESTRICTION BAR.
4. CONTROL JOINTS SHALL BE SAW CUT OR RADIUS TOOLED MIN 0-3/16" WIDTH; STRAIGHT, PERPENDICULAR, OR PARALLEL TO BUILDING LINES AND SLAB EDGES.
   FULL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES. USE CURING/SEALING COMPOUND ON CONCRETE SLABS SCHEDULED TO RECEIVE FINISH SEALER. FINISH TOLERANCE = FF 30, FL 24, MINIMUM LOCAL VALUE.
   LIGHT TEEL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES TO RECEIVE TENANT TILE OR OTHER BONDED MATERIALS. FINISH TOLERANCE = FF 24, FL 17, MINIMUM LOCAL VALUE.
5. PATIO FINISH: CONCRETE FINISH SHALL BE FLOAT TROWELED WITH TRANSVERSE BRUSH AND STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINT. MOISTURE CURE CONCRETE FOR MINIMUM 7 DAYS, AND APPLY TWO 2 COATS PENETRATING SEALER TO FINISH.

   IF REQUIRED BY TENANT, CONTRACTOR SHALL PROVIDE THE FOLLOWING:

6. **GENERAL:** FURNISH AND INSTALL ALL UNDERGROUND ELECTRICAL/DATA CONDUITS, LABELED WITH PULL STRINGS, FROM THE ELECTRICAL PANELS AND LOW VOLTAGE DISTRIBUTION POINTS TO THE FOLLOWING SITE, AND DRIVE-THRU COMPONENTS:
   SITE SIGNAGE:
   - ONE [1] 1" CONDUIT FOR EACH DIRECTIONAL SIGN TO ELECTRICAL PANELS IN BOH. (MAXIMUM THREE [3] DIRECTIONAL SIGNS SERVED BY A SINGLE CIRCUIT)

   PRE-ORDER MENU:
   - ONE [1] 1" CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANELS IN BOH

   DIGITAL ORDER SCREEN:
   - ONE [1] 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS IN BOH
   - TWO [2] 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE THRU "BUMP-OUT"
   - ONE [1] 1" CONDUIT EMBED IN DRIVE THRU LANE FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON SPEAKER POST.

REFERENCE NOTES:

03. CONCRETE

03.01 HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH, N.I.C.
03.02 4" CONCRETE FLOOR OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER, SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR POUR.
03.10 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04. MASONRY

04.02 8"x8"x16" HONED MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).
04.03 2 1/4" EMPEROR BRICK, FIELD COLOR: "ARCTIC WHITE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
05.05 6" DEMISING WALL FULL HEIGHT TO ROOF DECK WITH ACOUSTIC BATT IN STUD CAVITY. FINISHED GYP. TO BE INSTALLED AT TIME OF TENANT IMPROVEMENT.
05.06 THESE DASHED LINES INDICATE CANOPIES AND WALLS ABOVE. SEE WALL SECTIONS AND STRUCTURAL FOR DETAILING.
05.14 ROOF ACCESS LADDER. SEE DETAIL 1,2/A7.1. PAINT COLOR TO MATCH THE FINISH SURFACE BEHIND THE LADDER.
05.16 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.
05.21 NSULATE AND RESEAL ALL SEAMS. COVER GLASS WITH NONE TRANSPARENT FILM. WALL OFF INTERIOR OPENING AND FINISH WITH 5/8" GYP.

07. THERMAL & MOISTURE PROTECTION

07.18 1 1/2" EIFS OVER "WRB" OVER SHEATHING OVER METAL STUD FRAMING.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE DARK BRONZE COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, (SW 7641). SEE DOOR SCHEDULE.
08.04 READY-ACCESS DRIVE THROUGH WINDOW 275 SERIES AND HEATED AIR CURTAIN AA300, (275 M.O.E.R.) 47-1/2"W X 23-1/2"H. WITH PAPERSTONE DRIVE-THRU HAND-OFF SHELF COLOR ODSIDIAN, MANUFACTURER PANELTECH. CONTRACTOR TO VERIFY MODEL WITH TENANT IF KNOWN.

22. PLUMBING

22.01 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE, SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.04 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION WITH TENANT IMPROVEMENT DRAWINGS. PROVIDE (2) 1" EMPTY OVERHEAD CONDUIT. CONDUITS SHALL BE RUN TO EACH POSSIBLE TENANT SPACE. WIRE SHALL BE PULLED AND CAN BE MOUNTED AT TIME OF TENANT IMPROVEMENTS.
26.05 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION OF EXTERIOR DRIVE-THROUGH SIGNAGE WITH TENANT.

31. EARTHWORK

31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL. 1/4" PER FOOT MIN.

32. EXTERIOR IMPROVMENTS

32.02 PARKING, SEE CIVIL DRAWINGS.
32.04 LANDSCAPING SEE CIVIL AND LANDSCAPING DRAWINGS.
32.05 PROVIDE CONCRETE SPLASH PAD FOR SCUPPER, DIRECT WATER AWAY FROM BUILDING.

33. UTILITIES

33.01 GAS METER LOCATION, SEE ELEVATIONS. PAINTED PIPING SHALL PENETRATE WALL JUST ABOVE THE METER BASE AND EXTEND UP ALONG THE INSIDE OF STUD WALL FRAMING AND PENETRATE ROOF DECKING ABOVE, SEE PLUMBING DRAWINGS FOR DETAILS.
33.02 WATER SHUT OFF LOCATION, SEE CIVIL UTILITY PLANS.AT TIME OF TENANT IMPROVEMENTS, THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE, SEE PLUMBING DRAWINGS FOR LOCATION.
33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO FOUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

WALL LEGEND

- 6" METAL STUDS WITH R-19 BATT INSULATION WITH SHEATHING AND EIFS OVER 4" VENEER WAINSCOT. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.
- 6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER 3 5/8" METAL STUDS OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.
- 6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.
- 6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 8" CMU. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

SYMBOL LEGEND

GLAZING SYSTEM (?) SYMBOL FOR SCHEDULED WINDOW.

LANDSCAPE GRAVEL LANDSCAPING, VERIFY WITH CIVIL AND LANDSCAPING DRAWINGS.

8' 0' 4' 8' 16' 32'
1" 0" 1/2" 1" 2" 4"

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD A

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20016
DRAWN BY:	EV
CHECKED BY:	TA
ISSUE DATE:	03.18.2020

#	DATE	DESCRIPTION

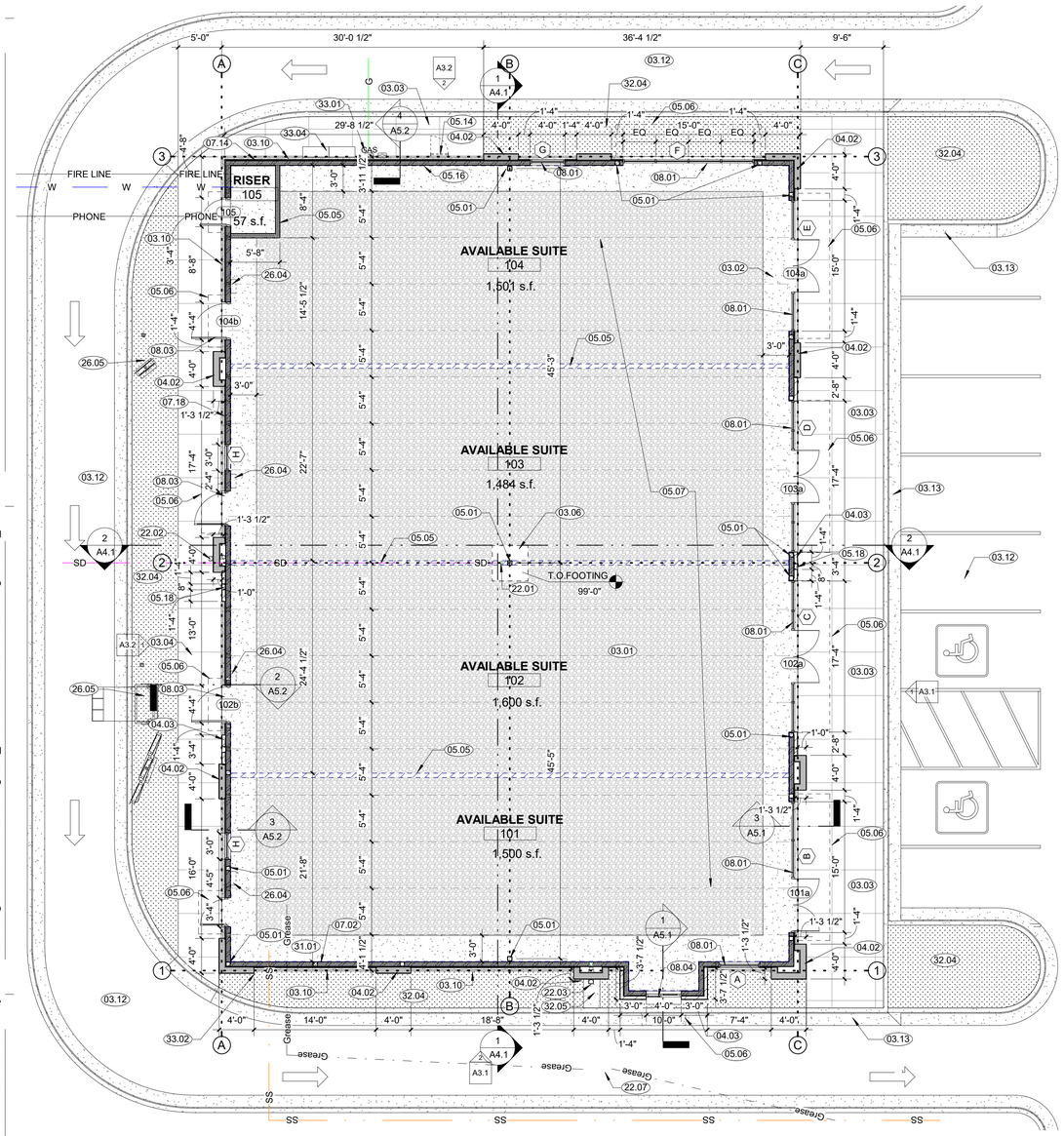
© 2021 CLARITY DESIGN GROUP

SHEET TITLE

FINISH FLOOR PLAN

A1.2

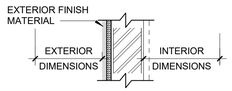
5/21/2021 11:38:31 AM
C:\Users\Edgar Vazquez\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\A\Saratoga Retail_Pod A_Consultants.rvt



1 FINISH FLOOR
A1.2 scale: 1/8" = 1'-0"

GENERAL NOTES

1. **INTERIOR DIMENSIONS** ARE TO STRUCTURAL FINISH FACE UNLESS NOTED OTHERWISE.
2. **EXTERIOR DIMENSIONS** ARE FROM FINISH FACE OF EXTERIOR FINISH TO FINISH FACE OF EXTERIOR FINISH AND FINISH FACE OF OPENINGS FINISH MATERIAL UNLESS NOTED OTHERWISE.



3. IF REQUIRED BY TENANT CONTRACTOR SHALL PROVIDE CONCRETE FOOTINGS FOR TENANT PROVIDED SIGNAGE AND BOLLARDS PER TENANT PROVIDED CRITERIA PACKAGE. CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENTS, FOOTING LOCATIONS, AND ELECTRICAL/DATA STUB-UPS WITH TENANT PROVIDED CUT SHEETS. CONTRACTOR SHALL INSTALL THE FOLLOWING FOOTINGS IN TENANT APPROVED LOCATIONS NOTED. MONUMENT SIGN, 2. 6" DIAMETER STEEL PIPE BOLLARDS, PRE-MENU BOARD, ORDER MENU BOARD, DRIVE THRU ORDER SCREEN CANOPY, SPEAKER POST [OR] DIGITAL ORDER CONFIRMATION SCREEN (DOS), DIRECTIONAL SIGNAGE TWO [2] MINIMUM PER STORE, AND CLEARANCE/HEIGHT RESTRICTION BAR.
4. CONTROL JOINTS SHALL BE SAW CUT OR RADIUS TOOLED MIN 0-3/16" WIDTH; STRAIGHT, PERPENDICULAR, OR PARALLEL TO BUILDING LINES AND SLAB EDGES.
FULL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES. USE CURING/SEALING COMPOUND ON CONCRETE SLABS SCHEDULED TO RECEIVE FINISH SEALER. FINISH TOLERANCE = FF 30, FL 24, MINIMUM LOCAL VALUE.
LIGHT STEEL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES TO RECEIVE TENANT TILE OR OTHER BONDED MATERIALS. FINISH TOLERANCE = FF 24, FL 17, MINIMUM LOCAL VALUE.
5. PATIO FINISH: CONCRETE FINISH SHALL BE FLOAT TROWELED WITH TRANSVERSE BRUSH AND STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINT. MOISTURE CURE CONCRETE FOR MINIMUM 7 DAYS, AND APPLY TWO 2 COATS PENETRATING SEALER TO FINISH.

IF REQUIRED BY TENANT, CONTRACTOR SHALL PROVIDE THE FOLLOWING:

6. **GENERAL:** FURNISH AND INSTALL ALL UNDERGROUND ELECTRICAL/DATA CONDUITS, LABELED WITH PULL STRINGS, FROM THE ELECTRICAL PANELS AND LOW VOLTAGE DISTRIBUTION POINTS TO THE FOLLOWING SITE, AND DRIVE-THRU COMPONENTS:
SITE SIGNAGE:
- ONE [1] 1" CONDUIT FOR EACH DIRECTIONAL SIGN TO ELECTRICAL PANELS IN BOH. (MAXIMUM THREE [3] DIRECTIONAL SIGNS SERVED BY A SINGLE CIRCUIT)

PRE-ORDER MENU:
- ONE [1] 1" CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANELS IN BOH

DIGITAL ORDER SCREEN:
- ONE [1] 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS IN BOH
- TWO [2] 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE THRU "BUMP-OUT"
- ONE [1] 1" CONDUIT EMBED IN DRIVE THRU LANE FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON SPEAKER POST.

REFERENCE NOTES:

03. CONCRETE

03.01 HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH, N.I.C.
03.02 4" CONCRETE FLOOR OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER, SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR POUR.
03.03 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL, SEE CIVIL DETAILS.
03.04 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYP.
03.06 THESE DASHED LINED INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL.
03.10 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.
03.12 ASPHALT, SEE CIVIL DRAWINGS.
03.13 CURB AND GUTTER. SEE CIVIL DRAWINGS.

04. MASONRY

04.02 8"x8"x16" HONED MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).
04.03 2 1/4" EMPEROR BRICK, FIELD COLOR: "ARCTIC WHITE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
05.05 6" DEMISING WALL FULL HEIGHT TO ROOF DECK WITH ACOUSTIC BATT IN STUD CAVITY. FINISHED GYP. TO BE INSTALLED AT TIME OF TENANT IMPROVEMENT.
05.06 THESE DASHED LINES INDICATE CANOPIES AND WALLS ABOVE. SEE WALL SECTIONS AND STRUCTURAL FOR DETAILING.
05.07 THESE DASHED LINES INDICATE STEEL ROOF JOISTS ABOVE, SEE STRUCTURAL DRAWINGS.
05.14 ROOF ACCESS LADDER, SEE DETAIL 1,2/A7.1. PAINT COLOR TO MATCH THE FINISH SURFACE BEHIND THE LADDER.
05.16 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.
05.18 8" STEEL "C" CHANNEL COLUMN. PAINTED, SEE LENGEND AND SEE DETAIL 11/A7.1.

07. THERMAL & MOISTURE PROTECTION

07.02 R-19 FOIL FACED BATT INSULATION IN 6" METAL STUD WALL CAVITY.
07.14 SYNTHETIC STUCCO (EIFS) OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING, SEE WALL SECTION AND SEE ELEVATION LEGEND.
07.18 1 1/2" EIFS OVER "WRB" OVER SHEATHING OVER METAL STUD FRAMING.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE DARK BRONZE COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, (SW 7641). SEE DOOR SCHEDULE.
08.04 READY-ACCESS DRIVE THROUGH WINDOW 275 SERIES AND HEATED AIR CURTAIN AA300, (275 M.O.E.R.) 47-1/2"W X 23-1/2"H. WITH PAPERSTONE DRIVE-THRU HAND-OFF SHELF COLOR ODSIDIAN, MANUFACTURER PANELTECH. CONTRACTOR TO VERIFY MODEL WITH TENANT IF KNOWN.

22. PLUMBING

22.01 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE, SEE PLUMBING DRAWINGS.
22.02 OVERFLOW ROOF DRAIN, SEE PLUMBING DRAWINGS.
22.03 OVERFLOW ROOF DRAIN ESCUTCHEON, VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.
22.07 GREASE INTERCEPTOR, SEE CIVIL AND PLUMBING.

26. ELECTRICAL

26.04 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION WITH TENANT IMPROVEMENT DRAWINGS. PROVIDE (2) 1" EMPTY OVERHEAD CONDUIT. CONDUITS SHALL BE RUN TO EACH POSSIBLE TENANT SPACE. WIRE SHALL BE PULLED AND CAN BE MOUNTED AT TIME OF TENANT IMPROVEMENTS.
26.05 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION OF EXTERIOR DRIVE-THROUGH SIGNAGE WITH TENANT.

31. EARTHWORK

31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL. 1/4" PER FOOT MIN.

32. EXTERIOR IMPROVMENTS

32.04 LANDSCAPING SEE CIVIL AND LANDSCAPING DRAWINGS.
32.05 PROVIDE CONCRETE SPLASH PAD FOR SCUPPER, DIRECT WATER AWAY FROM BUILDING.

33. UTILITIES

33.01 GAS METER LOCATION, SEE ELEVATIONS. PAINTED PIPING SHALL PENETRATE WALL JUST ABOVE THE METER BASE AND EXTEND UP ALONG THE INSIDE OF STUD WALL FRAMING AND PENETRATE ROOF DECKING ABOVE, SEE PLUMBING DRAWINGS FOR DETAILS.
33.02 WATER SHUT OFF LOCATION, SEE CIVIL UTILITY PLANS.AT TIME OF TENANT IMPROVEMENTS, THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE, SEE PLUMBING DRAWINGS FOR LOCATION.
33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO FOUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

WALL LEGEND

6" METAL STUDS WITH R-19 BATT INSULATION WITH SHEATHING AND EIFS OVER 4" VENEER WAINSCOT. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER 3 5/8" METAL STUDS OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 8" CMU. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

SYMBOL LEGEND

GLAZING SYSTEM (?) SYMBOL FOR SCHEDULED WINDOW.

LANDSCAPE

GRAVEL LANDSCAPING, VERIFY WITH CIVIL AND LANDSCAPING DRAWINGS.

8' 0' 4' 8' 16' 32'
1" 0" 1/2" 1" 2" 4"

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD B

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	03.18.2020

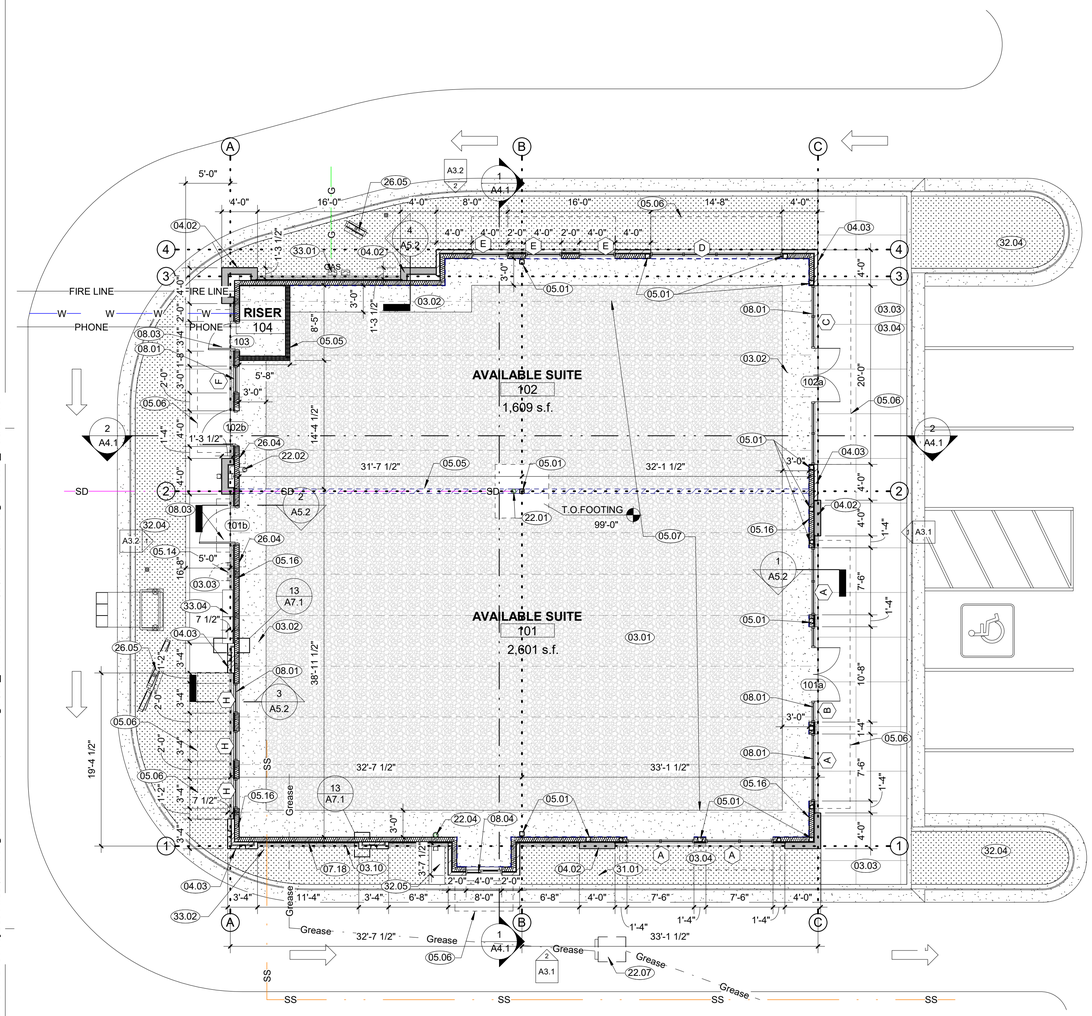
#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

FINISH FLOOR PLAN

A1.2

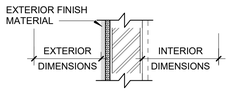


1 A1.2 **FINISH FLOOR**

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

GENERAL NOTES

1. **INTERIOR DIMENSIONS** ARE TO STRUCTURAL FINISH FACE UNLESS NOTED OTHERWISE.
2. **EXTERIOR DIMENSIONS** ARE FROM FINISH FACE OF EXTERIOR FINISH TO FINISH FACE OF EXTERIOR FINISH AND FINISH FACE OF OPENINGS FINISH MATERIAL UNLESS NOTED OTHERWISE.



3. IF REQUIRED BY TENANT CONTRACTOR SHALL PROVIDE CONCRETE FOOTINGS FOR TENANT PROVIDED SIGNAGE AND BOLLARDS PER TENANT PROVIDED CRITERIA PACKAGE. CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENTS, FOOTING LOCATIONS, AND ELECTRICAL/DATA STUB-UPS WITH TENANT PROVIDED CUT SHEETS. CONTRACTOR SHALL INSTALL THE FOLLOWING FOOTINGS IN TENANT APPROVED LOCATIONS NOTED. MONUMENT SIGN, 2. 6" DIAMETER STEEL PIPE BOLLARDS, PRE-MENU BOARD, ORDER MENU BOARD, DRIVE THRU ORDER SCREEN CANOPY, SPEAKER POST [OR] DIGITAL ORDER CONFIRMATION SCREEN (DOS), DIRECTIONAL SIGNAGE TWO [2] MINIMUM PER STORE, AND CLEARANCE/HEIGHT RESTRICTION BAR.
4. CONTROL JOINTS SHALL BE SAW CUT OR RADIUS TOOLED MIN 0-3/16" WIDTH; STRAIGHT, PERPENDICULAR, OR PARALLEL TO BUILDING LINES AND SLAB EDGES.
FULL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES. USE CURING/SEALING COMPOUND ON CONCRETE SLABS SCHEDULED TO RECEIVE FINISH SEALER. FINISH TOLERANCE = FF 30, FL 24, MINIMUM LOCAL VALUE.
LIGHT STEEL TROWEL FINISH INTERIOR FLOOR SLAB SURFACES TO RECEIVE TENANT TILE OR OTHER BONDED MATERIALS. FINISH TOLERANCE = FF 24, FL 17, MINIMUM LOCAL VALUE.
5. PATIO FINISH: CONCRETE FINISH SHALL BE FLOAT TROWELED WITH TRANSVERSE BRUSH AND STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINT. MOISTURE CURE CONCRETE FOR MINIMUM 7 DAYS, AND APPLY TWO 2 COATS PENETRATING SEALER TO FINISH.

IF REQUIRED BY TENANT, CONTRACTOR SHALL PROVIDE THE FOLLOWING:

6. **GENERAL:** FURNISH AND INSTALL ALL UNDERGROUND ELECTRICAL/DATA CONDUITS, LABELED WITH PULL STRINGS, FROM THE ELECTRICAL PANELS AND LOW VOLTAGE DISTRIBUTION POINTS TO THE FOLLOWING SITE, AND DRIVE-THRU COMPONENTS:
SITE SIGNAGE:
- ONE [1] 1" CONDUIT FOR EACH DIRECTIONAL SIGN TO ELECTRICAL PANELS IN BOH. (MAXIMUM THREE [3] DIRECTIONAL SIGNS SERVED BY A SINGLE CIRCUIT)
-
PRE-ORDER MENU:
- ONE [1] 1" CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANELS IN BOH
-
DIGITAL ORDER SCREEN:
- ONE [1] 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS IN BOH
- TWO [2] 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE THRU "BUMP-OUT"
- ONE [1] 1" CONDUIT EMBED IN DRIVE THRU LANE FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON SPEAKER POST.

REFERENCE NOTES:

03. CONCRETE

03.01 HATCH REPRESENTS AREA OF CONCRETE FLOOR SLAB TO BE LEFT OUT FOR FUTURE UNDER SLAB PLUMBING AND TENANT FINISH, N.I.C.
03.02 4" CONCRETE FLOOR OVER 4" GRANULAR FILL OVER 15 MIL. VAPOR BARRIER, SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOR CONCRETE FLOOR EXPANSION AND CONTROL JOINTS. COORDINATE WITH TENANT FOR PLACEMENT AND INSPECTION OF UNDERGROUND PLUMBING PRIOR TO FLOOR POUR.
03.03 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL, SEE CIVIL DETAILS.
03.04 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYP.
03.10 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04. MASONRY

04.02 8"x8"x16" HONED MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).
04.03 2 1/4" EMPEROR BRICK, FIELD COLOR: "ARCTIC WHITE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
05.05 6" DEMISING WALL FULL HEIGHT TO ROOF DECK WITH ACOUSTIC BATT IN STUD CAVITY. FINISHED GYP. TO BE INSTALLED AT TIME OF TENANT IMPROVEMENT.
05.06 THESE DASHED LINES INDICATE CANOPIES AND WALLS ABOVE. SEE WALL SECTIONS AND STRUCTURAL FOR DETAILING.
05.07 THESE DASHED LINES INDICATE STEEL ROOF JOISTS ABOVE, SEE STRUCTURAL DRAWINGS.
05.14 ROOF ACCESS LADDER. SEE DETAIL 1,2/A7.1. PAINT COLOR TO MATCH THE FINISH SURFACE BEHIND THE LADDER.
05.16 6" METAL STUD PERIMETER WALL FULL HEIGHT WITH R-19 FOIL-FACED BATT INSULATION IN STUD CAVITY. FINISHED GYP. AT TIME OF TENANT IMPROVEMENT.

07. THERMAL & MOISTURE PROTECTION

07.18 1 1/2" EIFS OVER "WRB" OVER SHEATHING OVER METAL STUD FRAMING.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451SF (U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE DARK BRONZE COLOR. THERMALLY BROKEN FRAME. SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, (SW 7641). SEE DOOR SCHEDULE.
08.04 READY-ACCESS DRIVE THROUGH WINDOW 275 SERIES AND HEATED AIR CURTAIN AA300, (275 M.O.E.R.) 47-1/2"W X 23-1/2"H. WITH PAPERSTONE DRIVE-THRU HAND-OFF SHELF COLOR ODSIDIAN, MANUFACTURER PANELTECH. CONTRACTOR TO VERIFY MODEL WITH TENANT IF KNOWN.

22. PLUMBING

22.01 PRIMARY ROOF DRAIN LOCATIONS. KEEP AS TIGHT TO COLUMN AS POSSIBLE, SEE PLUMBING DRAWINGS.
22.02 OVERFLOW ROOF DRAIN, SEE PLUMBING DRAWINGS.
22.04 PRIMARY ROOF DRAIN, SEE PLUMBING DRAWINGS.
22.07 GREASE INTERCEPTOR, SEE CIVIL AND PLUMBING.

26. ELECTRICAL

26.04 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION WITH TENANT IMPROVEMENT DRAWINGS. PROVIDE (2) 1" EMPTY OVERHEAD CONDUIT. CONDUITS SHALL BE RUN TO EACH POSSIBLE TENANT SPACE. WIRE SHALL BE PULLED AND CAN BE MOUNTED AT TIME OF TENANT IMPROVEMENTS.
26.05 CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION OF EXTERIOR DRIVE-THROUGH SIGNAGE WITH TENANT.

31. EARTHWORK

31.01 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL. 1/4" PER FOOT MIN.

32. EXTERIOR IMPROVMENTS

32.04 LANDSCAPING SEE CIVIL AND LANDSCAPING DRAWINGS.
32.05 PROVIDE CONCRETE SPLASH PAD FOR SCUPPER, DIRECT WATER AWAY FROM BUILDING.

33. UTILITIES

33.01 GAS METER LOCATION, SEE ELEVATIONS. PAINTED PIPING SHALL PENETRATE WALL JUST ABOVE THE METER BASE AND EXTEND UP ALONG THE INSIDE OF STUD WALL FRAMING AND PENETRATE ROOF DECKING ABOVE, SEE PLUMBING DRAWINGS FOR DETAILS.
33.02 WATER SHUT OFF LOCATION, SEE CIVIL UTILITY PLANS.AT TIME OF TENANT IMPROVEMENTS, THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE, SEE PLUMBING DRAWINGS FOR LOCATION.
33.04 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO FOUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

WALL LEGEND

6" METAL STUDS WITH R-19 BATT INSULATION WITH SHEATHING AND EIFS OVER 4" VENEER WAINSCOT. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER 3 5/8" METAL STUDS OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING, OVER "WRB" OVER 1" AIR GAP OVER 4" CMU W/ BRICK ABOVE. SEE WALL SECTION AND ELEVATIONS FOR FINISHES.

6" METAL STUDS WITH R-19 BATT INSULATION OVER SHEATHING OVER "WRB" OVER 1" AIR GAP OVER 8" CMU. SEE WALL SECTIONS AND ELEVATIONS FOR FINISHES.

SYMBOL LEGEND

GLAZING SYSTEM (?) SYMBOL FOR SCHEDULED WINDOW.

LANDSCAPE

GRAVEL LANDSCAPING, VERIFY WITH CIVIL AND LANDSCAPING DRAWINGS.

8' 0' 4' 8' 16' 32'
1" 0" 1/2" 1" 2" 4"

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

STATE OF UTAH 4959951 TROY S. ANDERSON LICENSED ARCHITECT

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD C

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	03.18.2020

#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

FINISH FLOOR PLAN

A1.2

3/19/2021 10:19:33 AM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\C\Revit\Saratoga Retail_Pad C.rvt

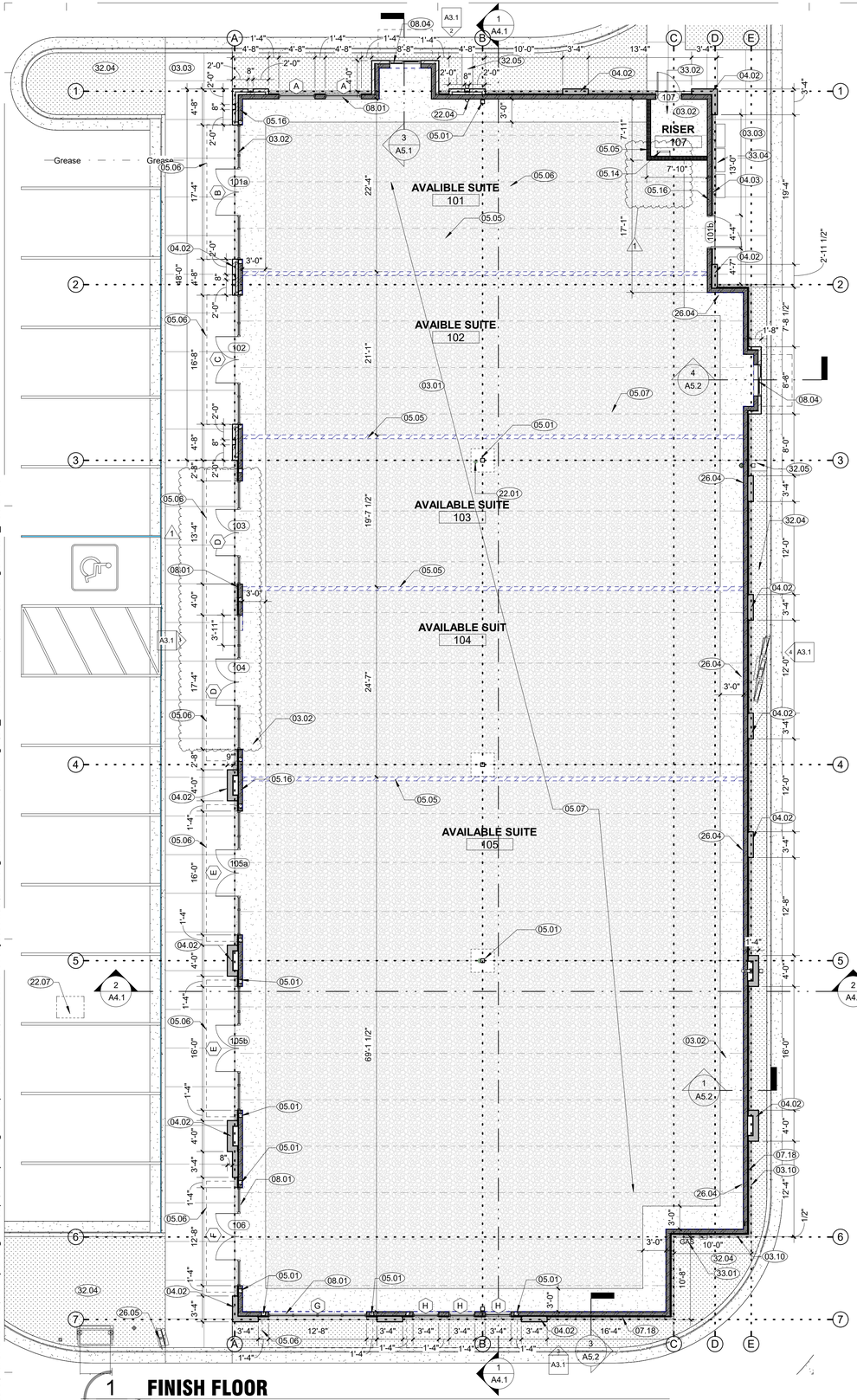

AVALIBLE SUITE
101
AVAIBLE SUITE
102
AVAILABLE SUITE
103
AVAILABLE SUIT
104
AVAILABLE SUITE
105
RISER
107
Grease
Grease
A3.1
A4.1
A5.1
A5.2
A1.2
2
A4.1
1
A5.2
1
A4.1
3
A5.1
4
A5.2
1
A4.1
2
A4.1
3
A5.2
1
A4.1
A3.1
A3.1
A3

Exhibit 10: Elevations

A - CEMENTITIOUS SIDING

B1 - HONED CMU

B2 - HONED CMU

C - BRICK VENEER

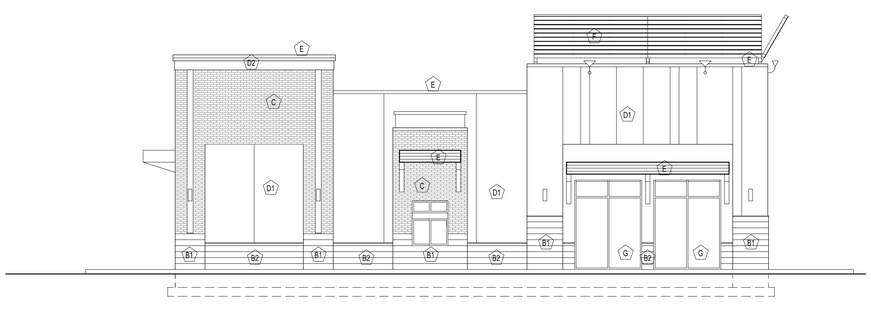
D1 - EIFS FINISH

D2 - EIFS FINISH
E - PARAPET CAP

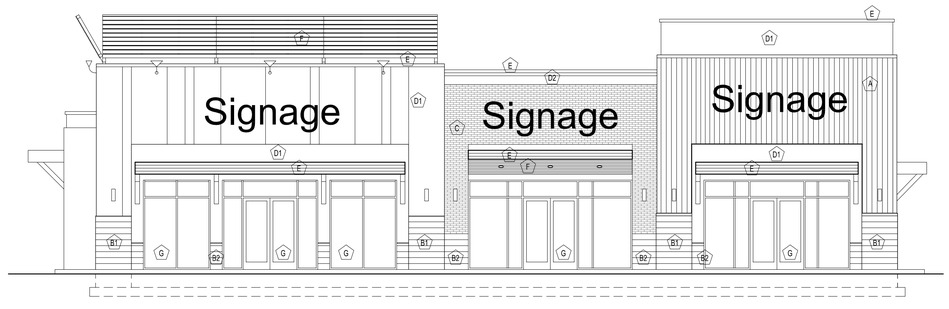
F - WOOD SOFFIT / PARAPET

FINISH LEGEND:

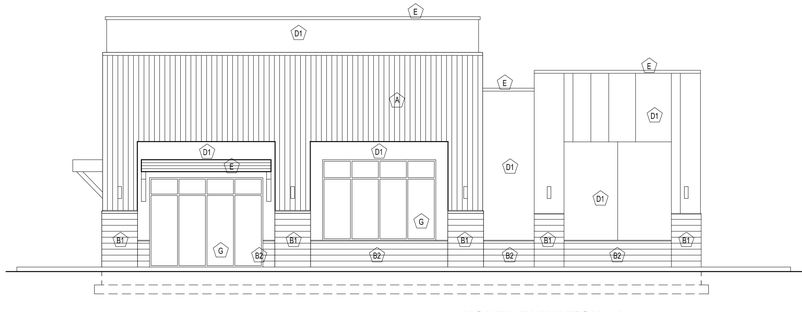
- A — VERTICAL HARDI-BOARD WITH 'V' GROOVE DETAIL
  JAMES HARDIE OR APPROVED EQUAL, PAINTED SW 6385 OR SIMILAR
- B — CMU
  B1: HONED: SUNROC OR APPROVED EQUAL, SEALED, COLOR: BLACK
  B2: HONED: SUNROC OR APPROVED EQUAL, SEALED, COLOR: CHARCOAL
- C — BRICK
  INTERSTATE BRICK, ARCTIC WHITE, SIZE: EMPEROR
- D — EIFS, FINESTONE
  D1: FIELD COLOR, SHERWIN WILLIAMS, DOVER WHITE SW 6385 OR SIMILAR
  D2: CORNICE COLOR, SHERWIN WILLIAMS, TRICORN BLACK OR SIMILAR
- E — PARAPET COPING / FACIA
  MBCI SIGNATURE 300, BLACK
- F — WOOD SOFFIT / PARAPET FEATURE
  TREX TOASTED SAND OR APPROVED SIMILAR
- G — ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ANODIZED ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.



SOUTH ELEVATION - B



EAST ELEVATION - B



NORTH ELEVATION - B
SCALE: 1/8" = 1'-0"

WEST ELEVATION - B
SCALE: 1/8" = 1'-0"

clarity design group
architecture planning interiors
5525 south 900 east, ste 340
murray, utah 84117
t. 385.247.8570

STATE OF UTAH
4959951
TROY S.
ANDERSON
LICENSED ARCHITECT

consultants

THE POINT
AT SARATOGA

NE CORNER OF
1140 N AND
REDWOOD ROAD
SARATOGA, UT

PROJECT NO:	20017
DRAWN BY:	TA
CHECKED BY:	TA
ISSUE DATE:	2020/12/15

REVISION	DATE	DESCRIPTION
-	-	-

SHEET TITLE

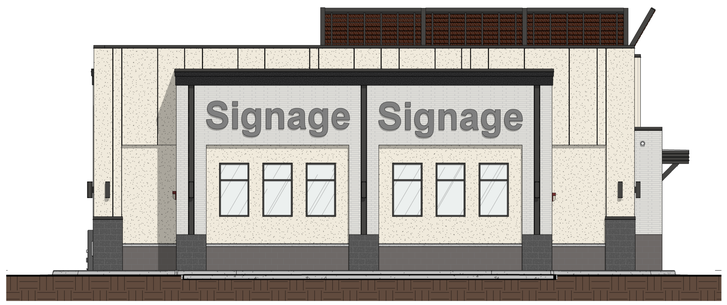
SCHEMATIC
ELEVATIONS

COLOR BOARD
FINISHES TYPICAL
OF ALL BUILDINGS

A2.1

1 A3.3 **EAST ELEVATION**
scale: 1/8" = 1'-0"

2 A3.3 **NORTH ELEVATION**
scale: 1/8" = 1'-0"



3 A3.3 **WEST ELEVATION**
scale: 1/8" = 1'-0"

4 A3.3 **SOUTH ELEVATION**
scale: 1/8" = 1'-0"

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD A

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20016
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	07.08.2021

#	DATE	DESCRIPTION

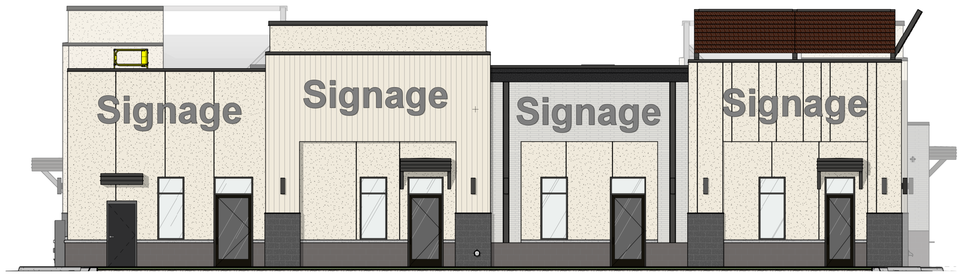
SHEET TITLE

COLORED ELEVATION

A3.3

9/1/2021 3:49:20 PM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\A\Saratoga Retail_Pad A.rvt

1 A9.3 **SOUTH ELEVATION**
scale: 1/8" = 1'-0"



2 A9.3 **EAST ELEVATION**
scale: 1/8" = 1'-0"

3 A9.3 **NORTH ELEVATION**
scale: 1/8" = 1'-0"

4 A9.3 **WEST ELEVATION**
scale: 1/8" = 1'-0"

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD B

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	07.01.2021

#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

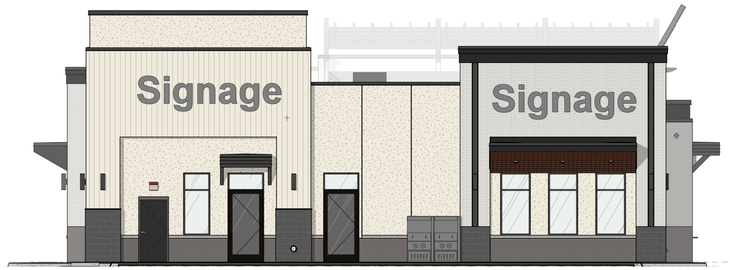
COLORED ELEVATIONS

A9.3

9/1/2021 12:23:22 PM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\B\Revit\Saratoga Retail_Pad B.rvt

1 A9.3 **SOUTH ELEVATION**

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



2 A9.3 **EAST ELEVATION**

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

3 A9.3 **NORTH ELEVATION**

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

4 A9.3 **WEST ELEVATION**

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

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD C

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	03.18.2020

#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

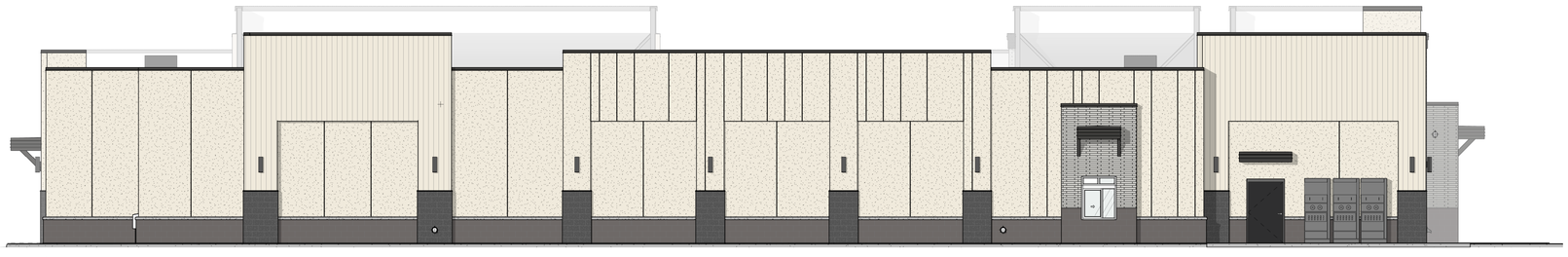
COLORED ELEVATIONS

A9.3

9/1/2021 12:13:40 PM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\C\Revit\Saratoga Retail_Pad C.rvt

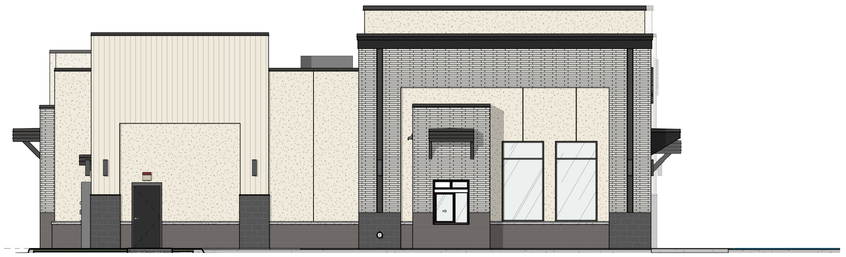
1 A9.3 **SOUTH ELEVATION**

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



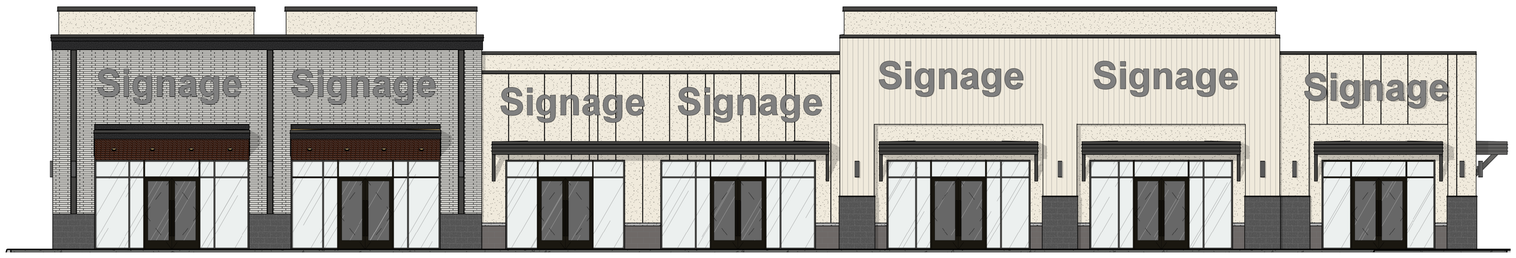
2 A9.3 **EAST ELEVATION**

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



3 A9.3 **NORTH ELEVATION**

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



4 A9.3 **WEST ELEVATION**

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

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

SARATOGA RETAIL PAD D

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	20017
DRAWN BY:	AO
CHECKED BY:	TA
ISSUE DATE:	03.23.2020

#	DATE	DESCRIPTION

© 2019 CLARITY DESIGN GROUP

SHEET TITLE

COLORED ELEVATIONS

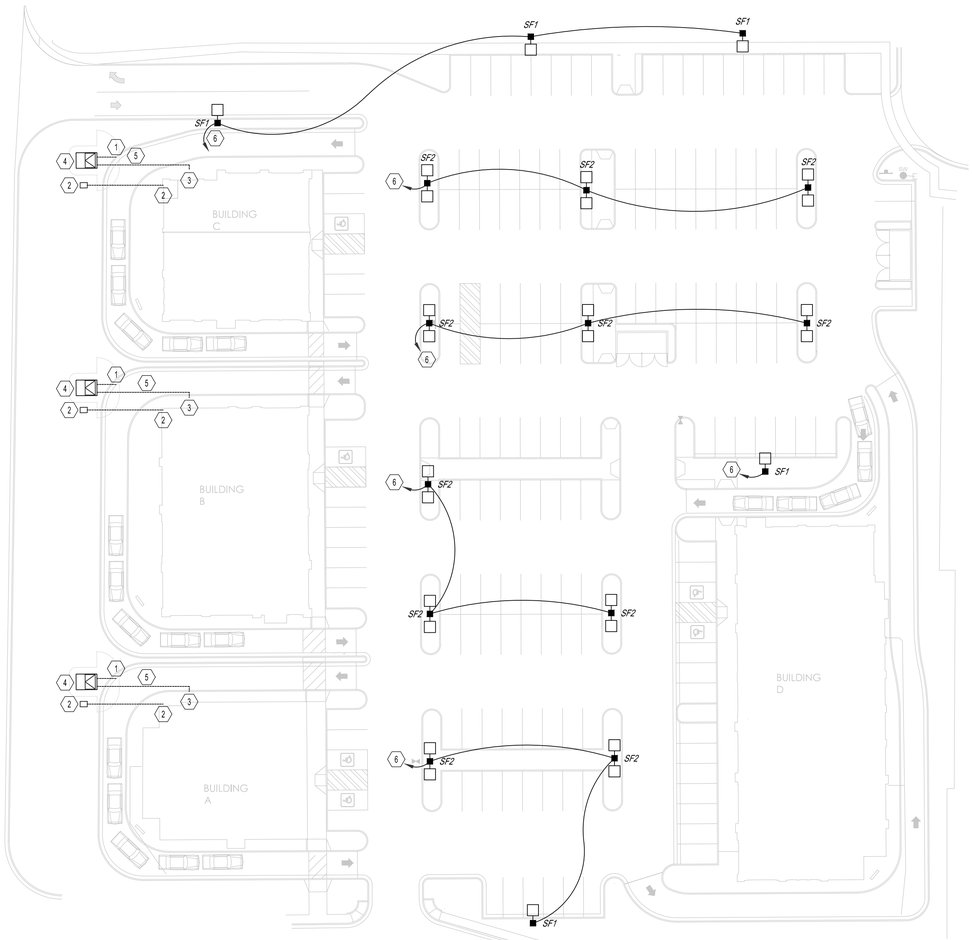
A9.3

9/1/2021 12:10:21 PM
C:\Users\AaronOesterle\Clarity Design Group\Clarity Design Group - Documents\01 - Current Project Files\Saratoga Retail XDev\Drawings\03_Architectural\D\Revit\Saratoga Retail_Pad D.rvt

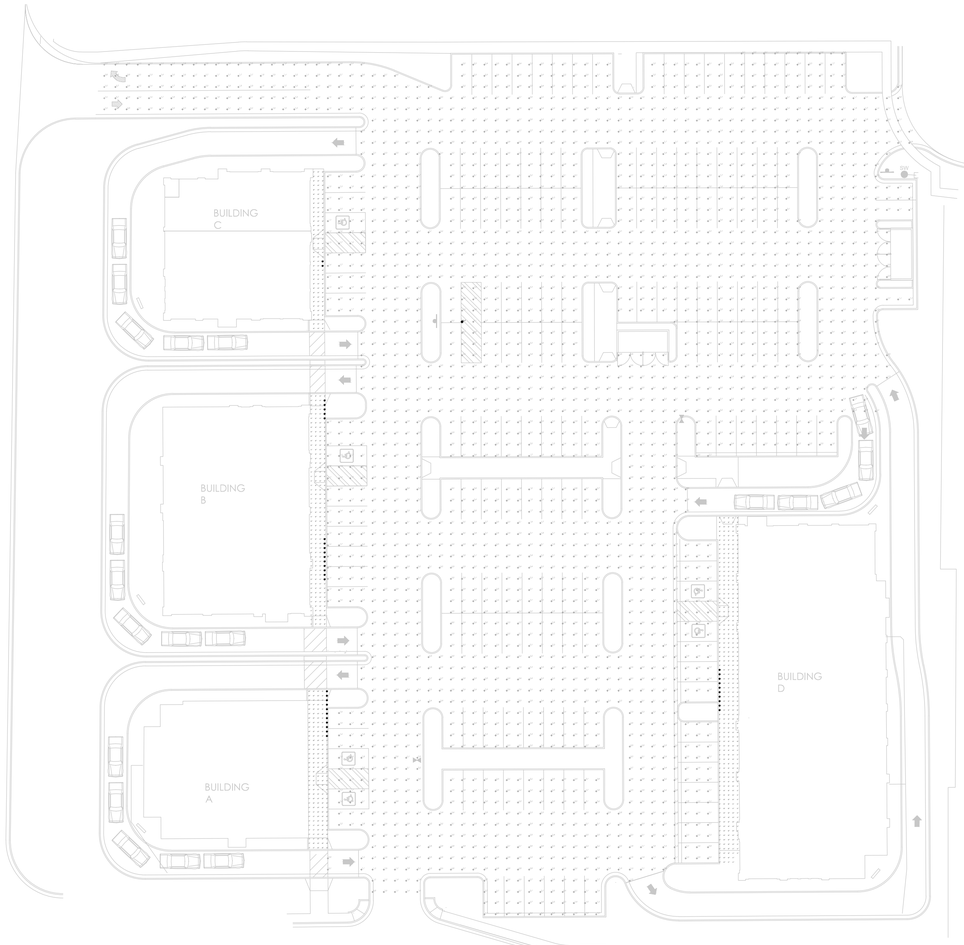
Exhibit 11: Photometric

Schedule												
Symbol	Label	Image	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	SF1		Crystal Lighting	CLP-BELL-M-TP1-SH1-AM-T2-100W-4K4MV-BLK	LED BELL SHADE 16' POLE LIGHT UNV VOLT SINGLE HEAD	HLM LIGHT ENGINE	1	4000	1	1	98	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G2
	SF2		Crystal Lighting	CLP-BELL-M-TP2-SH1-AM-T2-100W-4K4MV-BLK	LED BELL SHADE 16' POLE LIGHT UNV VOLT DUAL HEAD	HLM LIGHT ENGINE	1	4000	1	1	196	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.4 fc	4.4 fc	0.5 fc	8.8:1	4.8:1
Sidewalk Building C	+	0.9 fc	1.3 fc	0.6 fc	2.2:1	1.5:1
Sidewalk Building B	+	1.0 fc	1.3 fc	0.7 fc	1.9:1	1.4:1
Sidewalk Building A	+	0.8 fc	1.2 fc	0.5 fc	2.4:1	1.6:1
Sidewalk Building D	+	0.8 fc	1.2 fc	0.5 fc	2.4:1	1.6:1



A E1.1 ELECTRICAL SITE PLAN
SCALE: 1/32 = 1'-0"



B E1.1 SITE PHOTOMETRIC PLAN
SCALE: 1/32 = 1'-0"

GENERAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION OF EXISTING ELECTRICAL SYSTEMS. EXISTING POWER AND LIGHTING SHALL BE REMOVED AND DISCARDED BY THE ELECTRICAL CONTRACTOR. COORDINATION TO MAINTAIN TEMPORARY POWER AND LIGHTING FOR THE WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND OTHER DRAWINGS PRIOR TO ROUGH-IN OF POWER.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH-INS. CONSULT CONTRACT DOCUMENT DRAWINGS AND SHOP DRAWINGS TO VERIFY AND MAINTAIN REQUIRED CLEARANCES.
4. CONTRACTOR SHALL VERIFY ACTUAL ELECTRICAL LOADS FROM NAMEPLATE RATINGS OF EACH PIECE OF EQUIPMENT REQUIRING POWER. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE PROJECT ENGINEER.
5. FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
6. CONTRACTOR SHALL VERIFY STAND ALONE EQUIPMENT REQUIRING DROPS FROM CEILING. STRAIN RELIEF SHALL BE USED AT THE CEILING AND PROPER SUPPORT USED IN THE CONNECTION TO THE EQUIPMENT. CONTRACTOR SHALL NOT USE EQUIPMENT AS AN ATTACHMENT OR SUPPORT FOR CONDUIT, JUNCTION BOXES, RECEPTACLES OR DISCONNECTS.
7. ALL FIXTURES TO BE 4000 LUMENS MAX. VERIFY FINAL FIXTURE SPECIFICATION COMPLIANCE WITH SARATOGA SPRINGS SPECIFICATIONS SECTION 19.11.05
8. ALL PARKING LOT LIGHTING NEEDS TO HAVE CONTROLLABILITY TO BE REDUCED BY 50% AFTER 11PM PER SARATOGA CITY STANDARDS.

KEYED NOTES ( ):(#)

1. CONDUIT TO RUN FROM POWER COMPANY GROUND SLEEVE TO TRANSFORMER. VERIFY EXACT DISTANCE AND LOCATION PRIOR TO INSTALLATION.
2. (1) 4" CONDUIT FROM TELEPHONE PEDESTAL TO TELEPHONE BOARD.
3. SWITCH GEAR TO BE MOUNTED ON 4" THICK CEMENT SLAB WITH 4" CLEARANCE AROUND EQUIPMENT.
4. UTILITY TRANSFORMER
5. REFER TO ONE-LINE DIAGRAM FOR CONDUIT AND WIRE SIZE FOR FEEDERS. SHEET E4.1.
6. ALL SITE LIGHTING SHOULD BE CIRCUITED TO THE BUILDING C HOUSE PANEL.

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

REGISTERED PROFESSIONAL ENGINEER
No. 6815146
TODD J. HAIGHT
STATE OF UTAH

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

PVE
1245 E 3300 S SLC, UT 84106 (801) 277-4744
T 801.268.3366 www.pve-ut.com

SARATOGA RETAIL SITE SET

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

PERMIT SET

PROJECT NO:	-
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	03.05.21

#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

ELECTRICAL PLAN

E1.1

Copyright (C) 2021 by PVE, Inc. Salt Lake City, Utah. All rights reserved. Unauthorized copying and/or use is illegal and subject to prosecution.

Exhibit 12: Light Fixture Details

PROGRESS LIGHTING

DATE: TYPE:

NAME:

PROJECT:

Halogen/incandescent

P5641-20

Cylinder

6" downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant Antique Bronze finish, perfect for today's inspired exteriors. Modern details feature a die-cast aluminum wall bracket and heavy-duty aluminum framing - resulting in an impeccable modern accent that adds panache and sophistication to your outdoor spaces.

Width: 6"
Height: 12"
Depth: 8-7/8"
H/CTR: 4-1/2"

- Antique Bronze finish.
- Interior finish matches exterior finish.
- Ideal for a wide variety of interior and exterior applications.
- One 250w PAR-38 or 150w BR-40.

Category: Outdoor
Finish: Antique Bronze (powder coat paint)
Construction: Cast aluminum Construction

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.5" W., 4.5" ht., 2.93" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 250w max. PAR-38 E26 base porcelain socket	UL-CUL Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com

Rev. 05/19

CLP-BELL — Architectural LED Fixture

CLP-BELL, is ideal for locations such as Residential, Walkways, Perimeters, School Campuses, Industrial/Commercial Spaces, and any other Outdoor setting that is looking to create an inviting and sophisticated atmosphere. CLP-BELL has a Wide Light Distribution.

- 10 year/100,000 Hour Limited Warranty.

FEATURES

- Energy Savings: Over 60% compared to HID light sources.
- Utilizes high efficient Lumileds LED's.
- Operating temperatures: -30°C ~ 60°C.
- Driver: 0-10v dimmable programmable Phillips driver, 120-277v, 50/60Hz.
- Suitable for wet locations.
- 10kv Surge Protector. (Standard)
- Operating Life: 200,000 hours (L70).

COSTRUCTION.

- Housing, Heavy Gauge Spun Aluminum.
- Cast Aluminum top for additional support.
- Mounting (yM): Over 3" O.D Tenon or Pole.
- 3 Mill Powder Coat Finish.
- Clear Optic System.

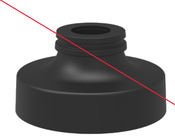
OPTIC DISTRIBUTION

TYPE 2 (T2) TYPE 3 (T3) TYPE 4 (T4) TYPE 5 (T5)

Example: (CLP-BELL-M-TP1-SH1-AM-T5-40CLED-30K-MV-BLK-OCC)

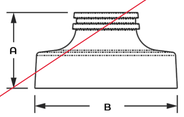
Cat #	Top/Shade	Mounting	Type	Wattage	Color Temp.	Voltage	Color	Options
CLP-BELL-M CLP-BELL-L (SHADE 1 ONLY) *180-200W	TOP TOP 1 (TP1) TOP 2 (TP2) (YOKE MOUNT ONLY) TOP 3 (TP3) SHADES SHADE 1 (SH1) SHADE 2 (SH2) SHADE 3 (SH3)	ARM MOUNT (AM) YOKE MOUNT (YM) SIDE SLIP ARM (OVER 6" SJS ARM) (SSA)	TYPE 2 (T2) TYPE 3 (T3) TYPE 4 (T4) TYPE 5 (T5)	40W (40CLED) 50W (50CLED) 60W (60CLED) 80W (80CLED) 100W (100CLED) 120W (120CLED) 150W (150CLED) 180W (180CLED) 200W (200CLED)	3000K (30K) 4000K (40K) 5000K (50K)	120-277V (MV) 480V (48)	BLACK (BLK) WHITE (WH) BRONZE (BRZ) SILVER (SIL) GRAPHITE (GPH) MARINE GRADE (MG)	OCCUPANCY SENSOR (OCC) BUTTON PHOTO CELL (PC) WIRELESS CONTROL (WC) HOUSE SIDE SHIELS (HSS) WATTAGE ADJUSTER (WA) DECORATIVE RING (TOP 3 ONLY) (DR)

DB03 — Decorative Bases



DB03, 2 Piece Decorative Cast Aluminum **(Clamshell).** For Base plate 9" SQ.
Category: Pathway, Residential or Commercial projects.
Dimension: 8" 1/2" Tall x 16" O.D
Powder Coat Finish: 3 mils Powder Coat finish.
Poles Diameter:
4" OR 5" O.D RSS (Round Straight Steel) 11 or 7 Gauge or RSA (Round Straight Aluminum) .125 or .187 Aluminum

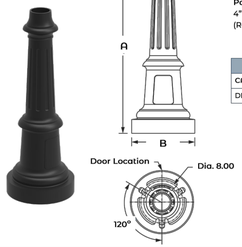
Dimensions		
CAT#	A	B
DB03	8"1/2	16"



Example: (DB03-4-BZ)

CAT #	POLE O.D	COLOR
Decorative Bases 03 (DB03)	4" O.D (4") 5" O.D (5")	BRONZE (BRZ) GRAY (GRY) BLACK (BK) WHITE (WH) CUSTOM (CST)

DB04



DB04, Decorative Cast Base. **(1 pcs)**
Category: Pathway, Residential or Commercial projects.
Dimension: 21" tall x 16" OD wide.
Powder Coat Finish: 3 mils Powder Coat finish.
Poles Diameter:
4" O.D RSS (Round Straight Steel) 11 or 7 Gauge or RSA (Round Straight Aluminum) .125 or .187 Aluminum

Dimensions		
CAT#	A	B
DB04	21"	16"

Example: (DB04-4-BZ)

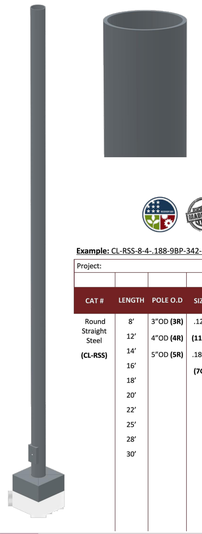
CAT #	POLE O.D	COLOR
Decorative Bases 04 (DB04)	4" O.D (4")	BRONZE (BRZ) GRAY (GRY) BLACK (BK) WHITE (WH) CUSTOM (CST)

All products are proudly manufactured and/or assembled in the USA

Crystal Lighting

PROJECT NAME			
TYPE		DATE	
NOTES			

CL-RSS — Round Straight Steel



Pole Shaft
Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B. Tubing has minimum yield strength of 45,000 PSI. CL-RSS includes ground Lug welded inside opposite of Hand Hole. Options include 11 and 7 gauge.

Base Plate
4-Bolt Steel Plate base is manufactured from hot rolled carbon steel conforming to ASTM-A36 or equivalent (36,000 PSI). 3/4" thick Steel for poles up to 20ft and 1" thick for poles 21ft to 30ft.

Powder Coating
All poles are sandblast prior to painting, Powder coat is applied to a minimum of 3 millimeters and baked at 400 ºF temperature. CL-RSS comes with (3) three year warranty.

Anchor Bolts
Anchor bolt Kit includes 4 L-Shaped Hot Dip Galvanized Bolts, each anchor bolt come with two galvanized nuts and washer per bolt, Anchor bolts meet or exceed a minimum of 36,000 PSI and conform to ASTM F1554 grade 36.

Base Cover, Hand Hole Cover and Pole Cap
CL-RSS come with Removable Pole Cap and Aluminum Base Cover Powder Coated to match Pole. Cast Hand Hole Cover are provided with Internal bridge support and are powder coated to match pole.

Example: CL-RSS-8-4-.188-9BP-342-D180-BRZ-T3R

Project:

CAT #	LENGTH	POLE O.D	SIZE	BOLT CIRCLE	ANCHOR BOLT	MOUNTING	FINISH	ACCESSORIES
Round Straight Steel (CL-RSS)	8' 12' 14' 16' 18' 20' 22' 25' 28' 30'	3"OD (3R) 4"OD (4R) 5"OD (5R)	.120 (11G) .180" (7G)	8"3/16 - 10"3/16 Bolt Circle (10'-20') (9BP) 10" - 12" Bolt Circle (21' Over) (12BP)	3/4"x24" (342) 1"x36" (136)	SIDE MOUNT Single (SGL) Double (D-180) Double (D-90) Triple (T-90) Quad (QD)	Bronze (BRZ) White (WHT) Silver (SVR) Green (GRN) Black (BLK) Graphite (GPH) Custom (CST) MARINE GRADE (MG)	Tenon 2" 3/8 RND (T2R) 3"RND (T3R) 3" 1/2RND (T312R 4"RND (T4R) 4"1/2RND (T412R) 3" 1/2SQ (T312S) 4"1/2SQ (T412S) 5"1/2SQ (T412S) Round Base Cover (RBC) GFI Provision ONLY (GFIP) GFI KIT (GFIK)

All products are proudly manufactured and/or assembled in the USA

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

LICENSED PROFESSIONAL ENGINEER — No. 6815146 — TODD J. HAIGHT — STATE OF UTAH

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

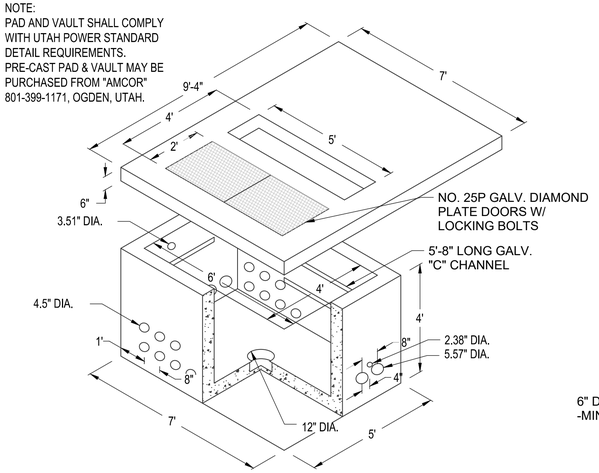
PVE
DAN N. 2209 WEST 1640 S. | SALT LAKE CITY, UT 84104
T. 801.380.3368 www.pve-ut.com

SARATOGA RETAIL SITE SET

1140 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84095

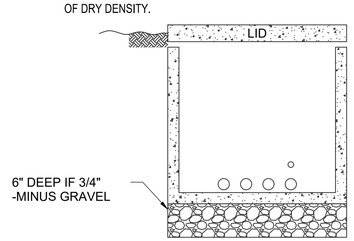
PERMIT SET

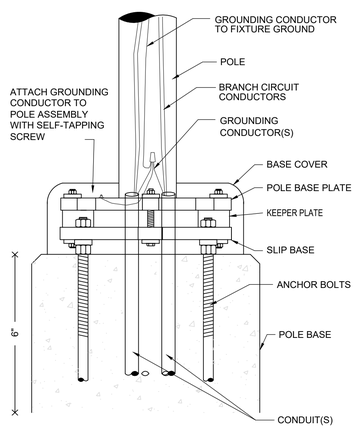
NOTE:
PAD AND VAULT SHALL COMPLY WITH UTAH POWER STANDARD DETAIL REQUIREMENTS.
PRE-CAST PAD & VAULT MAY BE PURCHASED FROM "AMCOR" 801-399-1171, OGDEN, UTAH.



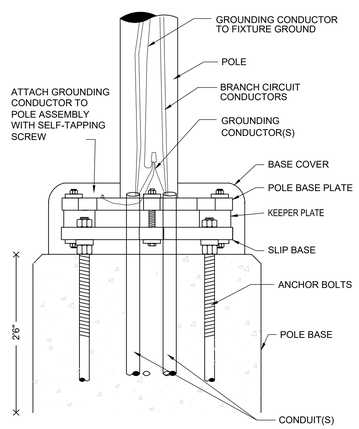
A E1.2 TRANSFORMER PAD/VAULT DETAIL

NOTE:
EXCAVATE THE ENTIRE AREA BENEATH THE EQUIPMENT BASE TO ALLOW THE DEPTH REQUIREMENTS ILLUSTRATED BELOW. ALL SOIL BENEATH THE EQUIPMENT BASE SHALL BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE BASE, TO PREVENT SETTLING. THE CUSTOMER SHALL PROVIDE 6 INCHES OF 3/4-INCH-MINUS GRAVEL BACKFILL OR COMPACT THE UNDISTURBED EARTH TO 90 PERCENT OF DRY DENSITY.





B E1.2 ENLARGED POLE BASE DETAIL



C E1.2 ENLARGED POLE BASE DETAIL

PROJECT NO:	-
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	03.05.21

#	DATE	DESCRIPTION

© 2021 CLARITY DESIGN GROUP

SHEET TITLE

ELECTRICAL PLAN

E1.2

Copyright (C) 2021 by PVE, Inc. Salt Lake City, Utah. All rights reserved. Unauthorized copying and/or use is illegal and subject to prosecution.

SARATOGA SPRINGS
PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
September 23, 2021
Public Meeting

Report Date:	September 15, 2021
Applicant:	Kimberly Williford, Agent
Owner:	Bruce Willhite
Location:	2157 North Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	41:802:0005, 0.84 acres
Parcel Zoning:	RC
Adjacent Zoning:	RC
Land Use:	Regional Commercial
Current Use of Parcel:	Undeveloped
Adjacent Uses:	Vacant
Previous Meetings:	Plat approved in 2015
Previous Approvals:	Plat approved in Concept Plan Approved, 07.01.21
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	N/A
Author:	David Stroud, AICP, Planning Director

A. Executive Summary:

The applicant requests site plan approval of Scooter's Coffee located in the Harvest Point Commercial Plat A Subdivision on north Redwood Road. The proposed building is a drive-thru only and in approximately 1,070 square feet, including the canopy. The use is permitted in the RC zone as a *Restaurant, Takeout* and *Drive-thru*. Scooter's Coffee was

David Stroud, AICP, Planning Director
dstroud@saratogaspringscity.com
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

established in 1998 and is headquartered in Omaha, Nebraska. There are 372 locations including two in Utah in Roy and Pleasant View.

Recommendation:
Staff recommends the Planning Commission conduct a public meeting on the proposed site plan, review and discuss the proposal, and select from the motions in Section H of this report. The actions available to the Planning Commission include approval with conditions, continuation, or denial. The Planning Commission is the Land Use Authority of the site plan.

B. Background:
The Lot 5 of Harvest Point Commercial Plat A Subdivision was recorded in 2015. The subject lot is 36,764 square feet. This subdivision has previously approved site plans (Markham Dental and Blossom Restaurant) which are still valid but any development in the subdivision has yet to begin.

C. Specific Request:
The applicant requests review and approval of the proposed site plan to locate a Scooter's Coffee in the RC zone.

D. Process:
Section 19.13 summarizes the process of site plan approval. The Planning Commission is the Land Use Authority of new site plans. This item is scheduled to be discussed in a public meeting. A public hearing is not required.

E. Community Review:
Public notices are not required for this type of application. However, the proposed site plan is noticed on the City website and the state public notice 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 a variety of retail uses 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. Scooter's Coffee is defined as a "Restaurant, Takeout" which is a permitted use in the Regional Commercial zone. Adjacent properties are zoned RC. Properties in the same subdivision have current site plan approval.

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: **Can comply.**
- 19.09, Off Street Parking: **Complies**.
- 19.11, Lighting: **Can comply.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Can comply**.
- 19.16, Site and Architectural Design Standards: **Can comply.**
- 19.18, Sign Regulations: **Complies** (separate permit and approval required)

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss this request in a public meeting and choose from the options below.

Staff Recommended Motion – approval and positive recommendation

"I move to **approve** the proposed site plan of Scooter's Coffee in the RC zone at 2157 North Redwood 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 can comply 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 engineer's staff report.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Revised plans correcting redlines as shown on Exhibit 3 shall be approved by the City prior to submission of a building permit.
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 Scooter's Coffee site plan 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 site plan. "I move to **deny** the proposed Scooter's Coffee site plan at 2157 North Redwood Road in the RC zone based on the following findings:"

1. The site plan is not consistent with the General Plan, as articulated by the Planning Commission:
   _____
   _____,
   and/or,

2. The Site Plan is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16,] of the Code, as articulated by the Planning Commission:
   _____.

I. Exhibits:

1. Location Map
2. Planning Review Checklist
3. Site Plan
4. Engineer's Staff Report

Exhibit 1 – Zone Map

Land Use Map

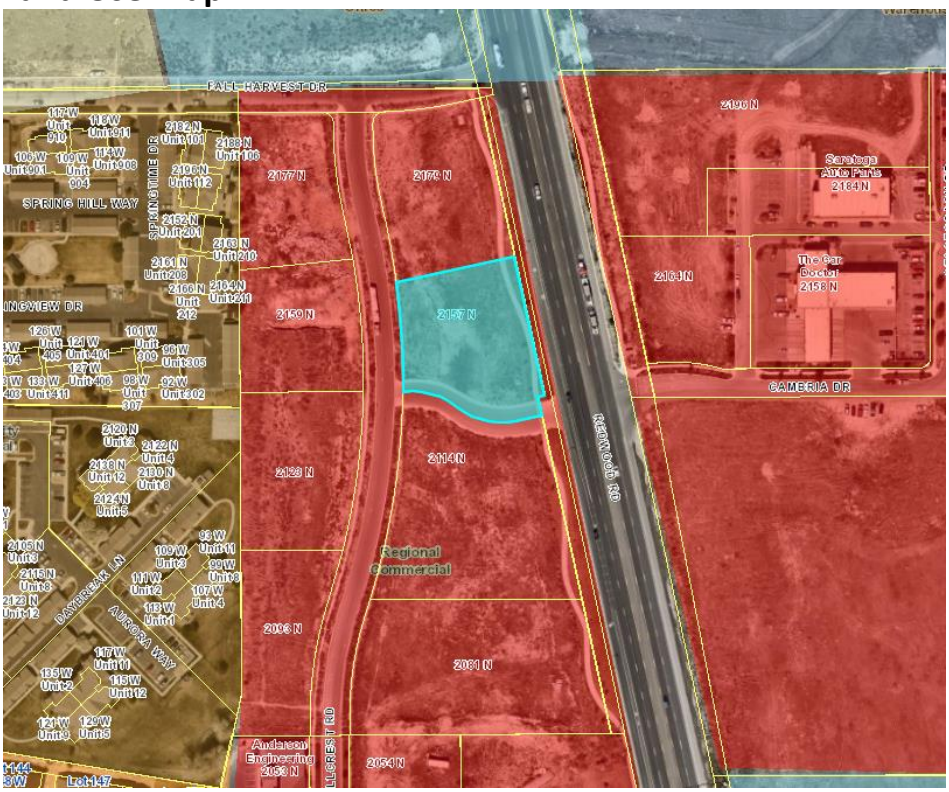


Exhibit 2

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	8/5/2021
Date of Review:	9/23/2021
Project Name:	Scooter's Coffee
Project Request / Type:	Site Plan
Meeting Type:	PC Public Meeting
Applicant:	Kimberly Williford, Agent
Owner:	Bruce Willhite and Catherine and Kurt Voutaz (trustees)
Location:	2157 North Redwood Rd.
Major Street Access:	Redwood Road
Parcel Number(s) and size:	0.84 acres (Lot 5, Harvest Point Comm. Sub. Plat A)
Land Use Designation:	Regional Commercial
Parcel Zoning:	RC
Adjacent Zoning:	RC
Current Use:	Vacant
Adjacent Uses:	Vacant
Previous Meetings:	N/A
Previous Approvals:	Subdivision approval in 2015
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	N/A
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: **N/A.**

Section 19.13.04 – Process

- DRC: Aug 16, 2021
- Neighborhood Meeting: N/A
- PC: TBD
- CC: N/A

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

- 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: Permitted

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Determination**	**How**
Development Size (Minimum)			
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*36,590*
Front/Corner Side Setback (Minimum)	10'	**Complies**	*Exceeds minimum*
Interior Side Setback (Minimum)	10'	**Complies**	*Exceeds minimum*
Rear Setback (Minimum)	30'	**Complies**	*Exceeds minimum*
Building Separation (Minimum)			
Lot Width (Minimum)			
Lot Frontage (Minimum)			

Building Height (Maximum)	50'	**Complies**	*19 feet*
Lot coverage (Maximum)	50%	**Complies**	*3%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*1,070 sq. ft.*
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.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connect to City utilities*
Transportation Master Plan: Lots shall not interfere with the Transportation Master Plan.	**Complies.**	
Property Access - All lots shall abut a dedicated public or private road.	**Complies.**	*ROW frontage on three sides*

19.06 Landscaping and Fencing		
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*MGB+A L.A.*
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.**	
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.**	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved landscape plans.	**Complies.**	
Planting Standards		
Deciduous Trees: 2" in caliper.	**Complies.**	
Evergreen Trees: 6' in height.	**Complies.**	
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch.	**Complies.**	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size.	**Complies.**	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	
Artificial Turf : Not allowed.	**N/A.**	

Drought Tolerant Plants: 50% of all plants shall be drought tolerant.	**Complies.**	
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	
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.**	
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	
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.**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The City Council gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*"20-year weed barrier"*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Rock and bark mulch*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*No turf*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' 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.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	**Complies.**	

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.**	
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.**	

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	36,590		
Required Landscaping	7,318	**Complies**	16,950
Required Deciduous Trees	6	**Complies**	13
Required Evergreen Trees	3	**Complies**	8
Required Shrubs	17	**Complies**	229
Drought Tolerant Plants	13	**Complies**	95%

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.**	
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.**	
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.**	
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.**	
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed within 600' 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.**	
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.**	*TBD by engineering*
Parking Requirements and Shared Parking		

Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	
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.	**Can Comply.**	*5/1,000(includes canopy square footage) Show parking stall and drive lane dimensions. Repeat comment.*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*1070 s.f. requires 6 stalls*
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	
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.	**N/A.**	
Up to 25% of 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. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10’ in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3’ to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30’ between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	

All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	
Clear Sight Triangles must be followed.	**Complies.**	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**N/A.**	
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	

Drive-thru Requirements

Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane.	**Complies.**	
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*13 stacking spaces*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*Signage to be approved separately*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Can Comply.**	*TBD by engineering*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided				
60° Parking				
Required	9'	18'	25'	18'
Provided				
45° Parking				
Required	9'	18'	25'	14'
Provided				
Parallel				
Required	9'	20'	N/A	12'
Provided				

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	
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.**	*Adjustable angle lights can be set to not be full cutoff*
Angle: Shall be directed downward.	**Can Comply.**	*Indicate*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	
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.**	
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.**	*10'*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity	**Complies.**	

setting that allows the lighting fixture to be activated only when motion is detected on the site.		
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**N/A.**	
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**N/A.**	
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**N/A.**	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**N/A.**	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*If applicable, include at a note.*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	
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.**	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	
Plans providing information required in the Technical Standards and Specifications Manual.	**Complies.**	*TBD determined by engineering*

19.13 Process	
Regulation	**Findings**

Neighborhood Meeting.	*N/A*
Notice/Land Use Authority.	*Planning Commission*
Master Development Agreement.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*

19.14 Site Plan Review		
Standards		
Regulation	**Compliance**	**Findings**
Site Plan application required for Multi-Family units.	**Complies.**	
Entire site must be built upon, landscaped, or paved.	**Complies.**	
Utilities underground and in easements.	**Complies.**	
Grading and Drainage - Must have onsite drainage.	**Complies.**	
Water system and shares.	**Complies.**	
Piping of canals and ditches is required.	**N/A.**	
Preliminary Plat required with attached units.	**N/A.**	
Application Requirements:	**Complies.**	
Ownership Affidavit.	**Complies.**	
Vicinity Map.	**Complies.**	
Context plan - A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	
Site Analysis - A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	
Survey of legal description, boundaries.	**Complies.**	
Compliance Statement.	**Complies.**	
PDF files of all application materials.		
Final Construction Drawings:	**Complies.**	
Locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties.	**Complies.**	
Access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary.	**Complies.**	
Acceleration and deceleration lanes, and dimensions, if required.	**Complies.**	
Off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title.	**Complies.**	
Proposed outdoor display areas.	**Complies.**	
Screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements.	**Complies.**	
Location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures.	**Complies.**	
Tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces.	**Complies.**	
Type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants.	**Complies.**	
Final Hydraulic and Hydrological storm drainage report and calculations, location of all existing and proposed secondary irrigation	**Complies.**	

systems, both on site and on adjacent properties, including ditches, pipes, and culverts.		
Traffic Report.		
Established Grade of building area.	**Complies.**	
A data table including - 1) total project area 2) total number of lots, dwellings, and buildings 3) square footage of proposed building footprints and, if multiple stories, square footage by floor 4) number of proposed garage parking spaces 5) number of proposed surface parking spaces 6) percentage of buildable land 7) acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area 8) area and percentage of open space or landscaping 9) area to be dedicated as right-of-way (public and private) 10) net density of dwellings by acre (sensitive lands must be subtracted from base acreage) 11) number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Can Comply.**	*Show on site page G0.1. Repeat comment. Revision needed.*
Landscaping Plan - A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	
Lighting Plan - Photometric plan and lighting details.	**Complies.**	
Elevations - The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures.	**Complies.**	
Percentage of building materials proposed and colors of all materials.	**Complies.**	
Colors and materials board.	**Complies.**	
Signage Plan - An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Signage approved with a separate permits.*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Can Comply.**	*Pedestrian connections needed from adjacent sidewalks*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or	**Complies.**	

ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Can Comply.**	*TBD by engineering*
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	**Complies.**	
All trash dumpsters shall be provided with solid enclosures. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	**Complies.**	
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	

All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**N/A.**	
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	*No fence proposed*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	
Interconnection: All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	**Complies.**	*Connection to north lot provided*
General Architectural Design Standards		
Building Articulation: Building elevations exceeding 40' 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 a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and	**Complies.**	*37' length building*

colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.		
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Complies.**	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*4' 10" minimum*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	
Backlighting is not permitted.	**Complies.**	
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**N/A.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	**Complies.**	
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	**Complies.**	
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	
No more than 75% of any building elevation shall consist of any one material or color.	**Complies.**	

i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.		
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Can Comply.**	*Show if location known*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	**Complies.**	
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	*N/A*
What is the anticipated cost to the City?	*N/A*
When will City maintenance begin?	*N/A*

SCOOTER'S COFFEE

2157 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

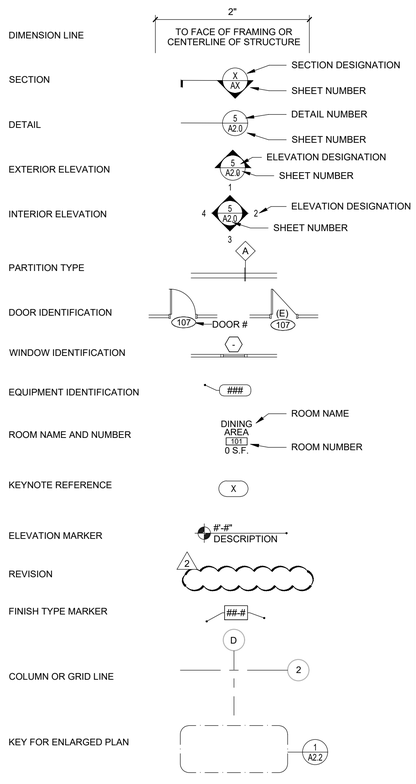
GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

STATE OF UTAH — KEVIN [illegible] — 10040747-0301 — LICENSED ARCHITECT

8/24/2021

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DRAFTING SYMBOLS



PROJECT TEAM

CORPORATE: **SCOOTER'S COFFEE**
KIMBERLY WILLIFORD
10500 SAPP BROTHERS DRIVE
OMAHA, NE 68138
T: 913.375.5256
E: KIM.WILLIFORD@SCOOTERSCOFFEE.COM

ACHITECT: GERDES HENRICHSON & ASSOCIATES LTD., L.L.P.
14901 QUORUM DRIVE, STE 300
DALLAS, TEXAS 75254
CONTACT: DARYL ATWOOD
T: 972.239.8884
E: DATWOOD@GHA-ARCHITECTS.COM

CIVIL ENGINEER: JOHANSON ENGINEERING
2150 SOUTH 1300 EAST SUITE 500,
SALT LAKE CITY, UT 84106
CONTACT: CAREY JOHANSON
T: 801.859.1862
E: CAREY@JOHANSONENG.COM

STRUCTURAL ENGINEER: RONALD A. ROBERTS STRUCTURAL ENGINEERS
2948 N. STEMMONS FREEWAY
DALLAS, TX 75247
CONTACT: CRAIG BAILEY
T: 214.637.6299
E: CBAILEY@RARA.NET

MECHANICAL/ ELECTRICAL/ PLUMBING ENGINEERS: GHC ENGINEERS
14901 QUORUM DRIVE, STE 300
DALLAS, TEXAS 75254
CONTACT: GRANT CLAUSSEN
T: 214.915.8737
E: GCLAUSSEN@GHCENGINEERS.COM

VICINITY MAP

PROJECT LOCATION

NORTH

1 VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
B. GENERAL CONTRACTOR SHALL CONSULT WITH THE CLIENT AND ARCHITECT TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO CONSTRUCTION.
C. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
D. GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES.
E. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
F. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF WORK.
G. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, FIRE ALARM, OR SPECIALTY SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
H. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE CLIENT AT PROJECT CLOSE-OUT AS DESCRIBED IN THE GENERAL REQUIREMENTS OF THE PROJECT MANUAL.
I. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS AND INSTALLING SUCH MATERIALS SUPPLIED BY CLIENT OR CLIENT'S VENDOR.
J. RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY".
K. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION UNLESS OTHERWISE NOTED.
L. ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY CLIENT AND ARCHITECT.

SUBMITTALS

- SIGNAGE UNDER A SEPARATE SUBMITTAL AND PERMIT
- AWNING UNDER A SEPARATE SUBMITTAL AND PERMIT

PROJECT DATA

PROJECT INFORMATION

PROJECT NAME:	SCOOTERS COFFEE KIOSK BUILDING
PROJECT DESCRIPTION:	NEW KIOSK BUILDING WITH DRIVE-THRU SERVICE
PROJECT LOCATION:	2157 N REDWOOD RD, SARATOGA SPRINGS, UTAH 84045
PARCEL NUMBER:	41:802:0005
LEGAL DESCRIPTION:	LOT 5, PLAT A, HARVEST POINT COMMERCIAL
JURISDICTION:	SARATOGA SPRINGS 1307 N COMMERCE DRIVE, SUITE 200, SARATOGA SPRINGS, UT 84045 T: 801-766-9793

SITE INFORMATION

SITE AREA:	0.84 ACRES (1)
ZONING:	COMMERCIAL

PARKING

PARKING PROVIDED:	6 SPACES INCLUDING 1 ADA

BUILDING INFORMATION

BUILDING HEIGHT:	19'-0"
BUILDING AREA / CANOPY AREA:	660 SQ.FT. / 410 SQ.FT. (TOTAL: 1070 SQ.FT.)

Canopy is part of the structure square footage

Overall site

AREA SUMMARY		
1)	TOTAL PROJECT AREA	1070 SF
2)	TOTAL NUMBER OF LOTS, DWELLINGS, AND BUILDINGS	1
3)	SQUARE FOOTAGE OF PROPOSED BUILDING FOOTPRINTS AND, IF MULTIPLE STORIES, SQUARE FOOTAGE BY FLOOR	660 SF SINGLE STORY
4)	NUMBER OF PROPOSED GARAGE PARKING SPACES V. NUMBER OF PROPOSED SURFACE PARKING SPACES	N/A
5)	PERCENTAGE OF BUILDABLE LAND	14,675 SF (40%)
6)	ACREAGE OF SENSITIVE LANDS AND WHAT PERCENT SENSITIVE LANDS COMPRISE OF TOTAL PROJECT AREA AND OF OPEN SPACE AREA	0%
7)	AREA AND PERCENTAGE OF OPEN SPACE OR LANDSCAPING	16,950 SF (53%)
8)	AREA TO BE DEDICATED AS RIGHT-OF-WAY (PUBLIC AND PRIVATE)	5007 SF (13.7%)
9)	NET DENSITY OF DWELLINGS BY ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	N/A
10)	NUMBER OF OFF-STREET PARKING SPACES (E.G., NUMBER OF PROPOSED GARAGE PARKING SPACES, NUMBER OF PROPOSED SURFACE PARKING SPACES, ETC.)	6 INCLUDING 1 ADA

(2)

SHEET INDEX

SHEET #	SHEET TITLE	08/03/21 1ST SUBMITTAL	08/24/21 SITE PLAN COMMENTS
ARCHITECTURAL			
G0.1	COVER SHEET	●	●
G0.2	LIFE SAFETY / OCCUPANCY PLAN	●	●
G0.3	ACCESSIBILITY NOTES & DETAILS	●	
G0.4	RESPONSIBILITY SCHEDULE & ENERGY COMPLIANCE	●	
G1.1	ARCHITECTURAL SPECIFICATIONS	●	
G1.2	ARCHITECTURAL SPECIFICATIONS	●	
A1.1	ARCHITECTURAL SITE PLAN	●	
A2.0	FLOOR PLAN	●	●
A2.1	DIMENSION PLAN	●	●
A2.2	FINISH PLAN & FINISH SCHEDULE	●	
A2.3	REFLECTED CEILING PLAN	●	●
A2.4	ROOF PLAN	●	●
A2.5	ENLARGED RESTROOM PLAN & ELEVATIONS	●	
A3.1	EXTERIOR ELEVATIONS	●	●
A3.2	EXTERIOR ELEVATIONS	●	●
A3.3	INTERIOR ELEVATIONS	●	
A4.1	BUILDING SECTIONS	●	●
A4.2	WALL SECTIONS	●	
A4.3	WALL SECTIONS	●	
A4.4	CANOPY DETAILS	●	●
A5.1	WINDOW SCHEDULE	●	
A5.2	DOOR SCHEDULE	●	
A6.1	TRASH ENCLOSURE ELEVATIONS & DETAILS	●	●
A6.2	SITE DETAILS	●	●
A6.3	WALL DETAILS	●	
A6.4	TPO ROOF DETAILS	●	
A6.5	HARDIE BOARD DETAILS	●	
A6.6	MONUMENT SIGN DETAILS	●	
A6.7	DOOR/ WINDOW DETAILS	●	
A6.8	INTERIOR DETAILS	●	
KITCHEN			
K1.0	EQUIPMENT PLAN & SCHEDULE	●	●
K2.0	EQUIPMENT PLUMBING ROUGH-IN PLAN	●	
K3.0	EQUIPMENT ELECTRICAL ROUGH-IN PLAN	●	
K4.0	EQUIPMENT ELEVATIONS	●	
CIVIL			
C-01	COVER SHEET	●	●
C-02	SITE PLAN	●	●
C-03	GRADING PLAN 20'S	●	●
C-04	GRADING PLAN 10'S	●	●
C-05	DRAINAGE PLAN	●	●
C-06	UTILITY PLAN 20'S	●	●
C-07	UTILITY PLAN 10'S	●	●
C-08	EROSION CONTROL PLAN	●	●
C-700	SITE DETAILS	●	●
C-701	WATER DETAILS	●	●
C-702	SEWER DETAILS	●	●
C-703	EROSION CONTROL	●	●
	LAND SURVEY EXISTING	●	●
C-704	CONDITIONS	●	●
LANDSCAPE			
LI-101	IRRIGATION PLAN	●	●
LI-501	IRRIGATION DETAILS	●	●
LP-101	PLANTING PLAN	●	●
LP-501	PLANTING DETAILS	●	●
STRUCTURAL			
S0.0	STRUCTURAL NOTES	●	
S0.1	DIAGRAMS AND SCHEDULES	●	
S1.0	FOUNDATION AND ROOF FRAMING PLANS	●	
S2.0	FOUNDATION SECTIONS AND DETAILS	●	
S2.1	FOUNDATION SECTIONS AND DETAILS	●	
S3.0	FRAMING SECTIONS AND DETAILS	●	
MECHANICAL			
M1.01	MECHANICAL SPECIFICATIONS	●	
M1.02	MECHANICAL LEGENDS, NOTES, ABBREVIATIONS	●	
M1.03	MECHANICAL DETAILS	●	
M1.04	MECHANICAL COMCHECK	●	
M1.05	MECHANICAL COMCHECK	●	
M2.01	MECHANICAL FLOOR PLAN	●	
PLUMBING			
P1.01	PLUMBING SPECIFICATIONS	●	
P1.02	PLUMBING NOTES AND SCHEDULES	●	
P1.03	PLUMBING DETAILS	●	
P2.01	SANITARY SEWER FLOOR PLAN AND RISER DIAGRAM	●	
P2.02	WATER SUPPLY FLOOR PLAN AND RISER DIAGRAM	●	
ELECTRICAL			
E0.01	ELECTRICAL SITE PLAN	●	
E0.02	EXTERIOR PHOTOMETRIC SITE PLAN / E0.02A LIGHT CUT SHEET	●	●
E1.01	ELECTRICAL SPECIFICATIONS	●	
E1.02	ELECTRICAL SPECIFICATIONS	●	
E1.03	ELECTRICAL DETAILS	●	
E1.04	ELECTRICAL COMCHECK	●	
E2.01	LIGHTING FLOOR PLAN AND SCHEDULE	●	
E2.02	POWER FLOOR PLAN	●	

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

TITLE:
COVER SHEET

DATE:
08/03/2021

PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.
G0.1

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

OCCUPANT LOAD AND EGRESS ANALYSIS

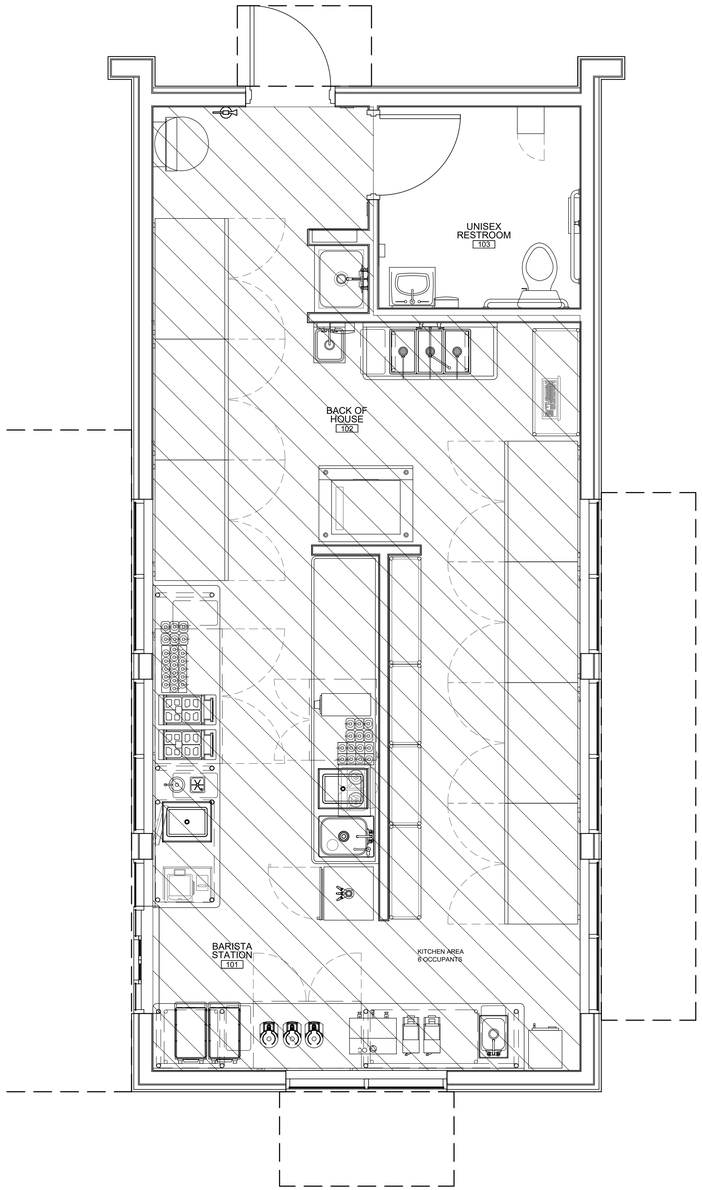
	USE	AREA	LOAD FACTOR	OCCUPANTS
	FOOD PREP	512 SF	1:100	6
	RESTROOMS	60 SF		0

TOTAL OCCUPANTS: 6

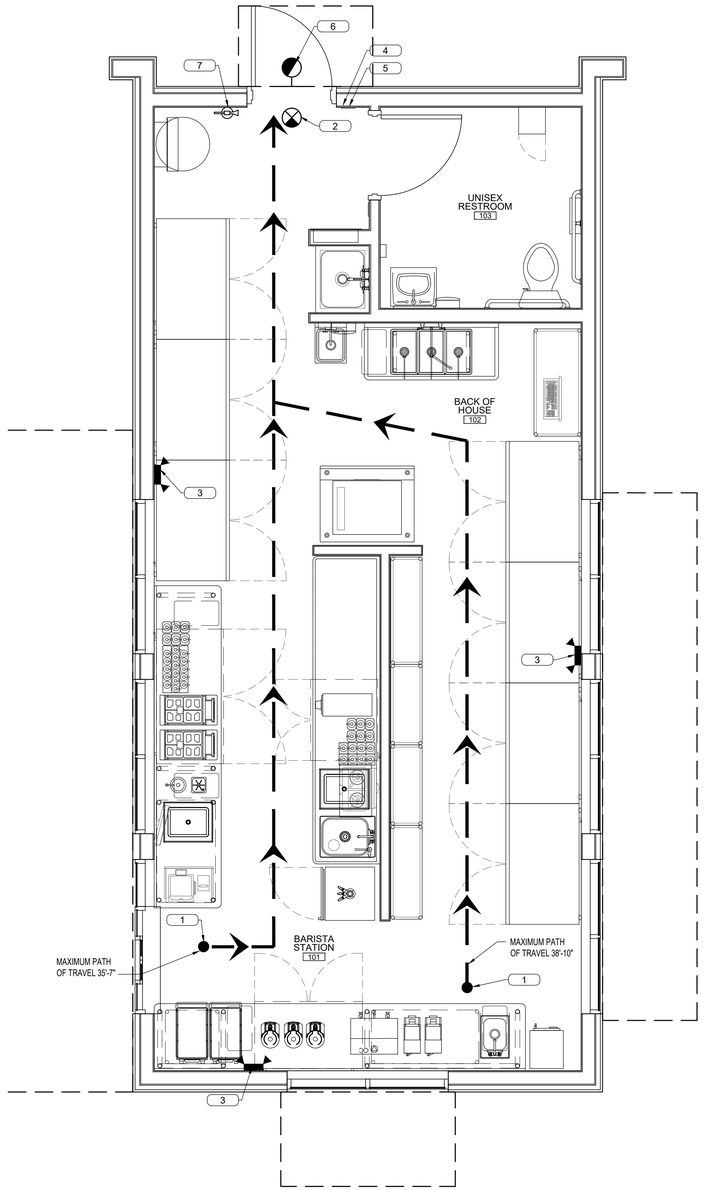
EXIT WIDTH CALCULATIONS:
6 OCCUPANTS x.2 = .12" REQUIRED - 36" PROVIDED

OCCUPANT LOAD IS 6 AND ONE EXIT IS REQUIRED, ONE IS PROVIDED.

ALLOWABLE PATH OF TRAVEL WITHOUT A SPRINKLER SYSTEM: 75'-0"
MAXIMUM PATH OF TRAVEL: 38'-10"



2 OCCUPANCY PLAN
SCALE: 3/8" = 1'-0"



1 LIFE SAFETY PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO PROVIDE A SUFFICIENT NUMBER OF 2A10BC RATED FIRE EXTINGUISHERS DURING CONSTRUCTION SO THAT ALL PORTIONS OF THE BUILDING ARE WITHIN 75 FT. TRAVEL DISTANCE OF SAID EXTINGUISHER & SO THAT AT LEAST ONE 2A10BC RATED FIRE EXTINGUISHER IS PROVIDED FOR EACH 3,000 SQ. FT. OF FLOOR SPACE OR PORTION THEREOF.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION & FOR COMPLETED PROJECT.
3. EXIT DOORS
   - 3.1. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL.
   - 3.2. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT (NO BOLTS, NO SLIDING BOLTS, ETC.).
   - 3.3. ALL EXIT DOORS & INTERVENING DOORS ON THE EXIT PATH, IF PROVIDED WITH A LOCK OR LATCH, MUST BE MARKED " THIS DOOR TO REMAIN UNLOCKED AT ALL TIMES DURING OPEN BUSINESS HOURS. "
   - 3.4. PROVIDE ILLUMINATED EXIT SIGNS ABOVE EXITS WITH MIN. 3/4"x6" LETTERS LIGHTED ON CONTRASTING BACKGROUND.
4. EXIT SIGNS
   - 4.1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
   - 4.2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
   - 4.3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
   - 4.4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
   - 4.5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.6.3).
5. EGRESS EMERGENCY LIGHTING
   - 5.1. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
   - 5.2. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
   - 5.3. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY IN THE EVENT OF SUPPLY; FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE.
6. UNLESS ALREADY EXISTING, AN APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. THE NUMBERING SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMERALS SHALL CONTRAST W/ THEIR BACKGROUND. IF THE ADDRESS THAT IS POSTED NEAR THE INTERSECTION OF THE DRIVEWAY & THE PUBLIC STREET OR ROAD FRONTING THE PROPERTY IS NOT VISIBLE, ADDITIONAL ADDRESSES POSTED NEAR THE INTERSECTION OF THE DRIVEWAY & THE PUBLIC STREET ARE REQUIRED. (VERIFY REQUIREMENTS.)
7. PROVIDE A KNOX BOX FOR FIRE DEPT. ACCESS & KEY ACCESS, LOCATION IF REQUIRED BY FIRE MARSHAL.
8. GENERAL CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE DEPARTMENT PRIOR TO OCCUPYING THIS BUILDING.
9. PROVIDE ALL WEATHER ACCESS ROAD (MIN 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
10. FIRE LANES SHALL BE MARKED BY SIGNS PER TOG DETAIL #63, AND/OR CURB PAINTED RED & LABELED "FIRE LANE NO PARKING", PLACED NOT GREATER THAN 75' APART AT THE BEGINNING & END OF THE DESIGNATED FIRE LANE.

KEYNOTES

X

1. EXIT PATH OF TRAVEL
2. EXIT SIGN, SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLAN
3. EMERGENCY LIGHTING, SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLAN
4. TACTILE EXIT SIGNS
5. OCCUPANT LOAD SIGN. FINAL LOCATION APPROVED BY FIRE MARSHALL
6. EXTERIOR EXIT LIGHT, SEE ELECTRICAL DRAWING AND REFLECTED CEILING PLAN
7. FIRE EXTINGUISHER PER FIRE MARSHALL APPROVAL

LEGEND

- NEW EMERGENCY LIGHT
- EXTERIOR EMERGENCY LIGHT
- NEW EXIT SIGN, CONFIRM LOCATION REQUIREMENTS WITH FIRE MARSHAL
- EGRESS PATH OF TRAVEL
- 2A - 10BC MINIMUM RATED FIRE EXTINGUISHER - WALL HUNG

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

STATE OF UTAH
KEVIN
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

TITLE:
LIFE SAFETY & OCCUPANCY PLAN

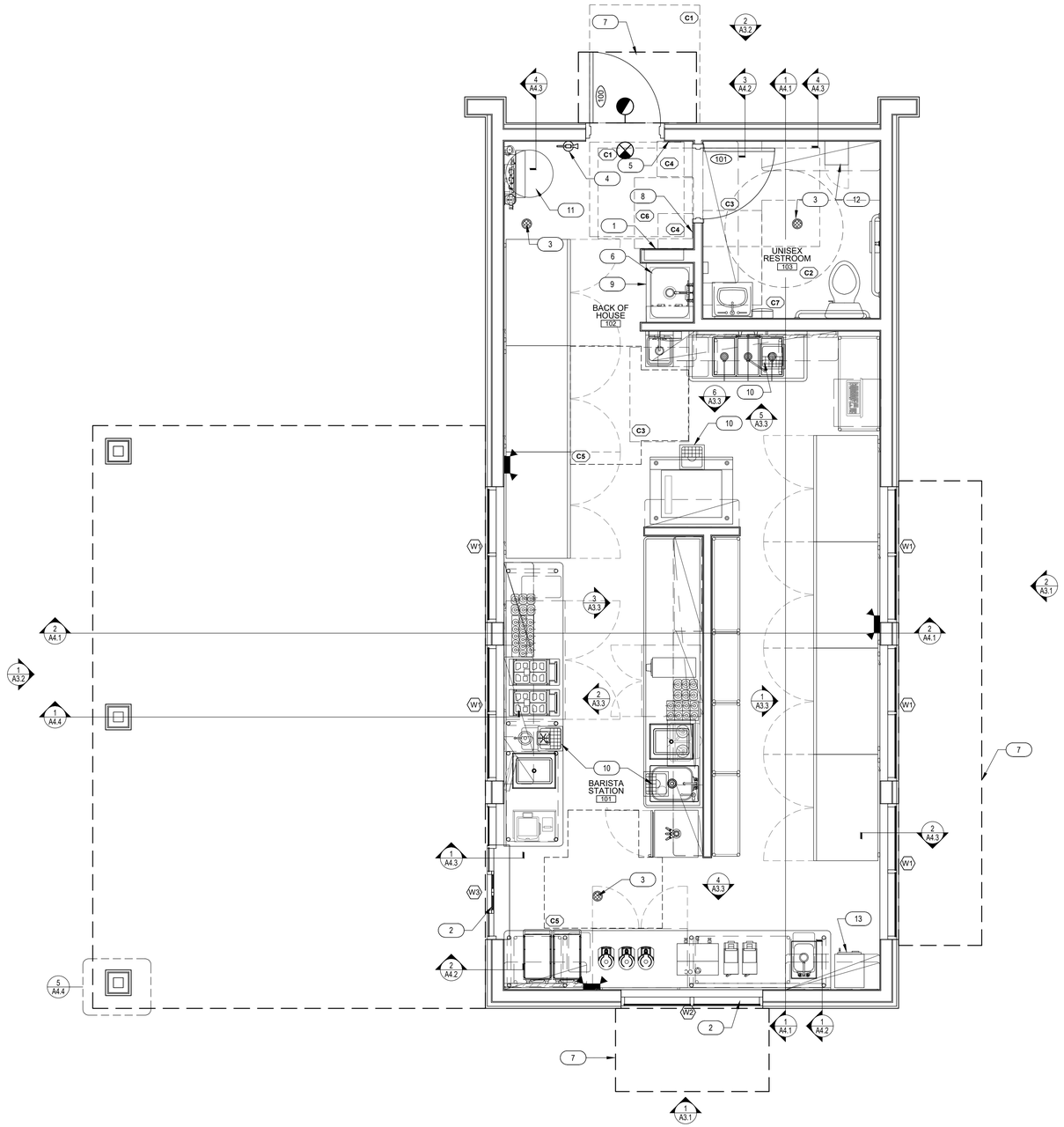
DATE:
08/03/2021

PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.
G0.2

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

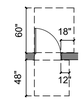
GENERAL NOTES

A. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.
C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
D. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A2.2.
E. SEE KITCHEN DRAWINGS FOR EQUIPMENT INFORMATION, SHEET K1.0
F. EXTEND WALLS TO BOTTOM OF GRID AND ADD 'ZIP' STRIP.
G. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALERS SPECIFICATIONS.
H. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
I. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
J. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
K. ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
L. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
M. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
N. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

KEYNOTES - FLOOR PLAN (X)

1. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
2. GRAPHICS ON WINDOW BY OWNER
3. FLOOR DRAIN, SEE PLUMBING DRAWINGS
4. 2A-10BC MINIMUM RATED FIRE EXTINGUISHER
5. PROVIDE TACTILE EXIT SIGN AT EXIT DISCHARGE
6. WATER HEATER ABOVE, SEE PLUMBING DRAWINGS
7. LINE OF CANOPY ABOVE BY OTHERS
8. ACCESSIBLE RESTROOM SIGN
9. MOP SINK, SEE PLUMBING DRAWINGS
10. FLOOR SINK, SEE PLUMBING DRAWINGS
11. R.O. SYSTEM, SEE PLUMBING DRAWINGS
12. 6 DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY GC
13. FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.
14. PARTIAL HEIGHT WALL.

CLEARANCE KEYNOTE (XX)



C1 DOOR WITH A CLOSER AND A LATCH

C2 CIRCULAR TURNABOUT

C3 CLEAR FLOOR SPACE

C4 TACTILE SIGNS

C5 T-TURN

C6 ELECTRICAL PANEL

C7 WATER CLOSET

DOOR LEGEND	
(#)	DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2
WINDOW LEGEND	
(#)	WINDOW TAG. REFER TO DETAILS ON SHEET A5.1

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN T. BRADY
6320047-0301
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

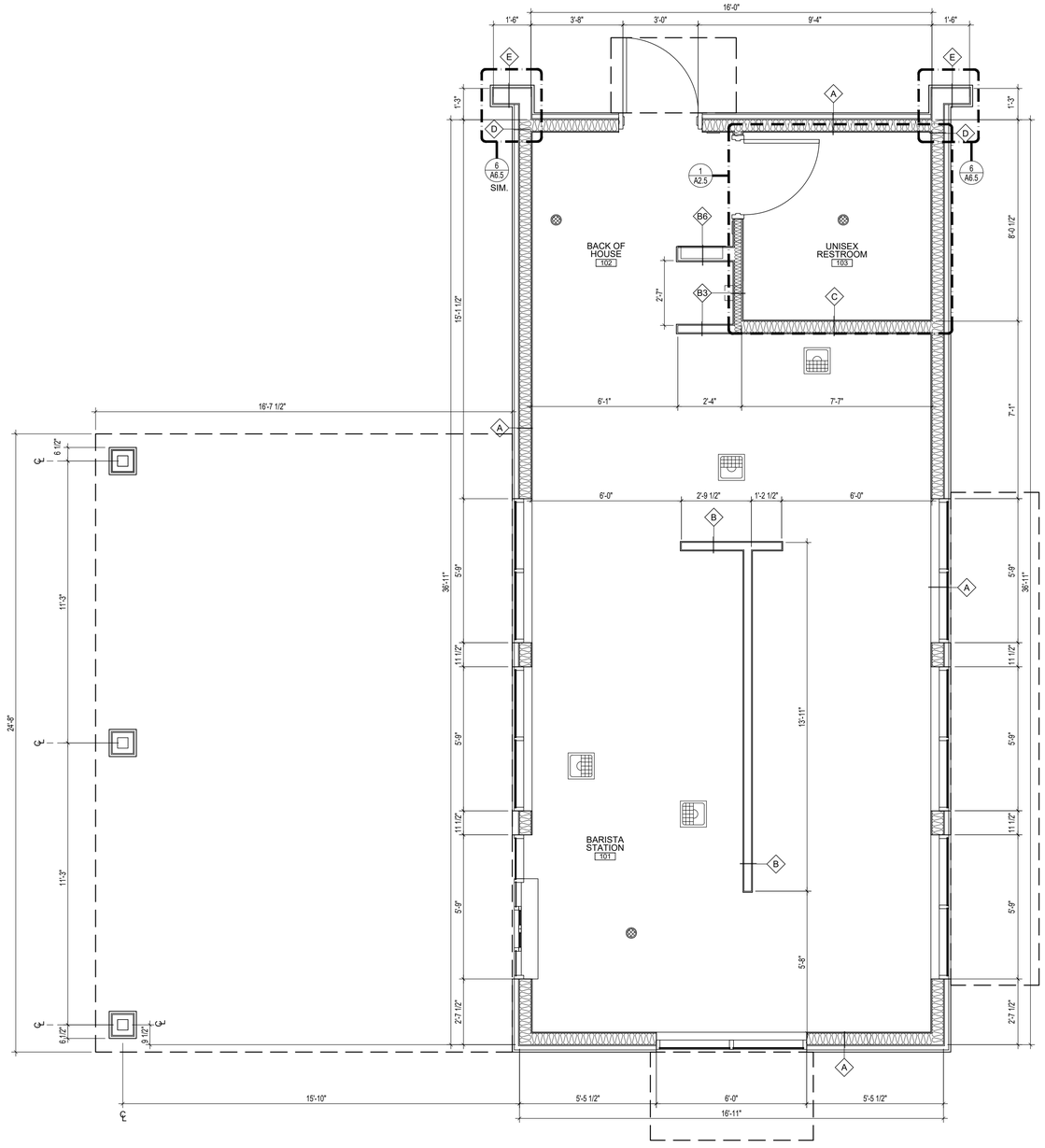
TITLE:
FLOOR PLAN

DATE:
08/03/2021

PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [x] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A2.0



1 DIMENSION PLAN
SCALE: 3/8" = 1'-0"

NORTH

GENERAL NOTES

A. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.
C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
D. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A2.2.
E. SEE KITCHEN DRAWINGS FOR EQUIPMENT INFORMATION, SHEET K1.0
F. EXTEND WALLS TO BOTTOM OF GRID AND ADD 'ZIP' STRIP.
G. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALERS SPECIFICATIONS.
H. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
I. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
J. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
K. ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
L. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
M. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
N. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

WALL LEGEND

FRAMING / DIMENSIONING NOTE:
ALL DIMENSIONS ARE TO FACE OF STUD, TYP.

A — EXTERIOR WALL:
HARDIE BOARD OVER WEATHER RESISTANT BARRIER (WRB) OVER SHEATHING OVER 2x6" WOOD STUDS @ 16" O.C., 12" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL TO 10'-6" A.F.F., PROVIDE BATT INSULATION IN ALL EXTERIOR WALLS.

B3 — INTERIOR PARTITION WALL:
2x4" WOOD STUDS @ 16" O.C., 12" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL FINISH TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.

B6 — INTERIOR PARTITION WALL:
2x6" WOOD STUDS @ 16" O.C., 12" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL FINISH TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.

C — PLUMBING PARTITION:
2x6" WOOD STUDS @ 16" O.C. 12" CEMENT BOARD AT BASE W/ 1/2" MOISTURE RESISTANT GYP BD ON RESTROOM SIDE AND 12" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD. FOR BACK OF HOUSE WITH FRP PANEL TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION IN PARTITION.

D — EXTERIOR WING WALL:
HARDIE BOARD OVER WEATHER RESISTANT BARRIER (WRB) OVER SHEATHING OVER 2x6" WOOD STUDS @ 16" O.C., SHEATHING AND BREAK METAL ONE SIDE.

E — EXTERIOR WING WALL:
2x8" WOOD STUDS @ 16" O.C. OVER WEATHER RESISTANT BARRIER (WRB) OVER SHEATHING AND BREAK METAL BOTH SIDES.

NOTE: FLOOR SINKS DIMENSION ARE NOT DEAD SET, THEY WILL NEED TO BE LOCATED +6" OR MORE. GC WILL NEED TO COORDINATE WITH COUNTERTOP FAB FOR PROPER LOCATION OF COUNTERTOP LEGS WITH FLOOR SINK LOCATION.

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH — KEVIN [illegible] — LICENSED ARCHITECT

8/24/2021

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

TITLE:
DIMENSION PLAN

DATE:
08/03/2021

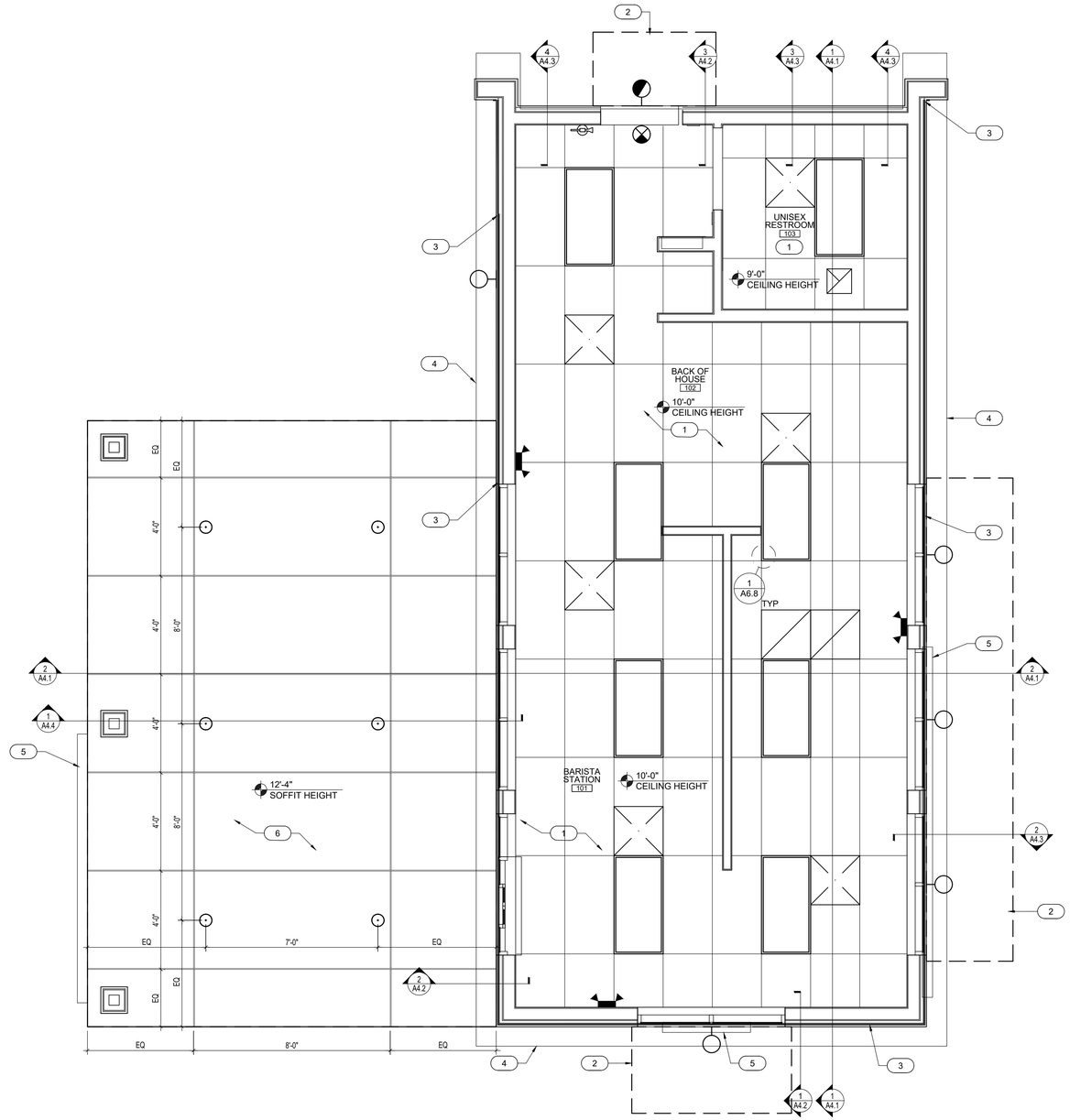
PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [x] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A2.1

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS. THE ARCHITECT, THIS DRAWING IS TO BE RETURNED UPON REQUEST.



1 REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

NORTH

CEILING LEGEND

SYMBOL	FIXTURE	NOTES
	2'x4' SURFACE MOUNTED LIGHT FIXTURE WITH PRISMATIC LENS	MOUNTING - LAY-IN GRID
	SUPPLY AIR GRILLE TITUS TMS 3 BLADE DIFFUSER OR SIMILAR	MOUNTING - LAY-IN GRID
	RETURN AIR RH45T COMMERCIAL T-BAR ALUMINUM GRILLE	MOUNTING - LAY-IN GRID
	TOILET ROOM EXHAUST FAN	MOUNTING - RECESSED
	EXTERIOR WALL SCONCE	
	EXTERIOR EMERGENCY WALL SCONCE	
	LED EXIT SIGN	
	EMERGENCY LIGHT W/BUG EYE	
	PERIMETER LED STRIP LIGHT	
	6" ECONOMY LED RETROFIT LIGHTING MODULE	

NOTE: ALL LIGHTS TO BE PURCHASED BY FRANCHISEE OR GENERAL CONTRACTOR AND INSTALLED BY GENERAL CONTRACTOR.

CEILING MATERIAL LEGEND

ITEM	MFR (OR EQUAL)	MODEL NUMBER
TYPE "A"	ARMSTRONG	24"X48" ARMSTRONG KITCHEN ZONE OR EQUAL

GENERAL NOTES

A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.

B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NECESSARY REQUIREMENTS.

C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS. ALL FLUORESCENT FIXTURE BALLASTS SHALL BE HIGH FREQUENCY ELECTRONIC BALLASTS WITH A "TOTAL HARMONIC DISTORTION: OF LESS THAN 20%, REGARDLESS OF THE NUMBER OF LAMPS CONNECTED TO EACH BALLAST AND SHALL HAVE CBM LABEL. ALL FLUORESCENT FIXTURES INSTALLED SHALL INCORPORATE BALLAST PROTECTION. ALL FLUORESCENT BALLASTS SHALL HAVE AN AUDIBLE NOISE RATING OF "CLASS A" OR BETTER. ALL FLUORESCENT BALLASTS SHALL HAVE A POWER FACTOR GREATER THAN 98% WHEN USED WITH PRIMARY LAMP.

D. REFER TO SPECIFICATIONS FOR ROOF ASSEMBLY.

CEILING SPECIFICATION
ACOUSTICAL CEILING SYSTEM
EXPOSED TEE GRID USG DOWN DX GRID SYSTEMS AS MANUFACTURED BY USG INTERIORS OR EQUIVALENT.

HANGER WIRE, MINIMUM 12 GA. AWG GALVANIZED SOFT ANNEALED, MILD STEEL WIRE.

HANGER CUPS, PREFABRICATED METAL CLAMPS FOR FASTENING TO STRUCTURAL STEEL MEMBERS.

ACOUSTICAL CEILING TILE:
24X48 CEILING TO BE SMOOTH AND WASHABLE

KEYNOTES- REFLECTED CEILING

1. NEW 2'X4' WASHABLE LAY-IN CEILING TILES. (FIRE RATING - CLASS A)
2. RED CANVAS AWNING FURNISHED AND INSTALLED BY OTHERS
3. PERIMETER LED AT EXTERIOR SOFFIT
4. BREAK METAL SOFFIT & CORNICE
5. SIGNAGE FURNISHED AND INSTALLED BY OTHERS. UNDER A SEPARATE PERMIT
6. HARDIE SOFFIT PANEL HZ10 ; SMOOTH FINISH; PANEL SIZE 96"X48"
   COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH · KEVIN · LICENSED ARCHITECT

8/24/2021

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

1

TITLE:
REFLECTED CEILING PLAN

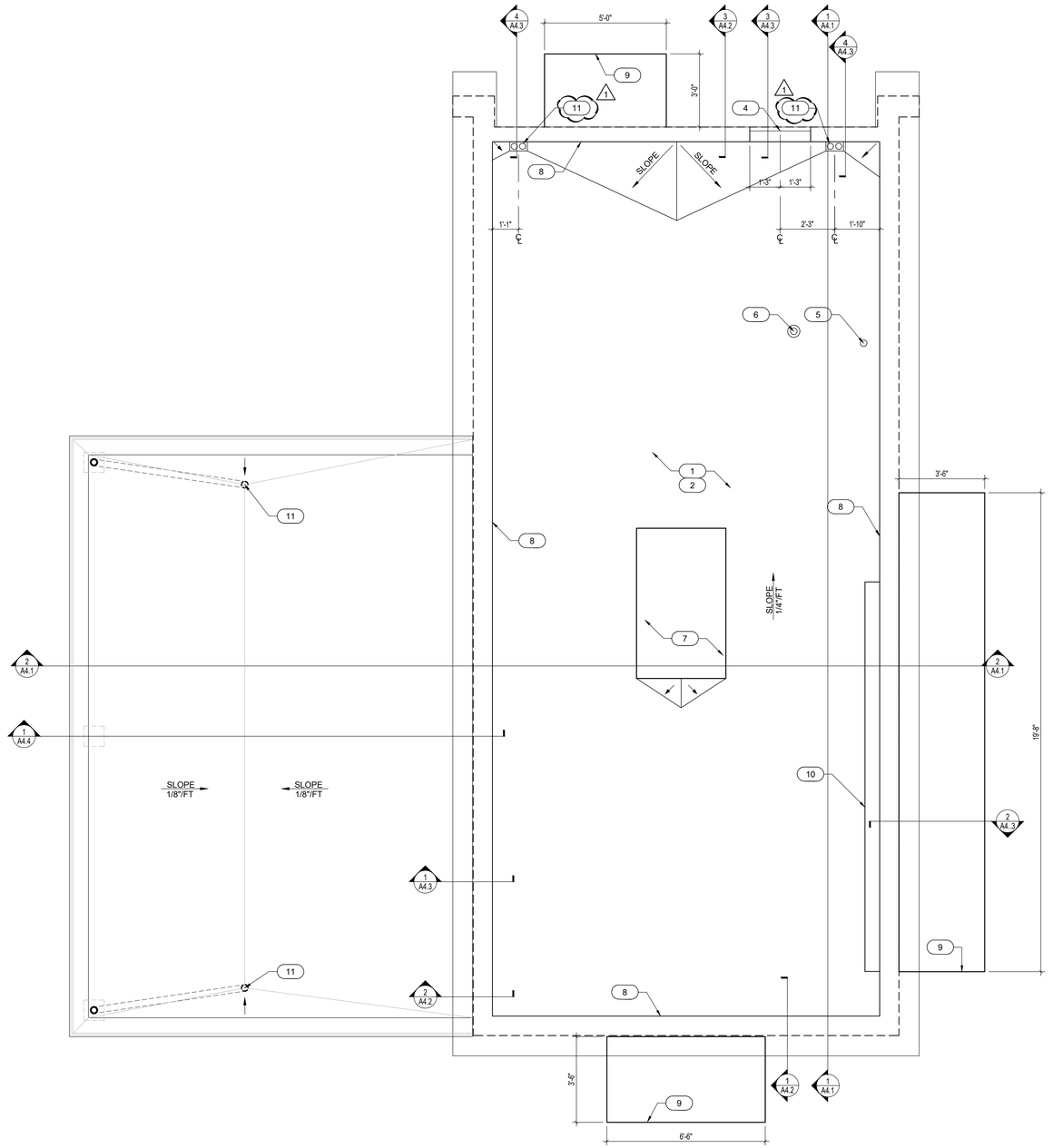
DATE:
08/03/2021

PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.
A2.3

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.



1 ROOF PLAN

SCALE: 3/8" = 1'-0"

NORTH

GENERAL NOTES

A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.

B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NECESSARY REQUIREMENTS.

C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS. ALL FLUORESCENT FIXTURE BALLASTS SHALL BE HIGH FREQUENCY ELECTRONIC BALLASTS WITH A "TOTAL HARMONIC DISTORTION: OF LESS THAN 20%, REGARDLESS OF THE NUMBER OF LAMPS CONNECTED TO EACH BALLAST AND SHALL HAVE CBM LABEL. ALL FLUORESCENT FIXTURES INSTALLED SHALL INCORPORATE BALLAST PROTECTION. ALL FLUORESCENT BALLASTS SHALL HAVE AN AUDIBLE NOISE RATING OF "CLASS A" OR BETTER. ALL FLUORESCENT BALLASTS SHALL HAVE A POWER FACTOR GREATER THAN 98% WHEN USED WITH PRIMARY LAMP.

D. REFER TO SPECIFICATIONS FOR ROOF ASSEMBLY.

CEILING SPECIFICATION
ACOUSTICAL CEILING SYSTEM
EXPOSED TEE GRID USG DOWN DX GRID SYSTEMS AS MANUFACTURED BY USG INTERIORS OR EQUIVALENT.

HANGER WIRE, MINIMUM 12 GA. AWG GALVANIZED SOFT ANNEALED, MILD STEEL WIRE.

HANGER CUPS, PREFABRICATED METAL CLAMPS FOR FASTENING TO STRUCTURAL STEEL MEMBERS.

ACOUSTICAL CEILING TILE:
24X48 CEILING TO BE SMOOTH AND WASHABLE

KEYNOTES-ROOF

(#)

1. 60 MIL TPO OVER SELF ADHESIVE OVER 1/2" DENSGLASS OVER POLYISOCYANURATE INSULATION PER COMCHECK OVER SHEATHING, SEE DETAIL SHEET A6.4
2. CONTRACTOR ALTERNATIVE, AS ALLOWED BY CODE: 60 MIL TPO OVER SELF ADHESIVE OVER 1/2" DENSGLASS WITH R-38 BATT INSULATION APPLIED TO UNDERSIDE OF DECK
3. NOT USED
4. OPENING IN PARAPET FOR ROOF ACCESS
5. VENT, SEE PLUMBING DRAWINGS
6. 6" GOOSENECK FOR EXHAUST
7. ROOF TOP UNIT & CURB, SEE MECHANICAL DRAWINGS
8. PRE-FINISHED METAL PARAPET CAP
9. RED CANVAS AWNING BELOW, FURNISHED AND INSTALLED BY OTHERS
10. ROOFER TO FLASH ELECTRICAL RACEWAY FOR SIGNAGE ON SIDE OF PARAPET WALL - SIGNAGE UNDER SEPERATE PERMIT
11. ROOF DRAIN

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN J. HARRIS
6320447-0301
LICENSED ARCHITECT

8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

TITLE:
ROOF PLAN

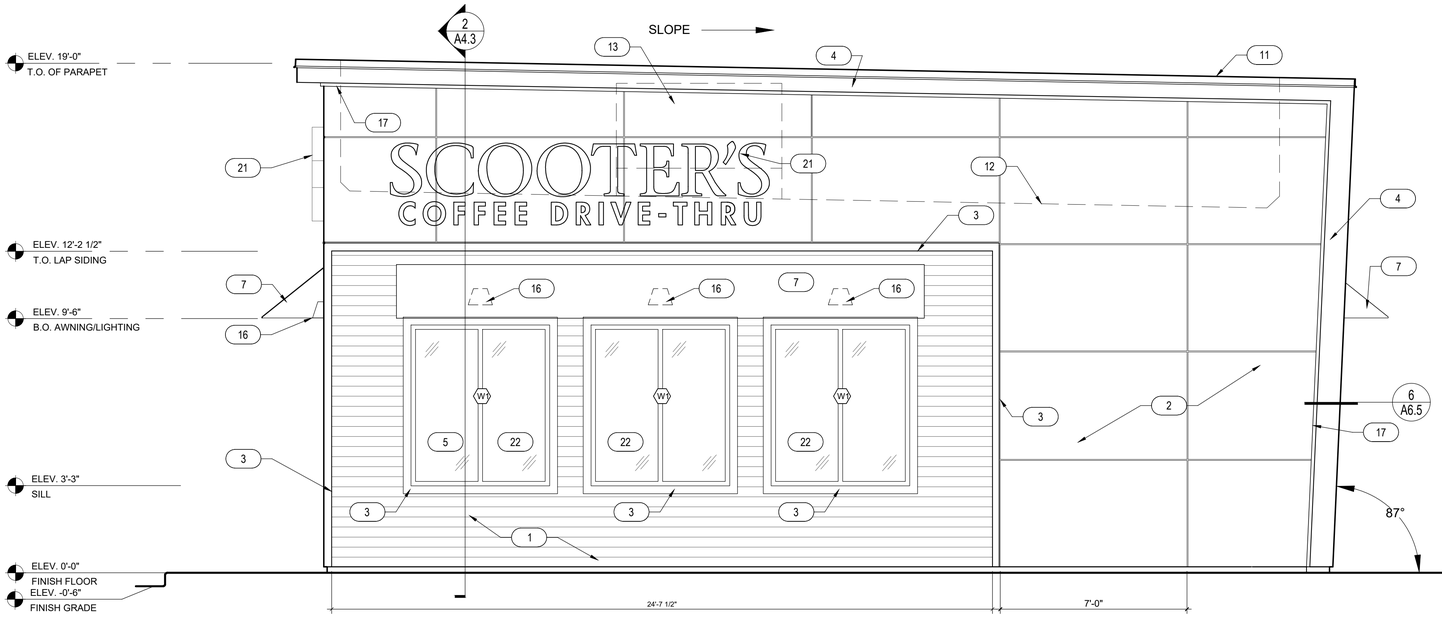
DATE:
08/03/2021

PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [X] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A2.4

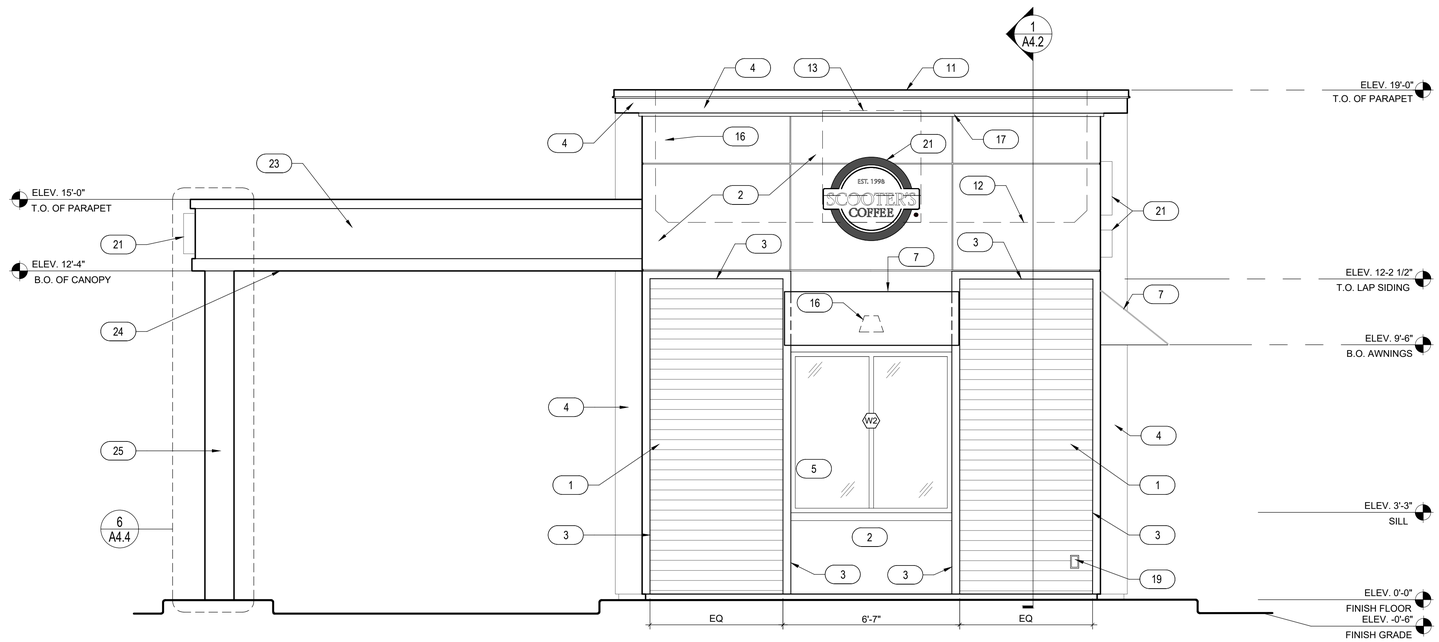
THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.



2 EAST ELEVATION

SCALE: 3/8" = 1'-0"

MATERIAL PERCENTAGE	
HARDIE PLANK LAP SIDING	32.14%
HARDIE PANEL	49.63%
METAL	6.89%
GLASS	11.35%



1 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

MATERIAL PERCENTAGE	
HARDIE PLANK LAP SIDING	33.21%
HARDIE PANEL	34.96%
METAL	24.09%
GLASS	7.74%

KEYNOTES (X)

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. NOT USED (1)
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS
23. 20 GUAGE METAL FASCIA - COLOR: BLACK
24. HARDIE SOFFIT PANELS HZ10 - SMOOTH FINISH, COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
25. HARDIE REVEAL PANEL SYSTEM HZ10 - SMOOTH FINISH, COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
26. DOWNSPOUT NOZZLE AT 12" AFF; REFER PLUMBING DRAWINGS. COLOR TO MATCH ADJACENT WALL COLOR. (2)

NOTE:
SIGNAGE IS NOT APPROVED AT THIS TIME.
SIGN SQUARE FOOTAGE AND NUMBER (3) MEETS CODE. (1)

GH A
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN M. [illegible]
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

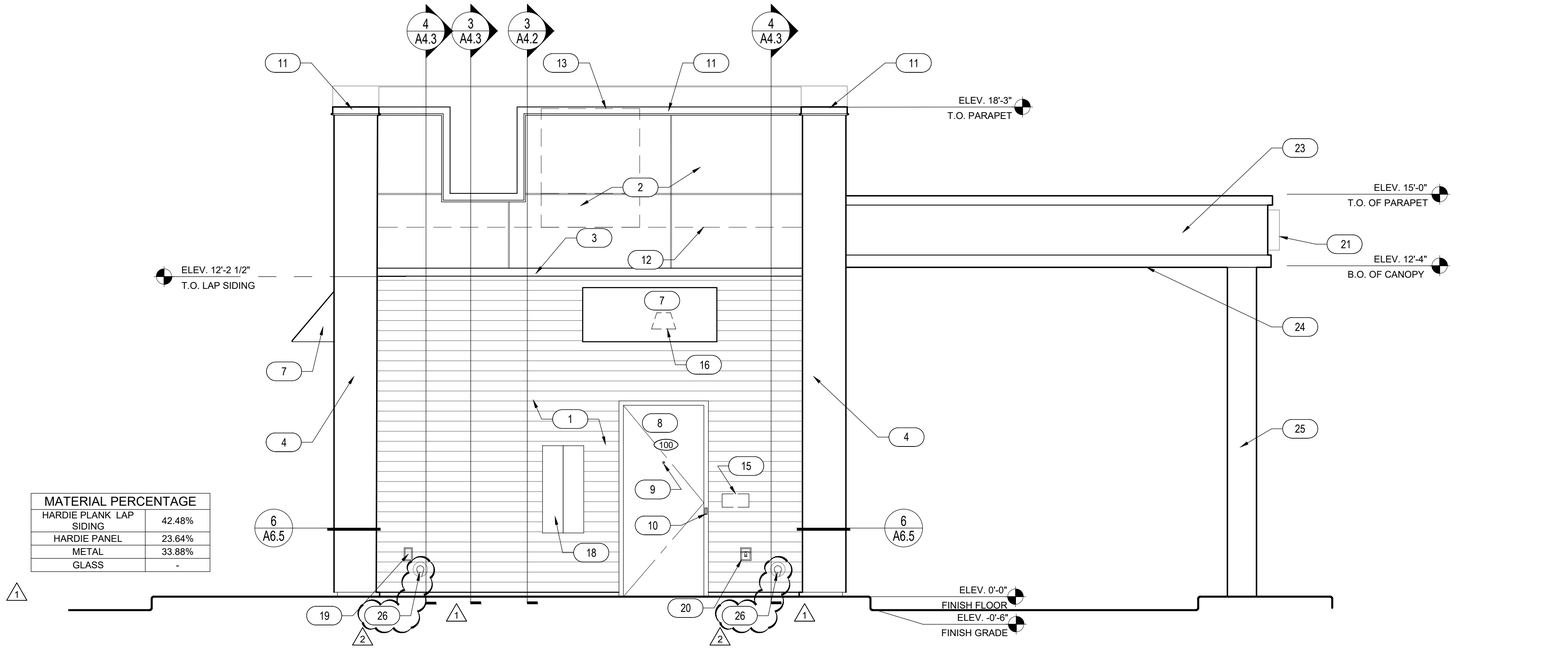
TITLE:
EXTERIOR ELEVATIONS

DATE:
08/03/2021

PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [x] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

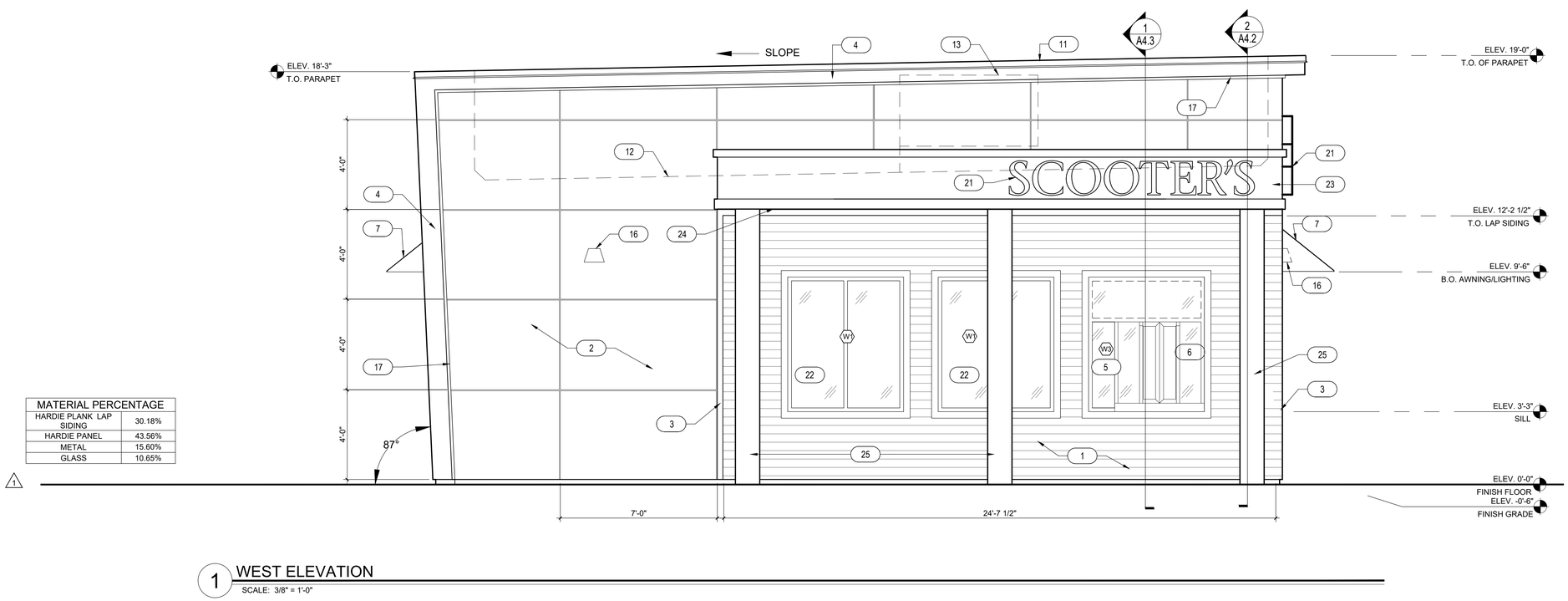
SHEET NO.
A3.1



MATERIAL PERCENTAGE	
HARDIE PLANK LAP SIDING	42.48%
HARDIE PANEL	23.64%
METAL	33.88%
GLASS	-

2 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



MATERIAL PERCENTAGE	
HARDIE PLANK LAP SIDING	30.18%
HARDIE PANEL	43.56%
METAL	15.60%
GLASS	10.65%

1 WEST ELEVATION

SCALE: 3/8" = 1'-0"

KEYNOTES (X)

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. NOT USED (1)
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS
23. 20 GUAGE METAL FASCIA - COLOR: BLACK
24. HARDIE SOFFIT PANELS HZ10 - SMOOTH FINISH, COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
25. HARDIE REVEAL PANEL SYSTEM HZ10 - SMOOTH FINISH, COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
26. DOWNSPOUT NOZZLE AT 12" AFF; REFER PLUMBING DRAWINGS. COLOR TO MATCH ADJACENT WALL COLOR. (2)

NOTE:

SIGNAGE IS NOT APPROVED AT THIS TIME.
SIGN SQUARE FOOTAGE AND NUMBER (3) MEETS CODE. (1)

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN T. HARRIS
7880447-0301
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

TITLE:
EXTERIOR ELEVATIONS

DATE:
08/03/2021

PROJECT NO.
210468

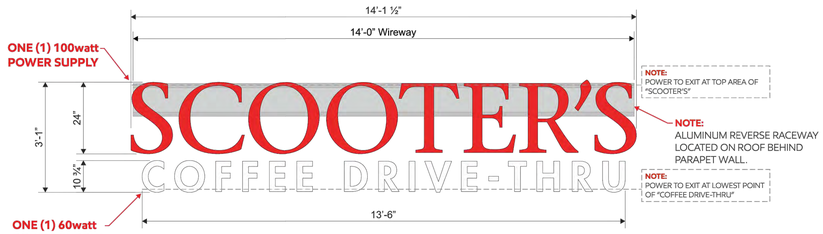
- [ ] DESIGN DEVELOPMENT
- [X] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A3.2

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

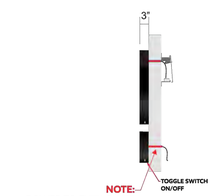
THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS. THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

FLUSH MOUNTED CHANNEL LETTERS
SCALE: ½" = 1'-0"

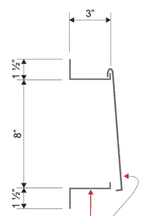


NOTE:
"COFFEE DRI..." WILL BE WIRED INSIDE DROP CEILING.

NOTE:
INVERTED RACEWAY TO BE SEALED BY ROOFER AFTER INSTALLATION.



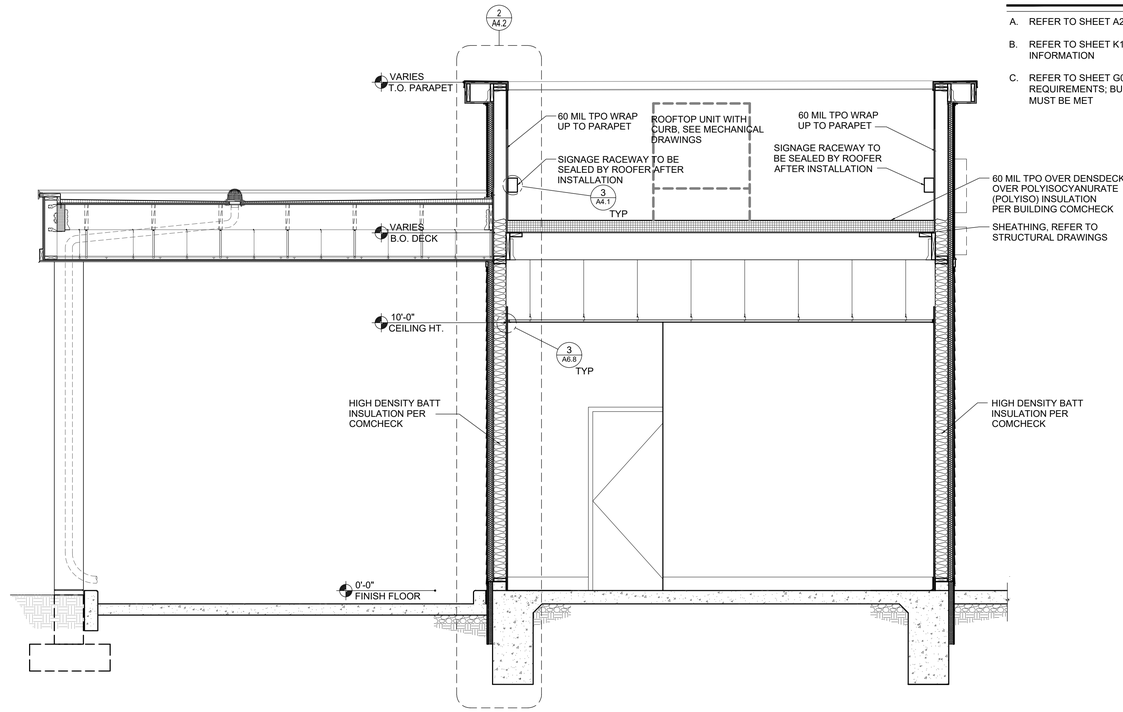
NOTE:-
POWER TO EXIT LOWER LETTERS AND ENTER STORE.



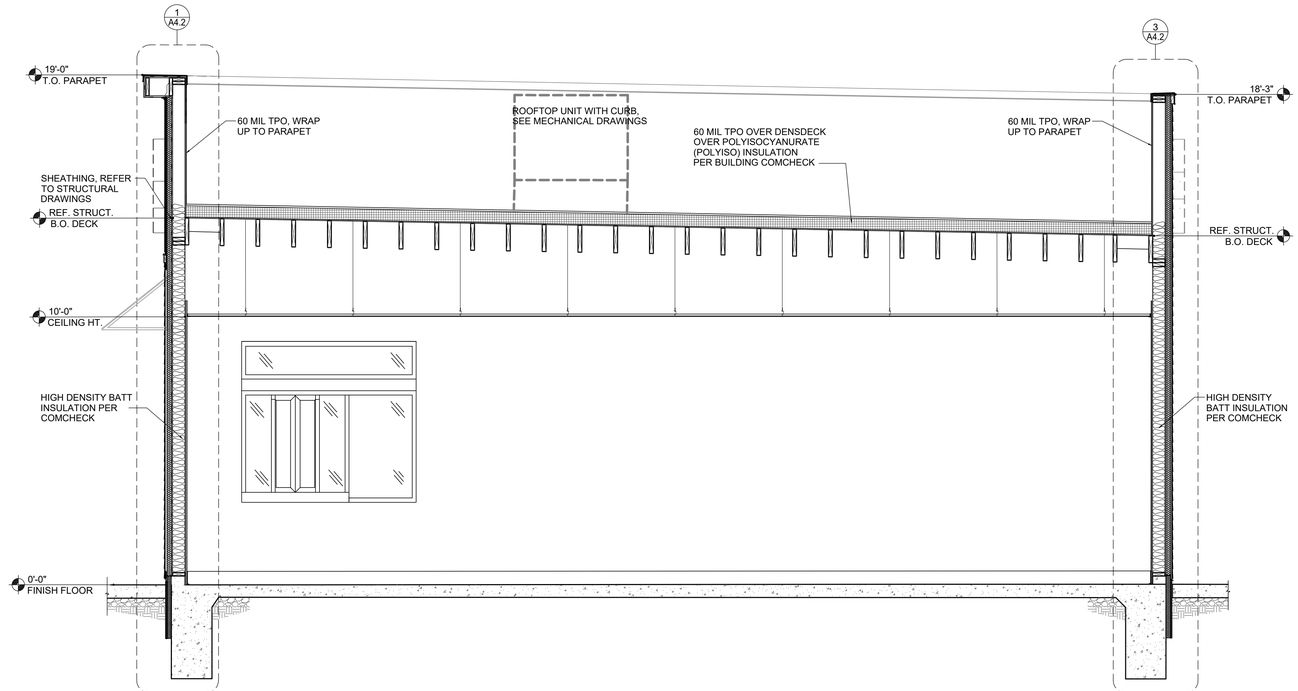
THERE ARE TO BE WEEP HOLES AT BOTTOM OF RACEWAY

REMOVABLE RACEWAY LID

3 INVERTED RACEWAY DETAIL
SCALE: NTS



2 BUILDING SECTION
SCALE: 3/8" = 1'-0"



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"

GENERAL NOTES

A. REFER TO SHEET A2.2 FOR FINISH DESIGNATION

B. REFER TO SHEET K1.0 FOR EQUIPMENT INFORMATION

C. REFER TO SHEET G0.2 FOR BUILDING ENVELOPE REQUIREMENTS; BUILDING ENVELOPE MINIMUMS MUST BE MET

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

STATE OF UTAH
KEVIN
LICENSED ARCHITECT
8/24/2021

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

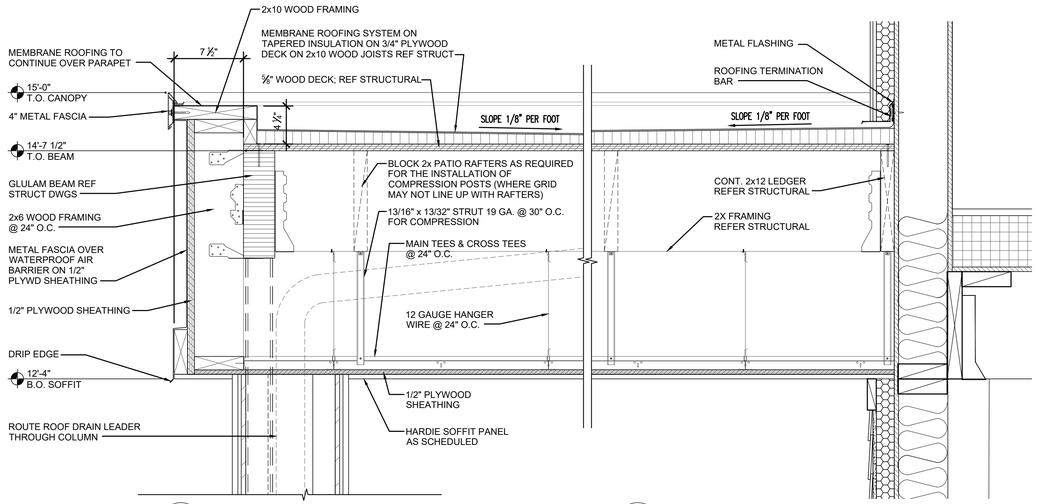
TITLE:
BUILDING SECTIONS

DATE:
08/03/2021

PROJECT NO.
210468

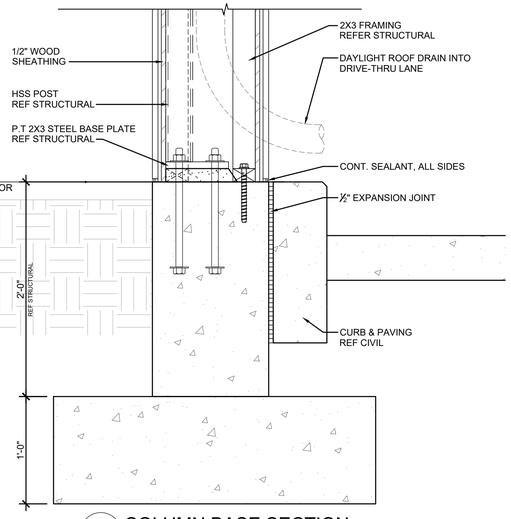
- [ ] DESIGN DEVELOPMENT
- [x] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
A4.1

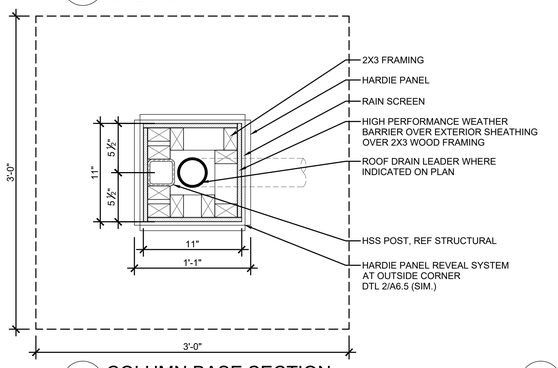


2 CANOPY SECTION
SCALE: 1 1/2" = 1'-0"

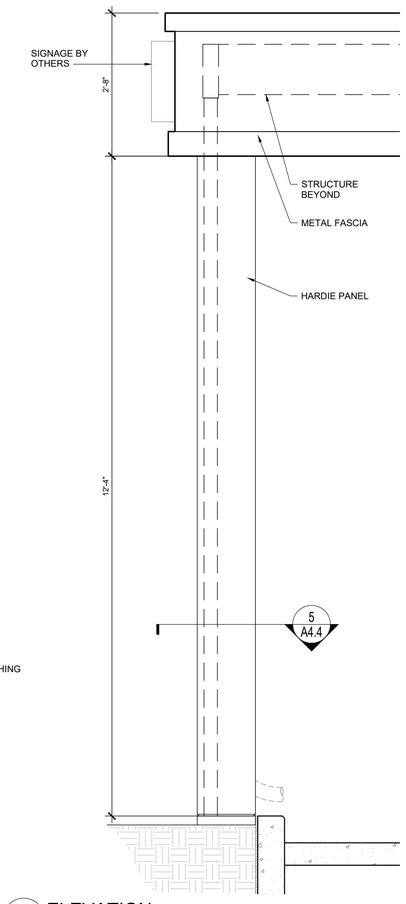
3 CANOPY SECTION
SCALE: 1 1/2" = 1'-0"



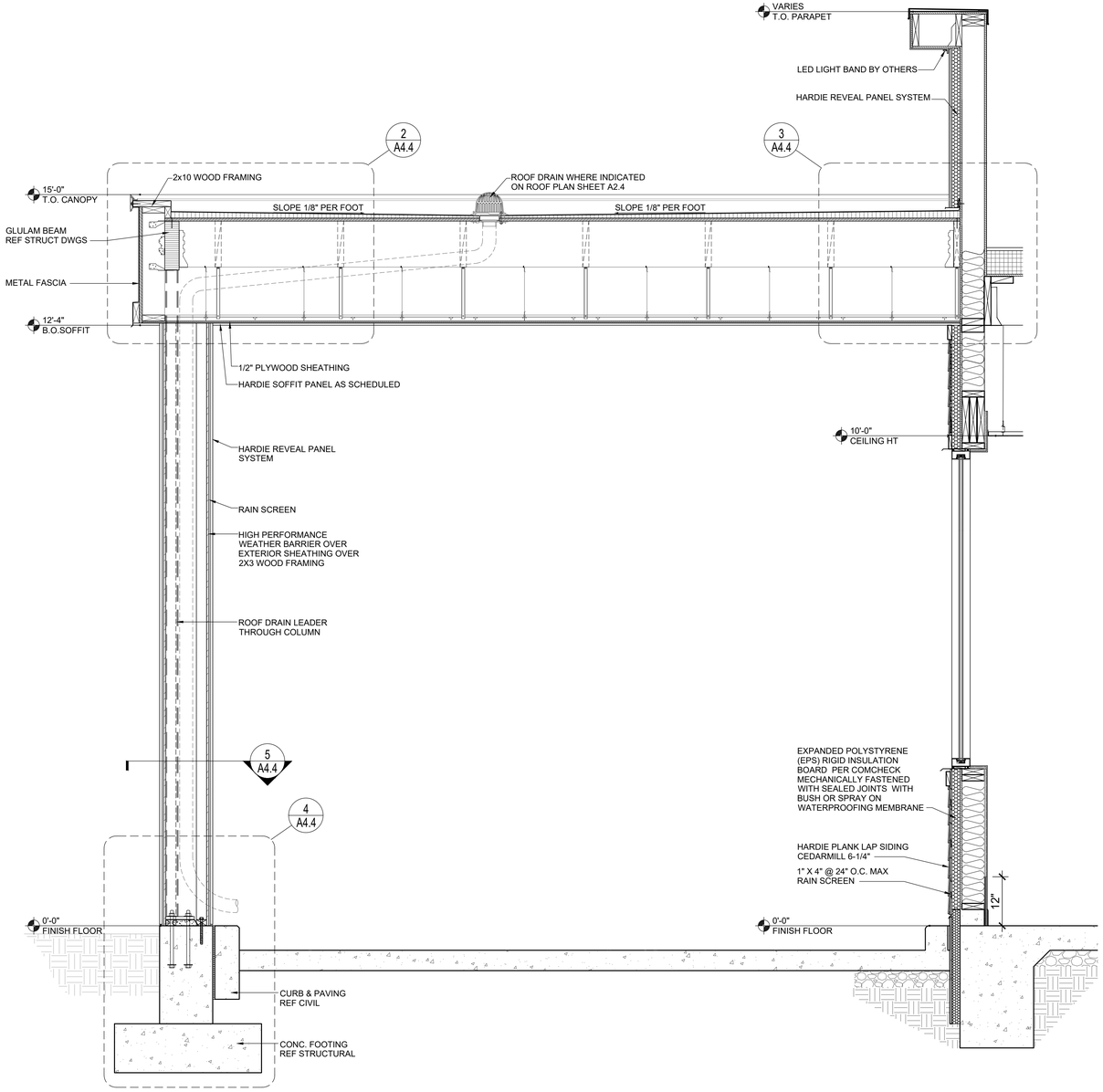
4 COLUMN BASE SECTION
SCALE: 1 1/2" = 1'-0"



5 COLUMN BASE SECTION
SCALE: 1 1/2" = 1'-0"



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



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

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS. THE ARCHITECT, THIS DRAWING IS TO BE RETURNED UPON REQUEST.

GH A
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN [illegible]
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

TITLE:
CANOPY DETAILS

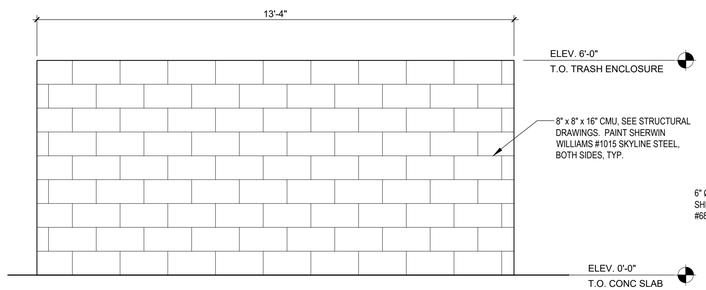
DATE:
08/03/2021

PROJECT NO.
210468

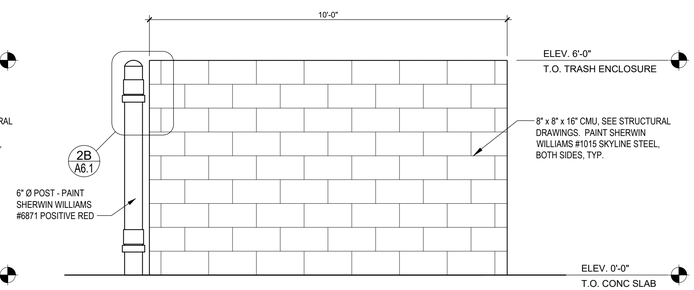
- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.
A4.4

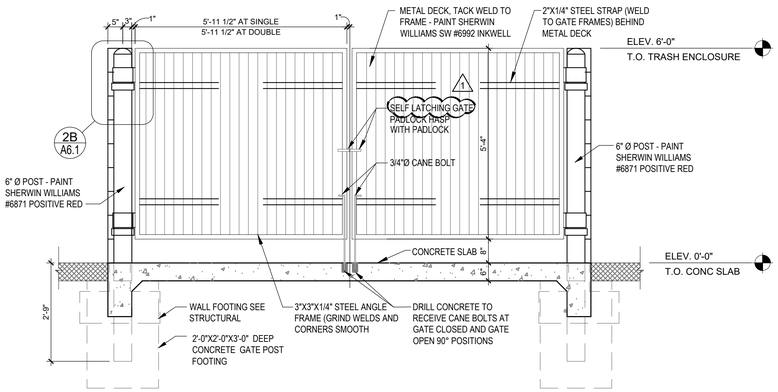
THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS. THE ARCHITECT, THIS DRAWING IS TO BE RETURNED UPON REQUEST.



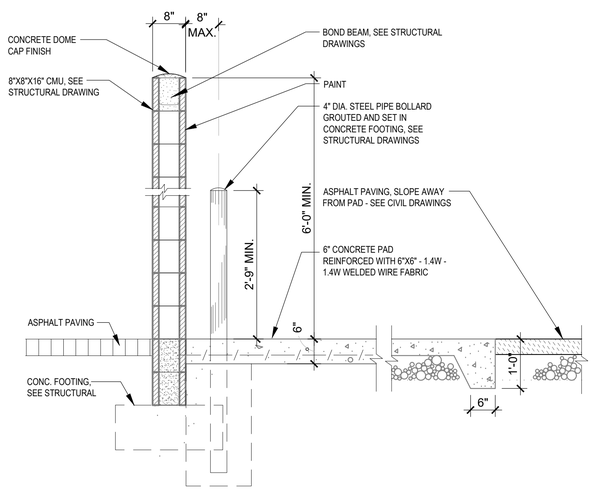
7 *TRASH ENCLOSURE - BACK ELEVATION*
SCALE: 1/2" = 1'-0"



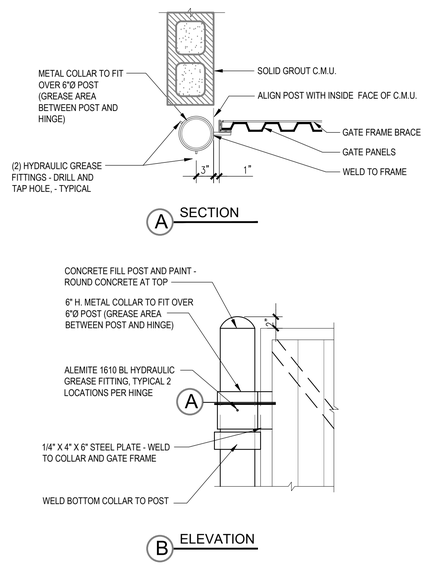
6 *TRASH ENCLOSURE - SIDE BACK ELEVATION*
SCALE: 1/2" = 1'-0"



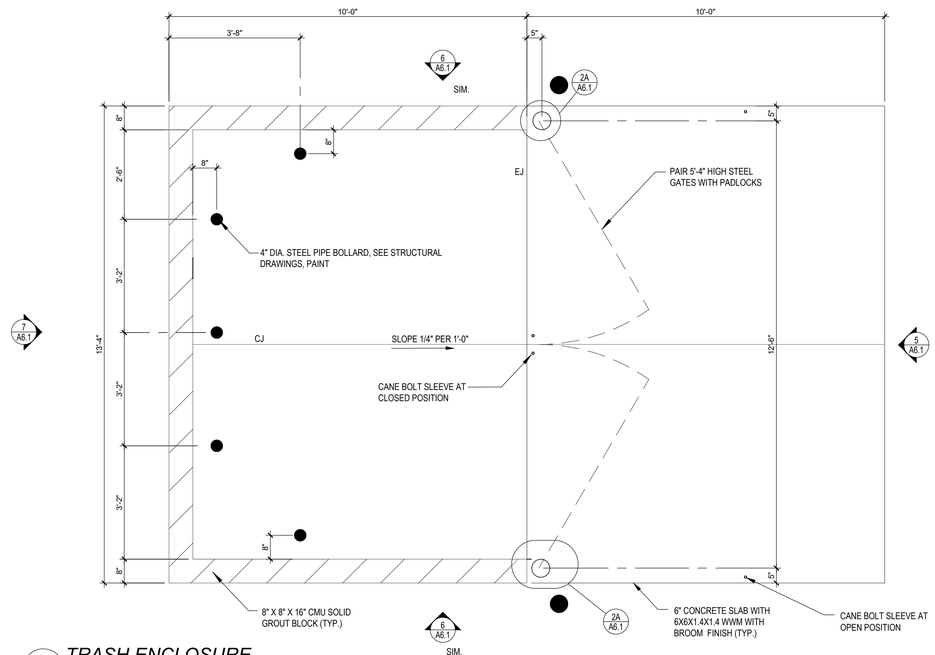
5 *TRASH ENCLOSURE -FRONT ELEVATION*
SCALE: 1/2" = 1'-0"



3 SECTION AT TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"



2 HINGE AT TRASH GATE
SCALE: NTS



1 *TRASH ENCLOSURE*
SCALE: 1/2" = 1'-0"

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH
KEVIN
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

TITLE:
TRASH ENCLOSURE ELEVATIONS & DETAILS

DATE:
08/03/2021

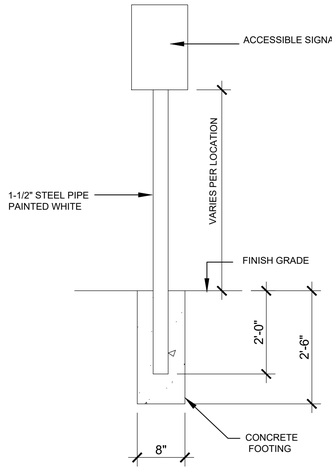
PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

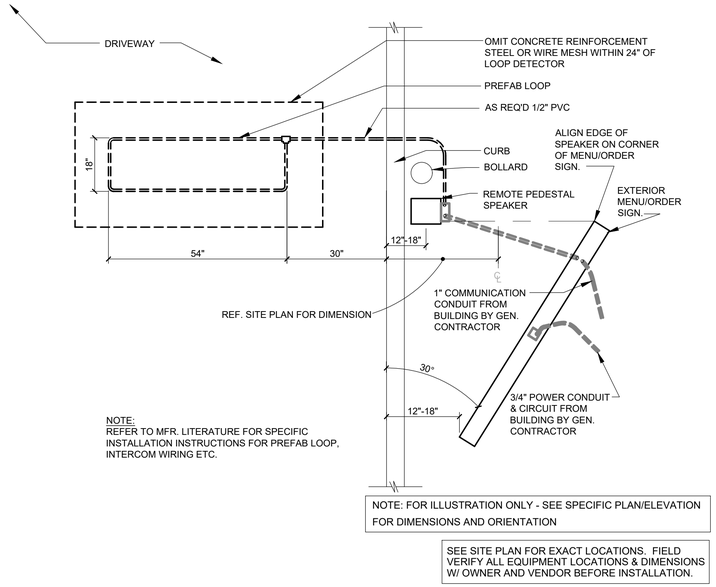
SHEET NO.
A6.1

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS. THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

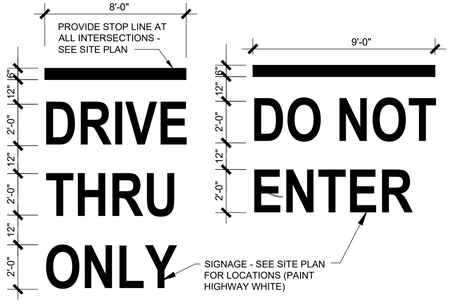
7 NOT USED
SCALE: NTS



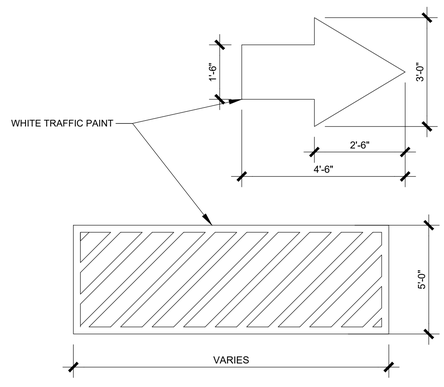
4 SIGN DETAIL
SCALE: NTS



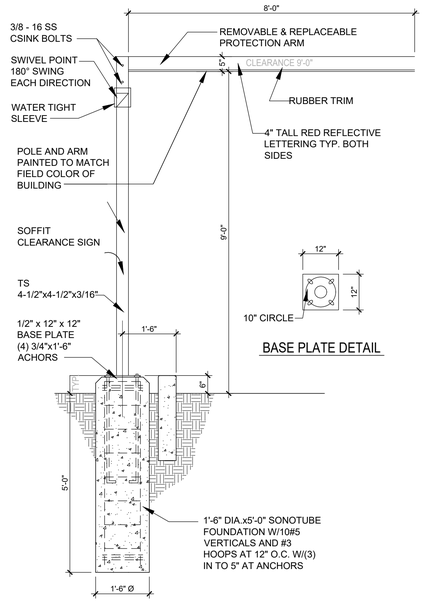
2 MAGNETIC DETECTOR LOOP PLACEMENT
SCALE: NTS



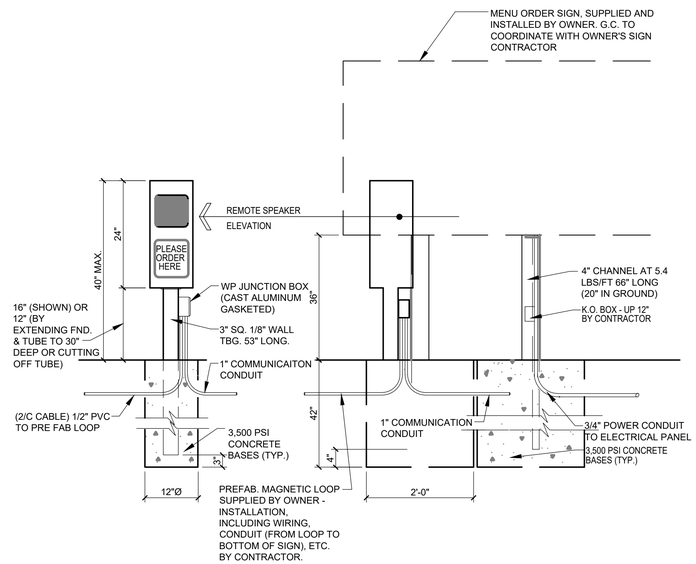
6 PAINTED SIGNAGE AT PAVING
SCALE: NTS



5 PAINTED TRAFFIC SYMBOLS
SCALE: NTS



3 HEIGHT CLEARANCE SIGN DETAIL
SCALE: NTS



1 MENU BOARD CALL BOX DETAIL
SCALE: NTS

1 8 NOT USED
SCALE: NTS

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

STATE OF UTAH
KEVIN
LICENSED ARCHITECT
8/24/2021

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021
SITE PLAN COMMENTS

TITLE:
SITE DETAILS

DATE:
08/03/2021

PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO.
A6.2

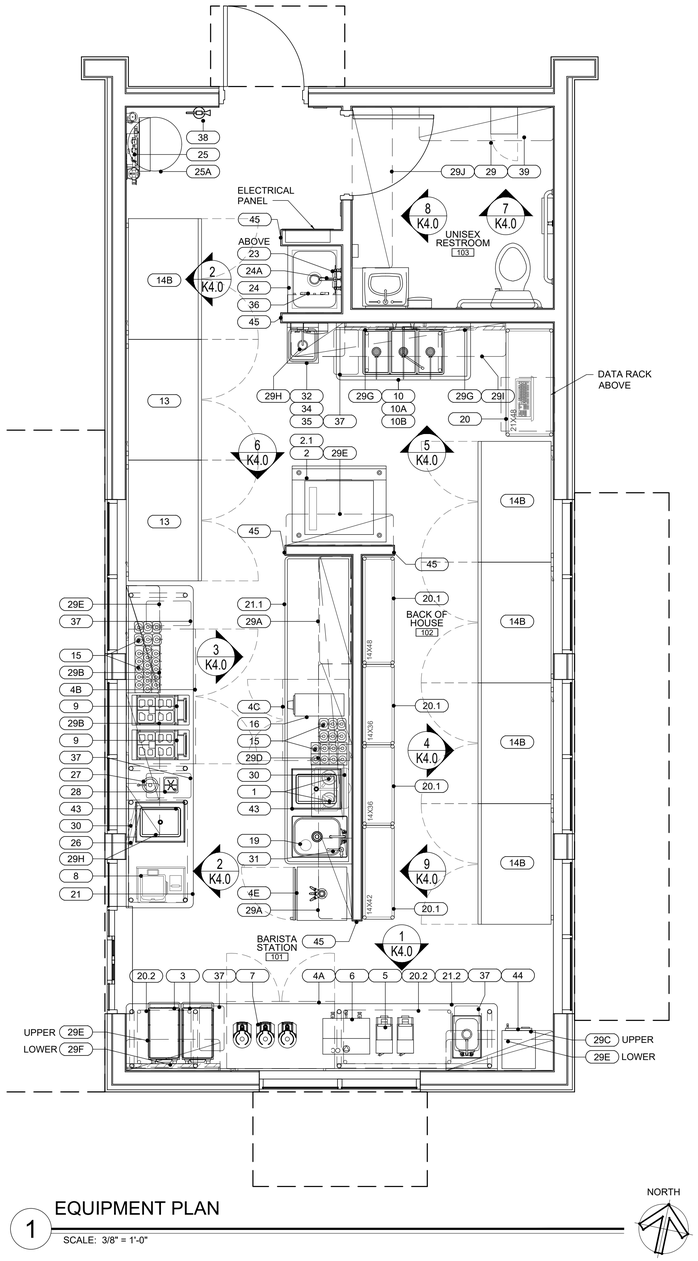
THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

EQUIPMENT SCHEDULE

SYMBOL	GENERAL DESCRIPTION	QTY	MANUFACTURER	MODEL #	CONTRACTOR		CLIENT / VENDOR		REMARKS	PROTO 3.0 UPDATED 2/24/21
					PROVIDE	INSTALL	PROVIDE	INSTALL		
1	BEVERAGE BLENDER	2	HARVEST ROASTING				X	X	120 V, 15 AMPS	
2	ICE MAKER	1	SCOTSMAN	C0530SA-1		X	X		GC SHALL PROVIDE WATER & DRAIN CONNECTIONS, WATER MUST BE FROM FILTERED LINE GC TO PROVIDE POWER CORD	
2.1	ICE STORAGE BIN	1	SCOTSMAN	B842S		X	X			
3	HIGH SPEED OVEN	2	MERRY CHEF	EIKON E2S			X	X	CLASSIC	
4A	U/C REFRIGERATOR (48")	1	ATOSA	MGF8402GR			X	X		
4B	U/C REFRIGERATOR (60")	1	ATOSA	MGF8403GR			X	X		
4C	U/C REFRIGERATOR (36")	1	TURBO-AIR	MUR-36-N6			X	X		
4E	U/C REFRIGERATOR (24")	1	PERLICK	HC24RS			X	X		
5	COFFEE GRINDER	2	BUNN	G2 HD 22102.0000			X	X	120 V 11 AMP CIRCUIT	
6	COFFEE BREWER	1	FETCO	CBS-2132XTS (E213251)			X	X	ELECTRICIAN SHALL PROVIDE RECEPTACLE AND END FOR WHIP	
7	COFFEE DISPENSER	3	FETCO	L4S-10 / D451			X	X	1 GALLON SATELLITE	
8	POS TERMINAL W/ PRINTER	1	CLOVER	CLOVER MINI			X	X	CONTRACTOR SHALL PROVIDE (2) TWO CAT5 DATA-LINES PER POS AND (1) ONE CAT5 DATA LINE AT ORDER SCREEN	
9	ESPRESSO MACHINE	2	FRANKE	S700TS			X	X	30A, 220V CIRCUITS WITH TWIST LOCK NEMA L6-30R RECEPTACLES	
10	3-COMP SINK	1	JOHN BOOS	-			X	X		
13	REACH-IN REFRIGERATOR (2 DOOR)	2	KINTERA	KBM2R			X	X		
14A	REACH-IN FREEZER (1 DOOR)	N/A	KINTERA	KBM1R			X	X		
14B	REACH-IN FREEZER (2 DOOR)	5	KINTERA	KBM2F			X	X		
15	SYRUP STAND	8	HARVEST ROASTING				X	X		
16	MODULAR CUP DISPENSER	2	TRIMARK				X	X		
19	BLENDER JAR RINSER	1	HAMILTON BEACH	BCR100			X	X		
20	WIRE SHELVING	1	OLYMPIC STORAGE	CHROME FINSIH 21"x48"			X	X		
20.1	WIRE SHELVING	4	OLYMPIC STORAGE	CHROME FINSIH SIZES PER PLAN			X	X		
20.2	WIRE SHELVING	2	OLYMPIC STORAGE	CHROME FINSIH SIZES PER PLAN			X	X	UNDERCOUNTER	
21	S/S COUNTER	1	JOHN BOOS	CUSTOM FAB			X	X		
21.1	S/S COUNTER W/ DROP-IN SINK	1	JOHN BOOS	CUSTOM FAB			X	X	FAUCET, PANTRY TYPE	
21.2	S/S COUNTER W/ HAND SINK	1	JOHN BOOS	CUSTOM FAB			X	X		
23	WATER HEATER	1	SEE PLUMB. SHEETS	TBD	X	X				
24	MOP SINK	1	SEE PLUMB. SHEETS	TBD	X	X				
25	WATER TREATMENT SYSTEM	1	OPTIPURE	BWS350		X	X		PROCESSOR 120V 6W	
25A	WATER STORAGE TANK & PUMP	1	OPTIPURE	50 GALLON		X	X		REPRESSURIZATION PUMP 120V 2A	
26	ZOOM TIMER	1				X	X			
27	DIPPER WELL	1	FISHER	3041		X	X			
28	RINSE SINK	1	ESPESSO PARTS	EPPR662		X	X			
29	WALL MOUNT WIRE SHELVING	1	OLYMPIC STORAGE	5'-0"			X	X		
29A	WALL MOUNT WIRE SHELVING	2	OLYMPIC STORAGE	3'-0"			X	X		
29B	WALL MOUNT WIRE SHELVING	2	OLYMPIC STORAGE	4'-0"			X	X		
29C	WALL MOUNT WIRE SHELVING	1	OLYMPIC STORAGE	18"x42"			X	X		
29D	WALL MOUNT WIRE SHELVING	1	OLYMPIC STORAGE	9'-6"			X	X		
29E	WALL MOUNT WIRE SHELVING	4	OLYMPIC STORAGE	14"x42"			X	X		
29F	SMART WALL	1	-	3'-6			X	X		
29G	SMART WALL	2	-	3'-0"			X	X		
29H	WALL MOUNT WIRE SHELVING	2	OLYMPIC STORAGE	18x24			X	X		
29I	WALL MOUNT WIRE SHELVING	1	OLYMPIC STORAGE	18x96			X	X		
29J	WALL MOUNT WIRE SHELVING	1	OLYMPIC STORAGE	18x72			X	X		
30	DRIVE-THRU ORDER MONITOR	2	32" FLAT TV			X	X			
31	DECK MOUNT SINGLE FAUCET	1	T&S BRASS	B-0207		X	X		FOR BLENDER JAR RINSER	
32	WALL MOUNT HAND SINK	1	ADVANCE TABCO	7-PS-EC-SP-1X		X	X			
34	SOAP DISPENSER	1			X	X			SURFACE MOUNTED	
35	PAPER TOWEL DISPENSER	1			X	X			SURFACE MOUNTED	
36	MOP & BROOM RACK	1			X	X			SURFACE MOUNTED	
37	TRASH RECEPTACLE	5	TRIMARK			X	X			
38	FIRE EXTINGUISHER	1	AMEREX	2A:10B:C	X	X			SUPPLIED WITH WALL MOUNT HOOK BRACKET 888-16591	
39	EMPLOYEE LOCKERS	1	TRIMARK	DDB402			X	X	12X12X12 6 TIER G.C. TO ANCHOR TO WALL	
43	DROP-IN ICE STORAGE BIN	2	JOHN BOOS	PB-DIIB2218			X	X		
44	SAFE	1				X	X		BOLTED TO FLOOR BY G.C.	
45	WALL CORNER GUARD	10				X	X			

GENERAL NOTES:

1. ALL MILLWORK/STAINLESS STEEL COUNTERS/ WIRE SHELVES TO BE PROVIDED AND INSTALLED BY CONCEPT SERVICES, UNLESS OTHERWISE NOTED
2. THE WATER FILTRATION SYSTEM IS TYPICALLY TO BE INSTALLED IN BACK-OF-HOUSE AREA
3. THE REVERSE OSMOSIS SYSTEM IS TO BE INSTALLED NEXT TO THE WATER FILTRATION SYSTEM
4. G.C. TO INSTALL 12"W X 12"L X 12"D CONC. SLAB TO ACCEPT COMMUNICATION POST (PROVIDED BY OTHERS) - CONC. SLAB TO BE PLACED FROM FACE OF CURB IN LOCATION NOTED ON SCHEMATIC DRIVE-THRU MENU-BOARD & SPEAKER/INTERCOM PLAN - CONC. SLAB TO INCLUDE 2 BLANK CONDUITS LOCATED IN THE CENTER OF THE SLAB - ONE OF THESE CONDUITS TO BE RAN FROM THE CENTER OF SLAB TO INSIDE THE BUILDING TO THE LOCATION NEAR THE ELECTRICAL PANEL - THE OTHER CONDUIT WILL BE RAN FROM THE CENTER OF SLAB & CONNECTED TO THE UNDERGROUND LOOP SENSOR (PROVIDED BY OTHERS) IN DRIVE THRU LANE - NOTE: MENU BOARD LOCATION; PROVIDE A CONDUIT WITH POWER RAN TO THE OUTSIDE MENU BOARD LOCATION NOTED ON PLAN.



1 EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph (972) 239-8884
Fax (972) 239-5054

STATE OF UTAH · KEVIN · LICENSED ARCHITECT

8/24/2021

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS

TITLE:
EQUIPMENT PLAN & SCHEDULE

DATE:
08/03/2021

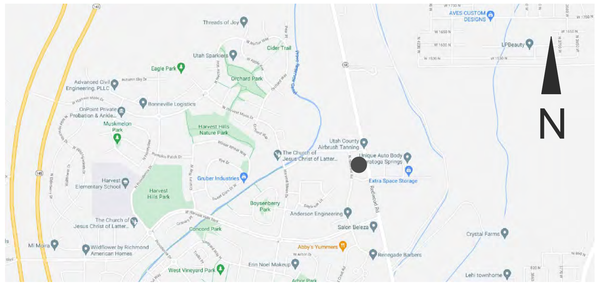
PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [X] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

SHEET NO.
K1.0

SCOOTERS COFFEE
SARATOGA CITY

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045



● VICINITY MAP

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING WATERLINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- PRESSURED IRRIGATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4530.00 TOP BACK OF GUTTER
- LANDSCAPING
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- OVERHEAD POWER LINES
- INLET STORM BOX

SCOOTERS COFFEE	
Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	SITE PLAN
C-03	GRADING PLAN 20'S
C-04	GRADING PLAN 10'S
C-05	DRAINAGE PLAN
C-06	UTILITY PLAN 20'S
C-07	UTILITY PLAN 10'S
C-08	EROSION CONTROL
C-700	SITE DETAILS
C-701	WATER DETAILS
C-702	SEWER DETAILS
C-703	EROSION CONTROL
C-704	LAND SURVEY EXISTING CONDITIONS

INFORMATION

CLIENT
BRUCE WILLHITE
1-402-320-6860
SCOOTERS FRANCHISE

CIVIL ENGINEER
JOHANSON ENGINEERING
2150 SOUTH 1300 EAST SUITE 500
SALT LAKE CITY, UTAH
PH. 801-859-1862

SURVEY INFORMATION
333 EAST MAIN STREET
SUITE 585
LEHI CITY, UTAH 84043
PHONE (801) 870-0905
johansonsurvey.com
johansonsurvey@gmail.com

CONTRACTOR
-

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
146 EAST 13200 SOUTH
PO BOX 1917
DRAPER, UTAH 84020-1917

DETAIL CALLOUTS

- C-700 CURB WALL
- C-700 TYPICAL TRENCH SECTIONS
- C-700 TYPICAL DRIVE APPROACH
- C-700 ADA RAMP
- C-700 TRASH ENCLOSURE
- C-701 1" IRRIGATION SERVICE CONNECTION
- C-701 THRUST BLOCKS
- C-701 FIRE HYDRANT
- C-701 1" WATER METER
- C-702 SEWER LATERAL CONNECTION NEW
- C-702 SAMPLING MANHOLE
- C-702 SEWER LATERAL CONNECTION EXIST.
- 121 C-703 STRAW BALE BARRIER
- 122 C-703 SILT FENCE
- 124 C-703 INLET PROTECTION
- 125 C-703 VEHICLE WASH DOWN AREA
- 126 C-703 STABILIZED ROADWAY ENTRANCE
- 1-C C-703 ECO PAN CONCRETE WASHOUT

SITE INFORMATION

SITE AREA	36,590 SQ.FT (0.84AC)
BUILDING FOOT PRINT	660 SQ.FT
CANOPY AREA	410 SQ.FT
PAVEMENT	10,066 SQ.FT
LANDSCAPING	16,950 SQ.FT (53%)
PARKING STALLS	6

SETBACKS	
	EAST 40'
	WEST 20'
	SOUTH 52'
	NORTH 20'

PROPERTY DESCRIPTION

First American Title Insurance Company
December 08, 2021
Order Number: 88889

EXHIBIT "A"

Lot 5, Harvest Point Commercial Plat "A", according to the official plat thereof, as of record in the office of the Utah County Recorder. Map #14572 Entry #33526:2015, Dated April 2015

CAUTION NOTICE TO CONTRACTOR

A. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location for utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

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

PROPERTY OWNERS

BRUCE WILLHITE
1-402-320-6860
SCOOTERS COFFE FRANCHISE

FEMA INFORMATION

1. PROPERTY LIES WITHIN THE BOUNDARIES OF FLOOD ZONE X , FIRM PANEL NO. 145 / 1450 MAP NO. 49049C0145F WITH AN EFFECTIVE DATE OF 06/ 19/ 2021 AS RECORDED WITH FEMA FLOOD ZONE.

DRAWING TITLE

COVER SHEET

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

CONSTRUCTION NOTES

A. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.

B. MAINTAIN A MINIMUM OF FIVE FEET OF COVER OVER ALL WATER LINES.

C. CONTRACTOR RESPONSIBLE FOR OBTAINING SARATOGA SPRINGS CITY CONSTRUCTION MANUAL AND FOLLOWING ALL OF SARATOGA SPRINGS CITY'S SPECIFICATIONS.

D. CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL SOILS RECOMMENDATIONS.

E. CONTRACTOR RESPONSIBLE TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCHES THE ARCHITECTURAL PLAN.

F. ALL WORK CONFORMS TO CITY OF SARATOGA SPRINGS DESIGN AND CONSTRUCTION STANDARDS.

G. THE CITY OF SARATOGA SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PARK-STRIPS, ENTRANCES, PLANTERS, INCLUDING IRRIGATION SYSTEMS.

H. ALL SANITARY SEWER SHALL BE CONSTRUCTED AS PER TIMPANOGOS SEWER DISTRICT.

REVISIONS:

REV —	DESCRIPTION	DATE
REV 2	SITE PLAN COMMENTS	9-21-21

JOHANSON ENGINEERING

CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP
No. 5563781 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKD BY
SHEET NUMBER C-01

SCOOTERS COFFEE
CIVIL SITE PLAN

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045

SITE INFORMATION

SITE AREA	36,590 SQ.FT (0.84AC)
BUILDING FOOT PRINT	660 SQ.FT
CANOPY AREA	410 SQ.FT
PAVEMENT	10,066 SQ.FT
LANDSCAPING	16,950 SQ.FT (53%)
PARKING STALLS	6

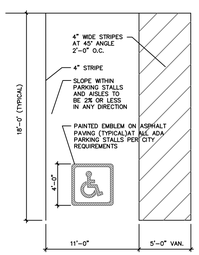
SETBACKS	
	EAST 40'
	WEST 20'
	SOUTH 52'
	NORTH 20'

Show stall and lane dimensions. Repeat comment. Stall depth and lane width?

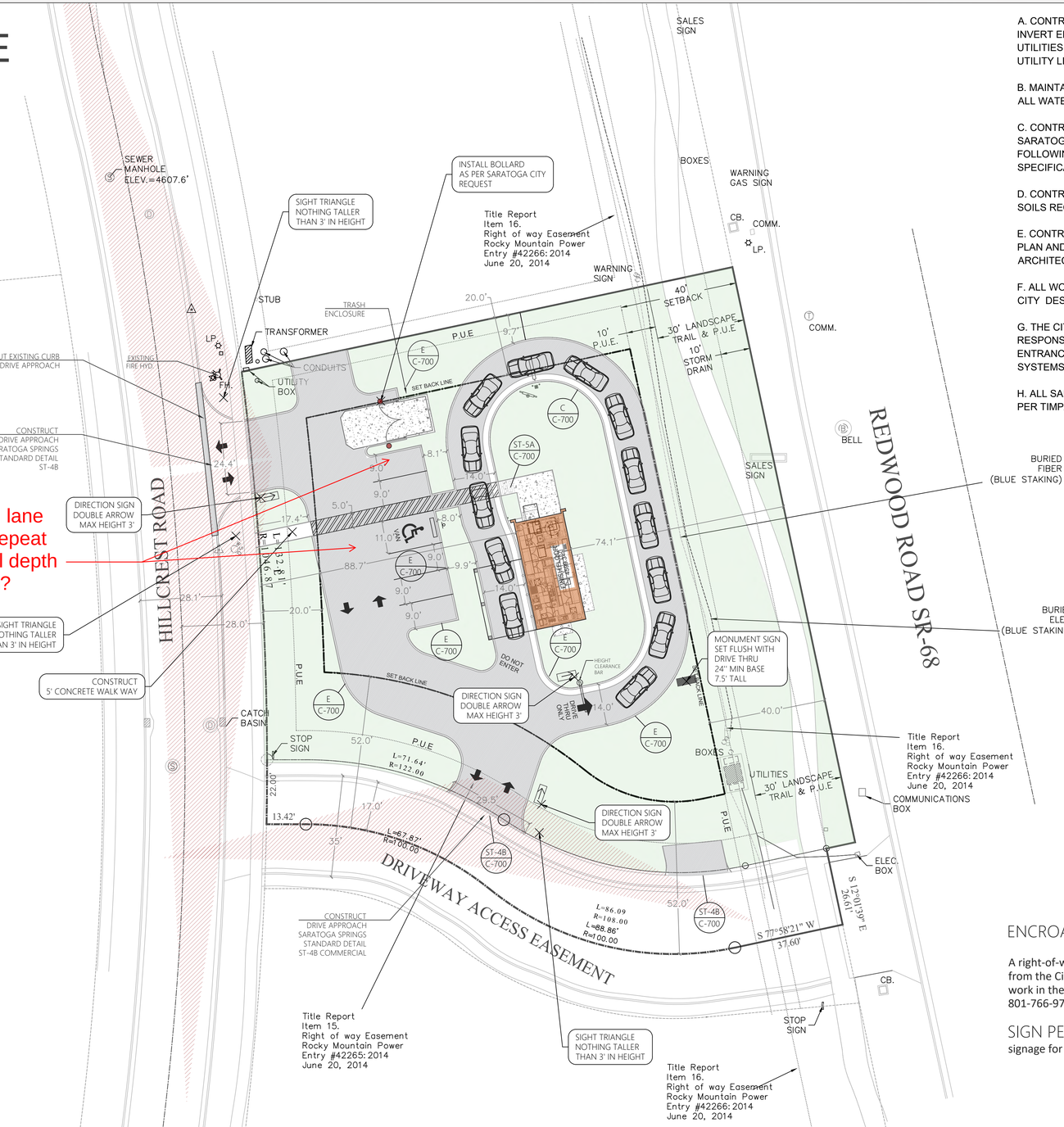
APPLICANT
BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

PROPERTY OWNERS
BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

FENCING
NO FENCING



ADA Stall



Pedestrian connection needed.
Repeat comment.

A. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.

B. MAINTAIN A MINIMUM OF FIVE FEET OF COVER OVER ALL WATER LINES.

C. CONTRACTOR RESPONSIBLE FOR OBTAINING SARATOGA SPRINGS CITY CONSTRUCTION MANUAL AND FOLLOWING ALL OF SARATOGA SPRINGS CITY'S SPECIFICATIONS.

D. CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL SOILS RECOMMENDATIONS.

E. CONTRACTOR RESPONSIBLE TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCHES THE ARCHITECTURAL PLAN.

F. ALL WORK CONFORMS TO CITY OF SARATOGA SPRINGS CITY DESIGN AND CONSTRUCTION STANDARDS.

G. THE CITY OF SARATOGA SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PARK-STRIPS, ENTRANCES, PLANTERS, INCLUDING IRRIGATION SYSTEMS. ADJACENT PROPERTY OWNER TO MAINTAIN.

H. ALL SANITARY SEWER SHALL BE CONSTRUCTED AS PER TIMPANOGOS SEWER DISTRICT.

ENCROACHMENT PERMIT

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Chris Klingel at 801-766-9793, Ext. 118.

SIGN PERMIT

signage for site as shown will require a seperate Permit

DRAWING TITLE

SITE PLAN

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
20 0 10 20 40
Scale (24" x 36") 1 in. =20 FT.

LEGEND

PROPERTY LINE
PROPERTY CORNER
P.U.E. LINE/EASEMENT
FIRE HYDRANT
EXISTING POWER POLE
NEW ASPHALT
EXISTING WATERLINE
EXISTING GAS LINE
PROPOSED WATER LINE
EXISTING CONTOURS
PROPOSED CONTOURS
4430.00 TOP BACK OF GUTTER
LANDSCAPING
EXISTING SEWER MANHOLE
EXISTING CATCH BASIN
OVERHEAD POWER LINES
INLET STORM BOX

REVISIONS:

REV —	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP
No. 5563738 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CHKD BY
SHEET NUMBER C-02

LOT 5, HARVEST POINT
COMMERCIAL, PLAT "A"
2157 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
PO BOX 1617
DRAPER, UTAH 84020-1617

SCOOTERS COFFEE
CIVIL GRADING PLAN
20' SCALE OVERVIEW

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045

EARTH WORKS VOLUME

EXISITNG SURFACE TO TOP OF FINISH SURFACE

CUT	84 YDS
FILL	1255 YDS

GRADING NOTES

a. PROJECT BENCHAMARK TOP OF SEWER RING ELEV =4598.4

b. NORTHWEST 1/4 CORNER OF SECTION 11, TOWNSHIP 5 SOUTH RANGE, 1 WEST, SLB&M ELEV. = 4681.7

c. Flood zone Classification FEMA FIRM PANEL 4955170105B REVISED JULY 17, 2002. ZONE X-OUTSIDE 500 YEAR FLOOD PLAIN

HYDROLOGY CALCS SEE REPORT

MAXIMUM TOTAL INFLOW (CFS) 1.65 MINIMUM
TOTAL INFLOW TOTAL INFLOW VOLUME (FT^3) 2330.63
DETENTION STORAGE (FT^3) 2072.19

POND SIZING

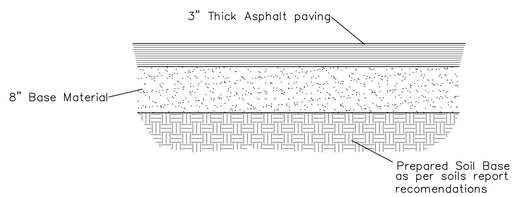
BOTTOM OF POND EL=	4590	700SQ.FT
TOP OF POND EL=	4593	1850 SQ.FT
2555 S.FT/2 =		1275 SQ.FT
HIGH WATER MARK=	4592FT	2555 CU.FT STORAGE

REQUIRED STORAGE 2072 CU.FT
PROVIDED STORAGE 2555 CU.FT

DISCHARGE RATE 0.20 CFS/AC.
ALLOWABLE RELEASE RATE =0.150 cfs
RELEASE RATE = 0.196 CFS (MIN. 2.0" DIAMETER ORIFICE PLATE)
MAX DETENTION TIME = 24hr
ORIFICE HEAD(H) =3.5 ft
ORIFICE COEFFICIENT (C) =0.6
EQUATIONORIFICE AREA (A) =0.02ft^2 A=Q/(C*(2gh)^(1/2))
ORIFICE DIAMETER=2.0 inch Minimum D= (A*4*3.14)^(1/2)

STORM DRAIN NOTES

PREVIOUS MASTER PLAN STORM DRAIN CALCULATIONS WERE PERFORMED AS PART OF THE SPRINGS AT HARVEST HILLS CONDOMINIUMS. THE SITE WILL DISCHARGE AT 0.20 CFS/AC. THIS IS A PLATTED DEVELOPMENT AND LID IS NOT REQUIRED. NO RETENTION WILL BE PROVIDED.



Parking area Paving Section

DRAINAGE CERTIFICATION

I hereby certify that this design for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs' Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design."

CAREY JOHANSON 8.24.21

GRADING PERMIT

Accepted Construction Drawings OR a Grading Permit must be obtained from Saratoga Springs City prior to disturbing any vegetation or moving any soil. Contact the City Engineering Dept at 801-766-9793

ENCROACHMENT PERMIT

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Chris Klingel at 801-766-9793, Ext. 118.

APPLICANT

BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

PROPERTY OWNERS

BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

FENCING

NO FENCING

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
BLUESTAKES
1-800-662-4111
208-2100
(SALT LAKE METRO)
140 EAST 14490 SOUTH
P.O. BOX 1857
DRAPER, UTAH 84020-1517

DRAWING TITLE

GRADING PLAN 20'S

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
20 0 10 20 40
Scale (24" x 36") 1 in. =20 FT.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING WATERLINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4430.00 TOP BACK OF GUTTER
- LANDSCAPING
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- OVERHEAD POWER LINES
- INLET STORM BOX

REVISIONS:

REV →	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP
No. 5563781 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-03

SCOOTERS COFFEE
CIVIL GRADING PLAN

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045

DRAINAGE CERTIFICATION

I hereby certify that this design for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs' Standard Specifications and Drawings, and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design."

GRADING PERMIT

Accepted Construction Drawings OR a Grading Permit must be obtained from Saratoga Springs City prior to disturbing any vegetation or moving any soil. Contact the City Engineering Dept at 801-766-9793

ENCROACHMENT PERMIT

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Chris Klingel at 801-766-9793, Ext. 118.

STORM DRAIN NOTES

PREVIOUS MASTER PLAN STORM DRAIN CALCULATIONS WERE PERFORMED AS PART OF THE SPRINGS AT HARVEST HILLS CONDOMINIUMS. THE SITE WILL DISCHARGE AT 0.20 CFS/AC. THIS IS A PLATTED DEVELOPMENT AND LID IS NOT REQUIRED. NO RETENTION WILL BE PROVIDED.

GRADING NOTES

a. PROJECT BENCHAMARK TOP OF SEWER RING ELEV =4598.4

b. NORTHWEST 1/4 CORNER OF SECTION 11, TOWNSHIP 5 SOUTH RANGE, 1 WEST, SLB&M ELEV. = 4681.7

c. Flood zone Classification FEMA FIRM PANEL 4955170105B REVISED JULY 17, 2002. ZONE X-OUTSIDE 500 YEAR FLOOD PLAIN

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
PO BOX 1617
DRAPER, UTAH 84020-1917

DRAWING TITLE

GRADING PLAN 10'S

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
10 0 5 10 20
Scale (24" x 36") 1 in. =10 FT.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING WATERLINE
- GAS — EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4430.00 TOP BACK OF GUTTER
- LANDSCAPING
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EL — OVERHEAD POWER LINES
- INLET STORM BOX

REVISIONS:

REV	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP
No. 5563781 CARY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-04

SCOOTERS COFFEE
DRAINAGE PLAN

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045

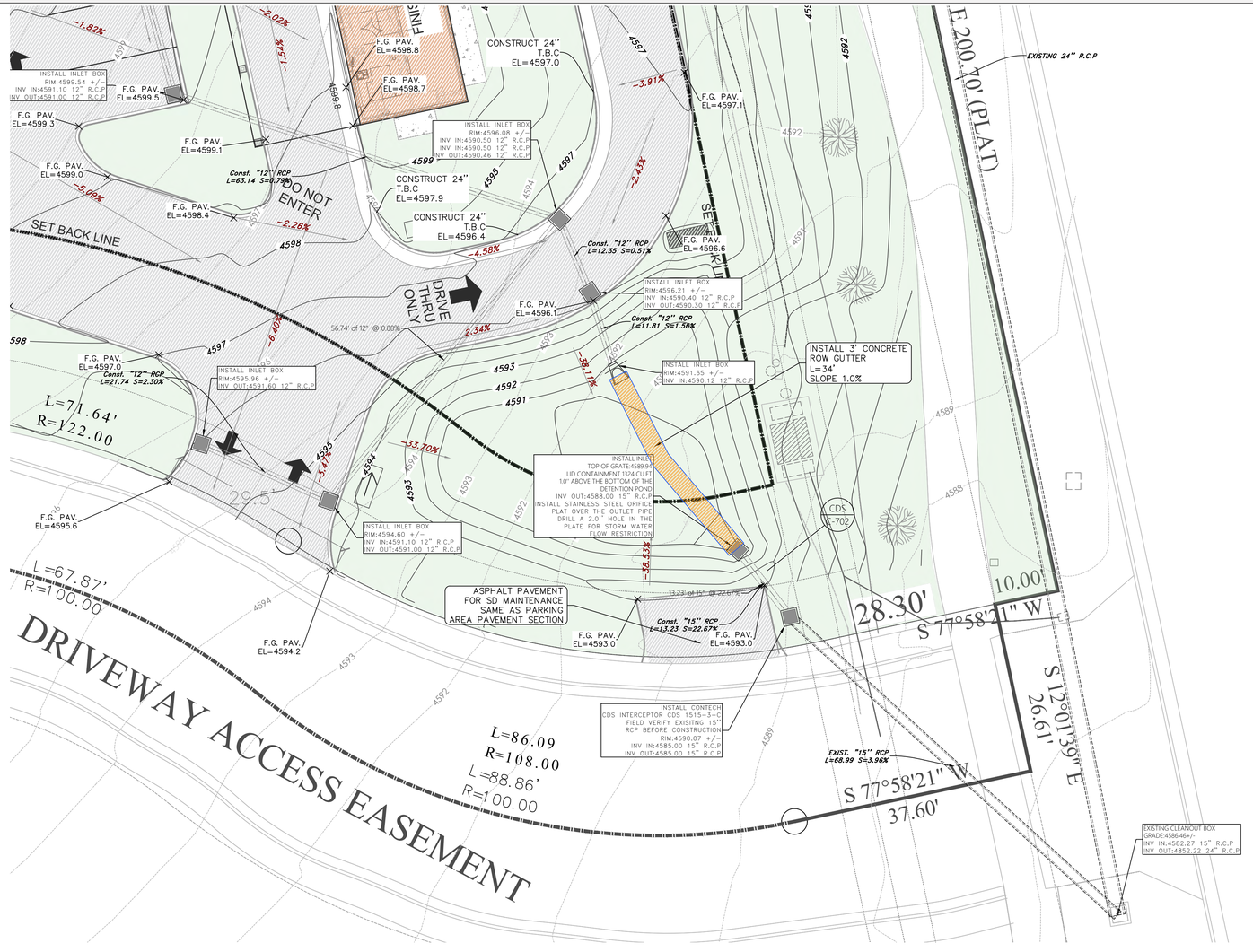
HYDROLOGY CALCS SEE REPORT

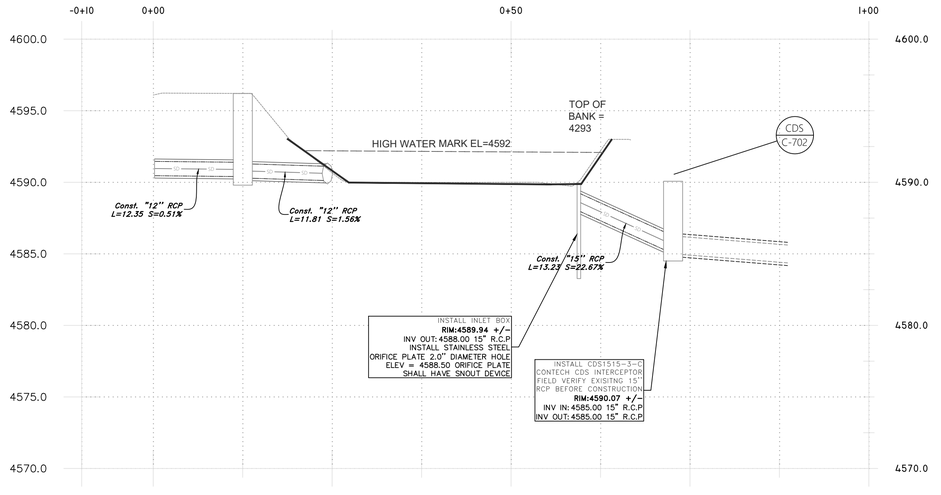
MAXIMUM TOTAL INFLOW (CFS) 1.65 MINIMUM
TOTAL INFLOW TOTAL INFLOW VOLUME (FT^3) 2330.63
DETENTION STORAGE (FT^3) 2072.19

POND SIZING
BOTTOM OF POND EL= 4590 700SQ.FT
TOP OF POND EL= 4593 1850 SQ.FT
2555 S.FT/2 = 1275 SQ.FT
HIGH WATER MARK= 4592FT 2555 CU.FT STORAGE

REQUIRED STORAGE 2072 CU.FT
PROVIDED STORAGE 2555 CU.FT

DISCHARGE RATE 0.20 CFS/AC.
ALLOWABLE RELEASE RATE =0.150 cfs
RELEASE RATE = 0.196 CFS (MIN. 2.0" DIAMETER ORIFICE PLATE)
MAX DETENTION TIME = 24hr
ORIFICE HEAD(H) =3.5 ft
ORIFICE COEFFICIENT (C) =0.6
EQUATIONORIFICE AREA (A) =0.02ft^2 A=Q/(C*(2gh)^(1/2))
ORIFICE DIAMETER=2.0 inch Minimum D= (A*4*3.14)^(1/2)





CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
UTAH BLUE STAKES
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
DRAPER, UTAH 84020-1517

DRAWING TITLE

DRAINAGE PLAN

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
10 0 5 10 20
Scale (24" x 36") 1 in. =10 FT.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING WATERLINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4430.00 TOP BACK OF GUTTER
- LANDSCAPING
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- OVERHEAD POWER LINES
- INLET STORM BOX

REVISIONS:

REV	DESCRIPTION	DATE

JOHANSON ENGINEERING

CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

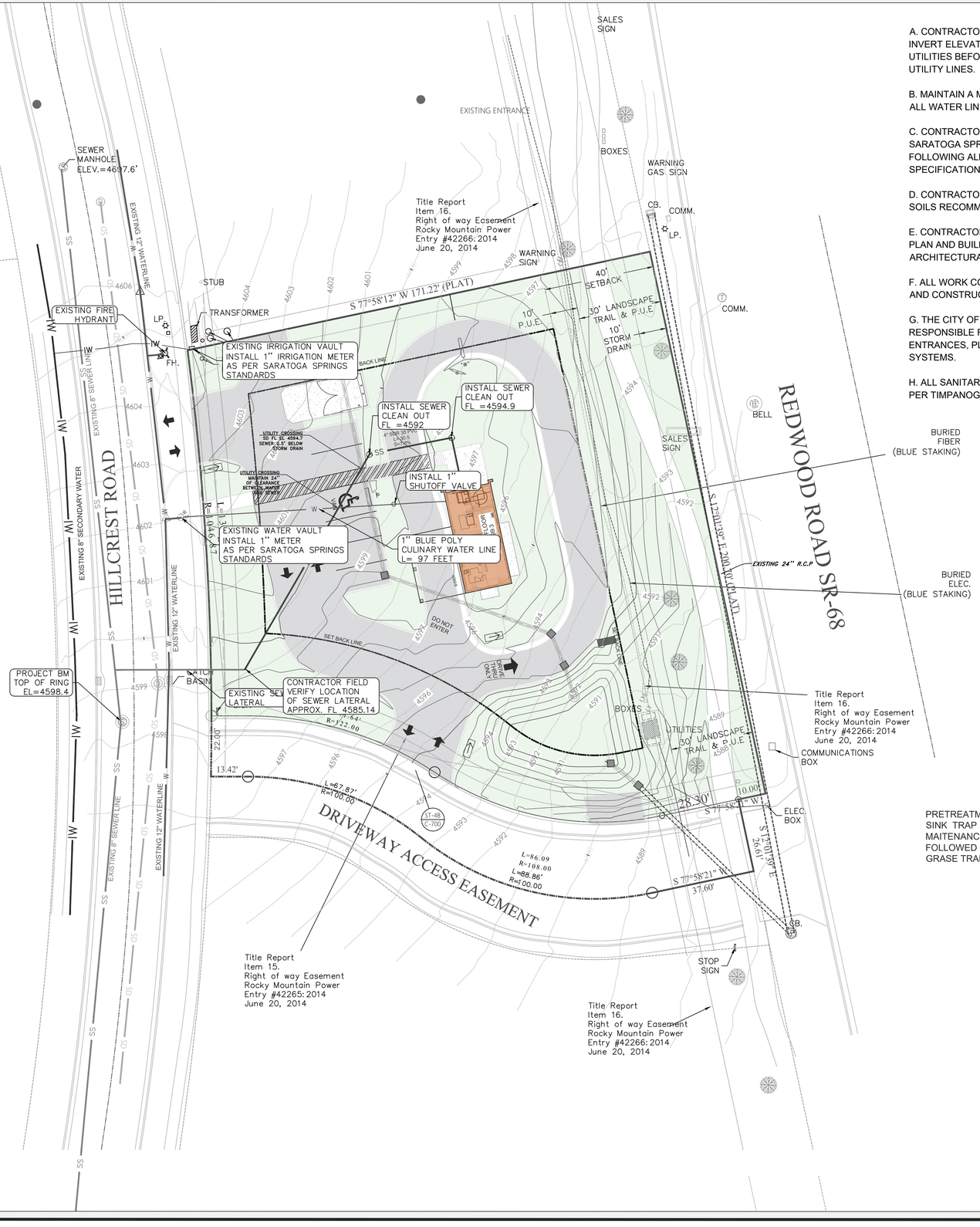
STAMP
No. 5563758 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-05

SCOOTERS COFFEE

UTILITY PLAN

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045



A. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.

B. MAINTAIN A MINIMUM OF FIVE FEET OF COVER OVER ALL WATER LINES.

C. CONTRACTOR RESPONSIBLE FOR OBTAINING SARATOGA SPRINGS CITY CONSTRUCTION MANUAL AND FOLLOWING ALL OF SARATOGA SPRINGS CITY'S SPECIFICATIONS.

D. CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL SOILS RECOMMENDATIONS.

E. CONTRACTOR RESPONSIBLE TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCHES THE ARCHITECTURAL PLAN.

F. ALL WORK CONFORMS TO CITY OF SARATOGA SPRINGS AND CONSTRUCTION STANDARDS.

G. THE CITY OF SARATOGA SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PARK-STRIPS, ENTRANCES, PLANTERS, INCLUDING IRRIGATION SYSTEMS.

H. ALL SANITARY SEWER SHALL BE CONSTRUCTED AS PER TIMPANOGOS SEWER DISTRICT.

PRETREATMENT SURVEY FOR UNDER SINK TRAP IS REQUIRED AND THAT A MAITENANCEPROGRAM IS CREATED AND FOLLOWED IFF CONDITIONS ARE NOT MET A GRASE TRAP WILL NEED TO BE INSTALLED.

ENCROACHMENT PERMIT

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Chris Klingel at 801-766-9793, Ext. 118.

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
140 EAST 13200 SOUTH
PO BOX 1917
DRAPER, UTAH 84020-1917

CAUTION NOTICE TO CONTRACTOR

A. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location for utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

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

APPLICANT

BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

PROPERTY OWNERS

BCC Coffee LLC
Catherine Voutaz and Bruce Wilhite
5864 W. Autumn Dusk Cv. Herriman, UT 84096
catherinevoutaz.bcc@gmail.com
brucewillhite.bcc@gmail.com
(801) 755-8824

FENCING

NO FENCING

DRAWING TITLE

UTILITY PLAN 20'S

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS

FOR APPROVAL

PROJECT

SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
20 0 10 20 40
Scale (24" x 36") 1 in. =20 FT.

LEGEND

PROPERTY LINE
PROPERTY CORNER
P.U.E. LINE/EASEMENT
FIRE HYDRANT
EXISTING POWER POLE
NEW ASPHALT
EXISTING WATERLINE
EXISTING GAS LINE
PROPOSED WATER LINE
EXISTING CONTOURS
PROPOSED CONTOURS
4430.00 TOP BACK OF GUTTER
LANDSCAPING
EXISTING SEWER MANHOLE
EXISTING CATCH BASIN
OVERHEAD POWER LINES
INLET STORM BOX

REVISIONS:

REV →	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP

CAREY D. JOHANSON No. 5563758 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-06

SCOOTERS COFFEE
CIVIL UTILITY PLAN

2157 N REDWOOD ROAD
SARATOGA SPRINGS,
UTAH 84045

A. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.

B. MAINTAIN A MINIMUM OF FIVE FEET OF COVER OVER ALL WATER LINES.

C. CONTRACTOR RESPONSIBLE FOR OBTAINING SARATOGA SPRINGS CITY CONSTRUCTION MANUAL AND FOLLOWING ALL OF SARATOGA SPRINGS CITY'S SPECIFICATIONS.

D. CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL SOILS RECOMMENDATIONS.

E. CONTRACTOR RESPONSIBLE TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCHES THE ARCHITECTURAL PLAN.

F. ALL WORK CONFORMS TO CITY OF PLEASANT GROVE DESIGN AND CONSTRUCTION STANDARDS.

G. THE CITY OF SARATOGA SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PARK-STRIPS, ENTRANCES, PLANTERS, INCLUDING IRRIGATION SYSTEMS.

H. ALL SANITARY SEWER SHALL BE CONSTRUCTED AS PER TIMPANOGOS SEWER DISTRICT.

ENCROACHMENT PERMIT

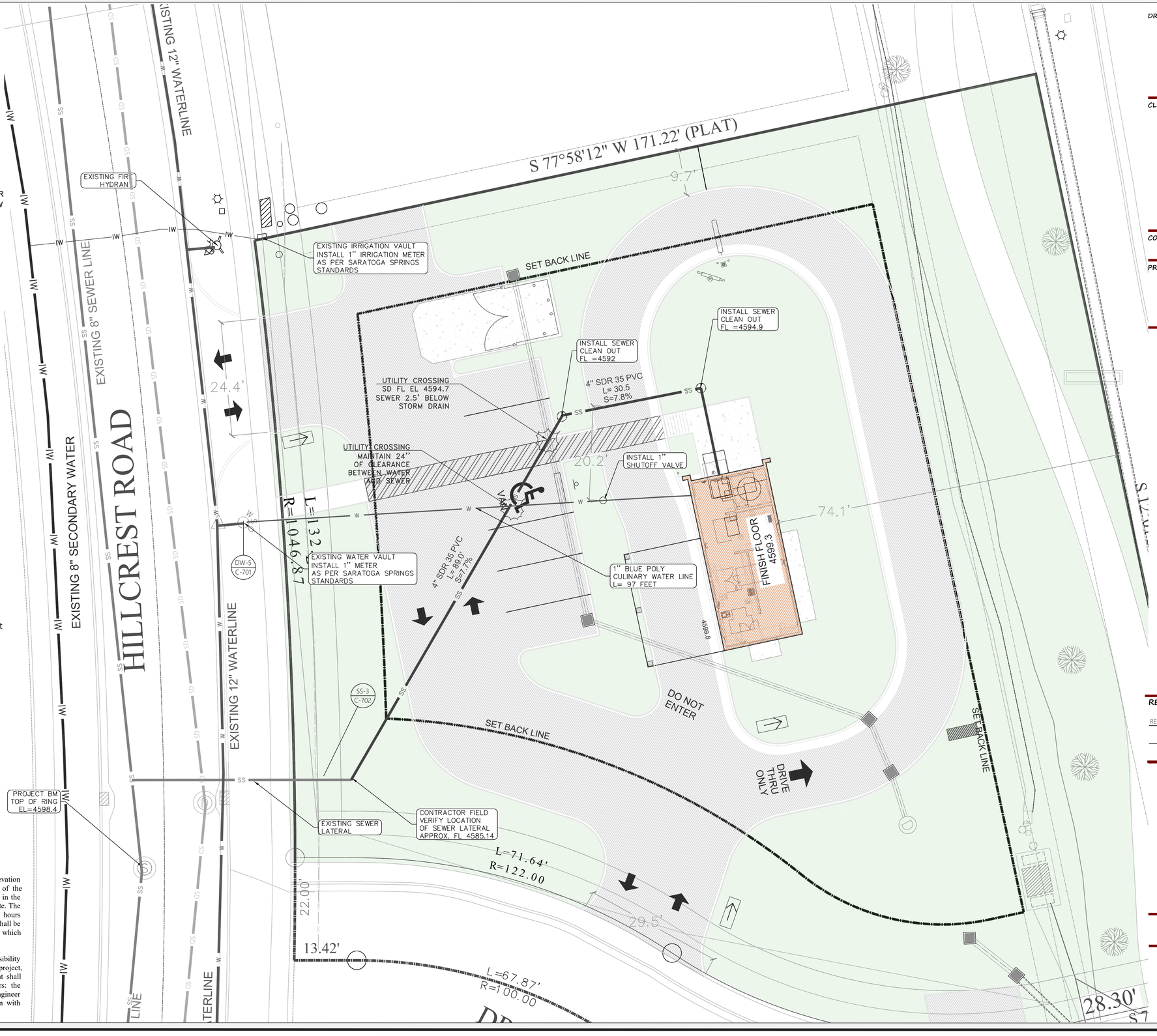
A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Contact Chris Klingel at 801-766-9793, Ext. 118.

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
PO BOX 1910
DRAPER, UTAH 84020-1517

CAUTION NOTICE TO CONTRACTOR

A. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location for utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

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



DRAWING TITLE

UTILITY PLAN 10'S

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

N
S
10 0 5 10 20
Scale (24" x 36") 1 in. =10 FT.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING WATERLINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 4430.00 TOP BACK OF GUTTER
- LANDSCAPING
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- OVERHEAD POWER LINES
- INLET STORM BOX

REVISIONS:

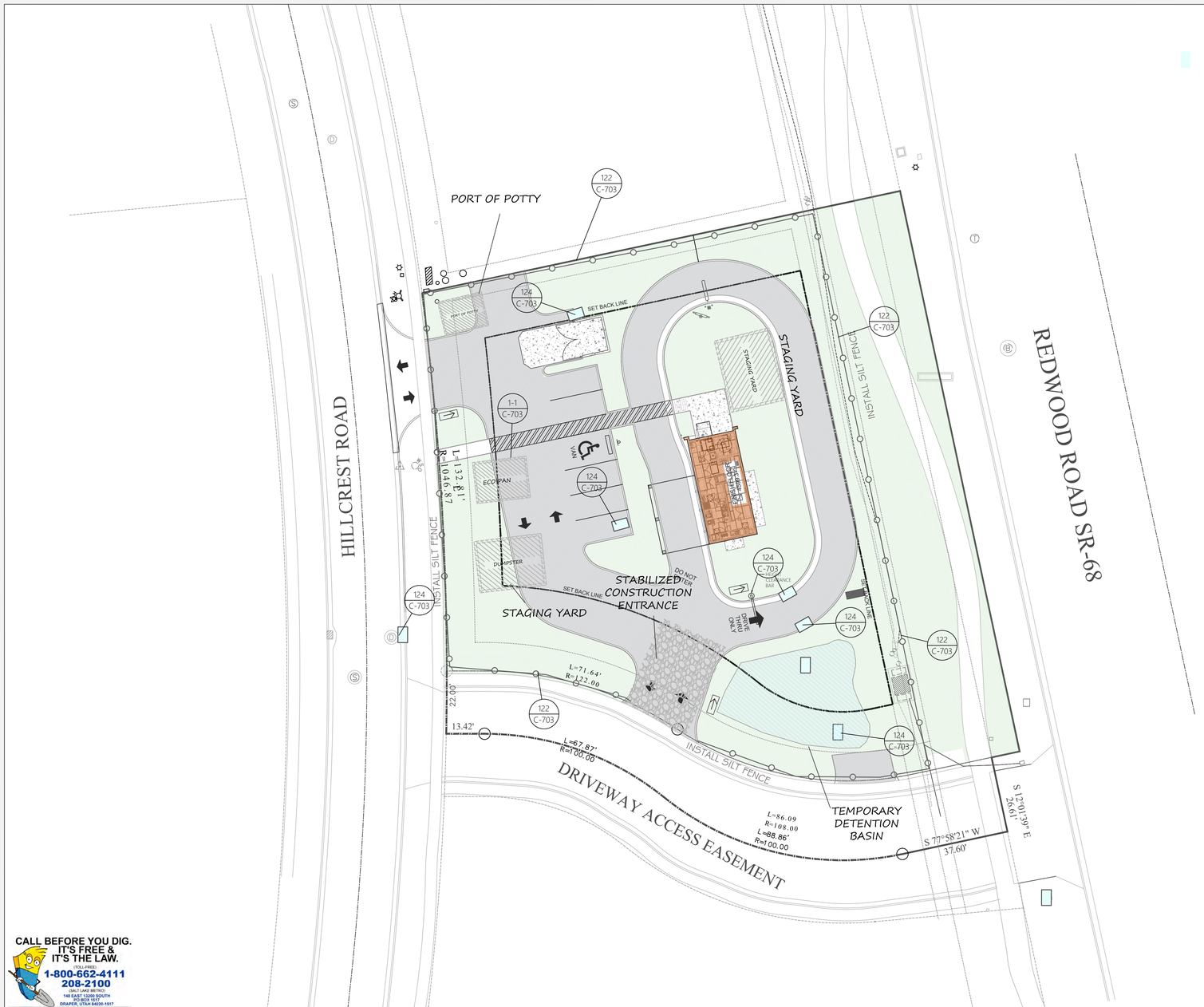
REV	DESCRIPTION	DATE

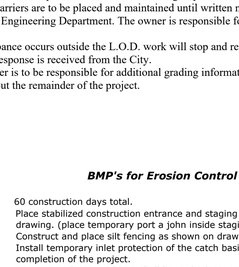
JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP
LICENSED PROFESSIONAL ENGINEER No. 5563796 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKD BY
SHEET NUMBER C-07





a. Contractor should perform earthwork in accordance with the City of Saratoga Springs Land Disturbance Ordinance, the City's Standard Specifications, City of Saratoga Springs Land Disturbance Design and Construction Standards, erosion, sediment, revegetation requirements, and the dust control plan as required by the State of Utah, Department of Environmental Quality, Division of Air Quality.
b. The Contractor will perform earthwork in accordance with technical specifications outlined in the Land Disturbance Design and Construction Standards and the recommended earthwork specifications found in the report of the Geotechnical Report In the event there is a conflict between the documents mentioned herein and City of Saratoga Springs's erosion and sediment control requirements or the dust control plan as required by the State of Utah Department of Environmental Quality, Division of Air Quality, City of Saratoga Springs's requirements and the State requirements will control.
c. The sequence of construction is to be followed.
d. Sedimentation BMPs shown on the erosion control and sediment control plans to be installed within the same working day the land disturbance occurs.
e. Dust control BMPs are to be on site and implemented as soon as land disturbance occurs. The dust control as required by the State of Utah air quality plan is to be submitted with the grading plan as a separate drawing.
f. All areas to be revegetated are to receive revegetation BMPs within 21 days of disturbance.
g. If the existing grade is different from what is shown on this grading plan, stop work and contact the City of Saratoga Springs, Engineering Department. Work is to remain stopped until the City's Engineering Department provides a written notice to resume work.
h. The project owner is responsible for maintaining the streets, storm drains, and channels, ditches and swales free from debris, soil, mud, or other material that would cause a public safety concern, violate the City's UPDES permit, state or federal laws, or prevent the facility from operating.
i. All concrete trucks are to use the designated washout area(s). Failure to comply will result in a work stop and the offender could be guilty of a Class C misdemeanor.
j. L.O.D. barriers are to be placed and maintained until written notification is received from the Engineering Department. The owner is responsible for maintaining L.O.D. barriers.
k. If disturbance occurs outside the L.O.D. work will stop and remain stopped until the written response is received from the City.
l. The owner is to be responsible for additional grading information as required throughout the remainder of the project.

BMP's for Erosion Control

* 60 construction days total.
* Place stabilized construction entrance and staging yard as shown on drawing. (place temporary port a john inside staging yard)
* Construct and place silt fencing as shown on drawing.
* Install temporary inlet protection of the catch basin until the completion of the project.
* Temporary detention basin shall be in the location shown on the drawing.
* Plant grass seeds on or before October 15th.
* Place erosion control RE-vegetation matting on all cut and fill slopes 2:1 or greater.

BMP: Dust Control
* Re-apply dust control measures as necessary to keep dust to a minimum. (Daily during dry weather)

BMP: Wheel Wash
* Wheel wash water shall not be discharged into a storm drain or the site's storm water collection system. Use closed-loop re-circulation, land application, or discharge to sanitary sewer (by permit). (Daily)

BMP: Temporary Detention Pond
* Ensure storm water flows towards temporary detention pond at all times. Remove sediment when it reaches a depth of one foot. Repair damage to pond embankments and slopes. (Weekly and following storms)

BMP: Storm Drain Inlet Protection
* Replace clogged filter fabric. Clean sediment from stone filters. Do not wash collected sediments into storm drains - remove to soil stockpile. (Weekly and following storms)

STORM WATER NOTES

* Maintain & inspect vehicles regularly to be sure they are not leaking fluids.
* Recycle or dispose of waste fluids properly-never dump in storm drains. Keep trash and receptacles on site for the storage of refuse.
* Dry sweep the areas around storm drains, and dispose of the waste as trash rather than hosing debris down the storm drain.
* Do not dump, or allow contractors to dump, anything onto sidewalks, streets or parking strips. Clean storm drains regularly to keep clear of refuse and excessive build-up of leaves and sediments.
* Minimize sand or salt usage during the winter months- use alternatives such as calcium chloride. If these materials are stored outdoors, cover them to prevent runoff contamination.

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(BLUE STAKES OF UTAH)
140 EAST 12200 SOUTH
PO BOX 1517
DRAPER, UTAH 84020-1517

BMP: Stabilized Construction Entrance and Tire Wash
* Quarry spalls (or hog fuel) shall be added if the pad is no longer in accordance with the specifications. If the rock (or hog fuel) entrance is not working to keep streets clean, then install wheel wash, sweep streets, or wash streets if wash water can be collected. (Daily)

BMP: Silt Fence
* Repair damaged fencing immediately. Intercept concentrated flows and reroute. Remove sediment accumulations as 6-inches. Replace deteriorated fencing material. Properly dispose of used fencing. (Weekly and following storms)

BMP's for Erosion and Sedimentation

* Conduct routine inspection or grading or clearing and properly maintain all erosion and sedimentation control resources.
* Before commencing grading or clearing, stabilize slopes, areas adjacent to water bodies, and the site perimeter to prevent erosion and sediment transport into receiving water and onto adjacent properties and roadways.
* Before grading or clearing, provide and maintain designated stabilized site access points for vehicle entry/egress or otherwise prevent vehicle trackout of sediments.
* Minimize site disturbance and vegetation clearing. Before commencing grading or clearing, delineate clearing limits, easements, setbacks, and vegetation to be preserved by marking in the field.
  Upon completion of grading or clearing, thoroughly sweep sediments from paved areas.

PROJECT PHASING		
PHASE	ACTION TAKEN	# DAYS
1	Implement BMP's, construct stabilized construction entrance, temporary detention pond, and concrete washout area.	-12
2	Construction period	65
3	Cleanup period	7

DUST CONTROL: CONTRACTOR RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION PERIOD. MINIMIZE THE AMOUNT OF DUST RAISED DURING CONSTRUCTION PERIOD, AND PERIODICALLY WATER AREA TO PREVENT DUST. (DAILY DURING DRY WEATHER)

BMP's for Handling and Disposal of Concrete and Cement

Concrete and cement-related mortars are toxic to fish and the aquatic environment and require proper handling and disposal to minimize or eliminate discharges to gutters, storm drains, and watercourses.

* Never dispose of wash-out into the street, storm drains, drainage ditches, or watercourses. Wash out concrete transit mixers only in designated wash-out areas where the water will flow into temporary pit in dirt area or onto stockpiles of aggregate base or sand.

BMP's for Pavement Construction Management

Proper management of pavement construction materials and activities minimizes or eliminates discharges to gutters, storm drains, and watercourses resulting from on-site road paving, surfacing, and asphalt removal activities.

* Apply concrete, asphalt, and seal coat during dry weather to prevent contaminants from contacting stormwater runoff.
* Cover storm drain inlets and manholes when paving or applying seal coat, tack seal, slurry seal, fog seal, or similar materials
* Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously.
* Protect drainage ways by using earth dikes, straw bales, sand bags, or other controls which will divert or trap and filter runoff.

DRAWING TITLE

EROSION CONTROL PLANS

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS

FOR APPROVAL

PROJECT

SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

LEGEND

- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- INSTALL SILT FENCING
- INSTALL SILT TRAP

121 C-703	STRAW BALE BARRIER
122 C-703	SILT FENCE
124 C-703	INLET PROTECTION
125 C-703	VEHICLE WASH DOWN AREA
126 C-703	STABILIZED ROADWAY ENTRANCE
1-C C-703	ECO PAN CONCRETE WASHOUT

REVISIONS:

REV —	DESCRIPTION	DATE

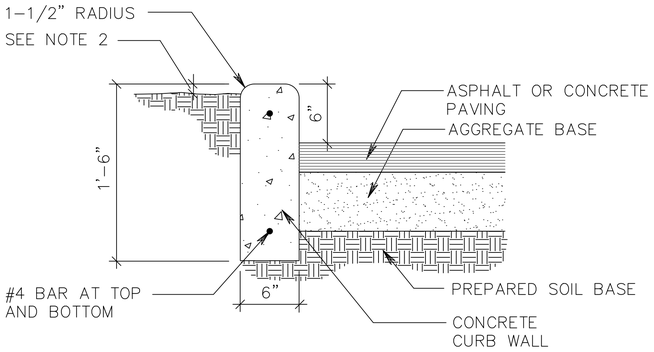
JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP

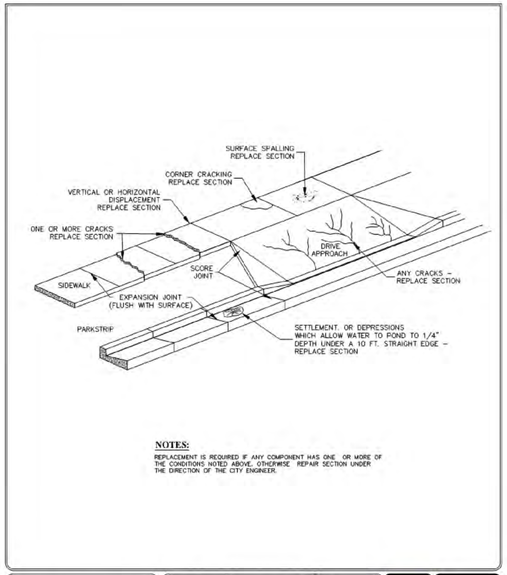
REGISTERED PROFESSIONAL ENGINEER No. 5563756 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CHKD BY
SHEET NUMBER C-08



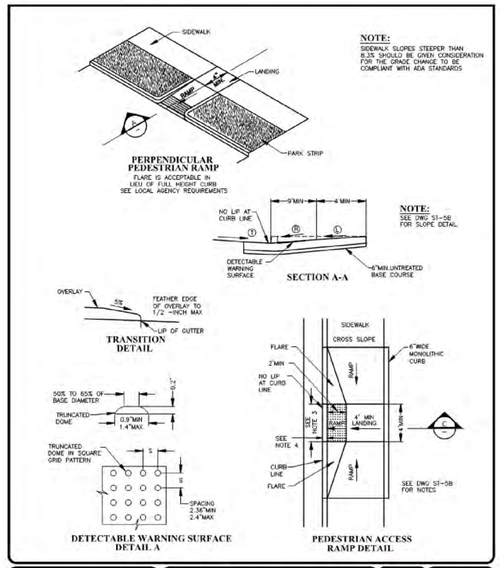
E — CURB WALL

SCALE: NTS



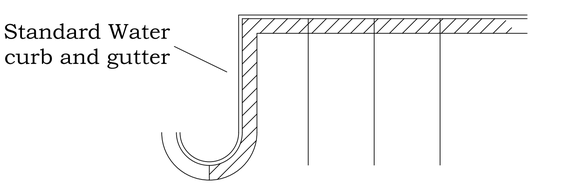
ST-6 — CONCRETE REPLACEMENT CRITERA

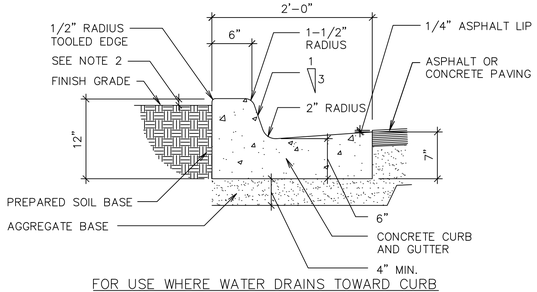
SCALE: NTS



ST-5A — ADA RAMP

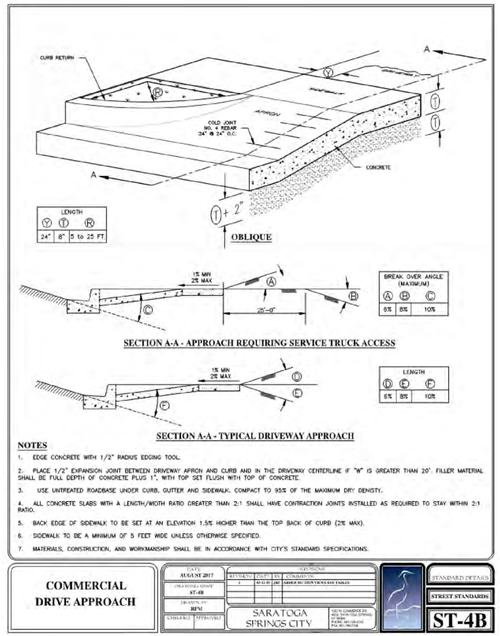
SCALE: NTS





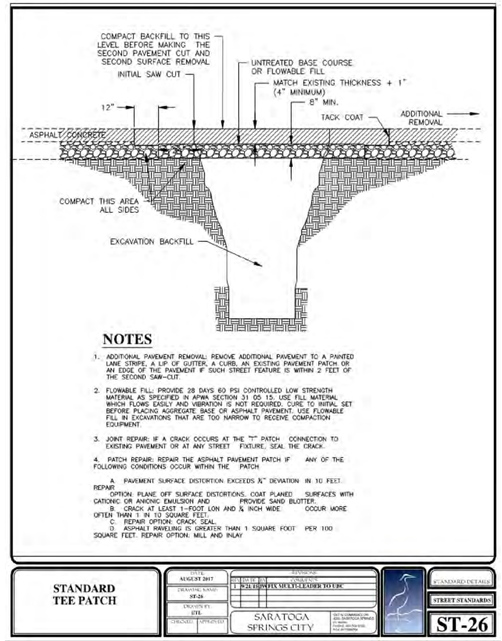
C — 24'' CURB & GUTTER

SCALE: NTS



ST-4B — TYPICAL DRIVE APPROACH

SCALE: NTS



ST-26 — TEE PATCH

SCALE: NTS

DRAWING TITLE

SITE DETAILS

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS

FOR APPROVAL

PROJECT

SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

CALL OUTS

E / C-700 — CURB WALL
ST-26 / C-700 — TEE TRENCH SECTIONS
ST-4B / C-700 — TYPICAL DRIVE APPROACH
ST-5 / C-700 — ADA RAMP
ST-6 / C-700 — CONCRETE REPLACEMENT CRITERIA

REVISIONS:

REV	DESCRIPTION	DATE

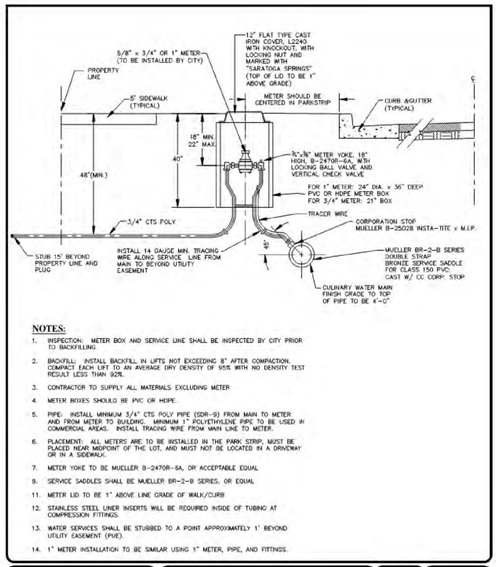
JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
2150 EAST 1300 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

CT-3.4.0

REGISTERED PROFESSIONAL ENGINEER — No. 5563750 — CAREY D. JOHANSON — STATE OF UTAH

PROJECT NO: E-21-10
DATE: 12-15-20
DRAWN BY: CAREY D. JOHANSON, P.E.
CKD BY:
SHEET NUMBER: C-700



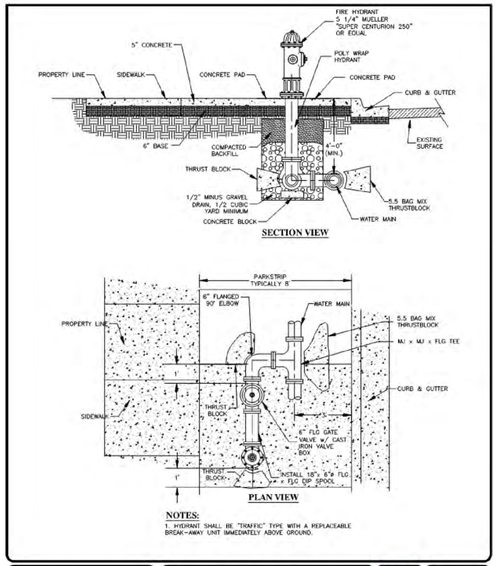
NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 95% WITH NO DENSITY TEST RESULT LESS THAN 92%.
3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER
4. METER BOXES SHOULD BE PVC OR HDPE.
5. PIPE: INSTALL MINIMUM 3/4" CTS POLY PIPE (SDR-9) FROM MAIN TO METER AND FROM METER TO BUILDING. MINIMUM 1" POLYETHYLENE PIPE TO BE USED IN COMMERCIAL AREAS. INSTALL TRACING WIRE FROM MAIN LINE TO METER.
6. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP, MUST BE PLACED NEAR MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.
7. METER YOKE TO BE MUELLER B-2470R-6A, OR ACCEPTABLE EQUAL
9. SERVICE SADDLES SHALL BE MUELLER BR-2-B SERIES, OR EQUAL
11. METER LID TO BE 1" ABOVE LINE GRADE OF WALK/CURB
12. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
13. WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1' BEYOND UTILITY EASEMENT (PUE).
14. 1" METER INSTALLATION TO BE SIMILAR USING 1" METER, PIPE, AND FITTINGS.

RESIDENTIAL METER CONNECTION 3/4" x 5/8" OR 1"

DATE: AUGUST 2017 | REVISIONS: NO. | DATE | BY | COMMENTS | STANDARD DETAILS | DRINKING WATER | DW-5

DW-5 — 1'' WATER METER — SCALE: NTS



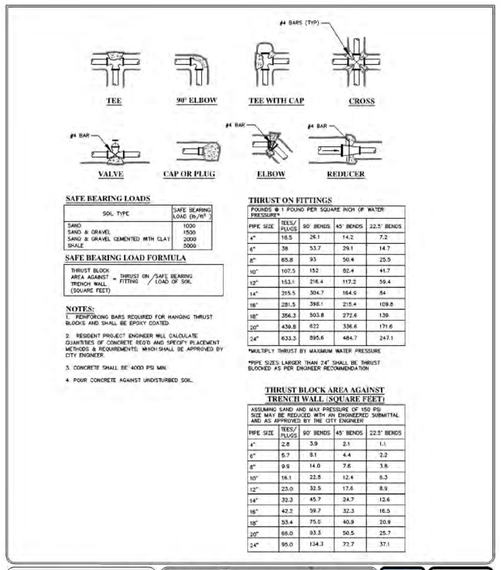
NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.

FIRE HYDRANT CONNECTION

DATE: AUGUST 2017 | REVISIONS: NO. | DATE | BY | COMMENTS | STANDARD DETAILS | DRINKING WATER | DW-4

DW-4 — FIRE HYDRANT — SCALE: NTS



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1000
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	2000
SHALE	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL = THRUST ON FITTING / SAFE BEARING LOAD OF SOIL (SQUARE FEET)

NOTES:

1. REINFORCING BARS REQUIRED FOR HANGING THRUST BLOCKS AND SHALL BE EPOXY COATED
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE REQ'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS. MIX% SHALL BE APPROVED BY CITY ENGINEER
3. CONCRETE SHALL BE 4000 PSI MIN.
4. POUR CONCRETE AGAINST UNDISTURBED SOIL.

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE*				
PIPE SIZE	TEES/PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	18.5	29.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	215.5	304.7	164.6	84
16"	281.5	398.1	215.4	109.8
18"	356.3	503.8	272.6	139
20"	439.8	622	336.6	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

**PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

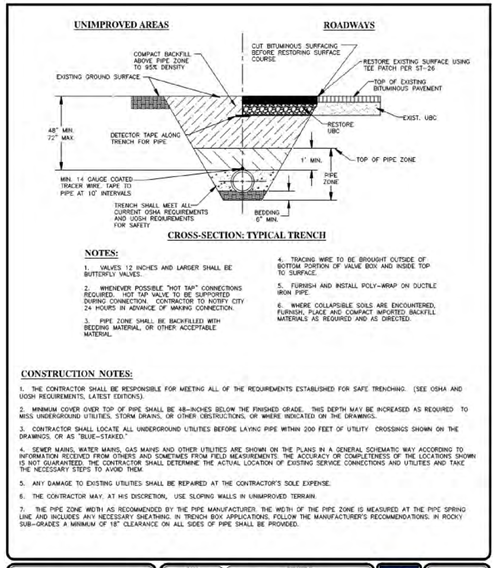
ASSUMING SAND AND MAX PRESSURE OF 150 PSI. SIZE MAY BE REDUCED WITH AN ENGINEERED SUBMITTAL AND AS APPROVED BY THE CITY ENGINEER

PIPE SIZE	TEES/PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	2.8	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.2
8"	9.9	14.0	7.6	3.8
10"	16.1	22.5	12.4	6.3
12"	23.0	32.5	17.6	8.9
14"	32.3	45.7	24.7	12.6
16"	42.2	59.7	32.3	16.5
18"	53.4	75.0	40.9	20.9
20"	66.0	93.3	50.5	25.7
24"	95.0	134.3	72.7	37.1

CONCRETE THRUST BLOCKS

DATE: AUGUST 2017 | REVISIONS: NO. | DATE | BY | COMMENTS | STANDARD DETAILS | DRINKING WATER | DW-2

DW-2 — THRUST BLOCKS — SCALE: NTS



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
2. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
3. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL OR OTHER ACCEPTABLE MATERIAL.
4. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
5. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE.
6. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 48-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.
7. THE PIPE ZONE WIDTH AS RECOMMENDED BY THE PIPE MANUFACTURER. THE WIDTH OF THE PIPE ZONE IS MEASURED AT THE PIPE SPRING LINE AND INCLUDES ANY NECESSARY SHEATHING. IN TRENCH BOX APPLICATIONS, FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF PIPE SHALL BE PROVIDED.

DRINKING WATER PIPE TRENCH

DATE: AUGUST 2017 | REVISIONS: NO. | DATE | BY | COMMENTS | STANDARD DETAILS | DRINKING WATER | DW-1

DW-1 — WATER TRENCH — SCALE: NTS

DRAWING TITLE

WATER DETAILS

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS

FOR APPROVAL

PROJECT

SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

CALL OUTS

DW-1 C-701 WATER TRENCH
DW-2 C-701 THRUST BLOCKS
DW-4 C-701 FIRE HYDRANT
DW-5 C-701 1" WATER METER

REVISIONS:

REV	DESCRIPTION	DATE
—		

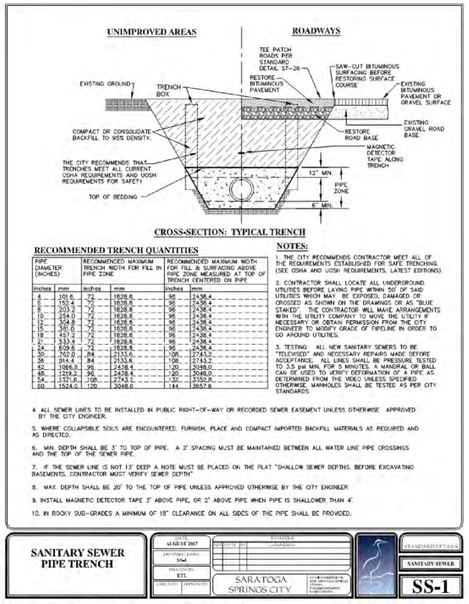
JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP

REGISTERED PROFESSIONAL ENGINEER No. 5563751 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 12-15-20
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-701



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

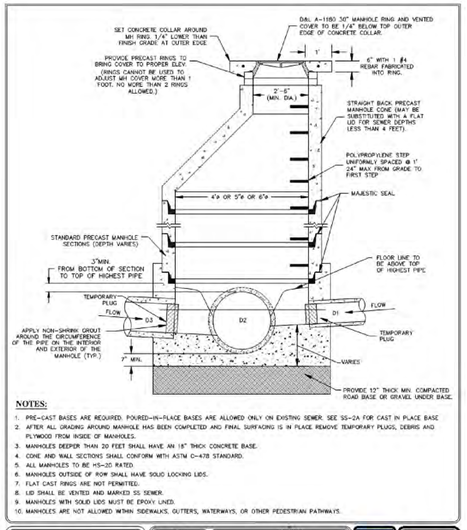
PIPE DIAMETER (INCHES)	RECOMMENDED MAXIMUM TRENCH WIDTH FOR FILL IN PIPE ZONE		RECOMMENDED MAXIMUM WIDTH FOR FILL & SURFACING ABOVE PIPE ZONE AS MEASURED AT TOP OF TRENCH (CENTERED ON PIPE	
inches	mm	inches	mm	inches	mm	inches	mm
4	101.6	72	1828.8	96	2438.4
6	152.5	72	1828.8	96	2438.4
8	203.0	72	1828.8	96	2438.4
10	254.0	72	1828.8	96	2438.4
12	304.8	72	1828.8	96	2438.4
15	381.0	72	1828.8	96	2438.4
18	457.0	72	1828.8	96	2438.4
21	533.4	72	1828.8	96	2438.4
24	609.6	72	1828.8	96	2438.4
30	762.0	84	2133.6	108	2743.2
36	914.4	84	2133.6	108	2743.2
42	1066.8	96	2438.4	120	3048.0
48	1219.2	96	2438.4	120	3048.0
54	1371.6	108	2743.2	132	3352.8
60	1524.0	120	3048.0	144	3657.6

NOTES:

1. THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS FOR THE RELOCATION OF UTILITIES WHERE THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
3. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVISED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 3.5 psi MIN. FOR 5 MINUTES. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFLECTION OF A PIPE AS DETERMINED FROM THE MODD UNLESS SPECIFIED OTHERWISE. MANHOLES SHALL BE TESTED AS PER CITY STANDARDS.
4. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
6. MIN. DEPTH SHALL BE 3' TO TOP OF PIPE. A 3' SPACING MUST BE MAINTAINED BETWEEN ALL WATER LINE PIPE CROSSINGS AND THE TOP OF THE SEWER PIPE.
7. IF THE SEWER LINE IS NOT 13' DEEP A NOTE MUST BE PLACED ON THE PLAT "SHALLOW SEWER DEPTHS. BEFORE EXCAVATING BASEMENTS, CONTRACTOR MUST VERIFY SEWER DEPTH"
8. MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
9. INSTALL MAGNETIC DETECTOR TAPE 3' ABOVE PIPE, OR 2' ABOVE PIPE WHEN PIPE IS SHALLOWER THAN 4'.
10. IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIDES OF THE PIPE SHALL BE PROVIDED.

SANITARY SEWER PIPE TRENCH | AUGUST 2017 | SARATOGA SPRINGS CITY | STANDARD DETAILS | SANITARY SEWER | **SS-1**

SS-1 SANITARY SEWER TRENCH
SCALE: NTS

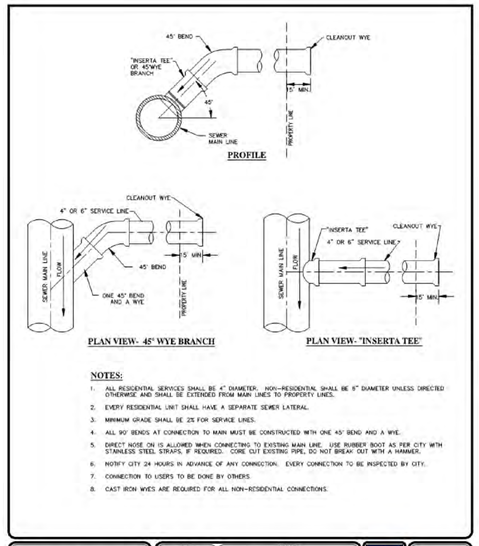


NOTES:

1. PRE-CAST BASES ARE REQUIRED. POURED-IN-PLACE BASES ARE ALLOWED ONLY ON EXISTING SEWER. SEE SS-2A FOR CAST IN PLACE BASE
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
3. MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
4. CONE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD.
5. ALL MANHOLES TO BE HS-20 RATED.
6. MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
7. FLAT CAST RINGS ARE NOT PERMITTED.
8. LID SHALL BE VENTED AND MARKED SS SEWER.
9. MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.
10. MANHOLES ARE NOT ALLOWED WITHIN SIDEWALKS, GUTTERS, WATERWAYS, OR OTHER PEDESTRIAN PATHWAYS.

PRE-CAST SANITARY SEWER MANHOLE | 2/1/2020 | SARATOGA SPRINGS CITY | STANDARD DETAILS | SANITARY SEWER | **SS-2**

SS-2 SAMPLING MANHOLE
SCALE: NTS



PROFILE

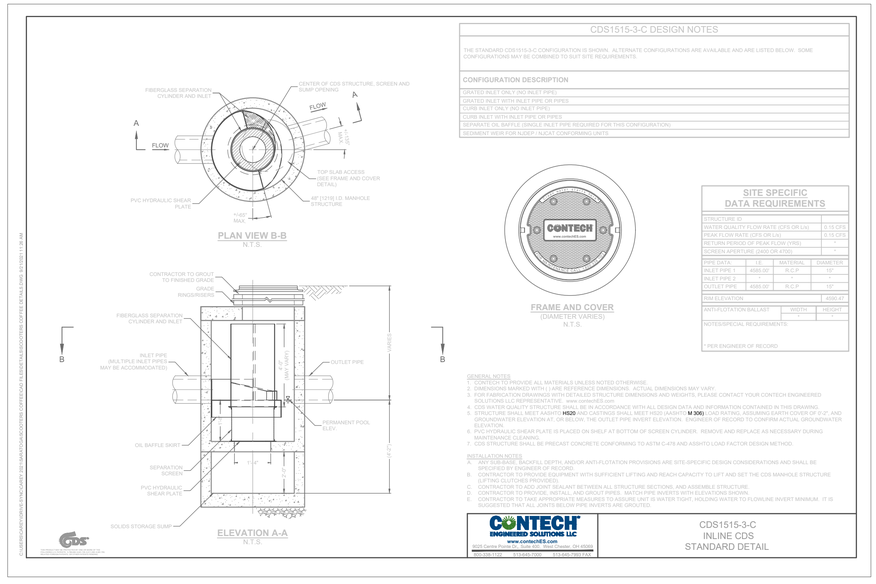
PLAN VIEW- 45° WYE BRANCH **PLAN VIEW- "INSERTA TEE"**

NOTES:

1. ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
2. EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
3. MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
4. ALL 90° BENDS AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS, IF REQUIRED. CORE CUT EXISTING PIPE, DO NOT BREAK OUT WITH A HAMMER.
6. NOTIFY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
7. CONNECTION TO USERS TO BE DONE BY OTHERS.
8. CAST IRON WYES ARE REQUIRED FOR ALL NON-RESIDENTIAL CONNECTIONS.

SEWER SERVICE CONNECTION | APRIL 2019 | SARATOGA SPRINGS CITY | STANDARD DETAILS | SANITARY SEWER | **SS-3**

SS-3 SEWER LATERAL CONNECTION EXIST.
SCALE: NTS



CDS STORM INTERCEPTOR
SCALE: NTS

DRAWING TITLE

SEWER DETAILS

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS
FOR APPROVAL

PROJECT
SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

CALL OUTS

SS-1 C-702 SANITARY SEWER TRENCH
SS-2 C-702 SAMPLING MANHOLE
SS-3 C-702 SEWER LATERAL CONNECTION EXIST.
CDS C-702 STORM INTERCEPTOR

REVISIONS:

REV	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

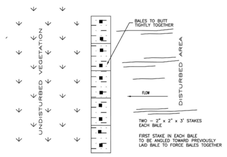
REGISTERED PROFESSIONAL ENGINEER No. 5583750 CAREY D. JOHANSON STATE OF UTAH

PROJECT NO. E-21-10
DATE 8-24-21
DRAWN BY CAREY D. JOHANSON, P.E.
CKD BY
SHEET NUMBER C-702

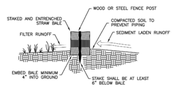
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

Straw bale barrier

1. DESCRIPTION: A temporary sediment barrier consisting of a row of entrenched and anchored straw bales.
2. APPLICATION: To intercept and detain small amounts of sediment from disturbed areas of limited extent. To decrease the velocity of sheet flows and low-to-moderate level channel flows.
   A. Perimeter Control. Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier. Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways. Place barrier at top of stream bank.
   D. Inlet Protection.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting each other.
   B. All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings).
   C. The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.
   D. When bales are installed at the toe of a slope, they should be placed away from the slope for increased storage capacity.
   E. Straw bale barriers shall be removed when they have served their usefulness, but not before the up-slope areas have been permanently stabilized.
4. MAINTENANCE:
   A. Inspect immediately after any rainfall and at least daily during prolonged rainfall.
   B. Close attention must be paid to the repair of damaged bales, end runs and undercutting beneath bales.
   C. Necessary repairs or replacement of bales must be accomplished promptly.
   D. Remove sediment deposits after each rainfall. The must be removed when the level of deposition reaches approximately one-half the height of the bale(s).
   E. Realign bales to provide a continuous barrier and to fill gaps.
   F. Recompact soil around bales as necessary to prevent piping.



PLAN



SECTION

Straw bale barrier

February 2006

Plan No. **121**

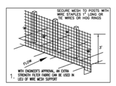
121 STRAW BALE BARRIER

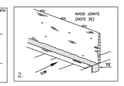
SCALE: NTS

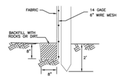
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control. Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier. Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways. Place barrier at top of stream bank.
   D. Inlet Protection.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0°F to 120°F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.







TOE DETAIL

Silt fence

February 2006

Plan No. **122**

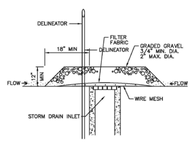
122 SILT FENCE

SCALE: NTS

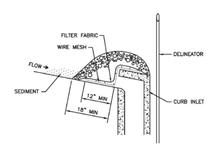
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

Inlet protection – gravel sock

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.
4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

Plan No. **124**
Drawing 2 of 3

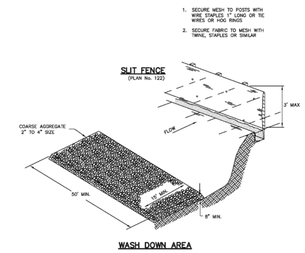
124 INLET PROTECTION

SCALE: NTS

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)
4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.



WASH DOWN AREA

Equipment and vehicle wash down area

February 2006

Plan No. **125**

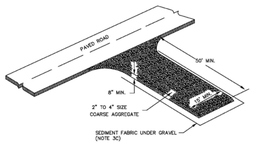
125 VEHICLE WASH DOWN AREA

SCALE: NTS

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

Stabilized roadway entrance

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.



Stabilized roadway entrance

February 2006

Plan No. **126**

126 STABILIZED ROADWAY ENTRANCE

SCALE: NTS

1-C ECO PAN CONCRETE WASHOUT

SCALE: NTS

DRAWING TITLE

EROSION CONTROL

CLIENT

BRUCE WILLHITE
5864 WEST AUTUMN DUSK CV.
HERRIMAN, UTAH 84096
1-402-320-6860

COMPLETION STATUS

FOR APPROVAL

PROJECT

SCOOTERS COFFEE
2157 N REDWOOD ROAD
SARATOGA SPRINGS CITY, UTAH

CALL OUTS

121 / C-703 STRAW BALE BARRIER

122 / C-703 SILT FENCE

124 / C-703 INLET PROTECTION

125 / C-703 VEHICLE WASH DOWN AREA

126 / C-703 STABILIZED ROADWAY ENTRANCE

1-C / C-703 ECO PAN CONCRETE WASHOUT

REVISIONS:

REV	DESCRIPTION	DATE

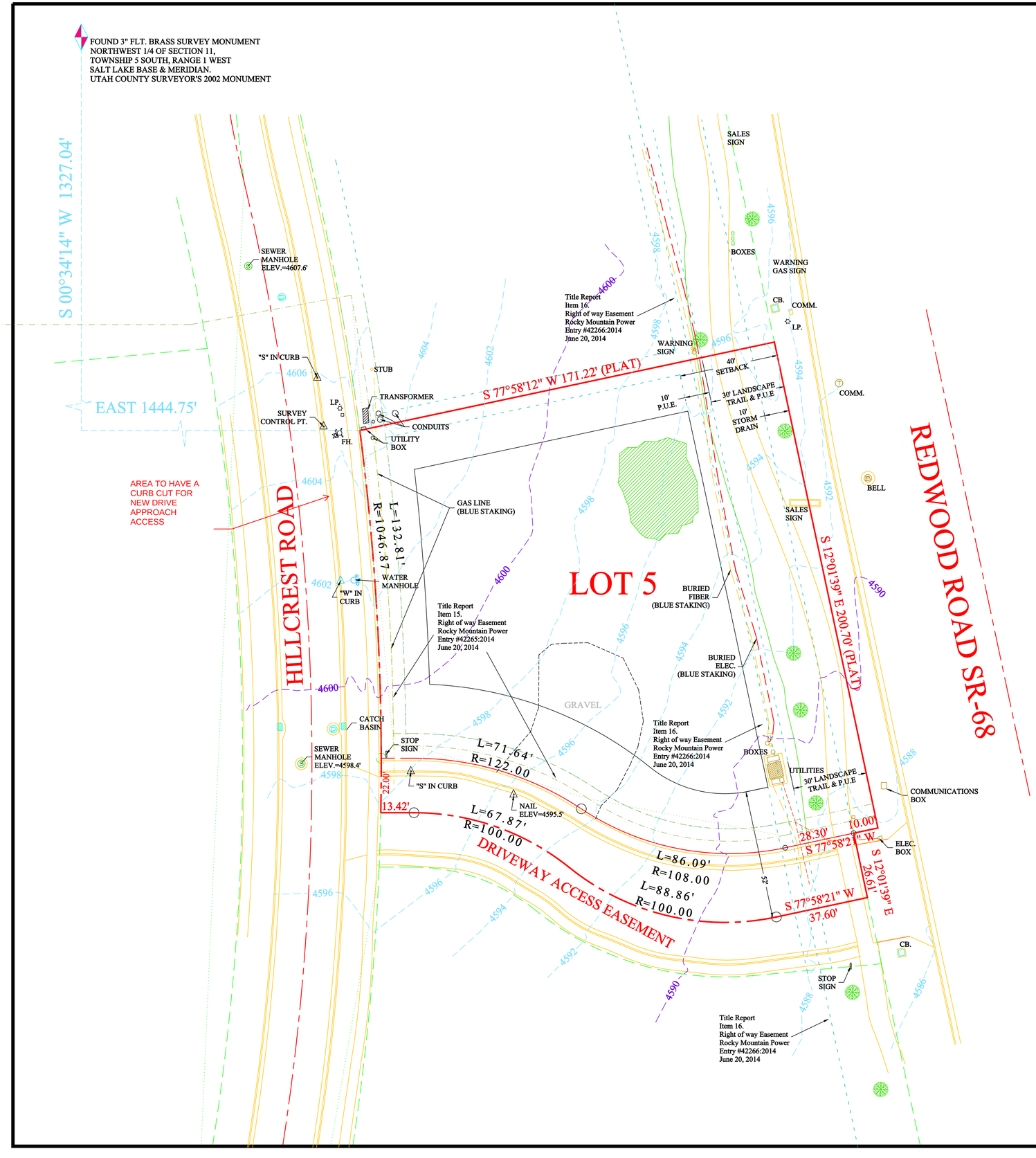
JOHANSON ENGINEERING
CIVIL • PLANNING • SURVEYING
1300 EAST 2150 SOUTH SUITE 500
SALT LAKE CITY, UTAH 84106
PHONE (801) 859-1862

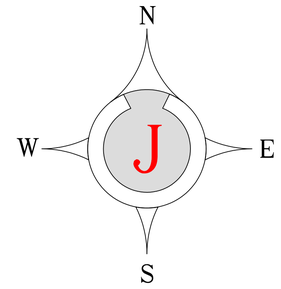
COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

STAMP

REGISTERED PROFESSIONAL ENGINEER — No. 5563750 — CAREY D. JOHANSON — STATE OF UTAH

PROJECT NO. E-21-10
DATE 12-15-20
DRAWN BY CAREY D. JOHANSON, P.E.
CKHD BY
SHEET NUMBER C-703





FLOOD ZONE "X"
PANEL #49049C0145F
06/19/2020

UTILITY LEGEND
(NO UNDERGROUND UTILITIES SURVEYED)

- WATERLINE (LOCATED BY BLUE STAKES)
- OVERHEAD WIRES (ABOVE GROUND)
- GASLINE (LOCATED BY BLUE STAKES)
- SEWER (LOCATED BY BLUE STAKES)
- ELEC. (LOCATED BY BLUE STAKES)
- INTERNET NOT MARKED COMCAST AND FIBER OPTICAL

SITE SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

LEGEND

- = SECTIONAL MONUMENT
- = STREET MONUMENT
- = FOUND COPPER NAIL
- = FOUND CORNER 5/8" REBAR & CAP "REBAR & CAPS FOUND"
- = FD. LEAD PLUG 3" MONUMENT ORIGINAL SURVEY MARKER
- = EXISTING FIRE HYDRANT
- = EXISTING GAS METER
- = EXISTING PHONE BOX
- = EXISTING SEWER MANHOLE
- = REPRESENTS TREE COVER
- SMALLER (EVERGREEN)
- PINE TREE
- = ASPEN TREE
- = TREE (DECIDUOUS)
- = POWER POLE
- = EXISTING GUY WIRE
- = CHAINLINK FENCE
- = WOOD FENCE
- = LAMP ON STANDARD
- = AIR CONDITIONER UNIT
- = REPRESENTS PROP. LINE
- = SURVEY CONTROL POINT
- = OVER HEAD UTILITY WIRES
- = EXISTING GAS METER
- = EXISTING WATER METER
- = EXISTING WATER VALVE
- = SPRINKLER CONTROL BOX
- = EXISTING IRRIGATION BOX
- = ELECTRIC METER
- = SHRUBBERY
- PINE TREE (CLIPPED)
- = EXISTING SHRUBBERY

DRAWING TITLE

WILLHITE PROPERTY SURVEY

LOT 5, HARVEST POINT COMMERCIAL, PLAT "A"
2157 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

LOCATED THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN.

TITLE REPORT

First American Title Insurance Company
December 08, 2021
Order Number: 88889

EXHIBIT "A"

Lot 5, Harvest Point Commercial Plat "A", according to the official plat thereof, as of record in the office of the Utah County Recorder. Map #14572
Entry #33526:2015, Dated April 2015

SURVEYOR'S NARRATIVE

This survey was performed at the request of (Willhite Property) the owner's, for the purpose of locating property lines as they related to existing improvements.
The basis of bearing was derived from the Section line along, Which has a measure bearing historical bearing as North per record deeds (As shown hereon.) local historical deed bearings were held through out the survey.

* FOR EASEMENTS SEE TITLE REPORT & RECORDED SUBDIVISION PLATS.

1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP: CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES. WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRANT TITLE INSURANCE POLICY; FOR EASEMENTS SEE TITLE REPORT/RECORDED SUBDIVISION PLATS.
3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR PERTINENT INFORMATION REGARDING FLOOD AND EARTHQUAKE AS APPLICABLE.
4. SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD RESTRICTIONS AS WELL AS OTHER REQUIREMENTS.
5. NO UNDERGROUND UTILITIES OR EASEMENTS SURVEYED. "CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES" CALL BLUE STAKES BEFORE DIGGING.

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.
PRELIMINARY SURVEY

TIMOTHY R. JOHANSON,
PLS No. 5152650
Date Signed: 05-10-2021
License Expires: March 31, 2023

REVISIONS:

REV # . DESC.	DESCRIPTION	DATE

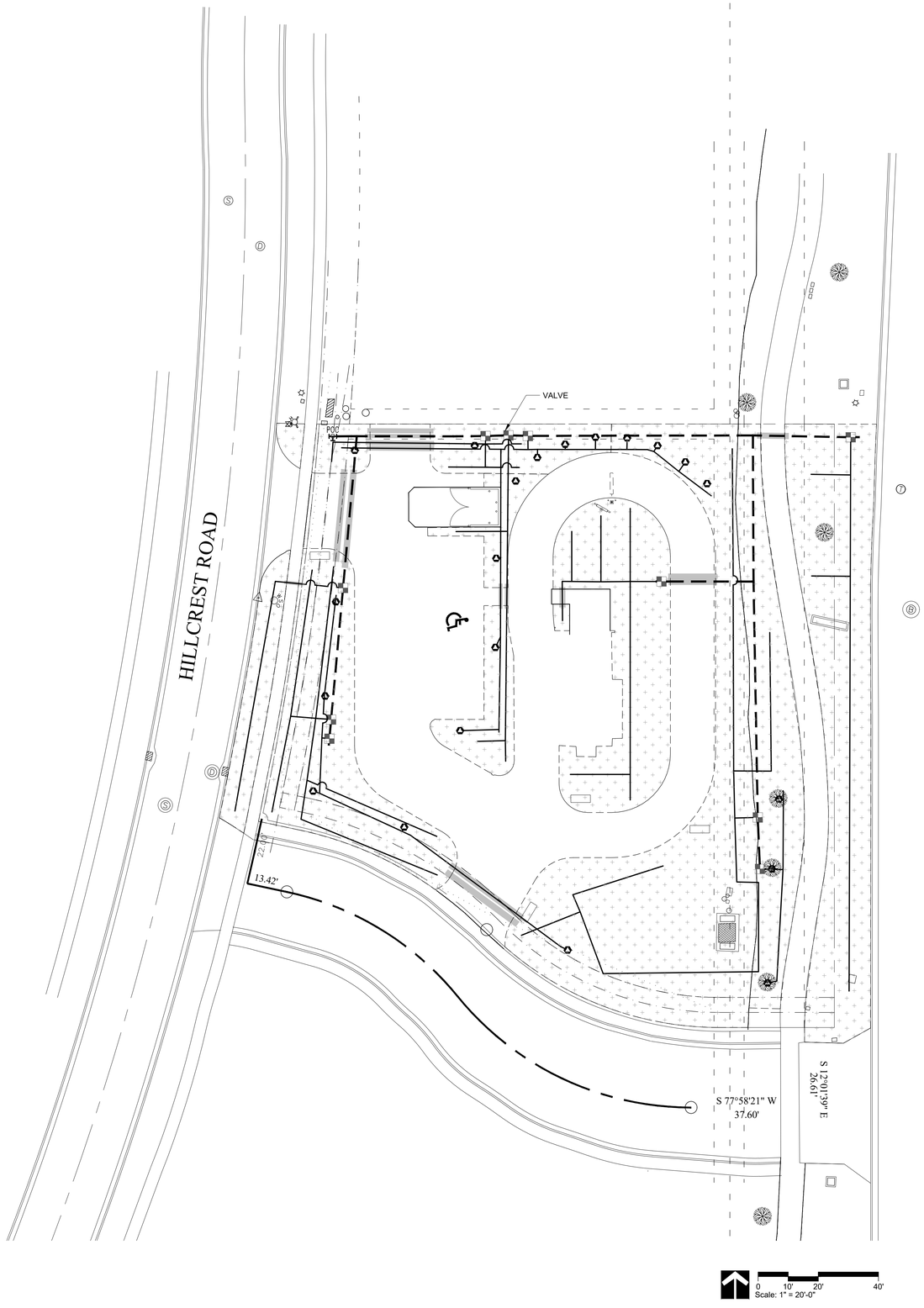
JOHANSON LAND CONSULTANTS
• SURVEYING • PLANNING • LAND DEVELOPMENT
333 EAST MAIN STREET
SUITE 585
LEHI CITY, UTAH 84043
PHONE (801) 870-0905
johansonsurvey.com
johansonsurvey@gmail.com

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

STAMP

LICENSED PROFESSIONAL SURVEYOR
5152650
TIMOTHY R. JOHANSON
05-10-2021
STATE OF UTAH

PROJECT NO.	JLC-21-038 WILLHITE PROPERTY
DATE:	MAY 10, 2021
CKHD BY:	TIMOTHY R. JOHANSON P.L.S.
	SITE PLAT



IRRIGATION NOTES

1. ONLY WATER-CONSERVING SPRINKLER HEADS MAY BE USED IN IRRIGATION SYSTEM.
2. A RAIN SENSOR CONTROLLER MUST BE INSTALLED TO HELP MANAGE THE IRRIGATION SYSTEM.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD LFV-100 1" LOW FLOW DV VALVE
	GPH IRRIGATION GPST-CV-D (8 EMITTERS PER TREE) 8 - 2.0 GPH EMITTERS. SEE DETAILS FOR EMITTER LAYOUT
	AREA TO RECEIVE DRIP EMITTERS GPH IRRIGATION GPST-CV-D THREADED PRESSURE COMPENSATING DRIP EMITTER WITH 1/2" (1.27CM) FIPT INLET AND DIFFUSER CAP OUTLET IN DESERT CAMO COLOR. SPRING CHECK VALVE TECHNOLOGY. BROWN=0.5GPH; BLACK=1.0GPH; GREEN=2.0GPH; YELLOW=4.0GPH; TAN=6.0GPH; GRAY=8.0GPH; ORANGE=10GPH. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
POC	POINT OF CONNECTION 3"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE 2 TIMES GREATER THAN PIPE BEING INSTALLED PVC SCHEDULE 80 UNDER ROADWAYS. AN EXTRA SLEEVE SHALL BE PROVIDED FOR ALL LATERALS AND MAINLINE UNDER ROADWAYS AND FOR ALL MAINLINE.

Valve Callout

MGB+A
The Grassli Group
Urban Designers
Land Planners
Landscape Architects
145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

CITY SUBMITTAL: SITE PLAN COMMENTS

Scoote'rs Coffee

2157 N REDWOOD RD, SARATOGA SPRINGS CITY, UTAH

Drawing Date: 8/24/21
Scale: 1:20
Drawn: DAJ Checked: JAB
Project #: 21-141
Revisions: REV #1

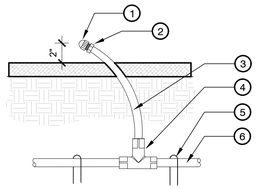
THIS DOCUMENT IS THE PROPERTY OF MGB+A, THE GRASSLI GROUP AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN AUTHORIZATION OF MGB+A, THE GRASSLI GROUP.

Sheet Name:
IRRIGATION PLAN

Sheet Number:
LI-101

File Name: P:\Projects\21-141 Scooters Coffee\02-Working\01-Drawings\03-CD\21-141 Irrigation Plan 210820.dwg

1. DRIP EMITTER, TECHFLOW WPCT10
2. 1/2" STRAIGHT BARBED FITTING
3. DISTRIBUTION TUBING
4. COMPRESSION TEE
5. TIE-DOWN STAKE
6. DRIP TUBING PER PLAN



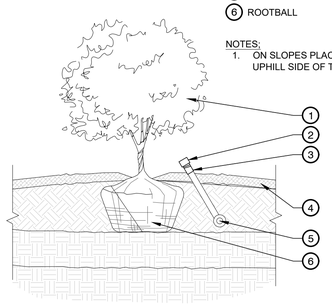
NOTE:
1. DRIP EMITTER TO BE PLACED AT END OF EACH RUN OF DRIP LINE.
2. EMITTER TO BE VISIBLE TO MAINTENANCE PERSONNEL TO INDICATE DRIP LINE IS IN OPERATION.

1 DRIP LINE INDICATOR

NTS P-21.141-08

1. SHRUB
2. SHRUB EMITTER FLUSH WITH GROUNDCOVER AND PLACED AT THE OUTSIDE EDGE OF THE ROOTBALL
3. MALE ADAPTER
4. GROUND COVER
5. LATERAL FITTING
6. ROOTBALL

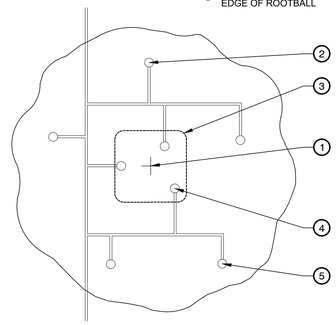
NOTES:
1. ON SLOPES PLACE THE EMITTER ON THE UPHILL SIDE OF THE PLANT



2 SHRUB EMITTER

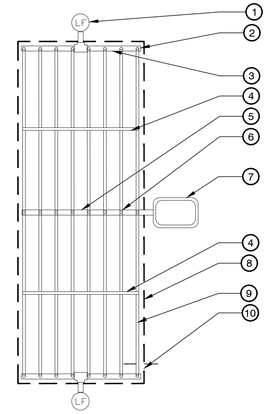
NTS P-21.141-11

1. TREE TRUNK
2. EMITTER, TYPE
3. EDGE OF ROOTBALL
4. 3 EMITTERS, PLACED EVENLY AT EDGE OF ROOTBALL
5. 5 EMITTERS PLACED EVENLY 2' - 3' AWAY FROM THE EDGE OF ROOTBALL



3 EMITTER LAYOUT FOR TREES

NTS P-21.141-18



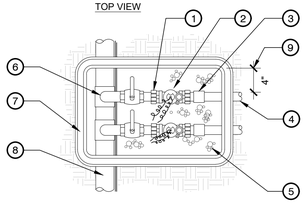
1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY
2. TECHLINE START CONNECTION MALE ADAPTER
3. PVC OR POLY EXHAUST HEADER
4. BLANK TUBING EVERY 30' +/-
5. PVC OR POLY SUPPLY HEADER
6. TECHLINE START CONNECTION
7. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
8. AREA PERIMETER
9. TECHLINE CV TUBING
10. PERIMETER LATERALS 2" TO 4" FROM EDGE

4 TECHLINE CV CENTER FEED LAYOUT

NTS P-21.141-20

1. SCH. 80 PVC "ACTION" UNION EACH SIDE OF VALVE
2. VALVE PER PLAN
3. SCH. 40 PVC COUPLER
4. SCH. 40 PVC LATERAL LINE 12' DEEP MIN.
5. 3/4" CRUSHED GRAVEL SUMP
6. SCH. 80 SxS 90
7. RECTANGULAR VALVE BOX
8. SCH. 40 PVC MAIN SUPPLY LINE 18" DEEP MIN.
9. MIN. CLEARANCE

TOP VIEW

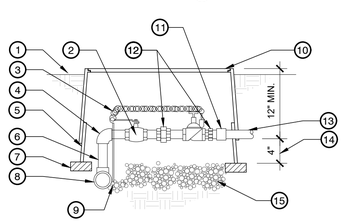


NOTE:
1. ONE BALL VALVE TO BE INSTALLED PER VALVE.
2. TWO VALVES MAX. PER STD. BOX AND THREE VALVES MAX. PER JUMBO BOX.
3. BOX TO BE LOCATED IN PLANTING BED, NOT TURF AREAS.

5 VALVE ASSEMBLY - CONVENTIONAL WIRE

NTS P-21.141-12

1. FINISH GRADE
2. BALL VALVE
3. 24" COILED WIRE
4. SCH. 80 SS90
5. VALVE BOX EXTENSION AS REQUIRED
6. SCH. 80 PVC TT NIPPLE
7. PAVING BRICK
8. PRESSURE SUPPLY LINE
9. WIRE TAPED TO SIDE OF MAIN LINE AT 10' - 0" O.C.
10. RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
11. SCH. 40 PVC COUPLER
12. SCH. 80 PVC "ACTION" UNIONS
13. SCH. 40 PVC LATERAL 12" DEEP MIN.
14. 4" CLEARANCE BETWEEN GRAVEL AND VALVE
15. 6" DEEP PEA GRAVEL SUMP

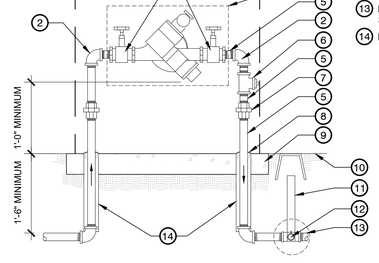


NOTE:
1. ONE BALL VALVE TO BE INSTALLED PER VALVE.

6 VALVE ASSEMBLY - CONVENTIONAL WIRE

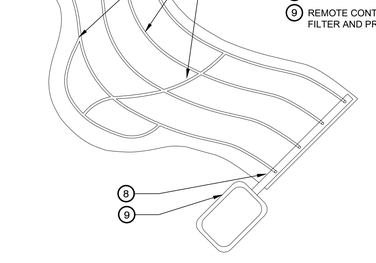
NTS P-21.141-10

1. BRONZE GATE VALVES
2. ELL TYP.
3. V.I.T. INC. STRONGBOX EXPANDED METAL BACKFLOW COVER MODEL: BC-45CR
4. BACKFLOW PREVENTOR ASSEMBLY
5. NIPPLE
6. TEE WITH 1" PLUG FOR SPRINKLER BLOWOUT WITH AIR COMPRESSOR
7. UNION (2 PLACES)
8. SEALANT
9. 4" CONCRETE SLAB
10. FINISH GRADE
11. 2" CLASS 200 PVC SLEEVE (2 PLACES)
12. MANUAL DRAIN VALVE REQUIRED ONLY IF LINE SLOPES TOWARD BACK FLOW PREVENTOR, SEE DETAIL
13. FLOW LINE TO SYSTEMS
14. PVC SLEEVE



7 BACKFLOW PREVENTOR

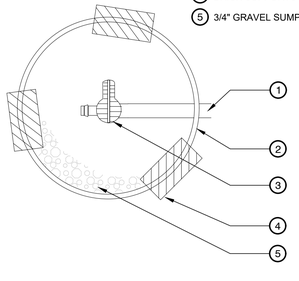
NTS P-21.141-13



1. LINE FLUSHING VALVE PLUMBED TO POLYETHYLENE
2. AREA PERIMETER
3. TECHLINE START CONNECTION
4. EXHAUST HEADER
5. TECHLINE TEE
6. TECHLINE LATERAL TUBING
7. BLANK TUBING CENTERED ON MOUND OR BERM SPACED EVERY 30' +/-
8. SUPPLY HEADER
9. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV

8 IRREGULAR AREAS: ODD CURVES

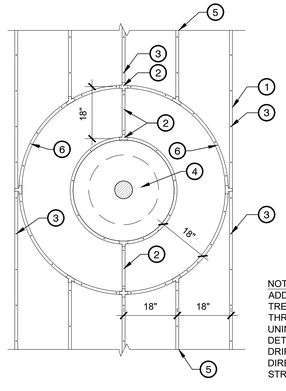
NTS P-21.141-09



1. TECHLINE CV LATERAL (OR EXHAUST HEADER)
2. VALVE BOX (INSTALL PER SPECS)
3. TECHLINE SHUT-OF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
4. BRICK SUPPORTS (THREE)
5. 3/4" GRAVEL SUMP (I CUBIC FOOT)

9 TECHLINE CV MANUAL LINE FLUSH VALVE

NTS P-21.141-22

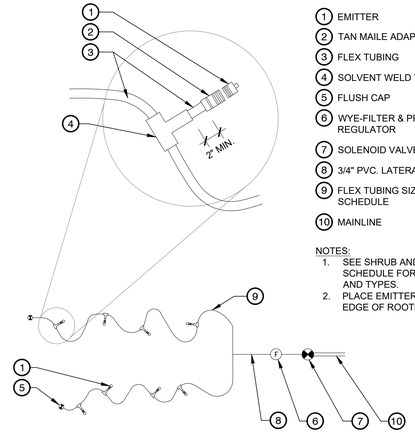


1. TECHLINE CV 17MM DRIPLINE
2. TECHLINE CV 17MM DRIPLINE CONNECTION FITTINGS (TEE'S, INSERT CROSSES AND INSERT COUPLERS AS NECESSARY)
3. IN-LINE DRIP EMITTER: 12" O.C. SPACING
4. TREE TRUNK LOCATION/ROOTBALL
5. DRIPLINE CONTINUES ON PER OTHER DETAILS. INSTALL DRIPLINE AS INDICATED PER BED LAYOUT DETAILS
6. CONNECT DRIPLINE ROWS W/ ADDITIONAL DRIPLINE SEGMENT

NOTES:
ADD CONNECTIONS AND EMITTERS AS TREE TRUNKS ARE ENCOUNTERED THROUGHOUT THE SITE. DRIPLINE TO RUN UNINTERRUPTED AS SHOWN IN OTHER DETAILS WHERE NO TREES ARE PRESENT. DRIPLINE TO FOLLOW CONTOURS AND DIRECTION PER SITE CONDITIONS STRAIGHT LINES ARE DIAGRAMMATIC ONLY.

10 DRIPLINE AT TREE TRUNK LOCATION

NTS P-21.141-23

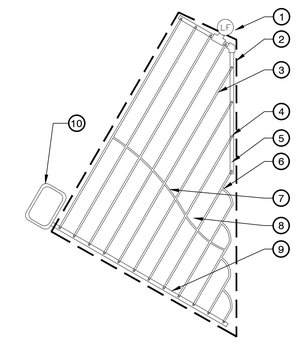


1. EMITTER
2. TAN MAILE ADAPTER
3. FLEX TUBING
4. SOLVENT WELD TEE FITTING
5. FLUSH CAP
6. WYE-FILTER & PRESSURE REGULATOR
7. SOLENOID VALVE
8. 3/4" PVC. LATERAL
9. FLEX TUBING SIZE AS PER SCHEDULE
10. MAINLINE

NOTES:
1. SEE SHRUB AND TREE EMITTER SCHEDULE FOR QUANTITY, SIZE AND TYPES.
2. PLACE EMITTERS AT OUTSIDE EDGE OF ROOTBALL TYP.

11 THREADED DRIP EMITTER LAYOUT

NTS P-21.141-24



1. LINE FLUSHING VALVE PLUMBED TO POLYETHYLENE
2. AREA PERIMETER
3. TECHLINE LATERAL TUBING
4. TECHLINE START CONNECTION MALE ADAPTER
5. EXHAUST HEADER
6. TECHLINE TEE
7. BLANK TUBING CENTERED ON MOUND OR BERM SPACED EVERY 30' +/-
8. AIR/VACUUM RELIEF VALVE (PLUMBED TO TECHLINE AT EACH HIGH POINT)
9. SUPPLY HEADER
10. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV

12 IRREGULAR LAYOUT

NTS P-21.141-25

MGB+A
The Grassli Group
Urban Designers
Land Planners
Landscape Architects
145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

CITY SUBMITTAL: SITE PLAN COMMENTS

Scoote'rs Coffee

2157 N REDWOOD RD, SARATOGA SPRINGS CITY, UTAH

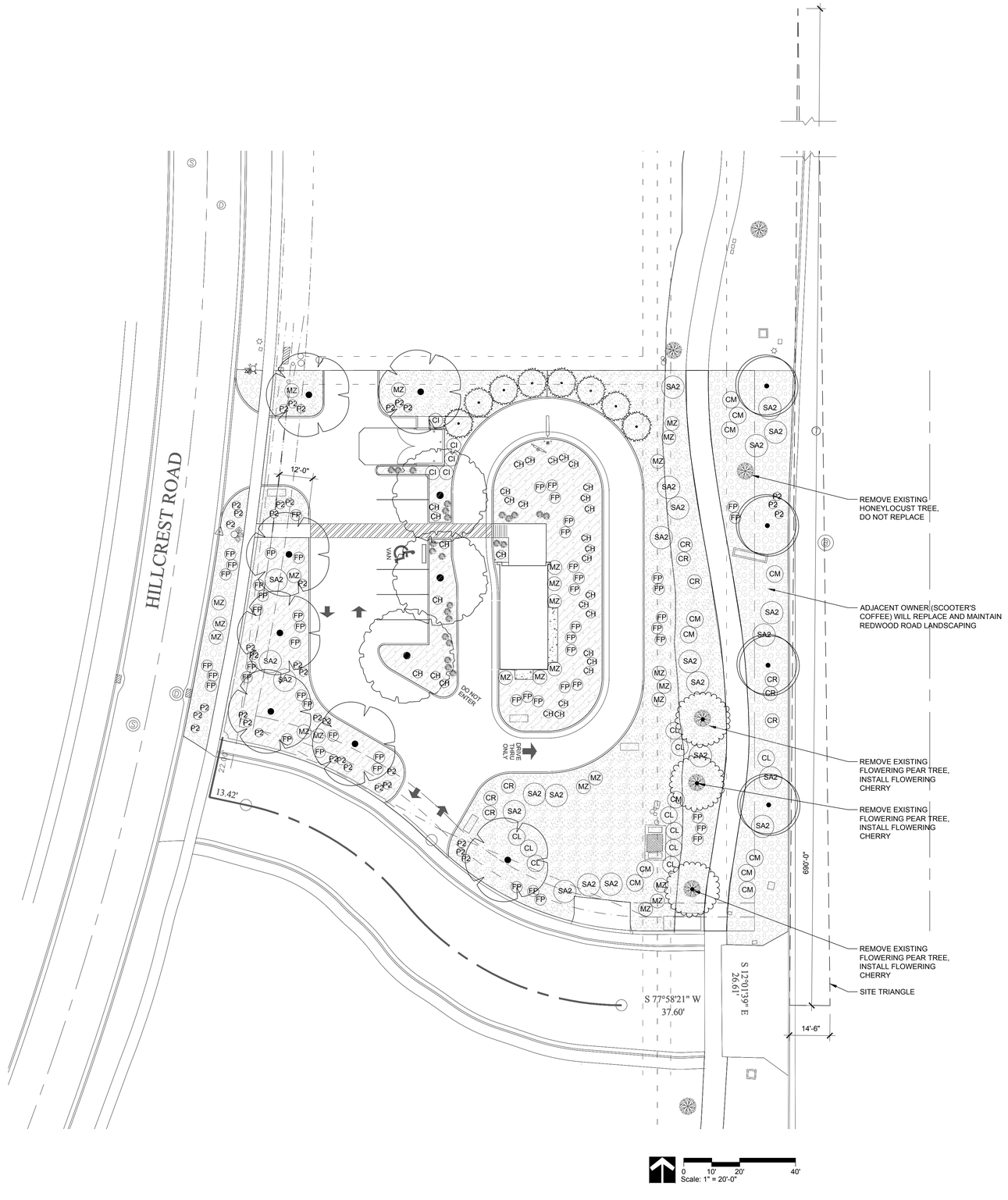
Drawing Date: 8/24/21
Scale: 1:20
Drawn: DAJ Checked: JAB
Project #: 21-141
Revisions: REV #1

THIS DOCUMENT IS THE PROPERTY OF MGB+A. THE INFORMATION CONTAINED HEREIN MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN AUTHORIZATION OF MGB+A. THE GRASSLI GROUP.

Sheet Name:
IRRIGATION DETAILS

Sheet Number:
LI-501

File Name: P:\Projects\21-141 Scooters Coffee\02-Working\01-Drawings\03-CD\21-141 Details 210820.dwg



LANDSCAPE PLANTING NOTES

1. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS. IF ANY PART OF THE PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITION, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
2. EXACT LOCATIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN FIELD.
3. VERIFY PLANT COUNTS: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
6. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL PLANT MATERIAL AS DESIGNATED PER THE DRAWINGS.
7. LANDSCAPE ARCHITECT WILL REVIEW PLANT MATERIALS BY PHOTOGRAPHS FURNISHED BY CONTRACTOR PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
8. MULCH ALTERNATE: MULCH - SHREDDED BARK MULCH PLACED AS TOP DRESSING TO A 4" DEPTH. INSTALL 20 YR. WEED BARRIER PRIOR TO PLACING BARK MULCH. SUBMIT SAMPLES FOR APPROVAL. MULCH AND WEED BARRIER TO BE PLACED IN ALL PLANTED BEDS.
9. CRUSHED ROCK 1" MINUS: PROVIDE SAMPLES FOR REVIEW AND APPROVAL. PROVIDE SAMPLES FOR APACHE BROWN AND APACHE GOLD. SOURCE: STAKER PARSONS LANDSCAPE PRODUCTS 801-409-9500 (OR EQUAL)
10. TOPSOIL: PROVIDE 12" OF TOPSOIL IN PLANT BEDS. WHERE BEDS DO NOT ALLOW 12" DUE TO ON-STRUCTURE LOCATION PROVIDE TOPSOIL TO FILL THE AREA LEAVING 1" BETWEEN TOP OF MULCH AND TOP OF ADJACENT EDGE. PROVIDE TOPSOIL WITH THE FOLLOWING ACCEPTABLE RATIOS: PH: 5.5 - 7.5, SAND: <70%, SILT <70%, CLAY <30%. N: 50-80, P: 250, K: 160. SUBMIT SOIL TEST RESULTS FOR REVIEW AND APPROVAL. PROVIDE AMENDMENT SOIL FOR COMPOSITION AND NUTRIENT RATIOS BASED ON SOIL TEST RESULTS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	DROUGHT TOLERANT	QTY	SF PER PLANT	SF TOTAL PER PLANT
	PR	PRUNUS X 'KANZAN'	KANZAN FLOWERING CHERRY	2" CAL	25` X 25`	N	3	491 SF	3,436 SF
	TA	TILIA AMERICANA	AMERICAN LINDEN	2" CAL	35` X 30`	Y	7	707 SF	4,948 SF
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
	PL	PINUS LEUCODERMIS	BOSNIAN PINE	6` MIN.	18` X 12`	Y	8	113 SF	905 SF
LARGE SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
	GI	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	2" CAL	35`X 25`	Y	4	962 SF	2,886 SF
MEDIUM SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
	ZV	ZELKOVA SERRATA `VILLAGE GREEN`	VILLAGE GREEN ZELKOVA	2" CAL	40` X 40`	N	3	1,257 SF	3,770 SF
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
MZ	MZ	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	5 GAL	5` X 5`	Y	25	20 SF	491 SF
EVERGREEN SHRUBS-BROAD LEAF	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
CI	CI	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGONY	1 GAL	7` X 5`	Y	5	20 SF	79 SF
CL	CL	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	1 GAL	6` X 6`	Y	10	28 SF	283 SF
PERENNIAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
	LB	LINUM LEWISII 'BLUE FLAX'	BLUE FLAX	5 GAL	30" X 30"	Y	24	5 SF	118 SF
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
CM	CM	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	1 GAL	6` X 6`	Y	12	28 SF	339 SF
CR	CR	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL	5` X 5`	Y	9	20 SF	177 SF
FP	FP	FALLUGIA PARADOXA	APACHE PLUME	1 GAL	4` X 4`	Y	53	13 SF	666 SF
SA2	SA2	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	1 GAL	10` X 8`	Y	23	50 SF	1,156 SF
ORNAMENTAL & FLOWERING SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)		QTY	SF PER PLANT	SF PER PLANT
CH	CH	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	1 GAL	3` X 3`	Y	31	7 SF	219 SF
P2	P2	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL	3` X 3`	Y	37	7 SF	262 SF
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	SPACING	QTY		
	BM1	BARK MULCH	COLOR: BROWN	25-65MM			6,412 SF		
	R2	ROCK MULCH	COLOR: APACHE BROWN	1 1/2"			9,876 SF		
	RH	ROCK MULCH	COLOR: APACHE GOLD	3"			5,079 SF		

LANDSCAPE DATA	
TOTAL TREES	25 (17 DECIDUOUS, 8 EVERGREEN)
TOTAL SHRUBS	229
DROUGHT TOLERANT PLANTS	248/254 (98%)
BARK MULCH GROUNDCOVER	6,412 SF (30%)

ROCK MULCH GROUNDCOVER	14,955 (70%)
TURF GRASS PERCENTAGE	0 SF (0%)
LANDSCAPE SF	21,367 SF (100%)
TOTAL PLAN COVERAGE AT MATURITY	19,734 SF 92% COVERAGE

MGB+A
The Grassli Group
Urban Designers
Land Planners
Landscape Architects
145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

CITY SUBMITTAL: SITE PLAN COMMENTS

Scoote'rs Coffee

2157 N REDWOOD RD, SARATOGA SPRINGS CITY, UTAH

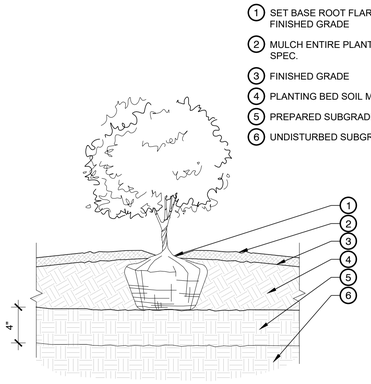
Drawing Date: 8/24/21
Scale: 1:20
Drawn: DAJ Checked: JAB
Project #: 21-141
Revisions: REV #1

THIS DOCUMENT IS THE PROPERTY OF MGB+A, THE GRASSLI GROUP AND IS NOT TO BE REPRODUCED, CHANGED, OR PART WITHOUT EXPRESS WRITTEN AUTHORIZATION OF MGB+A, THE GRASSLI GROUP.

Sheet Name:
PLANTING PLAN

Sheet Number:
LP-101

File Name: P:\Projects\21-141 Scooters Coffee\02-Working\01-Drawings\03-CD\21-141 Planting Plan.dwg

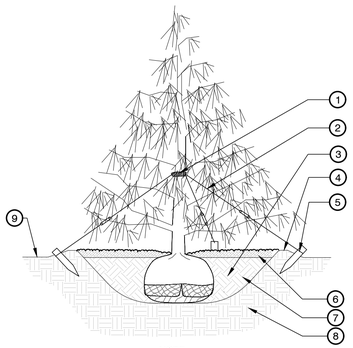


1. SET BASE ROOT FLARE 1"-2" ABOVE FINISHED GRADE
2. MULCH ENTIRE PLANTING BED PER SPEC.
3. FINISHED GRADE
4. PLANTING BED SOIL MIXTURE
5. PREPARED SUBGRADE
6. UNDISTURBED SUBGRADE

NOTE:
1. CONTAINER SHRUBS: CUT AND COMPLETELY REMOVE PLASTIC CONTAINER AT TIME OF PLANTING. GENTLY TEASE ROOTS AROUND ROOTBALL, DO NOT BREAK OR TWIST ROOTS
2. 3' DIAMETER AROUND TREE TO BE FREE FROM ROCK/DEBRIS (TYP)

1 TYPICAL SHRUB PLANTING IN PLANT BED

NTS P-21.141-01

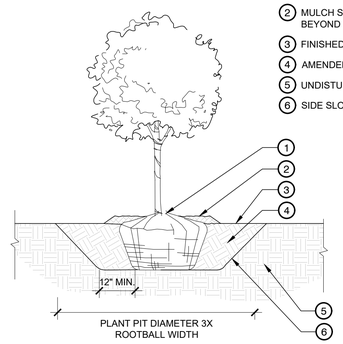


1. RUBBER HOSE 1" DIA. SNUG AROUND TRUNK AT CROTCH
2. 2 STRAND TWISTED 12 GAUGE GALV. GUYING WIRES
3. FERTILIZER TABLET PER SPECIFICATIONS
4. FORM SAUCER
5. (3) 2"x4"x24" TREATED STAKES (TOP OF STAKE 6" ABOVE GROUND)
6. MULCH 4/11
7. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
8. EXISTING SOIL
9. FINISHED GRADE

NOTE:
1. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE
2. REMOVE BURLAP FROM TOP ⅔ OF BALL
3. FLAG GUYING WIRES WITH SURVEYOR TAPE
4. STAKES ARE NOT TO BE PLACED IN TURF
5. 3' DIAMETER AROUND TREE TO BE FREE FROM ROCK/DEBRIS (TYP)

2 TYPICAL EVERGREEN TREE

NTS P-21.141-02

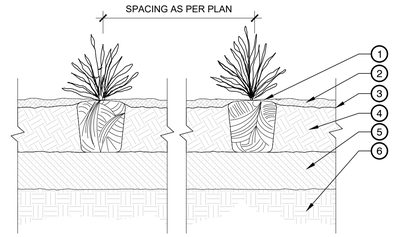


1. SET BASE OF ROOT FLARE 1"-2" ABOVE FINISHED GRADE
2. MULCH SAUCER - EXTEND 6" BEYOND ROOTBALL
3. FINISHED GRADE
4. AMENDED BACKFILL
5. UNDISTURBED SUBGRADE
6. SIDE SLOPE - 45° ANGLE

NOTE:
1. AFTER PLACEMENT, CUT AND REMOVE ALL LACING A WIRE BASKETS FROM ROOTBALL. REMOVE BURLAP FROM SIDES OF ROOTBALL, RETAIN ON BOTTOM.
2. END WEED BARRIER FABRIC AND MULCH 4" FROM TREE TRUNK. MAINTAIN 8" DIA. SPACE AROUND TRUNK TO AVOID GIRDLING TRUNK WITH WEED FABRIC AND MULCH

3 TYPICAL TREE PLANTING IN PLANT PIT

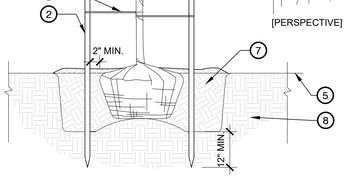
NTS P-21.141-03



1. PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO EXISTING GRADE IN THE NURSERY
2. MULCH SEE LP-501/07
3. FINISHED GRADE
4. PLANTING BED SOIL MIXTURE PER SPEC
5. AMENDED SUBGRADE
6. UNDISTURBED SUBGRADE

4 TYPICAL PERENNIAL PLANTING

NTS P-21.141-07

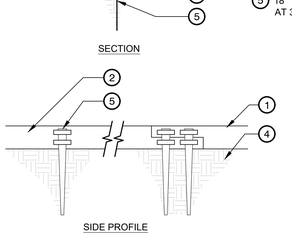


1. " FLAT WOVEN POLYPROPYLENE STRAP, 900 LB. BREAK STRENGTH, LOOP AROUND TRUNK. AFFIX NO HIGHER THAN 1/3 THE HEIGHT OF TREE. ALLOW TREE TO MOVE - DO NOT MAKE LOOP TOO TAUT
2. 2" HARDWOOD STAKE - DRIVE INTO SUBGRADE - DO NOT PIERCE ROOTBALL
3. FOLD ENDS OF STRAP UNDER AND ATTACH TO STAKE WITH 1" GALVANIZED ROOFING NAIL
4. POSITION STAKES ON EAST AND WEST SIDE OF TREE
5. FINISHED GRADE
6. TREE TRUNK
7. AMENDED BACKFILL
8. UNDISTURBED SUBGRADE

NOTE:
1. STAKE TREES PERPENDICULAR TO PREVAILING WIND DIRECTION
2. ALL STRAPS AND STAKES TO BE REMOVED ONE (1) YEAR AFTER PLANTING
3. TOP OF TREE STAKE TO BE 6" BELOW LOWEST BRANCH

5 TREE STAKING - TREES SMALLER THAN 3.0" CAL

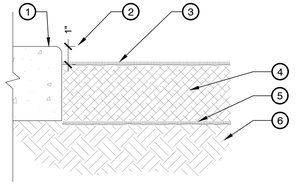
NTS P-21.141-04



1. FINISH GRADE 1" BELOW TOP OF EDGING - MULCH OR OTHER
2. 1/4" STEEL EDGE 5" HEIGHT, 16' SECTIONS, BLACK
3. MULCH
4. UNDISTURBED / 95% COMPACTED SUBGRADE
5. 18" TAPERED STEEL STAKES AT 30" O.C. - PRE-SLOTTED

6 METAL EDGE

N.T.S. P-21.141-05



1. ADJACENT HARDSCAPE
2. MULCH TO BE 1" BELOW ADJACENT HARDSCAPE
3. FINAL APPLICATION OF PRE-EMERGENT WEED CONTROL UPON COMPLETION OF MULCH INSTALLATION
4. MULCH PLACED AS DESCRIBED BELOW
5. PRE-EMERGENT PRIOR TO MULCH PLACEMENT
6. SUBGRADE TO BE SMOOTH TO ALLOW FOR EVEN 3" APPLICATION OF MULCH

MULCH PRODUCTS:
1. MULCH PLACED AS TOP DRESSING MULCH TO A 4" DEPTH TO TYPICAL SHRUBS/ORNAMENTAL GRASS BEDS
2. CONTRACTOR TO PROVIDE SAMPLES FOR MULCH TYPE AND COORDINATE AND CONFIRM AREAS TO RECEIVE MULCH PRIOR TO INSTALLATION

7 MULCH

1 1/2" = 1'-0" P-21.141-06

MGB+A
The Grassli Group
Urban Designers
Land Planners
Landscape Architects
145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

CITY SUBMITTAL: SITE PLAN COMMENTS

Scoote'rs Coffee

2157 N REDWOOD RD, SARATOGA SPRINGS CITY, UTAH

Drawing Date: 8/24/21
Scale: 1:20
Drawn: DAJ Checked: JAB
Project #: 21-141
Revisions: REV #1

THIS DOCUMENT IS THE PROPERTY OF MGB+A, THE GRASSLI GROUP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF MGB+A, THE GRASSLI GROUP.

Sheet Name:
PLANTING DETAILS

Sheet Number:
LP-501

File Name: P:\Projects\21-141 Scooters Coffee\02-Working\01-Drawings\03-CD\21-141 Details 210820.dwg

LIGHTING SCHEDULE

CALLOUT	SYMBOL	LAMP	MANUFACTURE MODEL NUMBER	DESCRIPTION	LUMENS	EFFICIENCY	BALLAST	MOUNTING	DISTRIBUTION	WATTAGE VOLTAGE
A		(1) 11.8W LED	BEST LIGHTING LED WPCA 12W-3K	EXTERIOR WALL SCONCE		100%	ELECTRONIC	WALL		120 1P 2W
A2		(1) 27.8W LED	BEST LIGHTING LED WPCA 30W-3K	EXTERIOR WALL SCONCE		100%	ELECTRONIC	WALL		120 1P 2W
C		(1) 26W INCLUDED	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL	PR6 MEDIUM LENS WITH, BRONZE FINISH	1200		ELECTRONIC	CEILING		120 1P 10.1W
STREET LIGHT		EXISTING	EXISTING	EXISTING			ELECTRONIC	POLE	EXISTING	

NOTES:

1. ALL FIXTURE FINISHES AND OPTIONS MUST BE APPROVED BY OWNER OR ARCHITECT.
2. ADDITIONAL LIGHT SWITCHES MAY BE INSTALLED IF APPROVED BY OWNER OR ARCHITECT AND CITY.
3. ALL EMERGENCY LIGHTING SHALL BE POWERED WITH CIRCUIT "XXX"
4. LIGHTING SUPPLIER AND CONTRACTOR ENSURE ALL LIGHTING CONTROLS INCLUDING EXPOSED TO PLENUM EXPOSED TO PLENUM IS PLENUM RATED.
5. CONTRACTOR TO COORDINATE ALL LIGHTING/DIMING CONTROLS AND LIGHTING SPECIFICATIONS WITH CONTROLS VENDOR PRIOR TO TO ORDERING TO ENSURE CORRECT COMPONENTS.
6. GENERAL CONTRACTOR TO CONTACT NATIONAL LIGHTING SUPPLIER @ SCOOTER@FSGI.COM

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/ MIN	AVG/ MIN
CALC ZONE #1	+	1.3 fc	12.5 fc	0.0 fc	N/A	N/A

1

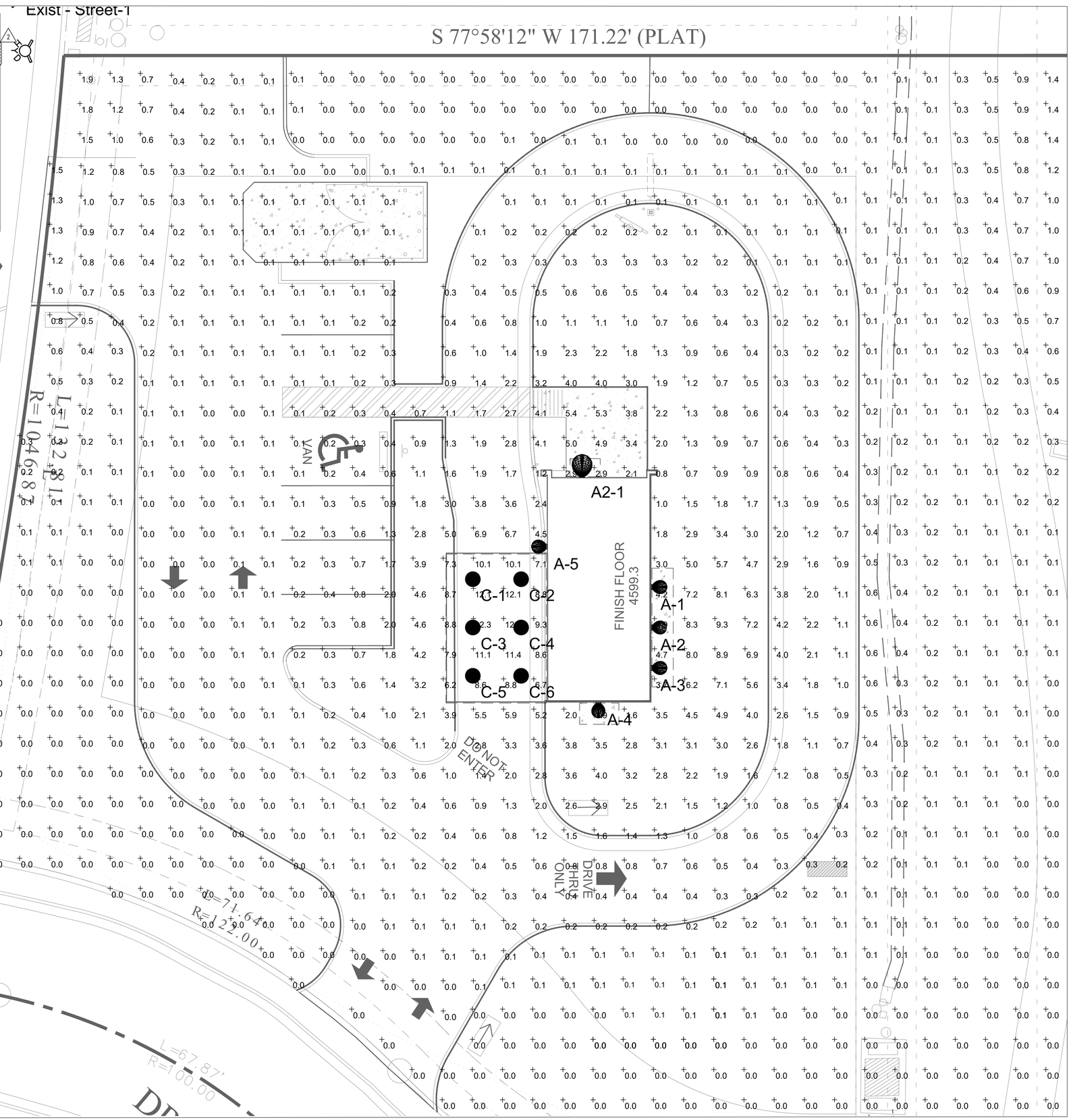
NOTES:

ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES; HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING MOTION DETECTOR SYSTEM. LIGHTS MAY BE TURNED BACK ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT.

2

NOTES:

1. ALL LIGHTING FIXTURES AND ASSEMBLIES SHALL BE METAL.
2. ALL LIGHTING FIXTURES SHALL BE OF THE FULL CUTOFF VARIETY. SHOEBOX FIXTURES ARE PROHIBITED.
3. ALL LIGHTING FIXTURES SHALL BE INSTALL DIRECTED DOWNWARD.
4. BULBS MAY NOT EXCEED 4000K



GH A
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

PROFESSIONAL ENGINEER
No. 11785671
GRANT REID CLAUSSEN
STATE OF UTAH

09-21-2021

Engineering Firm : F-21834
GHC Engineers, LLC
14901 Quorum Dr, Ste 300
Dallas, Texas 75254
Office: 972-239-8884
gclaussen@ghcengineers.com
Project # G21-0580.001

EST. 1998
SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

TITLE:

EXTERIOR PHOTOMETRIC SITE PLAN

DATE:
08/03/2021

PROJECT NO.
210468

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

SHEET NO. 1
E0.02

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

12W Adjustable Full Cutoff Area Light, 3000K

$40.93

12W 1211 Lumens 3000K

1 Add to cart

SKU: LEDWPCA12W-3K
Categories: Light Fixtures, Lighting, Wall Packs
Tag: jxt best

REL637
6" AND 5" ECONOMY LED RETROFIT LIGHTING MODULE

SAME DAY SHIPPING AVAILABLE

CRI	90+
COLOR QUALITY	3-Step MacAdam Ellipses
LUMEN OUTPUT	950 Lumens
LUMEN PER WATT	Up to 64
CCT	30K
OPTIC	45° Cut-Off
WARRANTY	5 Years

PROUDLY ASSEMBLED in AMERICA

CERTIFICATIONS

- cULus/ETL
- RoHS
- IECC
- New York state
- Made in USA
- UL/cUL Listed for Wet
- UL/cUL Listed for Damp Location
- California Title 24
- Washington state
- LM79/LM80

LED 6" 5"

UNIQUELY ENGINEERED FOR NEW AND EXISTING CONSTRUCTION

The REL637 is the newest, most efficient, and advanced LED retrofit modules from ELITE Lighting. It's unique design delivers color quality above a 90 CRI rating. The color matching has never been so close, with a binning as low as 3-step MacAdams ellipses. The REL637 LED retrofits meet all new mandatory California Title 24 requirements.

The Elite REL637 LED Module has been engineered for new constructions to meet Title-24's "No Edison Socket" mandate. The Elite REL637 LED system works in our dedicated (LD6IC-AT, LD6RIC-AT, LD5IC-AT, and LD5RIC-AT) housings and our existing 6" Incandescent housings (B6IC-AT, EZ6IC-AT, B26IC-AT, B26RIC-AT, B6RIC-AT) but is also suitable for using in most 6" and 5" Incandescent recessed downlight housings in the market.

INPUT VOLT.	INPUT FREQ.	INPUT CUR.	THD	POWER FACTOR	INPUT POWER	LUMENS
120	50/60Hz	125mA	<20%	>0.9	15W(+/-5%)	950

FEATURES

- Over 950 usable lumens are directed from the luminaire to the work surface
- Greater light output than a 26W CFL or a 65W BR30 while consuming less than 15W of power
- Rated at 90+ CRI to meet California Title-24 strict compliance standards
- Life tested to ensure light output up to 50,000 hours of operation to L70
- Glare reducing cut-off angle of 55 degrees
- High performance optic hides LED chip image but still delivers an even beam of light
- Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light
- Tested to LM-79 and LM-80 standards
- UL listed for safety

DURABILITY

Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Our LED driver is rated for 50 to 60 Hz at 120V input, and produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

DIMMABLE

The Elite LED Module is dimmable down to 15% of initial light output with compatable dimmers. Consult factory for complete list of compatible dimming systems.

OUR WORD

The Elite LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included.)

6/5 INCH LED RETROFIT MODULE

REL637
6" AND 5" ECONOMY LED RETROFIT LIGHTING MODULE

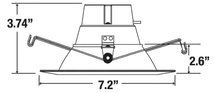
Elite's innovative LED retrofit downlight modules deliver the brightest, most beautiful and most energy efficient ambient lighting to replace any lamp type on your existing fixture.

Example: **REL637-950L-DIMTR-120-30K-W-WH**

TYPE	950L SERIES	CCT	CRI	FINISH	OPTION
REL637 (baffle)	❑ 950L-DIMTR-120	❑ 30K	❑ 90+	❑ W-WH	❑ GU24SA GU24 SOCKET ADAPTER

***RECOMMENDED DIMMERS FOR ELITE REL637 LED SYSTEM**

LUTRON DIMMERS INCANDESCENT		LUTRON CONTROL SYSTEM MAGNETIC LOW VOLTAGE	LUTRON CONTROL SYSTEM DIMTR
Diva DVCL-153P	Maestro MRF2-6ND	NovaMLV-600	Homeworks HWLP-RPM-4A-120
Skylark CTCL-153P	NovaT NTELV-600	NovaT NTLV-600	PHPM-PA
Nova N-600	Diva DVELV-300P	Diva DVLV-600P	Graphic Eye QS
NovaT NT-600	Skylark SELV-300P	Leviton Dimmer 6613-PL	Radio RA2 RRD-10ND
Skylark S-600	Nova NELV-450		PHPM-PA
Ariadni AY-600P	Skylark S-1000		ELV1-1000
Nova NTLV-600	Decora 06633-766		
Nova NLV-600	Decora 6674		
	Toggle Dimmer TGB06-1LW		



INSTALLATION

Ez connector to use with special High efficacy housing or Edison base adapter for retrofitting into existing 6" incandescent housings.

- Utilizes industry standard V springs, installs in most 6" incandescent downlights.
- Insert V springs into can and press trim to ceiling.

LED 6" 5"

6/5 INCH LED RETROFIT MODULE

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF GHA ARCHITECTS. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF GHA ARCHITECTS, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

PROFESSIONAL ENGINEER
No. 11785671
GRANT REID CLAUSSEN
STATE OF UTAH

09-21-2021

GHC ENGINEERS
Engineering Firm : F-21834
GHC Engineers, LLC
14901 Quorum Dr, Ste 300
Dallas, Texas 75254
Office: 972-239-8884
gclaussen@ghcengineers.com
Project # G21-0580.001

EST. 1998 SCOOTER'S COFFEE

PROJECT ADDRESS:
2157 N Redwood Rd.
Saratoga Springs,
UT 84045

REVISIONS:
1 08/24/2021 SITE PLAN COMMENTS
2 09/21/2021 SITE PLAN COMMENTS

TITLE:

EXTERIOR LIGHTING CUT SHEETS

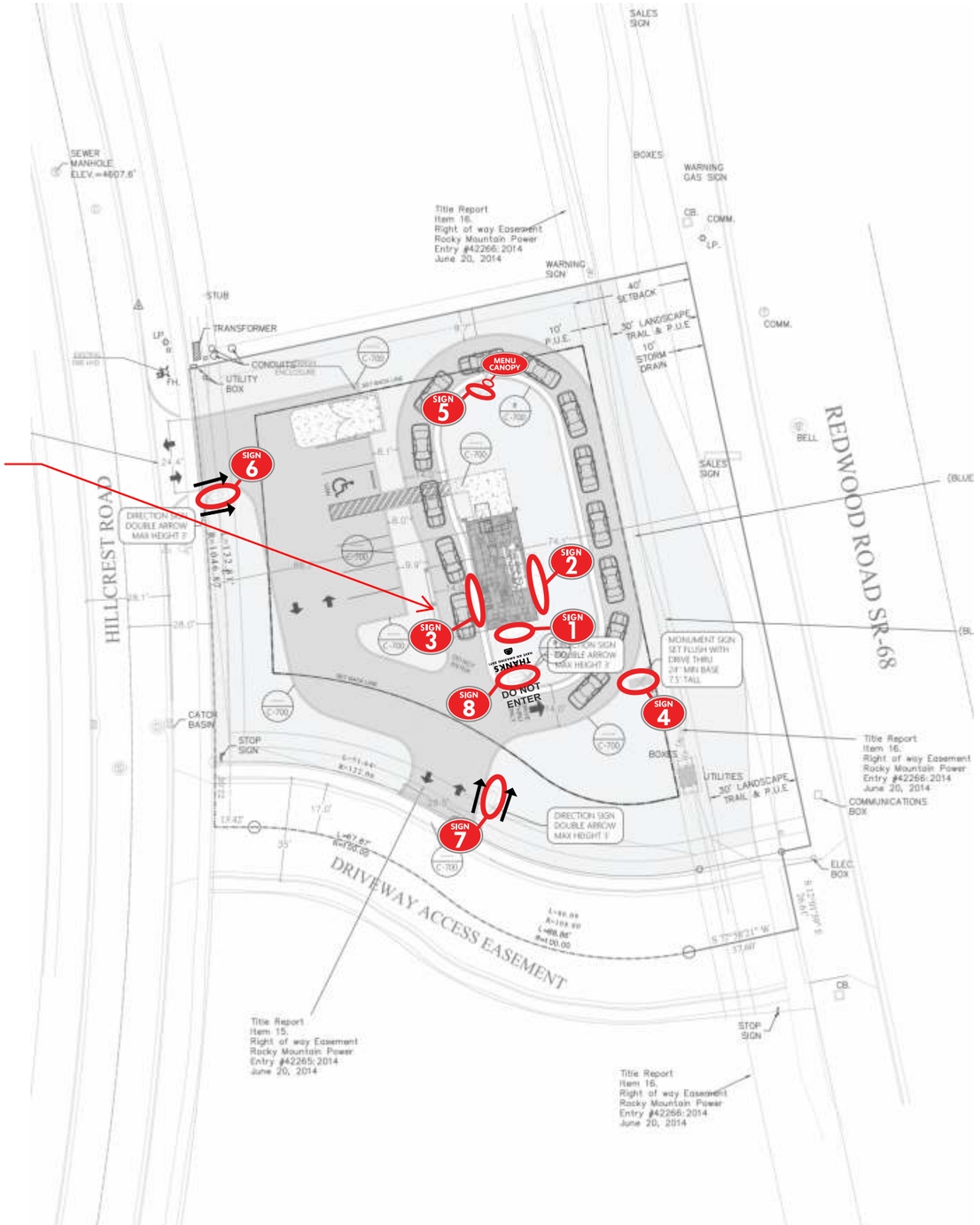
DATE:
08/03/2021

PROJECT NO.
210468

- [ ] DESIGN DEVELOPMENT
- [x] PERMIT SUBMITTAL
- [ ] BID PACKAGE
- [ ] CONSTRUCTION ISSUE

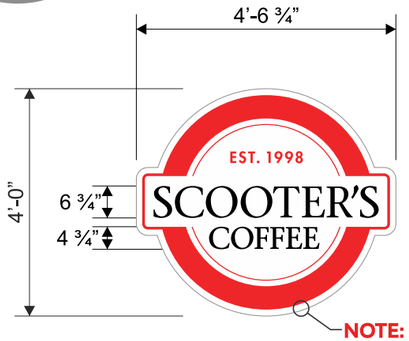
SHEET NO. 1
E0.02A

Sign 3 is a canopy sign



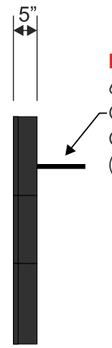
Omaha Neon Sign Co., Inc. 1120 N 18th Street • Omaha 68102 402.341.6077 • 402.341.7654 *fax* *This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.*	**DRAWING # : SitePlan** **PROJECT ID: 25899**	SALES PERSON: andye nelson DRAWN BY: wes stephens	DATE: 07.12.21 *Revised:* DATE: 000000	*INSPECTED BY:*	SCOOTER'S COFFEE DRIVE-THRU 2156 N Hillcrest Dr Saratoga Springs, UT 84045	**NOTICE:** ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL. Signed_____ Date_____ Sales Rep._____ Date_____	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL LISTED

SIGN 1

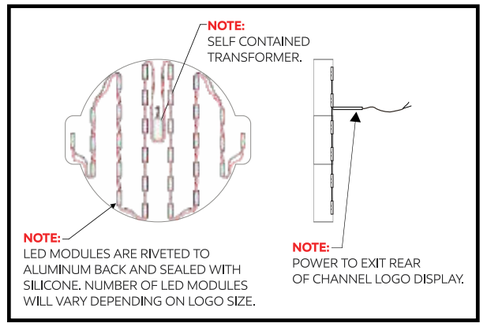


18.28 SQ. FT

NOTE:
ALUM. RETAINERS. FACE OF RETAINERS ARE TO BE PAINTED WHITE AND RETURNS ARE TO BE PAINTED BLACK.



NOTE:
6' WHIP TO EXIT TOP CENTER, REAR OF CHANNEL LOGO (ON ROOF TOP).



ILLUMINATED CHANNEL LOGO
SCALE: 3/8" = 1'-0"

3M Series 230
TRANSLUCENT FILM

LT. TOMATO RED
230-43

BLACK
230-22

SCOOTER'S
COFFEE DRIVE-THRU

Illuminated Channel Logo

RETURNS:	5 Inch Deep .050 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	3/16 Inch White Acrylic
VINYL:	(as noted)
RETAINERS:	Alum. Ptd Two Tone: White Face - Black Return
ILLUMINATION:	White Hanley LED's

2 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128040
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.06.21
Revised:
DATE: 08.23.21

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

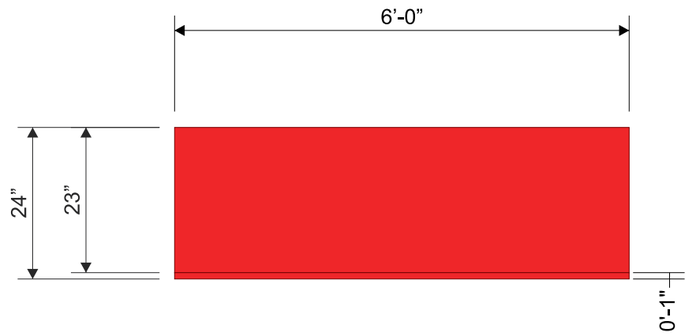
NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC., HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

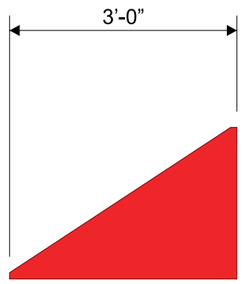
Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

NON-ILLUMINATED AWNING DISPLAY:
SCALE: ½" = 1'-0"





SCOOTER'S
COFFEE DRIVE-THRU

Awning Display

FRAME:	1"x 1" ALUM. Sq. TUBE FRAME (Painted Black)
SKIN:	LOGO RED SUNBRELLA MATERIAL #6066-0000
GRAPHICS:	(As Noted)

INSTALLATION:
PANEL IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
14GA. Z-CLIPS - #12 SELF TAPPING TEKS - 3/16" 0 x 1 1/2" TAP CONS TO EXISTING FASCIA.

2 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128041
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.06.21
Revised:
DATE: 07.12.21

INSPECTED BY:

SCOOTER'S COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

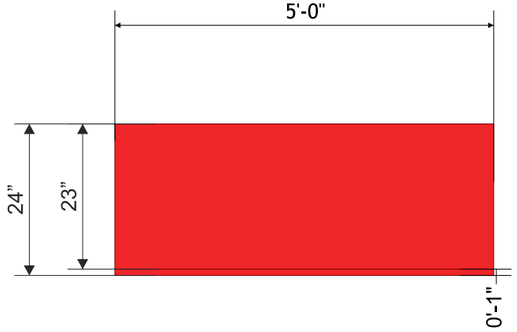
NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

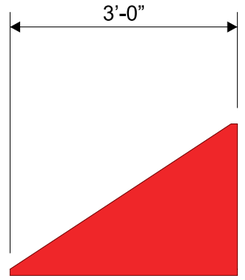
Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

NON-ILLUMINATED AWNING DISPLAY:
SCALE: ½" = 1'-0"



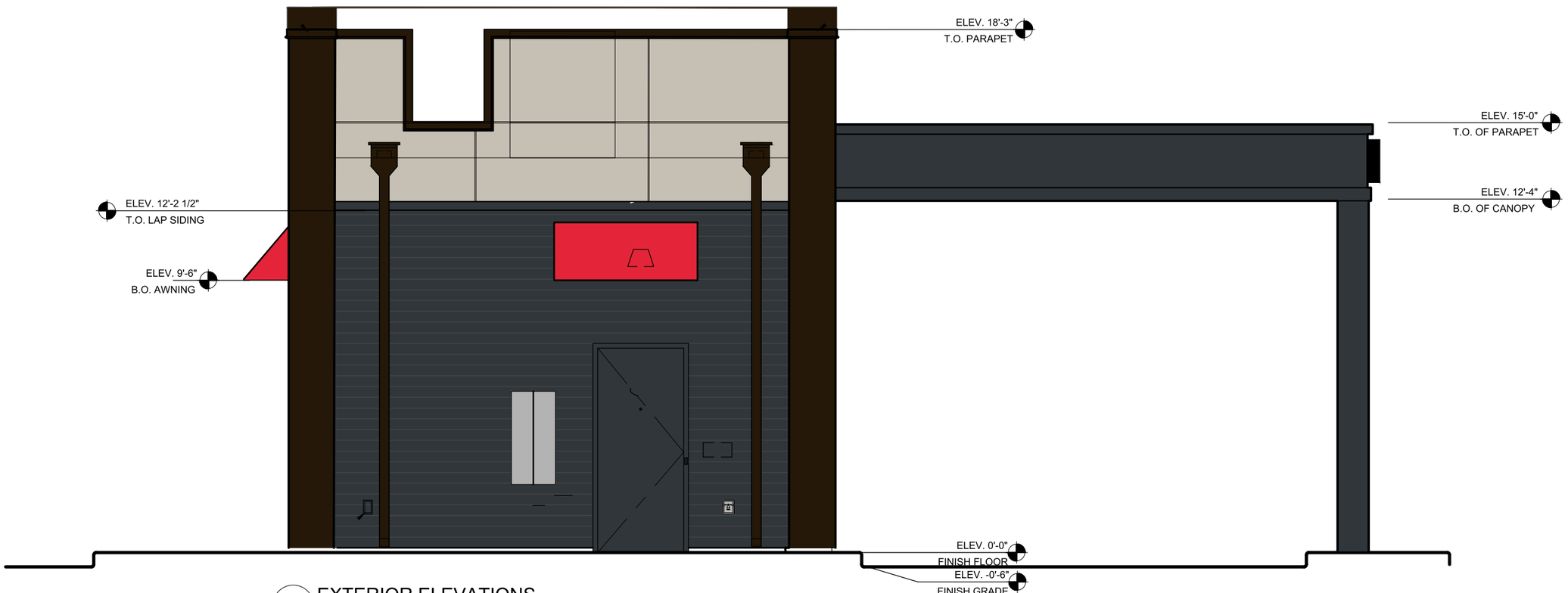


SCOOTER'S
COFFEE DRIVE-THRU

Awning Display

FRAME:	1"x 1" ALUM. Sq. TUBE FRAME (Painted Black)
SKIN:	LOGO RED SUNBRELLA MATERIAL #6066-0000
GRAPHICS:	(As Noted)

INSTALLATION:
PANEL IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
14GA. Z-CLIPS - #12 SELF TAPPING TEKS - 3/16" 0 x 1 1/2" TAP CONS TO EXISTING FASCIA.



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

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128042	SALES PERSON: andye nelson	DATE: 07.06.21	*INSPECTED BY:*	SCOOTER'S COFFEE DRIVE-THRU 2156 N Hillcrest Dr Saratoga Springs, UT 84045
PROJECT ID: 25899	DRAWN BY: wes stephens	*Revised:* DATE: 07.12.21		

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC., HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

SIGN 2

14'-1 ½"

29.2 Sq. Ft.

3'-1"

24"

10 ¾"

SCOOTER'S

COFFEE DRIVE-THRU

3'-1 ¾"

13'-6"

12.0 Sq. Ft.

Total: 41.2 Sq. Ft.

NOTE:
ALUMINUM REVERSE RACEWAY LOCATED ON ROOF BEHIND PARAPET WALL.

NOTE:
POWER TO EXIT AT TOP AREA OF "SCOOTER'S"

NOTE:
POWER TO EXIT AT LOWEST POINT OF "COFFEE DRIVE-THRU"

NOTE:
POWER TO EXIT LOWER LETTERS AND ENTER STORE.

SLOPE →

FLUSH MOUNTED CHANNEL LETTERS
SCALE: 3/8" = 1'-0"

SCOOTER'S
COFFEE DRIVE-THRU

Channel Letter Specifications

SCOOTER'S	
RETURNS:	3 Inch Deep .040 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
VINYL:	230-43 Tomato Red - Translucent
TRIM-CAP:	1 Inch Black
ILLUMINATION:	Red Hanley LED's
COFFEE DRIVE-THRU	
RETURNS:	3 Inch Deep .040 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
TRIM-CAP:	1 Inch Black
ILLUMINATION:	White Hanley LED's

4 EXTERIOR ELEVATIONS

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

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128043
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.06.21
Revised:
DATE: 07.12.21

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

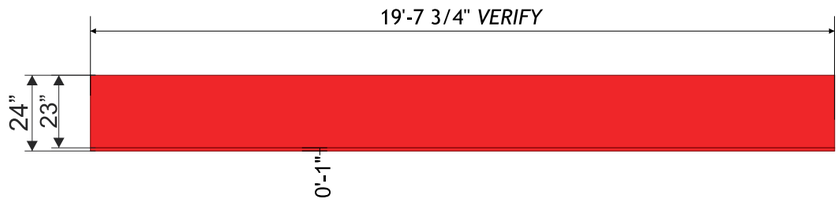
NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC., HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

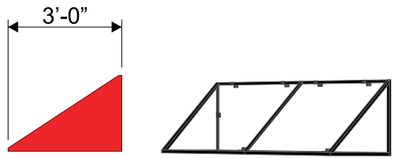
Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

NON-ILLUMINATED AWNING DISPLAY:
SCALE: 1/4" = 1'-0"





SCOOTER'S
COFFEE DRIVE-THRU

Awning Display

FRAME:	1"x 1" ALUM. Sq. TUBE FRAME (Painted Black)
SKIN:	LOGO RED SUNBRELLA MATERIAL #6066-0000
GRAPHICS:	(As Noted)

INSTALLATION:
PANEL IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
14GA. Z-CLIPS - #12 SELF TAPPING TEKS - 3/16" 0 x 1 1/2" TAP CONS TO EXISTING FASCIA.

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

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128044
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.06.21
Revised:
DATE: 07.12.21

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

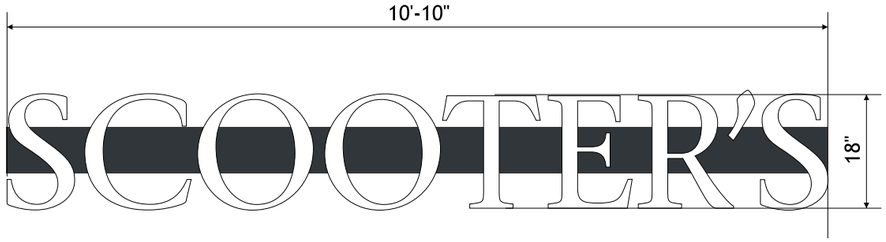
UL LISTED

RACEWAY MOUNTED CHANNEL LETTERS
scale: 1/2"= 1'-0"

SIGN 3

SCOOTER'S
COFFEE DRIVE-THRU
Channel Letter Specifications

SCOOTER'S	
RETURNS:	3 Inch Deep .040 Blk. Pre-Finished Aluminum
BACKS:	.063 White Pre-Finished Aluminum
FACES:	.1875 White Acrylic
VINYL:	230-20 White - Translucent
TRIM-CAP:	1 Inch Black
ILLUMINATION:	White Hanley LED's



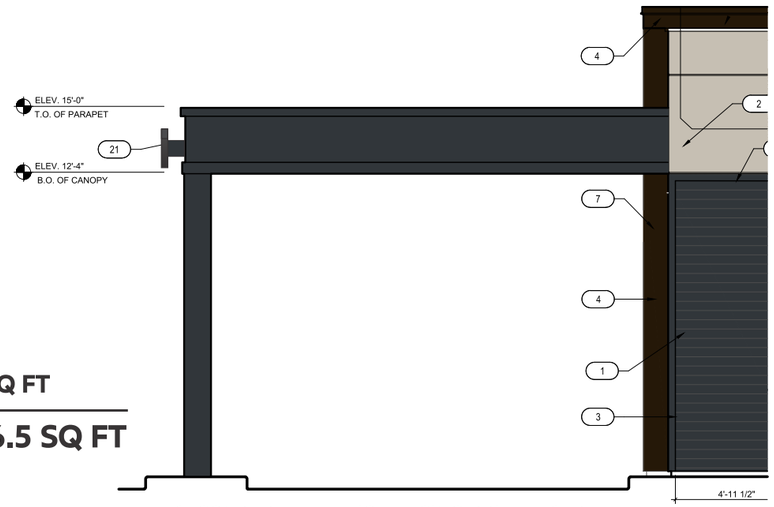
paint raceway to match fascia

PRIMARY POWER LEADS WILL BE 8 FEET.
POWER EXITS PER CUSTOMER SPECIFICATION.

SIDE VIEW

"SCOOTER'S" = 16.5 SQ FT

TOTAL SQ FT = 16.5 SQ FT



SECONDARY ELEVATION FACING PRIVATE STREET

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

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128045
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.06.21
Revised:
DATE: 08.24.21

INSPECTED BY:

SCOOTER'S COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

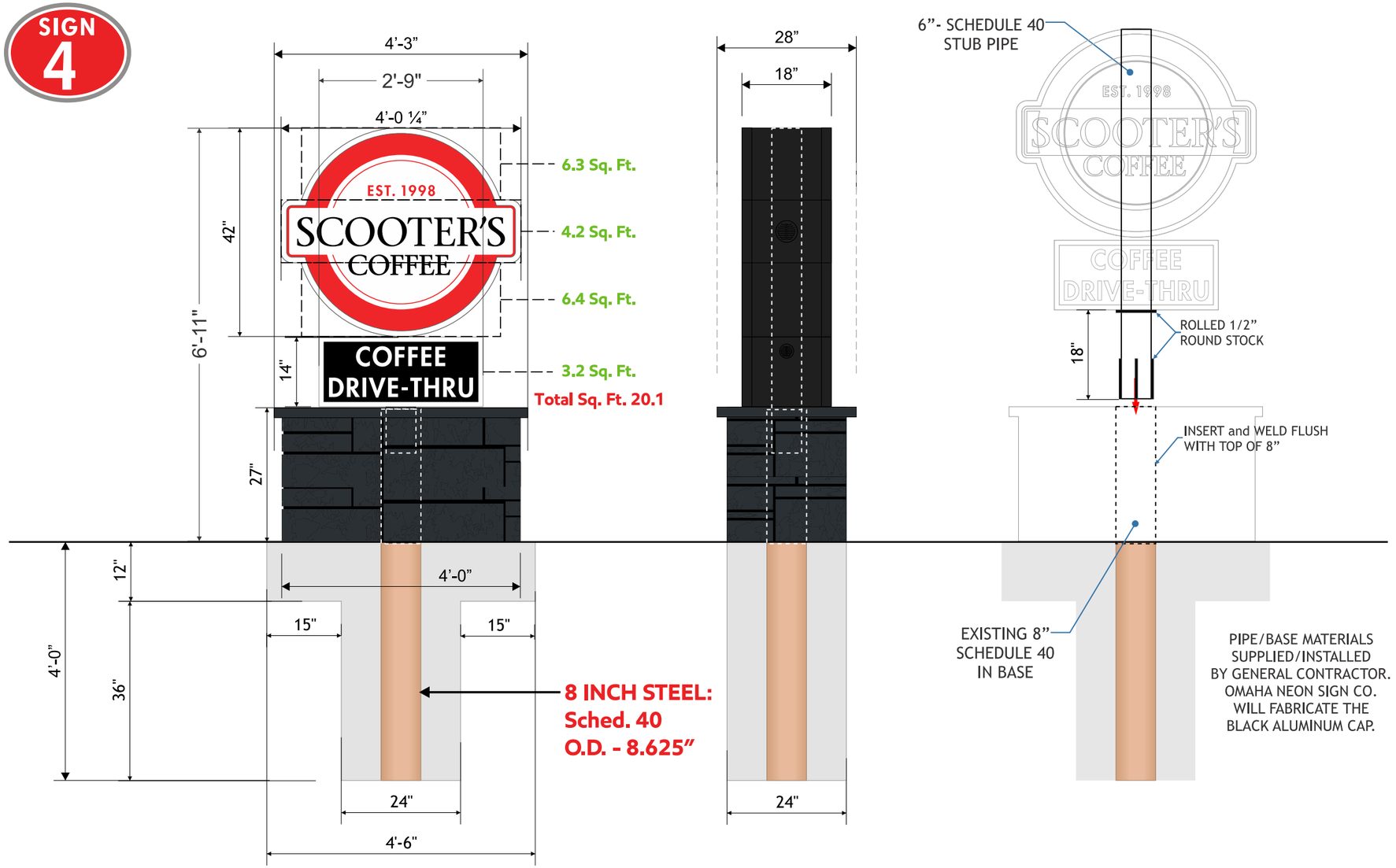
NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

SIGN 4



D/F MONUMENT SIGN DISPLAY: 6' HEIGHT
SCALE: 1/2" = 1'-0"

1 SCOOTER'S COFFEE DRIVE-THRU

Monument Sign Display (Primary)

FABRICATED FROM .050 ALUMINUM PAINTED WHITE OVER AN INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM SKIN. RETAINERS ARE TO BE ALUMINUM PAINTED WHITE. FACES ARE TO BE WHITE LEXAN WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH ONE (1) ROW OF WT HANLEY PHEONIX LED LIGHTING. CABINET IS TO BE MOUNTED TO SINGLE POLE STRUCTURE (AS NOTED).

2 SCOOTER'S COFFEE DRIVE-THRU

Monument Sign Display (Secondary)

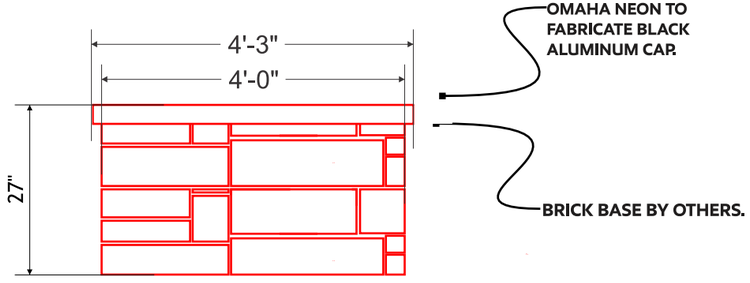
FABRICATED FROM EC-FRAME (EXTRUDED ALUMINUM AND WILL HAVE ALUMINUM SKIN PAINTED. CABINET AND RETAINERS ARE TO BE PAINTED WHITE. FACE(S) IS TO BE 3/16" WHITE PLEXIGLAS #2793 WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE. INTERNAL ILLUMINATION WITH WHITE HANLEY PHOENIX S/S LED's. CABINET IS TO BE MOUNTED TO POLE STRUCTURE USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

3M Series 230

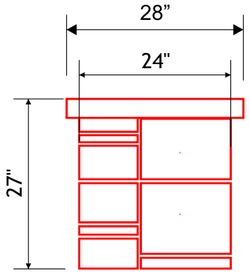
TRANSLUCENT FILM

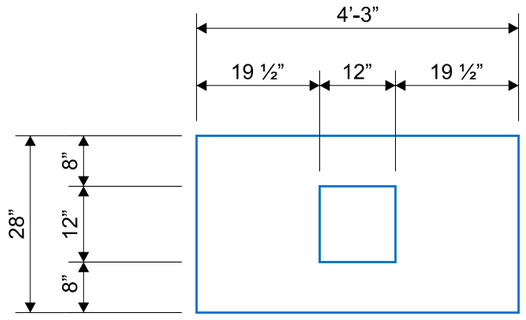
- LT. TOMATO RED 230-43
- BLACK 230-22

BASE DETAIL: FACE



BASE DETAIL: SIDE





TOP VIEW - MONUMENT CAP

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128046
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.07.21
Revised:
DATE: 07.12.21

INSPECTED BY:

SCOOTER'S COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

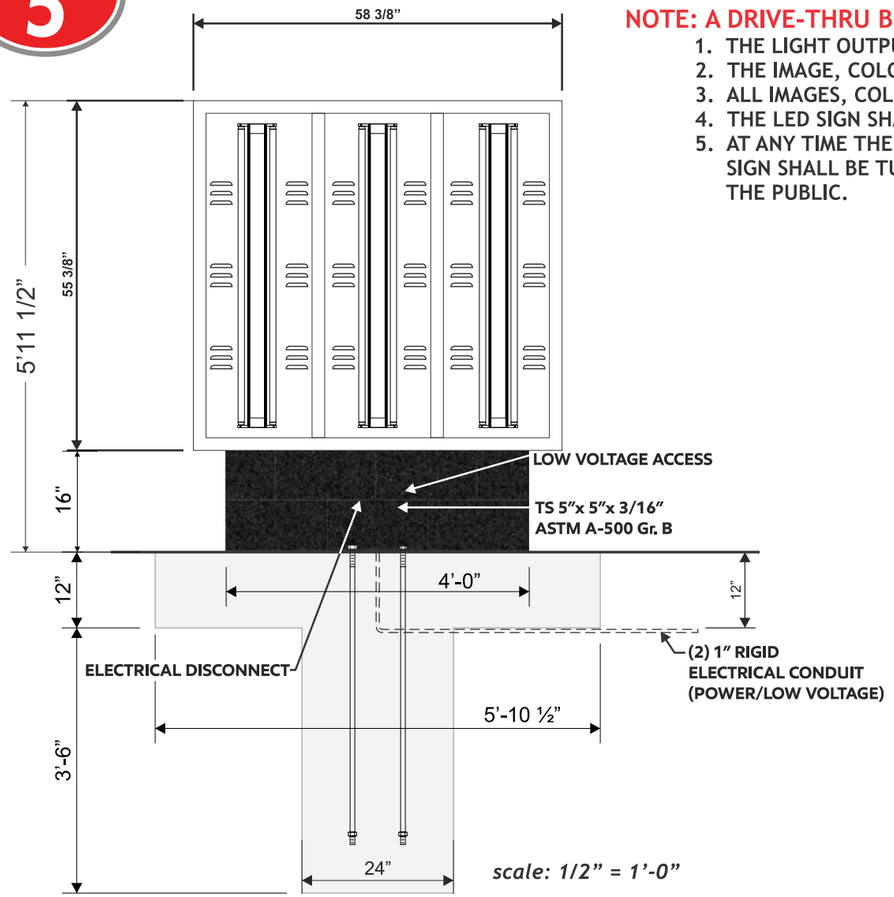
SIGN 5

Scooters Coffee
Project U19
Ref#GK-18-536r3 • Aug. 21, 2018

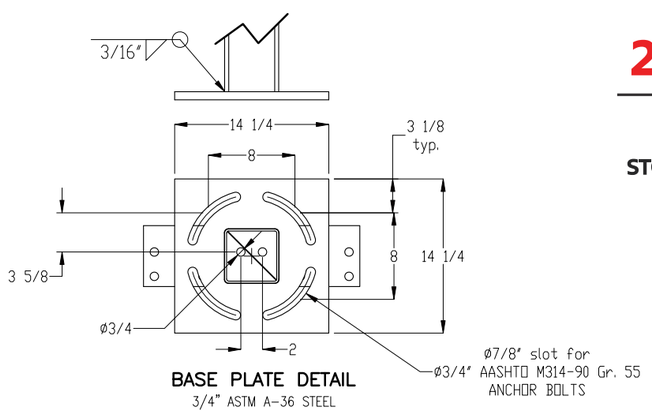
ILLUMINATED DRIVE-THRU SYSTEM:
- LED LIGHTING
- MOUNTED TO EXISTING PIPE AND FOOTING AS SHOWN
- GRAPHICS ARE CHANGEABLE

NOTE: A DRIVE-THRU BOARD SIGN MAY BE LED AND SHALL COMPLY WITH THE FOLLOWING:

1. THE LIGHT OUTPUT OF THE LED SHALL NOT EXCEED 2 FOOT-CANDLES
2. THE IMAGE, COLORS, AND TEXT MAY NOT BE CHANGED MORE THAN 3 TIMES PER DAY;
3. ALL IMAGES, COLORS, AND TEXT SHALL BE STATIC WITH NO FLASHING, SCROLLING, OR ANIMATION;
4. THE LED SIGN SHALL NOT USE WHITE AS A PREDOMINATE COLOR; AND
5. AT ANY TIME THE BUSINESS OR DRIVE-THRU IS CLOSED TO THE PUBLIC, THE DRIVE-THRU BOARD SIGN SHALL BE TURNED OFF AND SHALL REMAIN OFF UNTIL BUSINESS OR DRIVE-THRU IS OPEN T0 THE PUBLIC.



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



BASE PLATE DETAIL
3/4" ASTM A-36 STEEL

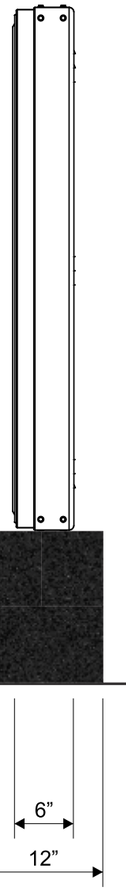
22 Total Sq. Ft.

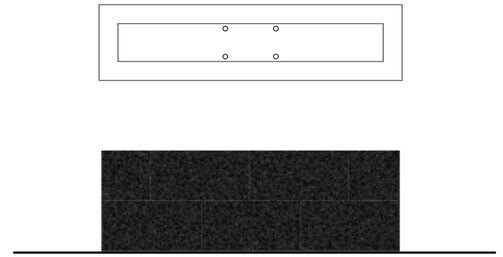
NOTE:
STONE IS TO GO ALL THE WAY TO GROUND, NO GAPPING.

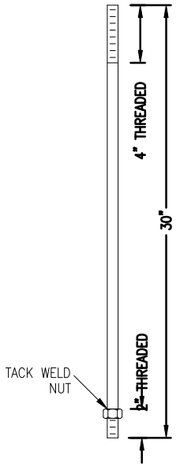
CMU BLOCK PAINTED BLACK

4'-0"

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







ANCHOR BOLT DETAIL
ø3/4" AASHTO M314-90 Gr. 2 STEEL
CAN USE EITHER STYLE ANCHOR BOLT

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128047
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.07.21
Revised:
DATE: 08.23.21

INSPECTED BY:

SCOOTER'S COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

SIGN 6

SIGN 7

ILLUMINATED D/F DIRECTIONAL SIGN DISPLAY
SCALE: ¾" = 1'-0"

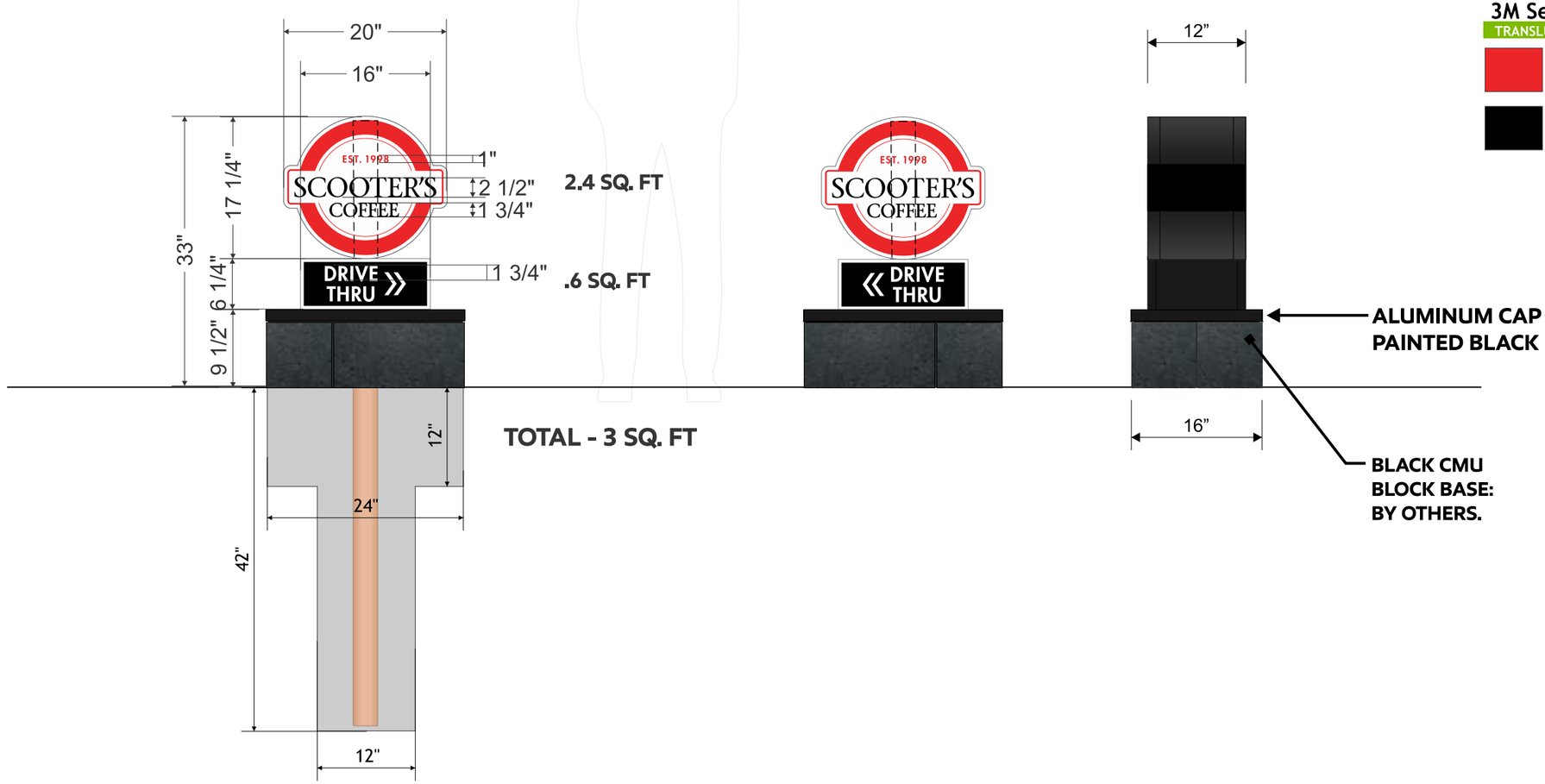
SCOOTER'S COFFEE DRIVE-THRU

Directional Sign Display

INTERIOR FRAME:	1 Inch Angle Iron
CABINET COLOR:	.063 Aluminum Painted Black.
TRIM-CAP:	1 Inch Black.
FACE MATERIAL:	3/16" White Plexiglas
GRAPHICS:	Applied Vinyl Graphics (as noted).
ILLUMINATION:	White Hanley LED's

CABINET IS TO BE MOUNTED IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

3M Series 230
TRANSLUCENT FILM
- LT. TOMATO RED 230-43
- BLACK 230-22



Omaha Neon Sign Co., Inc.	1120 N 18th Street • Omaha 68102 402.341.6077 • 402.341.7654 *fax* *This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.*	DRAWING # : 128050 PROJECT ID: 25899	SALES PERSON: andye nelson DRAWN BY: wes stephens	DATE: 07.07.21 *Revised:* DATE: 08.23.21	*INSPECTED BY:*	SCOOTER'S COFFEE DRIVE-THRU 2156 N Hillcrest Dr Saratoga Springs, UT 84045

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

SIGN 8

ILLUMINATED D/F DIRECTIONAL SIGN DISPLAY
SCALE: ¾" = 1'-0"

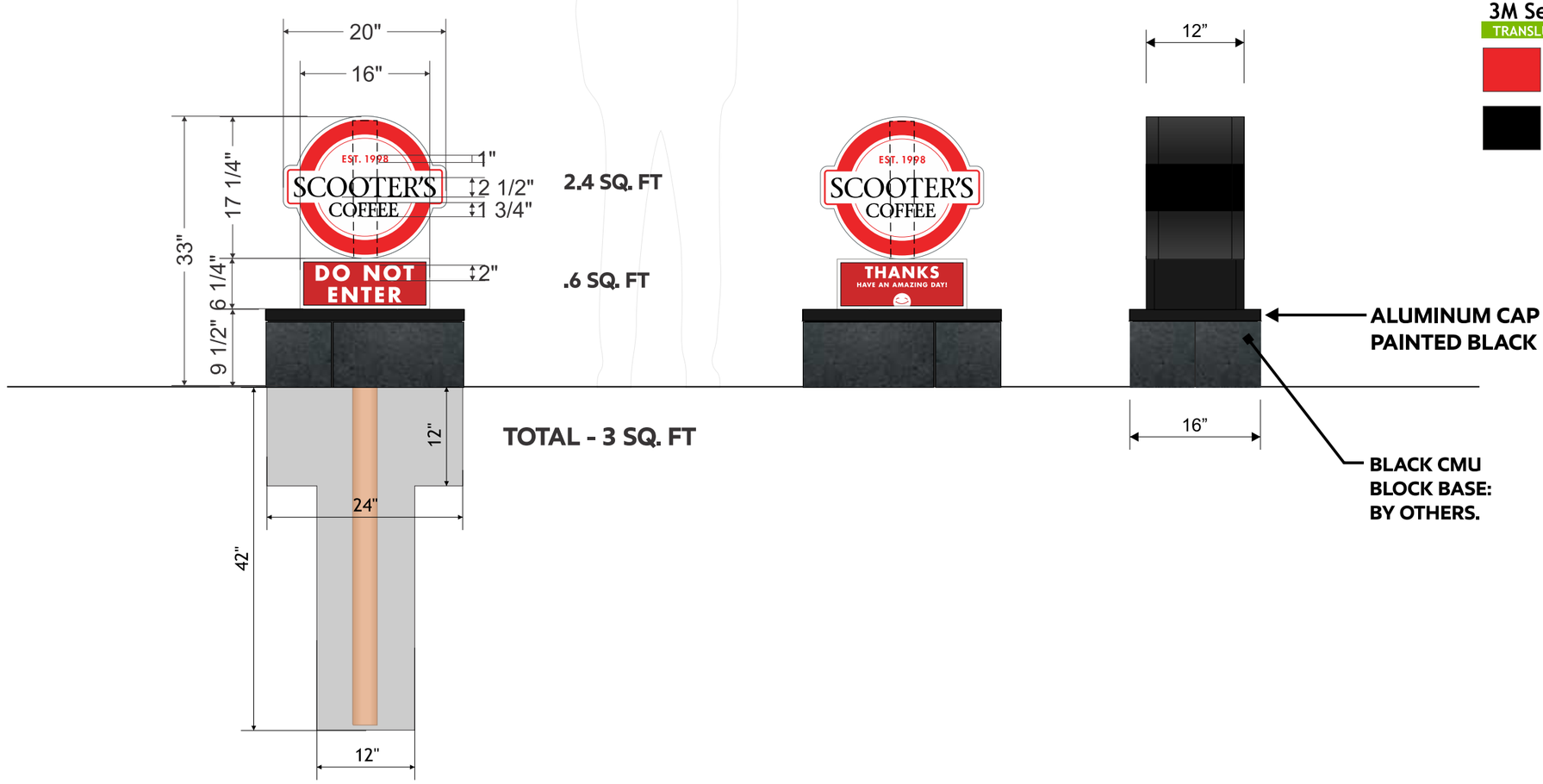
SCOOTER'S COFFEE DRIVE-THRU

Directional Sign Display

INTERIOR FRAME:	1 Inch Angle Iron
CABINET COLOR:	.063 Aluminum Painted Black.
TRIM-CAP:	1 Inch Black.
FACE MATERIAL:	3/16" White Plexiglas
GRAPHICS:	Applied Vinyl Graphics (as noted).
ILLUMINATION:	White Hanley LED's

CABINET IS TO BE MOUNTED IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

3M Series 230
TRANSLUCENT FILM
- LT. TOMATO RED 230-43
- BLACK 230-22



Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 128048
PROJECT ID: 25899

SALES PERSON: andye nelson
DRAWN BY: wes stephens

DATE: 07.07.21
Revised:
DATE: 08.23.21

INSPECTED BY:

SCOOTER'S COFFEE DRIVE-THRU
2156 N Hillcrest Dr
Saratoga Springs, UT 84045

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____
Sales Rep._____ Date_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL LISTED

Exhibit 4 Engineer's Staff Report

Staff Report

Author: Jeremy Lapin, City Engineer – Public Works Director
Subject: Scooter's Coffee – Site Plan
Date: 9/8/2021
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Kimberly Williford—Scooter's Coffee*
Request:	*Site Plan Approval*
Location:	*Redwood Rd & Hillcrest Rd*
Acreage:	*0.73 Acres - 1 Lot*

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

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

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

3. 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.

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

9. Project does not have any reimbursable improvements and no reimbursement agreement will be required.

10. The pavement section for the drive approach to the storm water detention system in the southeast corner of the project shall use the same paving section as the parking area.

11. Provide a Long-Term Stormwater Plan (LTSWMP) and Agreement following the USWAC templates, prior to the pre-construction meeting.

MINUTES – Planning Commission

Thursday, August 26, 2021
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES – DRAFT

Call to Order - 6:00 p.m. by Chairman Troy Cunningham

Present:

Commission Members: Bryce Anderson, Reed Ryan, Troy Cunningham, Ken Kilgore, Bryce McConkie
Staff: Dave Stroud, Planning Director; Gina Grandpre, Senior Planner; Ken Young, Community Development Director; Fredric Donaldson, Assistant City Attorney; Nicolette Fike, Deputy Recorder.
Others: Rick Haering, Greg Paley

Excused: Commissioner Barton, Commissioner Wagstaff

1. **Pledge of Allegiance -** led by Commissioner McConkie.

2. **Roll Call** – A quorum was present

3. **Public Input**

   Public Input Opened by Chairman Troy Cunningham. Receiving no public comment, the public hearing was closed by the Chair.

4. **Public Hearing: Wander Village Plan 2, located approximately Pioneer Crossing and Redwood Road. Oakwood Homes as applicant.**

   Planning Director Dave Stroud presented the item. Village Plan 2 consists of approximately 76.91 acres, and proposes allocating 394 Equivalent Residential Units (ERUs), consisting a variety of housing configurations to include single-family detached lots, cluster homes, and townhomes.
   Rick Haering was present for applicant. Rick Haering noted this was a continuation from Village Plan 1, they weren't planning anything new.

   Public Hearing Open by Chairman Troy Cunningham**.** Receiving no public comment, the public hearing was closed by the Chair.

   Commissioner Kilgore
   - Received confirmation from the applicant that they would comply with all required conditions.
   - Concern about traffic study for widening of Redwood Road. Rick Haering noted they have plans in to UDOT for a widening of Redwood Road for a third lane.

   Commissioner Anderson
   - Received clarification that Pony Express extension was part of Village Plan 3.

   Motion made by Commissioner Kilgore based upon the information and discussion tonight, I move to forward a positive recommendation to the City Council regarding Wander Village Plan 2, with the findings and conditions in the staff report. With the additional condition that the staff approval of redlines is a condition of approval. Seconded by Commissioner McConkie. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan. Motion passed 5 - 0.

5. **Public Hearing: City Code Amendment – Section 19.02. – Definitions, and 19.20 - Accessory Dwelling Units, City initiated.**

   Planning Director Dave Stroud presented the proposed amendments. This is a Code amendment to permit Internal Accessory Dwelling Units (IADU) in residential zones in compliance with recent State of Utah Legislative changes. Municipalities are required to adopt an ordinance that allows the permitted use of IADUs within the local jurisdiction. Community Development Director Ken Young shared data from HOA communities that had been contacted for their stance on allowing Accessory Dwelling Units in their HOAs.

Public Hearing Open by Chairman Troy Cunningham**.** Receiving no public comment, the public hearing was closed by the Chair.

Commissioner Kilgore
- Received clarification on the definitions of "Owner Occupied" and "Owner Occupant."

Commissioner McConkie
- Received clarification from staff that the identified areas where ADUs would be prohibited would need to be included as part of the ordinance, such as a map or identified HOAs.
- Suggested some changes in verbiage throughout the sections. 19.20.01 "of" 19.20.03.2 felt it should say "detached" single-family dwelling, 19.20.03.6 recommended at the time of "legal" construction.
- Felt "Failure to complete registration" could use more teeth, and wondered what the lien would be that may be held against a property. Assistant City Attorney Fred Donaldson advised that State Code is more specific in liens and the City would refer to State Code.
- Received advice from staff that the City Council chose the IADU's as one avenue for qualifying for the low-moderate income housing. Community Development Director Ken Young noted it is generally recognized throughout housing funding sources that Accessory Dwelling Units are a component of a moderate income housing plan, however; it's not easily quantified how much of that is affordable.
- Meters - Commissioner McConkie did not like allowing for separate utility meters, he felt like it was approaching duplex status and not an accessory. He felt having one meter per house would help it keep to the environment of single family dwelling. Homeowners could put in private meters if they chose.
  Planning Director Dave Stroud advised that the city does not currently prohibit the installation of separate meter, some may already exist. He observed it would be akin to where homes currently have more than one air conditioning unit per home for separate zones.
  Commissioner Kilgore disagreed and felt it should be up to the owner if they wanted to have the separate meters. He liked the flexibility for allowing them, it isn't defining Accessory Dwelling Unit by the meters.
  Community Development Director Ken Young advised the provision in the draft regarding metering is clear it shouldn't need to be part of the definition.
  Commissioner Ryan felt it depended on the overall goal the City wanted to make.

Commissioner Ryan
- Discussed responses from HOAs. Community Development Director Ken Young noted they had done their best to gather the information on the HOAs, following up with additional communication etc. If they moved forward with what they have it's about 11%. Planning Director Dave Stroud advised that most of the residential developments in the City have an HOA.
- He noted it may not be fair to give all the 25% to currently existing HOAs or only the ones that responded first; what would happen with new developments that haven't come into the City yet. Assistant City Attorney Fred Donaldson advised this question has been discussed with the League of Cities and Towns, it's being handled different ways in different cities. Over time the ordinance may need to be amended.
  Commissioner McConkie felt if we allowed HOAs to become exempt that we should allow for criteria for both qualifying and un-qualifying for the exemption. Perhaps there should be an official form or request for the exemption.
  Commissioner Kilgore felt there may be more criteria to take into account such as HOAs that have larger lots and homes where an apartment would fit easier vs. those that have smaller lots and homes where it wouldn't.

Commissioner Cunningham
- Agrees with how this ordinance has been drafted and how it matches much of state code language.
- Felt metering should stay flexible. He wouldn't want the State to come back because it was too narrow.
- He liked that we were giving the HOAs a choice and felt HOAs should already have been aware of this change coming from state legislature and news.
- He noted we should be careful to not go to much more than what the State is requiring, not be so narrow that it doesn't accomplish the goal.

Motion made by Commissioner McConkie to move to forward a positive recommendation to the City Council for the proposed amendment to Title 19.20 IADUs with consideration for allowing only for single utility

DRAFT

meters and suggestions for grammatical changes as made earlier. (19.20.01 "of" 19.20.03.2 felt it should say "detached" single-family dwelling, 19.20.03.6 recommended at the time of "legal" construction.)
Motion failed for lack of a Second.

Commissioner Anderson received clarification from Assistant City Attorney Fred Donaldson that being more arbitrary in determining the 25% had been discussed with the League, and it was a little unclear whether it would be held up long term, but it could be as valid as identifying on a map. The way the City has gone about it with the HOAs is it gives us more of a reason why, because we've received responses from the citizens in those areas.
Commissioner Cunningham felt the language as currently stated was sufficient to preserve our 25%

Motion made by Commissioner McConkie to forward a positive recommendation to the City Council the proposed amendments to Section 19.02 and Section 19.20 as proposed, with modifications to verbiage as previously stated, and with the findings and conditions in the staff report. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan.
Motion passed 5 - 0.

6. **Approval of Minutes: August 12, 2021**

Motion made by Commissioner Ryan to approve the minutes of August 12, 2021. Seconded by Commissioner McConkie. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan.
Motion passed 5 - 0.

7. **Commission Comments.**
Commissioner Kilgore mentioned that it had been a good idea for the City to invite communities to volunteer to help clean the Marina to help get residents involved in the City.
Commissioner Ryan wanted to recognize staff for their efforts to communicate with HOAs and felt it was worth the time of staff to continue and build those relationships.
Commissioner Cunningham reminded the commissioners about the Breakfast with Planners for the Community on Sept. 14th. Community Development Director Ken Young noted that the Planning staff would be leading round-table type discussions for public input and education.

8. **Director's Report.** – Planning Director Dave Stroud advised of applications coming to the City.

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

10. **Meeting Adjourned Without Objection at 7:35 p.m. by Chairman** Troy Cunningham.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT