Saratoga Springs Horizontal Blue

1. 2026-01-15 Pc Agenda

   Documents:

   2026-01-15 PC AGENDA.PDF

2. 2026-01-15 Pc Packet

   Documents:

   2026-01-15 PC PACKET.PDF

3. 2026-01-15 Pc Minutes Approved

   Documents:

   2026-01-15 PC MINUTES APPROVED.PDF

AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, January 15, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

OATH OF OFFICE

1. Oath of Office for New Planning Commissioners NH Rather and Chris Roman; and Reappointment of Planning Commissioner Rachel Sprosty Burns.

CALL TO ORDER

2. Pledge of Allegiance.
3. Roll Call
4. Public Input: *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

BUSINESS ITEMS

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

1. Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meaghan Farrell as applicant. Planner II Kendal Black.
2. 2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant. Planner II Kendal Black.
3. Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant. Senior Planner David Jellen.
4. Approval of Minutes: December 11, 2025.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

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

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

AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, January 15, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

OATH OF OFFICE

1. Oath of Office for New Planning Commissioners NH Rather and Chris Roman; and Reappointment of Planning Commissioner Rachel Sprosty Burns.

CALL TO ORDER

2. Pledge of Allegiance.
3. Roll Call
4. Public Input: *Time for Public Input is limited to no more than 15 minutes total. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

BUSINESS ITEMS

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

1. Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meaghan Farrell as applicant. Planner II Kendal Black.
2. 2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant. Planner II Kendal Black.
3. Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant. Senior Planner David Jellen.
4. Approval of Minutes: December 11, 2025.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

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

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

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan Amendment (major)
WAL-MART EV CHARGING STATION
January 15, 2026
PUBLIC MEETING

Applicant:	Kimley-Horn / Attn: Meaghan Farrell
Owner:	Wal-Mart Real Estate Business Trust
Location:	136 West Crossroads Boulevard
Project Acreage:	0.07 acres
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

The applicant is requesting approval of a site plan amendment within the Wal-Mart parking lot, located in the Saratoga Wal-Mart Subdivision. They would like to modify some parking stalls and add the equipment for an Electric Vehicle (EV) charging station. This modification would result in only removing 6 parking stalls. They are required to have 736 parking stalls and will still have 842 stalls (excluding pickup stalls). The only other changes would be adding an enclosure to secure the electrical equipment needed to run the chargers (which is not accessible to the public), and modifying the landscaping to fit within the new parking islands and around the enclosure. The entire lot is 20.72 acres but the portion being amended is only 0.07 acres. The lot is accessible from Crossroads Boulevard, Exchange Drive, and Redwood Road.

Recommendation:

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

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

B. Background:

The subject property is part of the Saratoga Wal-Mart Subdivision, which was originally approved on December 18, 2008.

C. Process:

Section 19.13 summarizes the process of site plan amendment approval. A public meeting is required with the Planning Commission, who make a recommendation to the City Council. The City Council is the Land Use Authority and makes the decision to approve with or without conditions, continue, or deny the request.

Chapter 19.14.05 of the City Code states:

- Amended site plans shall follow the process below:
    - Major amendment (Non-Residential): an amendment that alters the architectural elevations or number of buildings, or reduces parking, may be approved by the City Council (19.14.05.8(d)(iii)).
      Complies. The proposed amendment reduces parking which requires a major site plan amendment.

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. The addition of EV charging stations increases the quality and livability for residents who own electric vehicles by providing them an additional way to charge vehicles.

F. Code Criteria:

For full analysis please see the attached Application Review Checklist.
List all related sections from the checklist

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

- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **N/A.** Only signage proposed is informational signage, not needing a permit.

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission recommend approval of the requested Wal-Mart EV Charging Station Site Plan Amendment, located at 136 West Crossroads Boulevard, with the findings and conditions in the staff report:"

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in sections 19.04, 19.06, 19.09, 19.13, 19.14, and 19.16 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the Planning Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan Amendment (major) for the Wal-Mart EV Charging Station to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

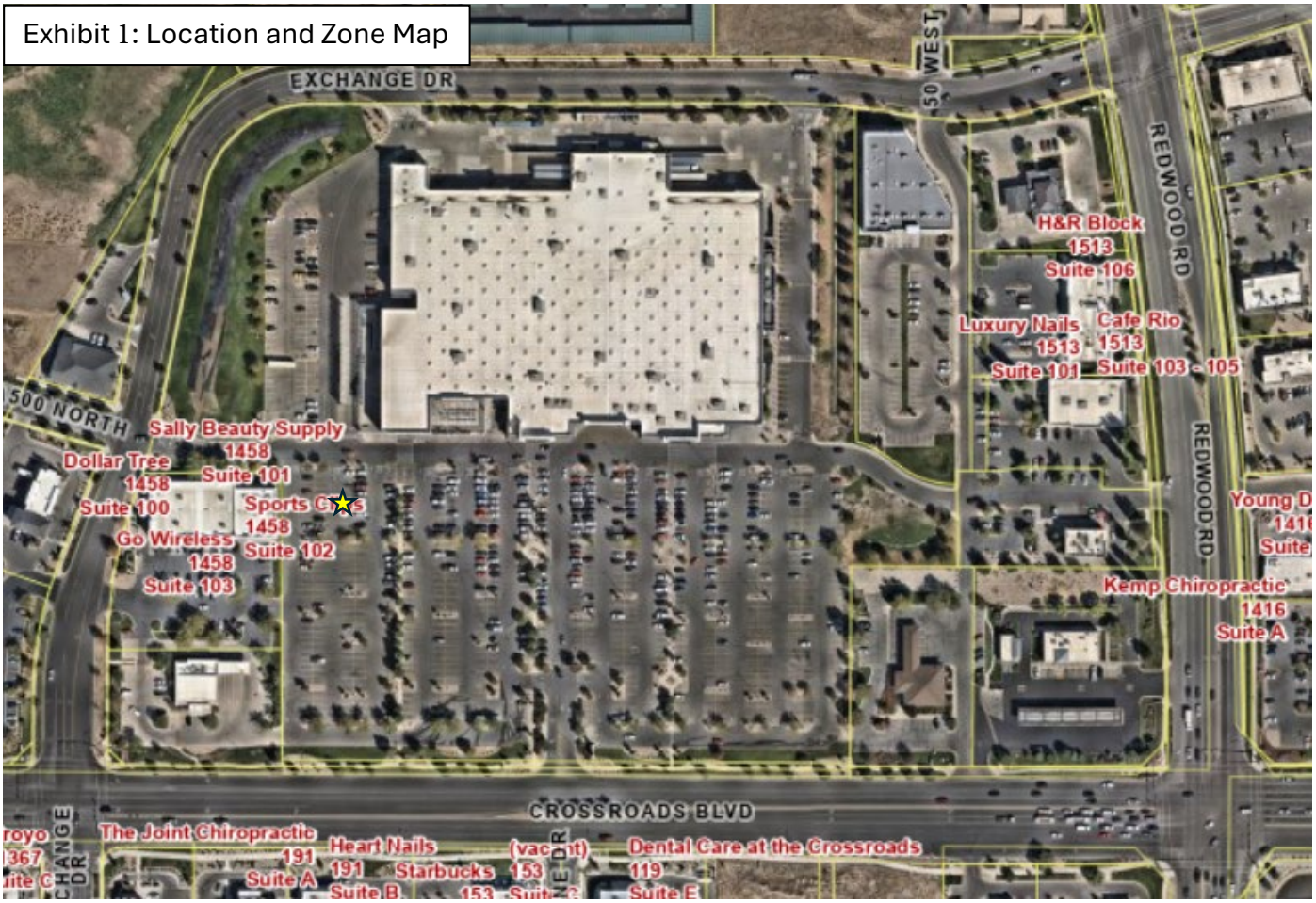
"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan Amendment (major) for the Wal-Mart EV Charging Station Site Plan Amendment located at 136 West Crossroads Boulevard with the Findings below:

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

H. Exhibits:

1. Location & Zone Map
2. Application Review Checklist
3. Proposed Elevations and Site Plan
4. Landscape Plan

Exhibit 1: Location and Zone Map



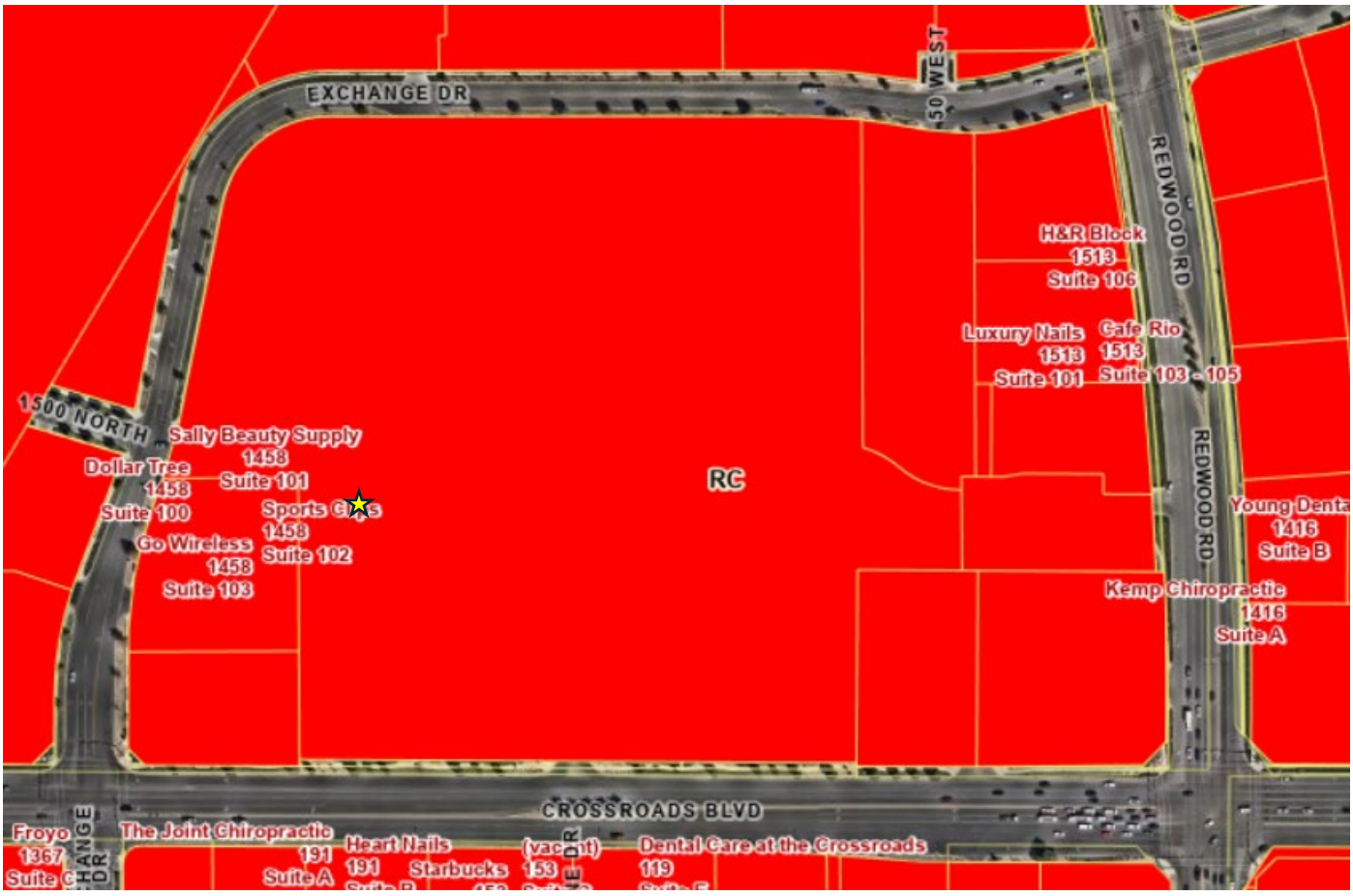


Exhibit 2: Application Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 8.22.25

Application Information

Site Plan Amendment (major)
Wal-Mart Electric Vehicle Charging Infrastructure

Applicant:	Meaghan Farrell
Owner:	Wal-Mart Real Estate Business Trust
Location:	136 West Crossroads Boulevard
Project Acreage:	20.72 acres
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	**1st submittal:** September 3, 2025 **2nd submittal:** October 2, 2025 **3rd submittal:** October 30, 2025 **4th submittal:** November 18, 2025
Date of Review:	**1st submittal:** September 3, 2025 **2nd submittal:** October 6, 2025 **3rd submittal:** November 7, 2025 **4th submittal:** November 20, 2025
Parcel Number(s) and size:	66:270:0001 / 20.72 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 3, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

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

19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	No change in drainage
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Christopher M. Rose*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See sheet C0.0*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See sheets L1.0 and L1.1*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet L1.0*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**N/A.**	*Topography is not changing*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See sheet L2.0 and L2.1*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*See Landscape Data Table on sheet L1.0*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*2" caliper trees*
Evergreen Trees: Minimum 6' in height.	**N/A.**	*No additional trees proposed*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*See notes in landscaping details*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*48% of shrubs are 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf proposed*

Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*None proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See sheet L1.0*
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.**	*Proposed to match existing*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**N/A.**	*No additional trees proposed*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**N/A.**	*No additional trees proposed*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Will have planter beds*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*No sprinkler heads and reference of a rain sensor. Drip lines shown though on plans.*
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.	**N/A.**	*No additional trees proposed*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**N/A.**	*Not near buildings*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	*No additional trees proposed*
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.**	*See sheet L1.0*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*See sheet L1.0*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**Complies.**	*See sheet L1.0*
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.**	*See sheet L1.0*
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See note 18 in Landscape Notes on sheet L1.0*
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.**	*See note 16 in Landscape Notes on sheet L1.0*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet L2.0*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See sheet L1.0*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*51% provided.*
Fencing and Screening		
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*6' fence proposed*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**

Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*See site plan*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*None of the lighting changing*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**N/A.**	*No ADA accessible stalls being removed or replaced*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**N/A.**	*No ADA accessible stalls being removed or replaced*
Parking Requirements and Shared Parking		
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	*Walkway shown as 10' wide on sheets.*
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.	**N/A.**	
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.**	*All landscaped areas are curbed*
Clear Sight Triangles must be followed.	**N/A.**	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See landscape and irrigation plans*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls.	**Complies.**	*Provided*

Each island on doubled parking rows shall include a minimum of two trees per planter.		
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Trees provided where required*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See site plan*
Required Minimum Parking		
See table in 19.09	Item.	

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	11'+	20'	24'+	24'+

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**N/A.**	*No changes to any lighting*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*N/A*

Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*No nuisances proposed*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See Applicant and Owner Acknowledgement sheet*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover page of drawings*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See cover page*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See sheet C0.0*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See sheet C0.0*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required;	**Complies.**	*Necessary information to this project has been provided*

iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**N/A.**	*No change to these*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**N/A.**	*No change to this*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*Needed information is provided in plans*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See landscape plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location,	**N/A.**	*No changes to lighting*

candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.		
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See sheet G2.0*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See sheets C3.0 and C7.1*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans on file with Planning*

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.**	*See sheet C3.0*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See sheet C3.0*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet C3.0*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**N/A.**	*Already established*

19.18 Signs

Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See sheets C3.0 and C7.1*

Fiscal Impact

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

Exhibit 3: Proposed Elevations and Site Plan

[redacted]

A400
All-in-One EV Charger

ABB E-mobility Inc.

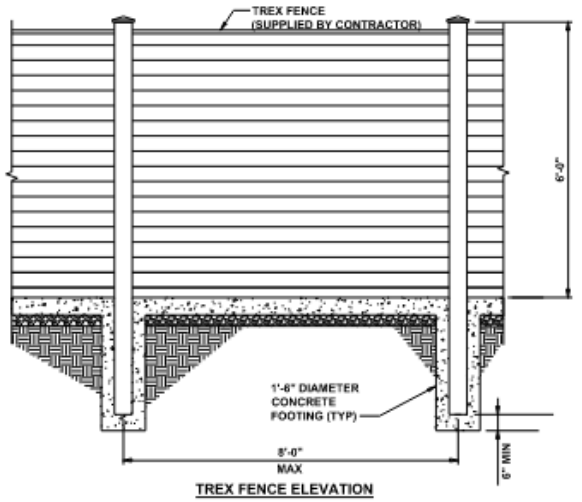
REV. 0

CONFIDENTIAL

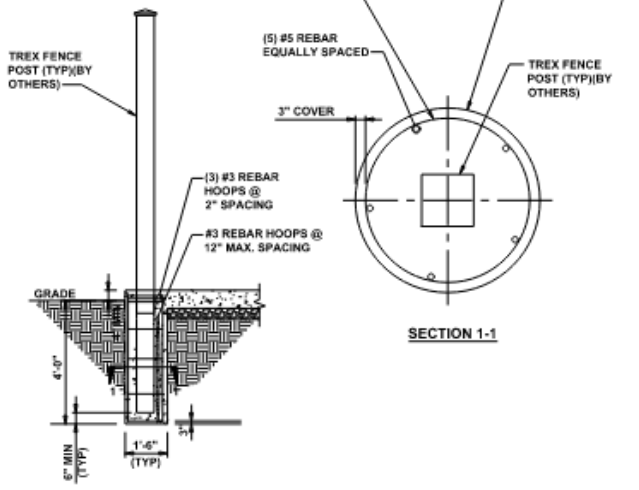
Prepared by:	Justin Stephenson
ABB ref. No.	OPP-24-6808808
Date:	May 23rd 2024



NOTES:
1. COLOR: WINCHESTER GREY
2. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
3. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
4. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.



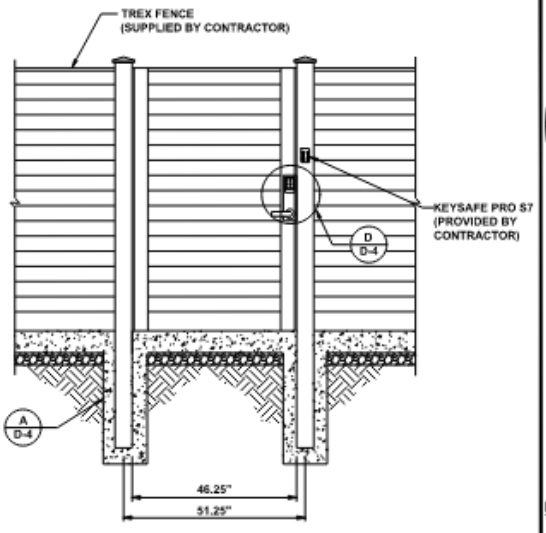
TREX FENCE ELEVATION



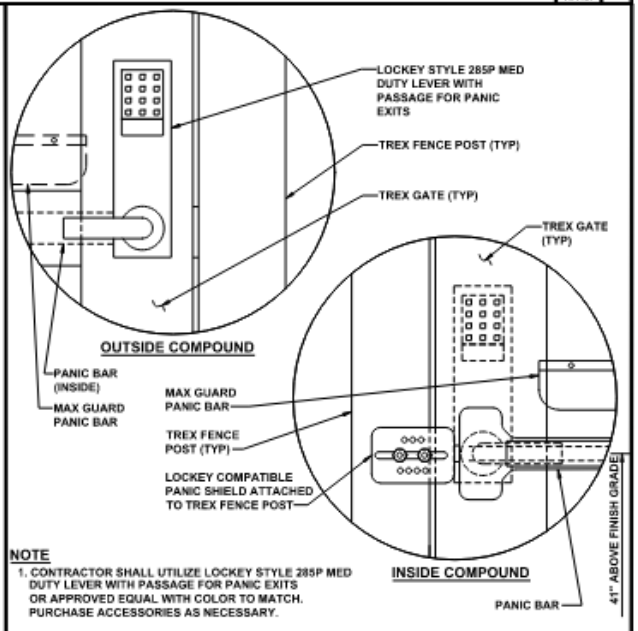
SECTION 1-1

TYPICAL TREX FENCE ELEVATION

TYPICAL TREX FENCING DETAIL SCALE N.T.S. 1



SINGLE GATE DETAIL SCALE N.T.S. 2



NOTE
1. CONTRACTOR SHALL UTILIZE LOCKEY STYLE 285P MED DUTY LEVER WITH PASSAGE FOR PANIC EXITS OR APPROVED EQUAL WITH COLOR TO MATCH. PURCHASE ACCESSORIES AS NECESSARY.

LOCK DETAIL WITH KEYPAD SCALE N.T.S. 3

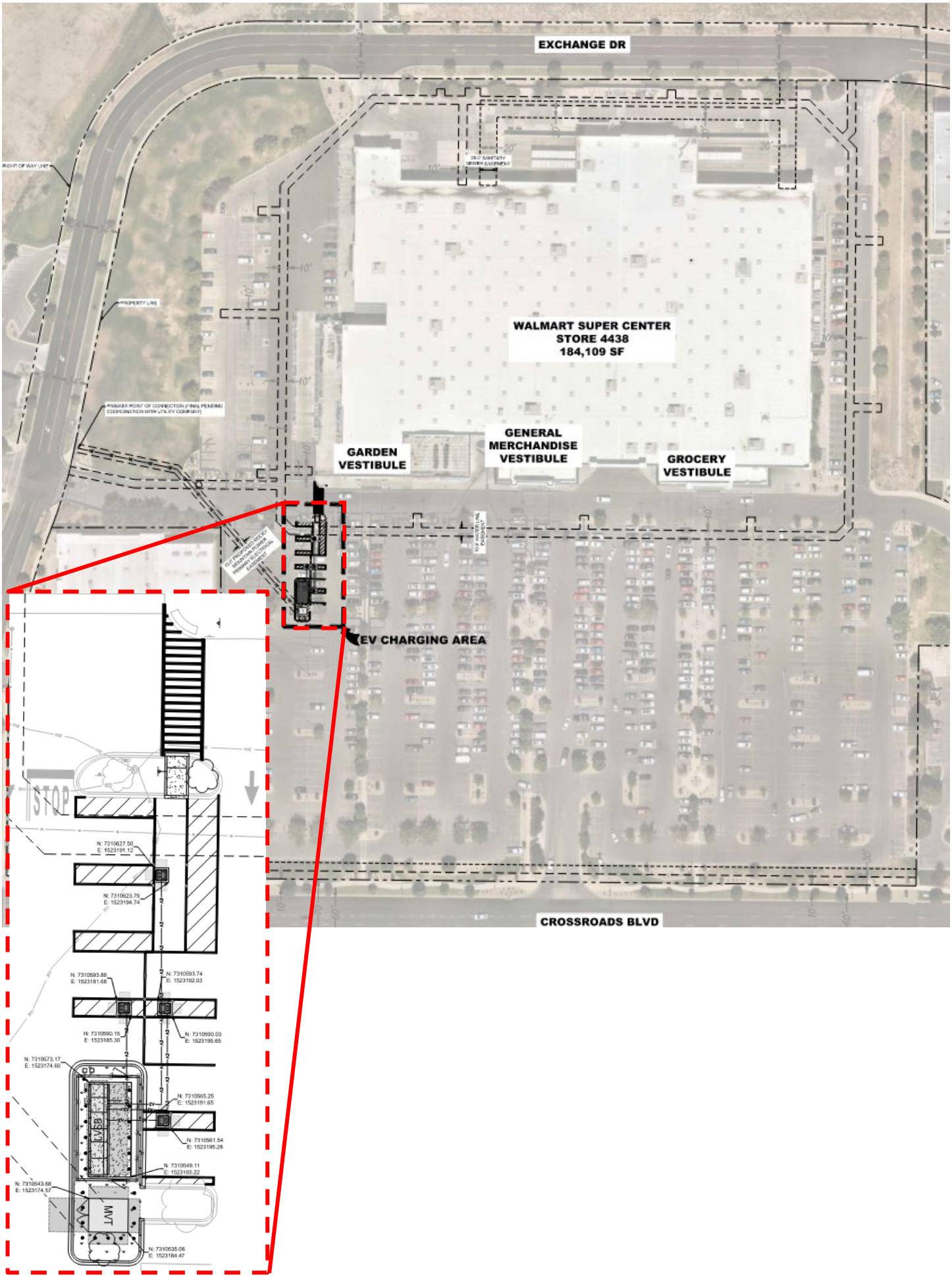
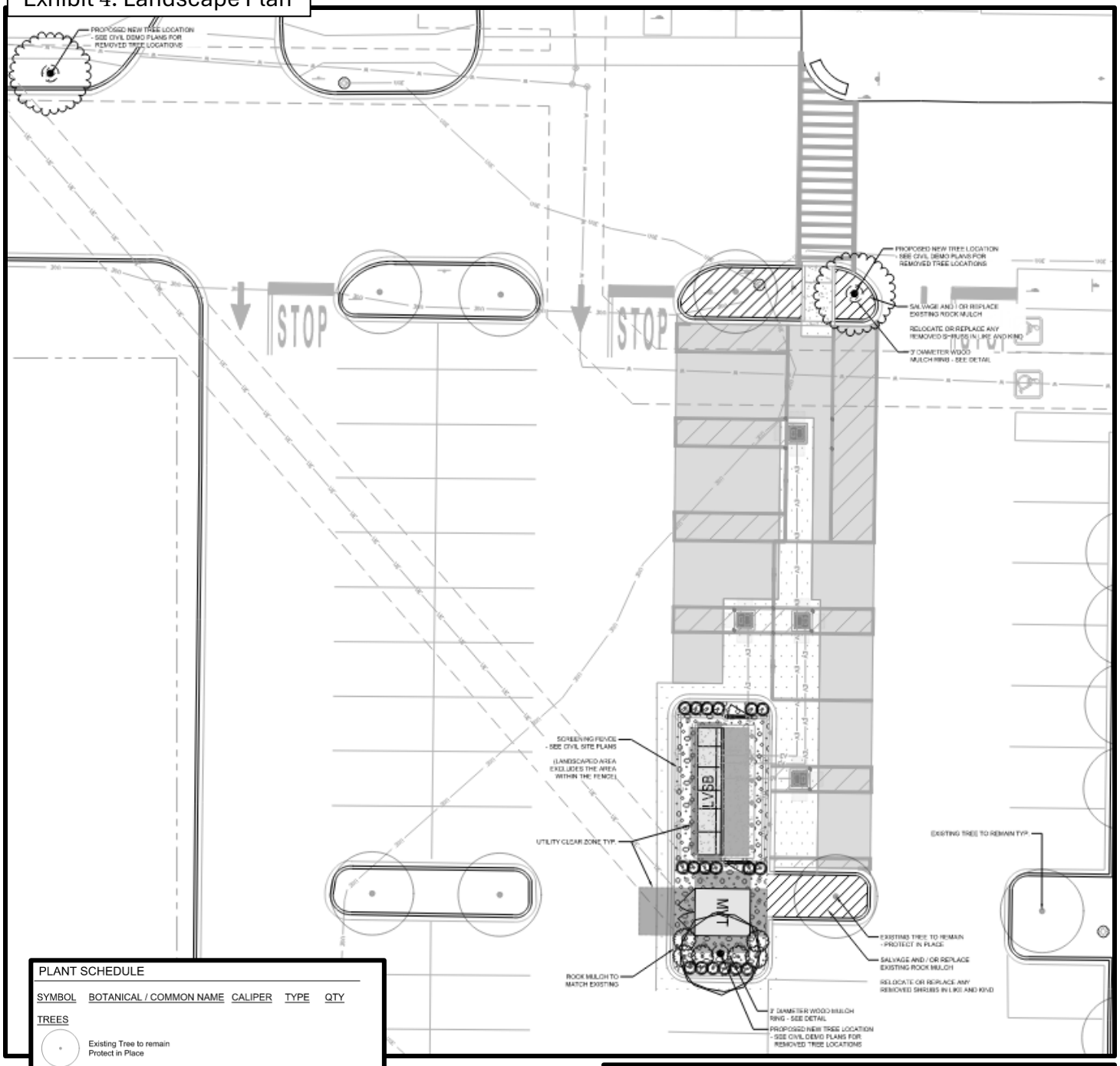

EXCHANGE DR
WALMART SUPER CENTER
STORE 4438
184,109 SF
GARDEN
VESTIBULE
GENERAL
MERCHANDISE
VESTIBULE
GROCERY
VESTIBULE
EV CHARGING AREA
CROSSROADS BLVD
STOP
MVT

Exhibit 4: Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	TYPE	QTY
TREES				
	Existing Tree to remain Protect in Place			
	Gleditsia triacanthos f. inermis Thornless Honey Locust	2" Cal.	B&B	1
	Pyrus calleryana Callery Pear	2" Cal.	B&B	2
SYMBOL	**BOTANICAL / COMMON NAME**	**CONT**	**W X H**	**QTY**
SHRUBS				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass DROUGHT TOLERANT	1 gal.		18
	Taxus x media 'Densiformis Gem' Gem Dense Anglo-Japanese Yew	5 gal.		6
SYMBOL	**BOTANICAL / COMMON NAME**	**SIZE**		**QTY**
GROUND COVERS				
	Existing Landscape Area Repair / Replace Impacted area			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
Rock Mulch		
	ROCK MULCH TO MATCH EXISITING, 4" DEPTH MIN	481 sf
	WOOD MULCH, 4" DEPTH	21 sf

LANDSCAPE REQUIREMENTS

19-06-06 PLANTING STANDARDS	REQUIRED	PROVIDED
2b. 25% of shrubs to be min 5 gal.	3 shrubs	6 shrubs
2d. 50% of all plants to be drought tolerant	6 plants	24 plants
19-06-07 AMOUNT OF REQUIRED LANDSCAPING	**REQUIRED**	**PROVIDED**
3a. 50% of landscaped area shall be covered with live vegetation	Required	Provided*
**See Landscape Data Table*		
19-09-08 PARKING LOT LANDSCAPING	**REQUIRED**	**PROVIDED**
1 Tree per parking island (2 per double stall)	Required	Provided
TREE MITIGATION:	**REQUIRED**	**PROVIDED**
2 new trees per 1 tree over 4" cal. removed	2	2**
1 new tree per 1 Tree under 4" cal. removed	1	1**

***Two trees removed due to improvements, one tree over 4" cal. replaced with two trees. One tree under 4" cal replaced to fulfill 1 to 1 requirement.*

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
2429 Stagecoach Drive
January 15, 2026
PUBLIC MEETING

Applicant:	Travis Olsen
Owner:	Brett Belliston
Location:	2429 North Stagecoach Drive
Project Acreage:	1.32 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial and Office Warehouse
Adjacent Uses:	Regional Commercial and Office Warehouse
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2429 North Stagecoach Drive for The Hub at Saratoga Phase 1 development. Uses include one commercial building with five tenant spaces. There are multiple parking standards used to calculate the parking. One tenant space was calculated at 5 stalls per 1,000 square feet for a drive-thru restaurant and the rest of the tenant spaces were calculated at 4 stalls per 1,000 square feet for retail. There are 50 total required parking stalls for the 11,853-square feet of tenant spaces. There are 44 stalls provided prior to the shared parking agreement that is being proposed for 7 additional stalls. The property is 57,355 square feet (1.32 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, and lighting requirements. The proposed site plan can comply with all site and parking requirements if the interconnection requirement exception due to steep grade at the property line and the shared parking agreement are approved by the City Council (see section F of this staff report for more information).

Recommendation:

Staff recommends that the Planning Commission conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and

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

Alternatives Section of this report. Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

B. Background:

The Hub at Saratoga Phase 1 plat was recorded on March 21, 2022. The property is bordered by Stagecoach Drive to the east and 2400 North to the south. The Land Development Code requires interconnection with the adjacent property to the north; however, the Code allows the City Council to approve an exception to this requirement when the adjoining property contains slopes exceeding 30 percent. The slope along the northern property line is approximately 48 percent.

The site provides interconnection to the west through the Empresa Floors parking lot, and the required cross-access easement has been obtained from the Empresa Floors property owner. An additional driveway access is provided on the east side of the site onto Stagecoach Drive. Interconnection to the south is not feasible due to driveway spacing requirements from the nearby intersection and site grade constraints.

A shared parking agreement is being submitted for City Council approval to utilize nine of Empresa Floors' furthest northeast parking stalls. These stalls are proposed to satisfy current parking requirements and to provide additional parking capacity should a more intensive use than retail occupy the development in the future. The code allows up to 25% (15 parking stalls) of required parking to be shared subject to Land Use Authority approval. The applicant is requesting that nine stalls be approved for shared parking (15% of the Empresa stalls).

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

Site Plan Application and Approval Process.

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

v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.**

D. Community Review:

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

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

E. General Plan:

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

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

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

The applicant is requesting approval of a shared parking agreement with Empresa Floors for 9 parking stalls. Section 19.09.05(10) of the Land Development Code states that "Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:

a. an agreement granting shared parking or mutual access to the entire parking lot; and
b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses."

The applicant is requesting an exception to the connectivity requirements. Section 19.12.06.4 of the Land Development Code states that "all new subdivisions shall provide connectivity with adjacent developed and undeveloped properties… All new subdivisions are required to:

a. Extend streets sidewalks, and trails at least once in each direction to adjacent properties; and
b. Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and
c. Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and

d. Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and
e. Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.
f. Exceptions: **Connectivity Standards may be reduced by the Land Use Authority for** Preliminary Plats, Final Plats, or **Site Plans,** as applicable, **if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following**:
    i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or
    ii. **The property is adjacent to** the Jordan River, Utah Lake, delineated wetlands, **slopes exceeding 30%**, drainage channels, natural features, open space, or waterways **that do not allow for a crossing or an access**; or
    iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.
    iv. **Exceptions shall be construed narrowly by the Land Use Authority.**
    v. These exceptions shall not apply to trail connections."

The applicant requests that the City review two potential site layouts to determine the best solution to parking and interconnection to the north.

Option A includes a stub to the north, but will require a shared parking agreement to be approved by the City Council. This option will require retaining walls and grading modifications on both sides of the property line. The subject property will have to slope down and the adjacent property will have to raise the grade at the connection point when it is developed. The applicant prefers Option B, as outlined below.

Option B does not have a stub to the north and can meet the parking requirement on site, but still requests approval of the shared parking agreement. This option may only be approved in the City Council grants an exception to the requirement for interconnection to the north. The applicant requests this exception, due to the grade change between properties. The applicant requests approval of a shared parking agreement to increase available parking to allow a broader range of tenant uses beyond retail and office and include uses with higher parking demand.

Code Section	Option A	Option B
19.04, Land Use Zones: • Regional Commercial Zone Standards:	Complies Complies	Complies Complies
19.06, Landscaping and Fencing:	Complies	Complies
19.09, Off-Street Parking: • 19.09.10, Required Minimum Parking:	Can Comply* Can Comply*	Complies Complies
19.11, Lighting:	Complies	Complies
19.12, Subdivisions: • 19.12.06(4), Connectivity Standards:	Complies Complies	Can Comply** Can Comply**

19.13, Process:	Complies	Complies
19.14, Site Plans: • 19.14.05(7)(g):	Complies Complies	Complies** Complies**
19.16, Site and Architectural Design Standards:	Complies	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies	Complies

* Shared Parking Agreement approval needed to comply

** Interconnection exception approval needed to comply

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation"I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The requested shared parking agreement to utilize nine parking stalls located on the Empresa Floors property is [approved/denied] by the City Council.
5. Pursuant to Section 19.12.06(4)(f), interconnection to the property to the north [is required/is not required], as determined by the City Council.
6. All other Code requirements shall be met.
7. The site plan is approved subject to [Option A or Option B] as outlined in Section F of this staff report.
8. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance
"I move to **continue** the Site Plan for 2429 Stagecoach Drive to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation
"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive with the Findings below:

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

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan with interconnection to the north (Option A)
5. Site Plan without interconnection to the north (Option B)
6. Landscape and Irrigation Plans with interconnection to the north
7. Landscape and Irrigation Plans without interconnection to the north
8. Photometric Plan
9. Elevations
10. Cross-Access Easement
11. Shared Parking Agreement

Exhibit 1: City Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: 2429 Stagecoach Drive– Site Plan
Date: January 15, 2026
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Travis Olsen—Couloir Capital*
Request:	*Site Plan Approval*
Location:	*2429 North Stagecoach Drive*
Acreage:	*1.32 Acres - 1 Lots*

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

11. Developer shall design and construct the parking lot connection to the adjacent property to the north so that it provides a safe and functional drive aisle, meeting all applicable slope best practices and ADA standards. Coordination with the adjacent property owner is required. Any request to eliminate this connection must be reviewed and approved by City Council.

12.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of 12,400 sq. ft. of retail space. • The project is anticipated to generate approximately 507 (+169 pass-by) weekday daily trips, including 26 (+4 pass-by) trips in the morning peak hour, and 60 (+32 pass-by) trips in the evening peak hour • While the drive-thru tenant is unknown at this time, it is anticipated that the on-site queue storage will be sufficient		
2025	**Background**	**Plus Project**
Assumptions	• Cross traffic on 2400 North connecting to Lehi was estimated using the travel demand model • Trips generated from the Saratoga Springs 2250 North Redwood Road TIS and the Saratoga Springs Exchange Property TIS were added to the background model.	• None
Findings	• Poor LOS at all study intersections	• Acceptable LOS
Mitigations	• Install a traffic signal at 2400 North / Redwood Road	• None
2030	**Background**	**Plus Project**
Assumptions	• Addition of the 2100 North Freeway to the Roadway network alters the travel patterns in the project area • Traffic added from a nearby middle school	• None
Findings	• Acceptable LOS	• Acceptable LOS

Exhibit 2: Location and Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 8.22.25

Application Information

SITE PLAN
2429 STAGECOACH DRIVE (THE HUB)

Applicant:	Travis Olsen
Owner:	Brett Belliston
Location:	2429 North Stagecoach Drive
Project Acreage:	1.32 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial and Office Warehouse
Adjacent Uses:	Commercial and Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	**1st submittal:** September 5, 2025 **2nd submittal:** October 21, 2025 **3rd submittal:** December 12, 2025 **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal:** September 10, 2025 **2nd submittal:** October 29, 2025 **3rd submittal:** December 16, 2025 **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	68:054:0004 / 1.32 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 5, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

DRC Review

DRC Review Comments:

- Screening needs to be parapets
- Percentages of materials needed
- Additional buffering and screening needed in landscaping. Evergreen shrubs needed.
- Parking requirements are not met
- Significant grade differences on the north end (2:1)
- Engineering mentioned that 10' of clay under detention basin will need to be dug out and then filled with clean gravel

Code Review

- 19.04, Land Use Zones
    - Zone: Regional Commercial
    - General Plan Land Use: Regional Commercial
    - Density: (1 unit / 1.32 acres = .76 units per acre)

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*57,355 sf*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*34'+*
Interior Side Setback (Minimum)	10'	**Complies**	*61'+*
Rear Setback (Minimum)	30'	**Complies**	*33'+*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	N/A	**N/A**	*>100'*
Lot Frontage (Minimum)	N/A	**N/A**	*>100'*
Building Height (Maximum)	50'	**Complies**	*24'*
Lot coverage (Maximum)	50%	**Complies**	*21.94%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*12,586 sf*
Building Size (Maximum)	N/A	**N/A**	

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**N/A**	

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies.**	*28.96% provided*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Retail proposed	**Complies.**	*Retail use proposed for entire building*

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	*Flood Zone X and commercial*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Proposing connections to these utilities*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Not in any of these areas*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts 2400 North and Stagecoach Drive*

19.06 Landscaping and Fencing

General Provisions

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

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See sheet C0.1*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See sheet LP-100 and LP-101*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet LP-101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheets C0.1 and C2.0*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See sheets IR-100 to IR-101 and IR-501 to IR-503*

Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No fencing proposed*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*All are drought tolerant*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*All 2" caliper*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*All 6' tall*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*See notes on sheet LP-501*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*All 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	*No turf proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*All are drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be **contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.**	**Complies.**	*See legend explanation under Site Materials Legend 1 Landscape on sheet LP-101*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Evergreen hedges used for screening*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*See sheet LP-100*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See sheet LP-100*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*See sheet IR-100*
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.**	*See sheet LP-100*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See sheet LP-100*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt weed barrier*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials	**Complies.**	*Rock mulch to be used*

shall be used, and materials must be heavy enough to not blow away in the wind.		
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*See sheet LP-501*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet IR-503*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fencing proposed*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*See sheet C1.0*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	*No fencing proposed*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	*Checked by Engineering*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No fencing proposed*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*No fencing proposed*

Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	*No fencing proposed*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No fencing proposed*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See sheet LP-100*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*60% coverage*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	57,499		
Required Landscaping	11,500	**Complies**	*19,993 sf landscaping*
Required Deciduous Trees	6	**Complies**	*9 proposed*
Required Evergreen Trees	4	**Complies**	*22 proposed*
Required Shrubs	22	**Complies**	*268 proposed*
Drought Tolerant Plants	16	**Complies**	*All are drought tolerant*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*See sheet C1.0*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*No spaces that require backing up over sidewalks*

<table>
<tr><td>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.</td><td>Complies.</td><td>See cross-access easement</td></tr>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>See sheet ES001</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies.</td><td>All parking spaces well under 300’ from main entrances</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies.</td><td>See sheet C1.0</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies.</td><td>All provided. See sheet C1.0 and ES001</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>2 ADA stalls provided (instead of van parking space, 8-foot load/unload space provided which meets the requirement)</td></tr>
<tr><td>Certain types of medical facilities need more accessible stalls, see link.</td><td>N/A.</td><td></td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies.</td><td>As close to businesses to the north and the slightest grade</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>N/A.</td><td>None proposed in parking stall count</td></tr>
<tr><td>When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.</td><td>Complies.</td><td>Southern unit is take-out restaurant (5/1000 sf) and the rest of the units are retail (4/1000 sf)</td></tr>
</table>

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.**	*Marked all as retail although the southernmost unit has the drive-thru and was being previously proposed as a takeout restaurant.*
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.**	*Rounded up from 50.42 to 51 stalls required*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Shall Comply.**	*Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**Shall Comply.**	*Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Shall Comply.**	*Will be used in decision if parking requirement deviation is required and approved by Land Use Authority.*
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	**Complies.**	*Evergreen hedges used along all areas where headlights would spill onto neighboring roads.*

or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*See sheets LP-100 and LP-501*
Clear Sight Triangles must be followed.	**Complies.**	*See sheet LP-100 and C1.0*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*See sheet LP-100*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Additional tree added on the east side.*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See sheet LP-100*
Required Minimum Parking		
See table in 19.09 *Retail: 4/1000 - 10,137.69 sf of retail (41 stalls required)* *Take-out restaurant (below 2000 sf): 5/1000 - 1900.15 sf of take-out restaurant (10 stalls required)*	**Shall Comply.**	*Size of south unit is sufficient to make it a take-out restaurant. The rest of the building is retail.* *51 total needed, 47 provided (44 stalls plus 3 parking stalls for drive-thru)* ***If interconnection exemption is approved by City Council, all required parking stalls will be provided.*** ***If interconnection exemption not approved and shared parking agreement were approved for at least 4 stalls, this would meet code.***
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 (up to 3 stacking spaces may count towards required parking).	**Complies.**	*About 13 stacking spaces provided*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*None proposed as of right now but if one is added, there are about 13 stacking spaces provided*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*See notes on drawing on sheet C1.0 by entrance and exit*

A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*See Traffic Impact Study*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*See sheet C1.0*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*Evergreen hedges used along all areas where headlights would spill onto neighboring roads.*

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

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See note G on sheet ES001*
Base: All lighting poles shall have a 16” decorative base.	**Complies.**	*See specifications CB0101 on sheet ES002*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See note C on sheet ES001*
Angle: Shall be directed downward.	**Complies.**	*See lighting on sheet ES002 (all directed downward)*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See note C on sheet ES001*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See sheets ES001 and ES002*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers’ specifications, drawings, and sections.	**Complies.**	*See sheets ES001 and ES002*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16’. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*See note D on sheet ES001*

Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	*None proposed*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	*See sheet ES001*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See note F on sheet ES001*
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.**	*See detail 2 on sheet ES001*
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.**	*See note E on sheet ES001*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See notes in LTG CTRL SEQUENCE OF OPERATION section on sheet ES001*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See sheet ES001*
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.**	*See note in General Notes on sheet ES001*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See sheets ES001 and ES002*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See sheets ES001 and ES002*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See sheets ES001 and ES002*

19.12 Subdivision		
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Trail is existing along Stagecoach Drive*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Vehicle connections to the north, east, and west*

Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**N/A.**	*No public open space*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**Shall Comply.**	*Grade at northern property line prior to any access will be around 48% where northern connection can go. Proposed northern access in site plan submittal is 20.5% to 23.1% grade while maximum allowed for road is 12% (10% preferred maximum) and cannot exceed 8% for emergency vehicles. This seems to meet the exception criteria as long as approved by City Council.*
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**Shall Comply.**	*The City Council will need to make a determination on this.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*Yes/City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal

	easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Commercial use*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Entire site will be used*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	*No irrigation ditches on lot*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See Owner's Acknowledgement page*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover page of civil plans*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See sheet C0.1*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See sheet C0.1*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See provided survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City	**Complies.**	*See plans on file with Planning*

may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following: i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**N/A.**	*Reviewed by Engineering*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See Traffic Impact Study*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private)	**Complies.**	*See data table on cover page to civil drawings*

x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*Jeremy Ainsworth*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See sheet ES001*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See Elevations sheets*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See elevations*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Fee paid at application*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See plans on file with Planning*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*Signage addressed in elevations*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*Evergreen hedges used along all areas where headlights would spill onto neighboring roads.*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood;	**Complies.**	*See site plan and elevations*

ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.		
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Shall Comply.**	*Some corrections needed if exception to interconnection not approved.* ***If exception approved, this application meets all code criteria.***
Trails Master Plan: Shows required trails	**Complies.**	*Trail is the sidewalk on the east*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See elevations*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Pedestrian connection to property to the north is provided by the pathway going by the trash enclosure at northeast end of property and down to sidewalk along Stagecoach Drive*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See site plan*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*See site plan*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.	**Complies.**	*See site plan*

Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*See sheet C1.0*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies.**	*Evergreen hedges used along all areas where headlights would spill onto neighboring roads.*
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies.**	*See Sheet LP-100*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See trash enclosure elevations on sheet A103*
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.**	*See sheet LP-100*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*Located in the northeast corner but back away from the road a bit*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See Landscape Plan*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Connection to the north provided by adding pathway by trash enclosure down to sidewalk*
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.**	*Retail and take-out restaurant uses proposed that will be inside the buildings*
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.**	*26'*
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.**	*See north end by driveway entrance on sheet C1.0*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**N/A.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*See elevations for details*
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.**	*Not even close to the street*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	**Complies.**	*See elevations*
Non-Residential Architectural Design Standards		

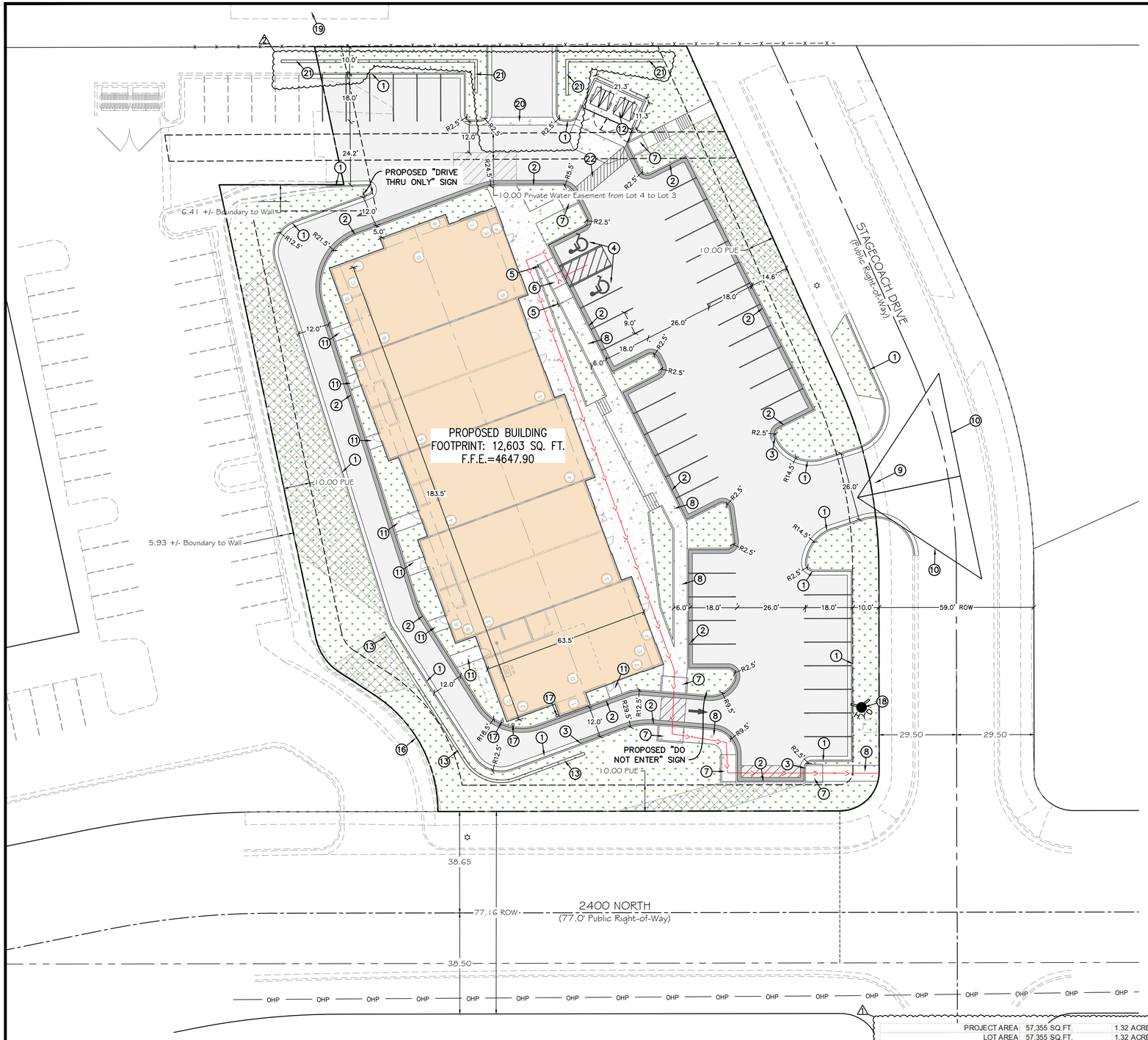
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See elevations*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*Three colors and three materials proposed. Black aluminum accent also proposed but doesn't count towards material percentages.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*Three colors and three materials proposed. Black aluminum accent also proposed but doesn't count towards material percentages.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*None proposed*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See percentages on elevations*
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.**	*Full brick proposed*
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.**	*All roof drains are interior*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**N/A.**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*External panels shown and will be painted white to match the color of the wall it is placed on*
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.**	*Facing streets*
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian	**Complies.**	*Both elevations facing public streets have more than 35% glass*

friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
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 roof*
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.**	*Parapets larger than 12' and screen mechanical equipment on the roof*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Screening showed on elevations and screening does meet code*
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.**	*Matches the trim material and color*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Painted*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Attached to wall*
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.**	*Over drive-thru window*
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.**	*10'*
Backlighting is not permitted.	**Complies.**	*Recessed cans*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*See elevations*
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.**	*Proposed screening is visually integrated into building and mounted to roof*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Screening does meet code*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Same color as the cornice*

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

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

Exhibit 4: Site Plan with interconnection to the north (Option A)



As-Surveyed Legal Description

An entire tract of land described as Lot 4, The Hub at Saratoga Phase 1 recorded March 21, 2022 as Entry No. 34860:2022, Map No. 18236 in the Office of the Utah County Recorder and located in the Southwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. and described as follows:

The above described entire tract of land contains 57,355 sq. ft. in area or 1.317 acres, more or less.

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

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

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

N

0 20 40 60
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- SENSITIVE LANDS AREA (SLOPES >30')
- TRUCK LOADING/UNLOADING AREA
- ADA ROUTE

SITE PLAN NOTES:

1. PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.2.
2. PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.2.
3. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
4. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 5/C4.0.
5. PROPOSED ADA SIGN. SEE DETAIL 6/4.0.
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
8. INSTALL 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
9. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH A NEW COMMERCIAL DRIVE APPROACH PER CITY STANDARD ST-4B. SEE DETAIL SHEET C4.2.
10. CLEAR SIGHT TRIANGLE.
11. PROPOSED CONCRETE LANDING PAD. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
12. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. PROPOSED BOULDER RETAINING WALL, DESIGN BY OTHERS. SEE SHEET C2.0 FOR ELEVATIONS.
12. EXISTING CURB & GUTTER.
15. EXISTING STREET LIGHT, TO REMAIN.
16. EXISTING RETAINING WALL, TO BE PROTECTED IN PLACE.
17. PROPOSED BOLLARD.
18. PROPOSED FIRE HYDRANT.
19. EXISTING CELL TOWER ENCLOSURE.
20. PROPOSED 3' CONCRETE WATERWAY, SEE DETAIL 7/C4.0.
21. PROPOSED RETAINING WALL. SEE SHEET C2.0 FOR GRADING AND STRUCTURAL PLANS FOR DETAILS.
22. PROPOSED PAINTED PEDESTRIAN CROSSING.

LOT AREAS:

		SQ. FT.	/	ACRES.	(PERCENT)
LOT		57,355	/	1.317	
	BUILDING FOOTPRINT	12,586	/	0.289	(21.94%)
	ASPHALT	19,372	/	0.445	(33.78%)
	LANDSCAPING	16,784	/	0.385	(29.26%)
	CONCRETE	8,612	/	0.198	(15.02%)

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	16,784	20%
		29.3 % PROVIDED

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
RETAIL	12,586	50.3 (4/1000)
TOTAL REQUIRED		51
TOTAL PROVIDED		44
DRIVE THRU SPACES		3
ACCESSIBLE SPACES	2	(2 REQ'D 26 TO 50)

PROJECT AREA	57,355 SQ.FT.	1.32 ACRES	100.00 %
LOT AREA	57,355 SQ.FT.	1.32 ACRES	100.00 %
LOT IMPERVIOUS AREA	40,571 SQ.FT.	0.93 ACRES	70.74 %
LOT BUILDING AREA	12,586 SQ.FT.	0.29 ACRES	21.94 %
LOT LANDSCAPE AREA	16,784 SQ.FT.	0.39 ACRES	29.26 %
R.O.W. DEDICATION AREA	0 SQ.FT.	0.00 ACRES	0.00 %
SENSITIVE LANDS AREA	4,598 SQ.FT.	0.11 ACRES	8.02 %
SENSITIVE LANDS % OF OPEN SPACE	27.40 %		
NUMBER OF BUILDINGS	1		
NUMBER OF SURFACE PARKING	44		
NUMBER OF GARAGE PARKING	0		
NET DENSITY OF DWELLINGS	0.76 BUILDINGS/ACRE		
% OF BUILDABLE LAND	91.98 %		
PAVEMENT	19,696 SQ.FT.		
UNTREATED BASE COURSE	19,696 SQ.FT.		
GRANULAR BORROW	19,696 SQ.FT.		
CURB & GUTTER	1,646 LF		
SIDEWALK	315 LF		
ADA RAMPS	5 EACH		

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		SPC 09/23/25
2	CITY COMMENTS		SPC 10/08/25
3	CITY COMMENTS		SPC 11/13/25

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

2429 STAGECOACH RETAIL

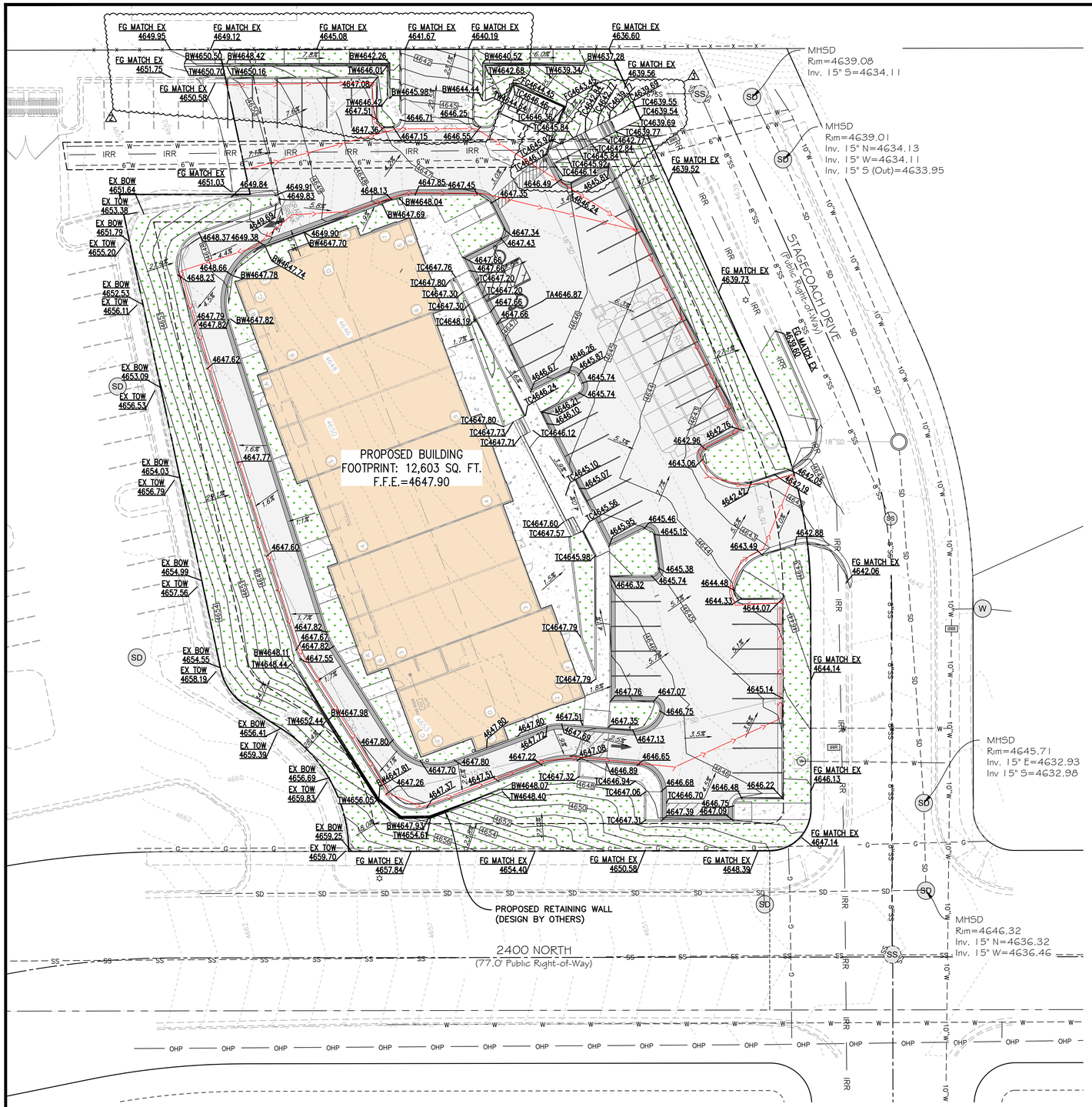
2429 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH 84045

SITE PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO. C1.0
PROJECT ID: E25-056
DATE: 11/13/25
FILE NAME: PRJ-SCC
SCALE: 1"=20'



NOTE:
1. 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.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX
3. 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.

NOTE:
DISTURBANCE OF ANY SURVEY MONUMENTS WITH CONSTRUCTION ACTIVITY IS AT THE CONTRACTOR'S SOLE EXPENSE AND SHALL BE REMEDIED IN ACCORDANCE WITH APPLICABLE JURISDICTIONAL REQUIREMENTS.

STORM DRAIN NOTE:
ALL STORM DRAIN FACILITIES WILL CONFORM TO THE CITY'S CONSTRUCTION STANDARDS AND POLICIES.

1 SOILS NOTE:
ROUGHLY 10' OF CLAY WILL NEED TO BE EXCAVATED BENEATH PROPOSED STORMTECH CHAMBERS. SEE GEOTECHNICAL REPORT FOR DETAILS.

N

0 20 40 60
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

STORMWATER FLOW PATH

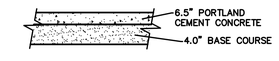
CUT	2,298 CU.YD.
FILL	3,440 CU.YD.
NET <CUT>	1,142 CU.YD.

Benchmark Info

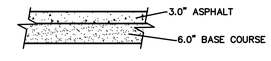
The Benchmark for the project is the South Quarter Corner of Section 2, T.5S. R.1W., SLB&M
Elevation= 4584.32'
Datum is NAVD 88 derived from UTAH TURN GPS System

1

STORM DRAIN QUANTITIES	
18" RCP	57 LF
15" ADS	601 LF
3'x3' SD BOX	2 EACH
2'x3' SD BOX	8 EACH
OUTLET STRUCTURE	1 EACH
TREATMENT STRUCTURE	1 EACH



CONCRETE PAVEMENT SECTION (DUMPSTER PAD)
N.T.S.



ASPHALT PAVEMENT SECTION (PARKING AREA)
N.T.S.

PAVEMENT SECTIONS ARE PER THE JULY 31, 2025 GEOTECHNICAL STUDY BY AGEC APPLIED GEOTECH (PROJECT NO 1250359). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SDT	09/23/25
2	CITY COMMENTS	SDT	10/08/25
3	CITY COMMENTS	SDT	11/13/25

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6298

2429 STAGECOACH RETAIL
2429 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH 84045

GRADING PLAN

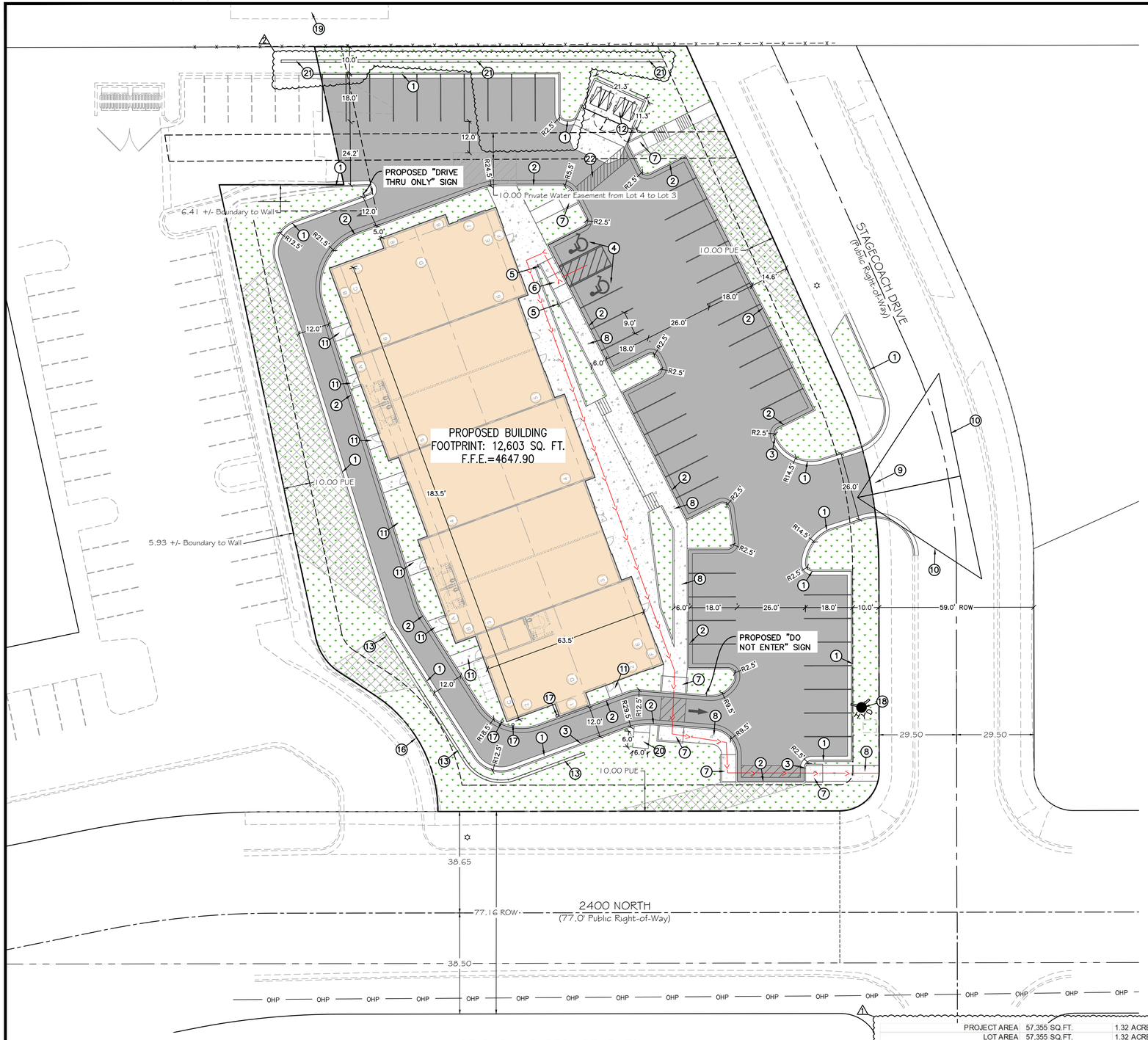
PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO.
C2.0

PROJECT ID	DATE:
E25-056	11/13/25
FILE NAME: PRJ-SCC	SCALE: 1"=20'

Exhibit 5: Site Plan without interconnection to the north (Option B)



As-Surveyed Legal Description

An entire tract of land described as Lot 4, The Hub at Saratoga Phase 1 recorded March 21, 2022 as Entry No. 34860:2022, Map No. 18236 in the Office of the Utah County Recorder and located in the Southwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. and described as follows:

The above described entire tract of land contains 57,355 sq. ft. in area or 1.317 acres, more or less.

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

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

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

N

0 20 40 60

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- SENSITIVE LANDS AREA (SLOPES >30')
- TRUCK LOADING/UNLOADING AREA
- ADA ROUTE

SITE PLAN NOTES:

1. PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.2.
2. PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.2.
3. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
4. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 5/C4.0.
5. PROPOSED ADA SIGN. SEE DETAIL 6/4.0.
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
8. INSTALL 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
9. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH A NEW COMMERCIAL DRIVE APPROACH PER CITY STANDARD ST-4B. SEE DETAIL SHEET C4.2.
10. CLEAR SIGHT TRIANGLE.
11. PROPOSED CONCRETE LANDING PAD. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
12. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. PROPOSED BOULDER RETAINING WALL, DESIGN BY OTHERS. SEE SHEET C2.0 FOR ELEVATIONS.
12. EXISTING CURB & GUTTER.
15. EXISTING STREET LIGHT, TO REMAIN.
16. EXISTING RETAINING WALL, TO BE PROTECTED IN PLACE.
17. PROPOSED BOLLARD.
18. PROPOSED FIRE HYDRANT.
19. EXISTING CELL TOWER ENCLOSURE.
20. PROPOSED TRANSFORMER PAD, SEE ELECTRICAL PLANS FOR DETAILS.
21. PROPOSED RETAINING WALL. SEE SHEET C2.0 FOR GRADING AND STRUCTURAL PLANS FOR DETAILS.
22. PROPOSED PAINTED PEDESTRIAN CROSSING.

LOT AREAS:

	SQ. FT.	/	ACRES.	(PERCENT)
LOT	57,355	/	1.317	
BUILDING FOOTPRINT	12,586	/	0.289	(21.94%)
ASPHALT	19,398	/	0.445	(33.82%)
LANDSCAPING	16,850	/	0.387	(29.38%)
CONCRETE	8,521	/	0.196	(14.86%)

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	16,850	20%

29.4 % PROVIDED

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
RETAIL	12,586	50.3 (4/1000)
TOTAL REQUIRED		51
TOTAL PROVIDED		53
DRIVE THRU SPACES		3
ACCESSIBLE SPACES	2	(3 REQ'D 51 TO 100)

PROJECT AREA	57,355 SQ.FT.	1.32 ACRES	100.00 %
LOT AREA	57,355 SQ.FT.	1.32 ACRES	100.00 %
LOT IMPERVIOUS AREA	40,571 SQ.FT.	0.93 ACRES	70.74 %
LOT BUILDING AREA	12,586 SQ.FT.	0.29 ACRES	21.94 %
LOT LANDSCAPE AREA	16,784 SQ.FT.	0.39 ACRES	29.26 %
R.O.W. DEDICATION AREA	0 SQ.FT.	0.00 ACRES	0.00 %
SENSITIVE LANDS AREA	4,598 SQ.FT.	0.11 ACRES	8.02 %
SENSITIVE LANDS % OF OPEN SPACE	27.40 %		
NUMBER OF BUILDINGS	1		
NUMBER OF SURFACE PARKING	44		
NUMBER OF GARAGE PARKING	0		
NET DENSITY OF DWELLINGS	0.76 BUILDINGS/ACRE		
% OF BUILDABLE LAND	91.98 %		
PAVEMENT	19,696 SQ.FT.		
UNTREATED BASE COURSE	19,696 SQ.FT.		
GRANULAR BORROW	19,696 SQ.FT.		
CURB & GUTTER	1,646 LF		
SIDEWALK	315 LF		
ADA RAMPS	5 EACH		

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	SDT	09/23/25
2	CITY COMMENTS	SDT	10/08/25
3	CITY COMMENTS	SDT	12/22/25

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

2429 STAGECOACH RETAIL

2429 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS, UTAH 84045

SITE PLAN

SHEET NO. C1.0

PROJECT ID: E25-056 | DATE: 12/22/25

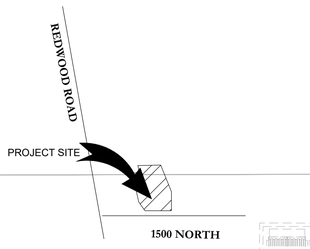
FILE NAME: PRJ-SCC | SCALE: 1"=20'

Blue Stakes of UTAH 811 Bluestakes.org

C1.0

Exhibit 6: Landscape and Irrigation Plans with interconnection to the north (Option A)

VICINITY MAP





ISSUE DATE	PROJECT NUMBER
12/19/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
6123121-5301
12/19/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

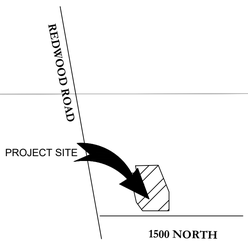
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/19/2025

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

VICINITY MAP



HARVEST VIEW PROPERTIES LLC
36:431:0028

EMPIRE REAL ESTATE HOLDINGS LLC
68:054:003

BOYD B BROWN
68:054:0012

BOYD B BROWN
68:054:0013

STAGECOACH DRIVE
(Public Right-of-Way)

Approximate Location of RMP Transformer

RMP TRANSFORMER

2400 NORTH
(77.0' Public Right-of-Way)

1500 NORTH STREET
(Public Right-of-Way)

ISSUE DATE	PROJECT NUMBER
12/19/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10 20 40 80
GRAPHIC SCALE: 1" = 20

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
12/19/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/19/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

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

a. PH: 5.5-7.5

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

c. SAR (SODIUM ABSORPTION RATION): < 3.0

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

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

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

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

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

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

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

d. ONLY POTABLE WATER FOR MIXING.

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

4. TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

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

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-0' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

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

MULCH

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

GENERAL IRRIGATION NOTES

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

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

SITE MATERIALS LEGEND

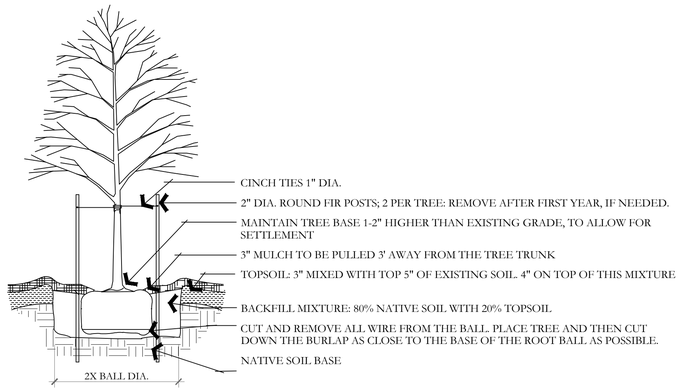
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1 LANDSCAPE

	1-15	2" COPPER CANYON CRUSHED ROC OR APPROVED EQUAL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	11,186 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	9,068 sf

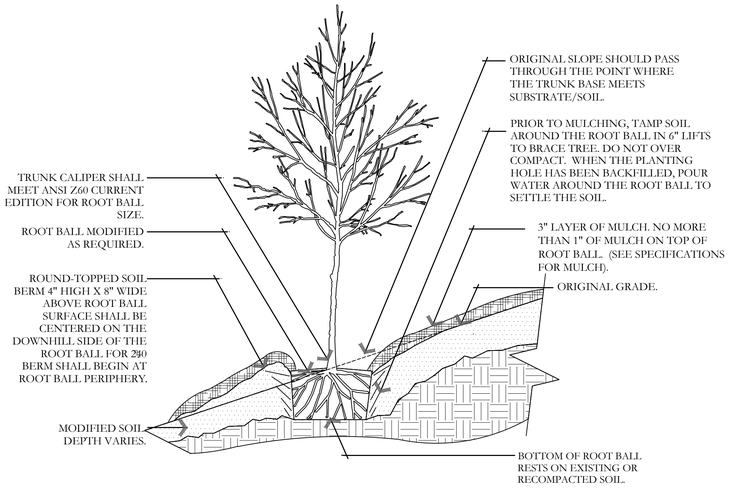
2 HARDSCAPE

	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	17
	2-05	5" DEEP STEEL



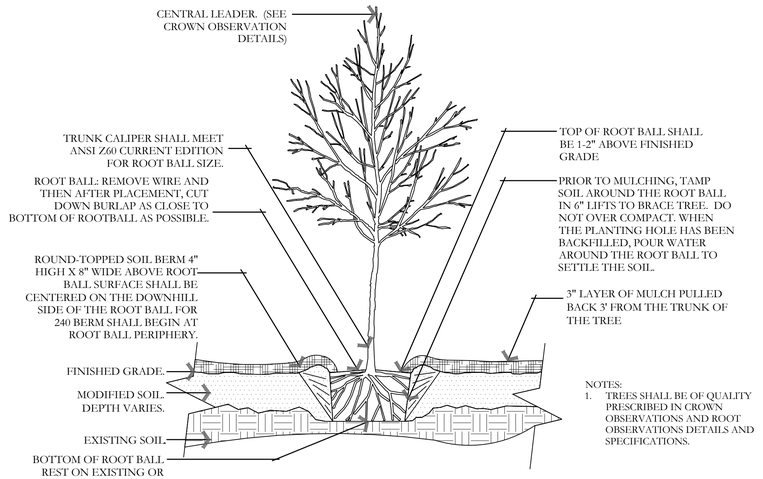
A DECIDUOUS TREE PLANTING

NOT TO SCALE



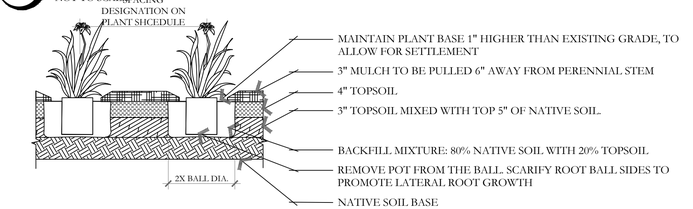
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



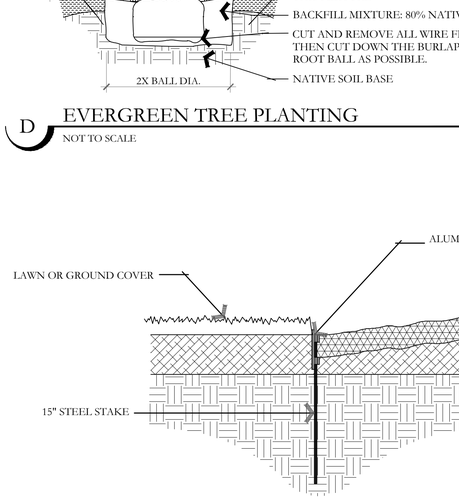
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



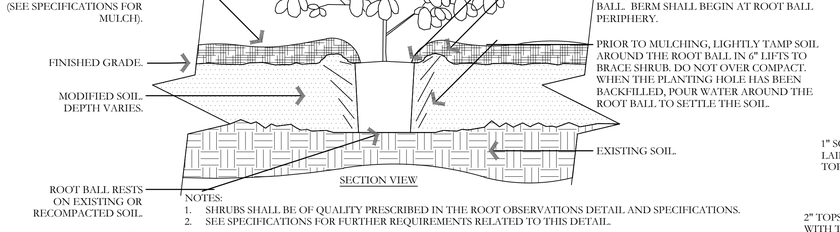
F PERENNIAL PLANTING

NOT TO SCALE



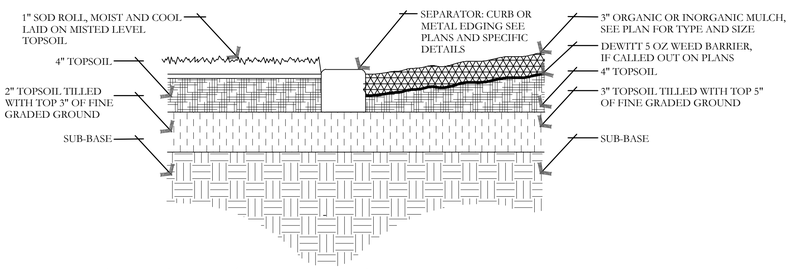
D EVERGREEN TREE PLANTING

NOT TO SCALE



E SHRUB - MODIFIED SOIL

NOT TO SCALE

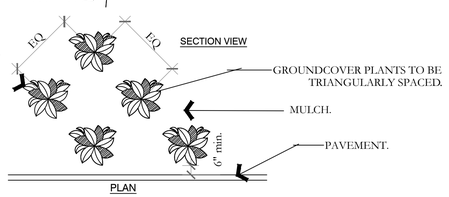


I SOD LAYING/MULCH DETAIL

NOT TO SCALE

G METAL EDGING DETAIL

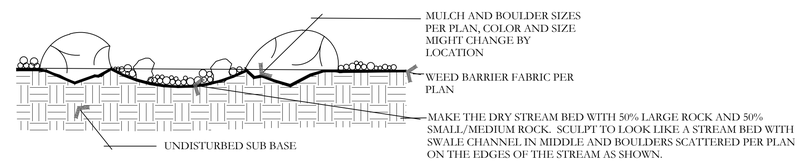
NOT TO SCALE



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/9/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY TRIUMPH ANDREWS 812121-5301 12/9/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/9/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

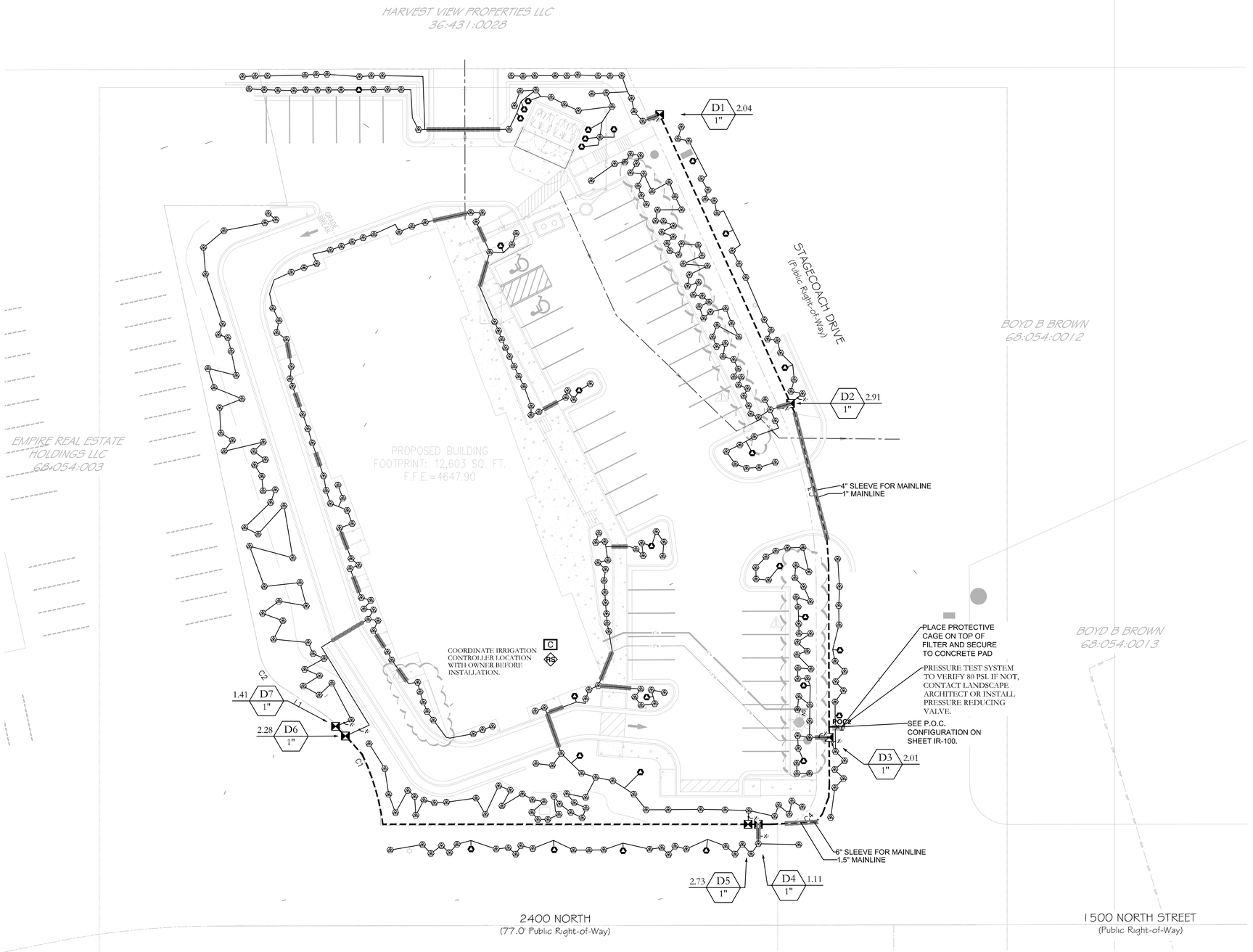
COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	7
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	396
	Rain Bird XFS-09-18 Drip Ring(TREE)	29

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC2	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,927 lf
	Irrigation Mainline: PVC Schedule 40	501.5 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	240.8 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- # — Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC — SOURCE DATA
SHUTOFF VALVE
F — AMIAD SCREEN FILTER
M — MASTER VALVE
FS — 1" FLOW SENSOR
QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
12/9/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8139247-5301 — 12/9/2025 — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/9/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY STORAGE HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Poin(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

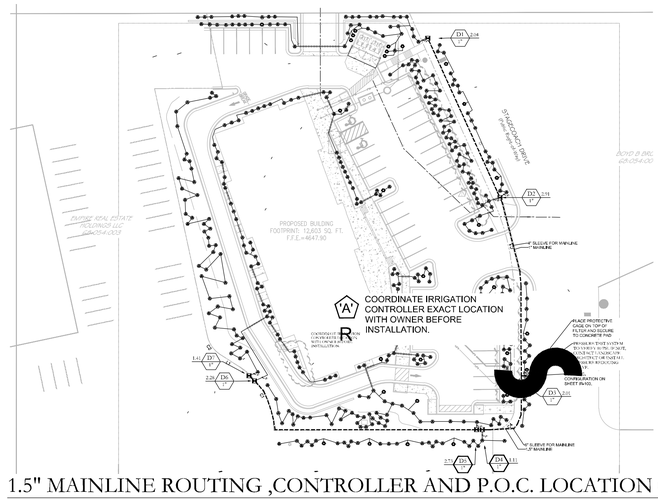
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

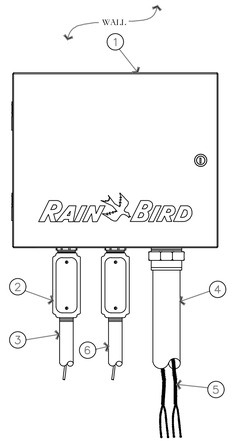
Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF FOOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATURAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM


'A'
COORDINATE IRRIGATION CONTROLLER EXACT LOCATION WITH OWNER BEFORE INSTALLATION.
PROPOSED BUILDING FOOTPRINT: 12,803 SQ. FT. F.F.E.=4647.90
EXISTING LOT 204 PAYSON REAL ESTATE HOLDINGS LLC 66-034-0-053
EXISTING LOT 203 66-034-0-052
D1 2.04
D2 2.16
D3 2.28
D4 1.41
D5 2.28
D6
D7 2.52
D8
D9 2.52
D10 1.41
D11
SLEEVE FOR MAINLINE
SLEEVE FOR MAINLINE
SLEEVE FOR MAINLINE
3" SCHEDULE 40 PVC PIPE FOR POWER
BOND & ENG. 66-034-0-051
#60 VALVE BOX WITH LOCKING LID
#60 VALVE BOX WITH LOCKING LID
#60 VALVE BOX WITH LOCKING LID



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

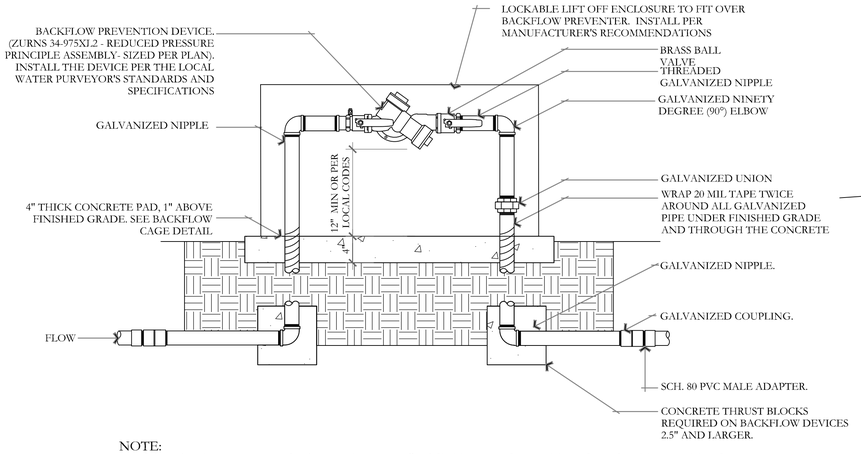
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

NOT TO SCALE

PKJ DESIGN GROUP

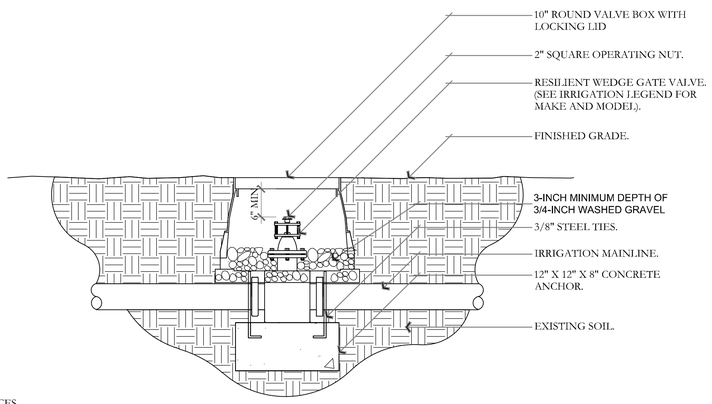


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

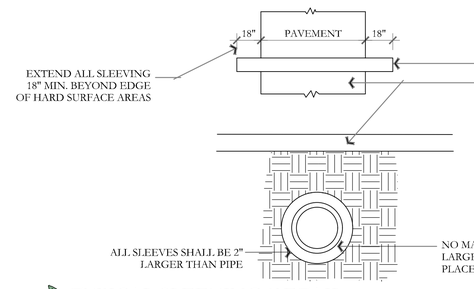


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

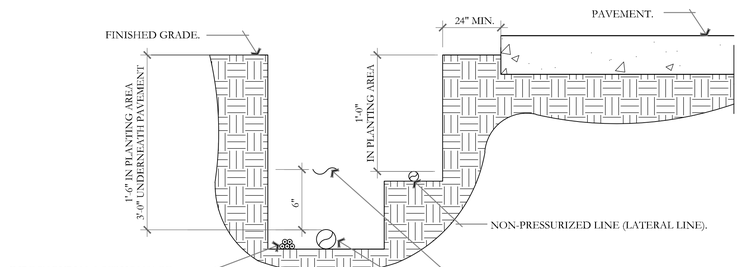
PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

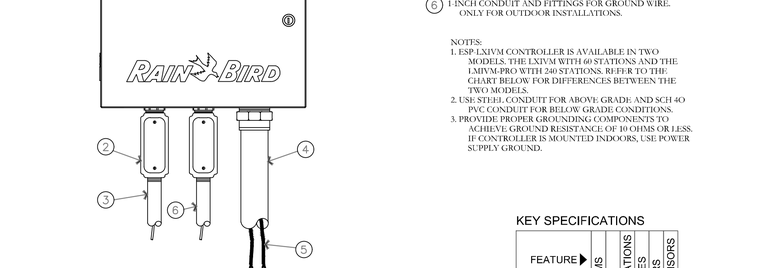


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

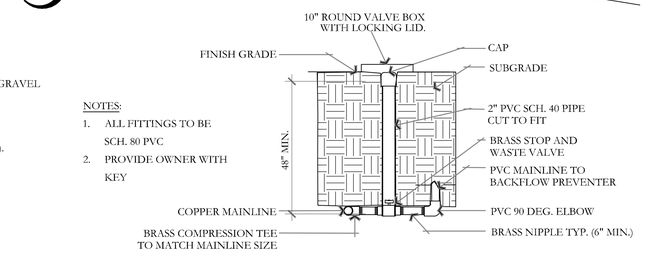


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

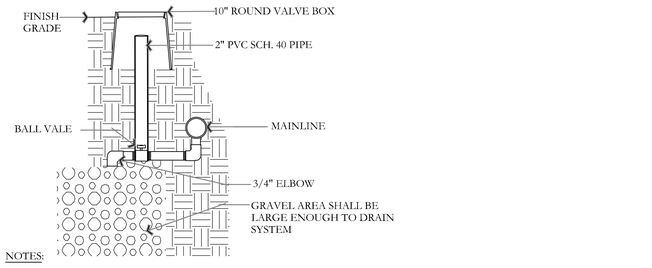


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



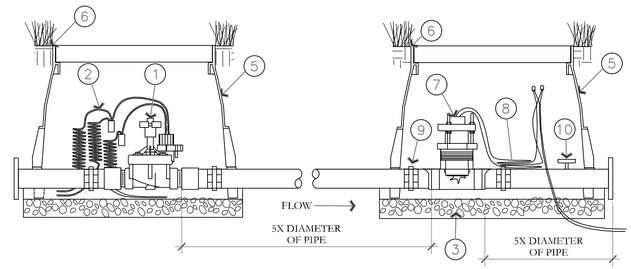
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/9/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129271-5301 12/9/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/9/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2		
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

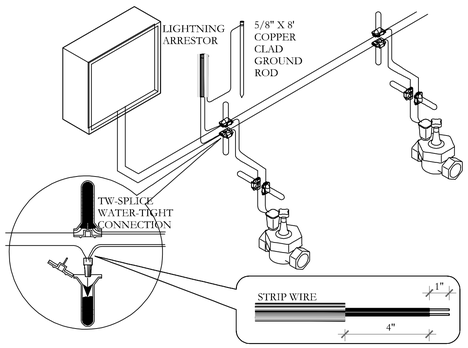
COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

IRRIGATION DETAILS

CITY PERMIT SET

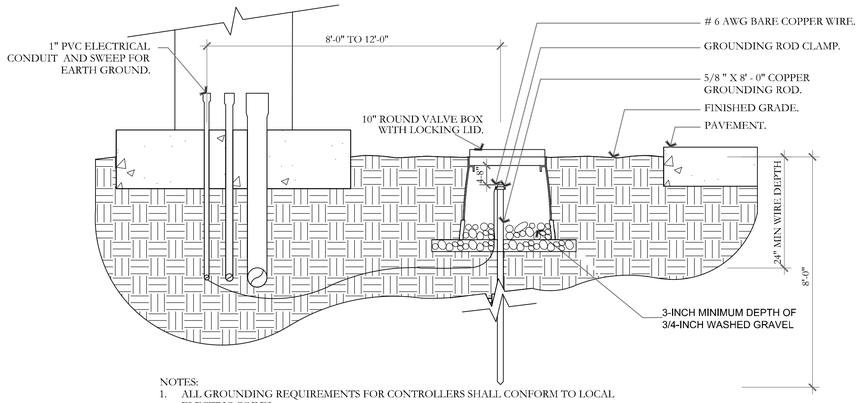
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

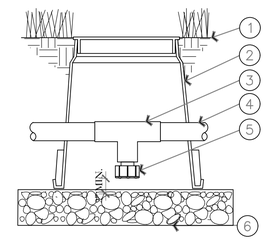


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

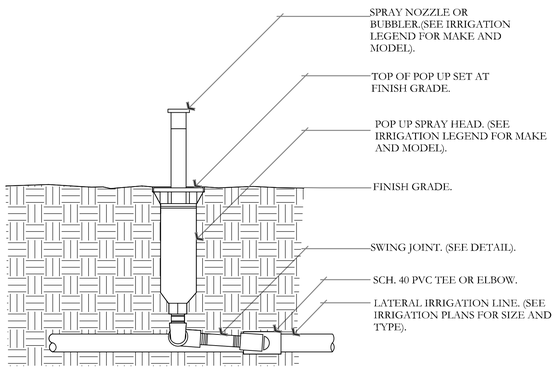


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

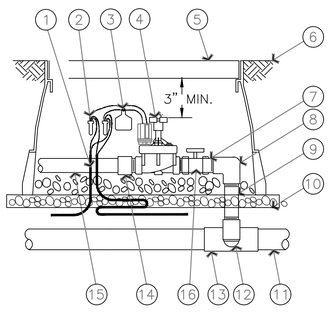


NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

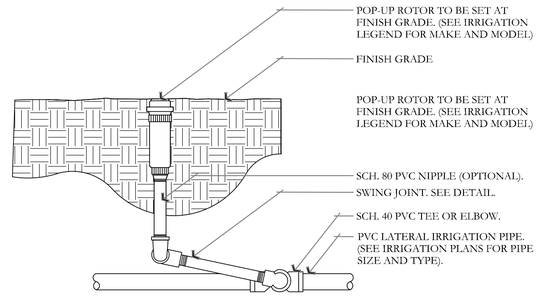


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
12/9/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

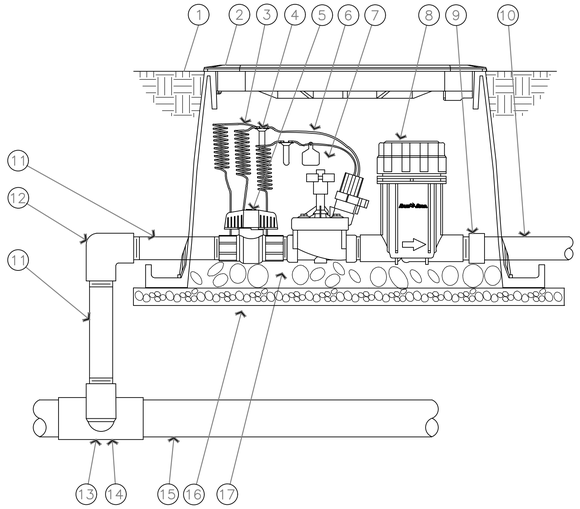
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
12/9/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/9/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

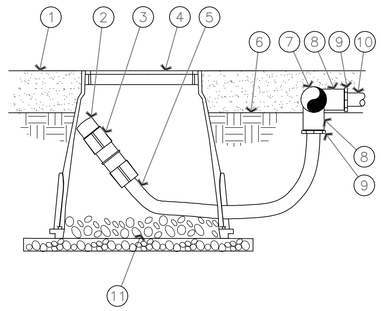


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



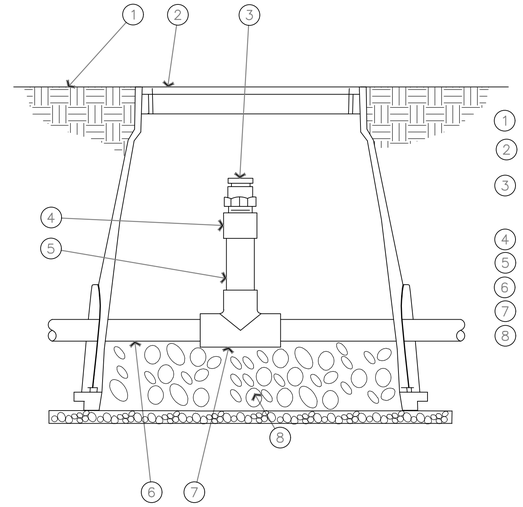
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

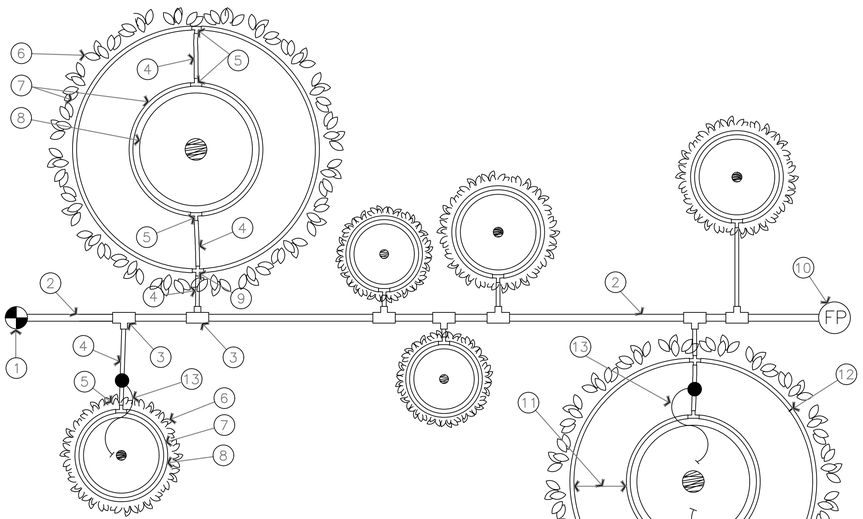


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
12/9/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/9/2025
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE:

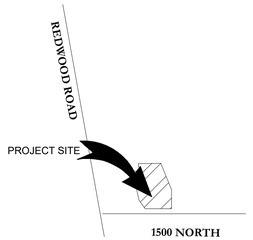
IRRIGATION DETAILS

CITY PERMIT SET

IR-503

Exhibit 7: Landscape and Irrigation Plans without interconnection to the north (Option B)

VICINITY MAP





PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT
	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/23/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEFFREY AINSWORTH 12/23/2025	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/23/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3	CITY COMMENTS	12-22-2025
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

COPYRIGHT:
PKJ DESIGN GROUP

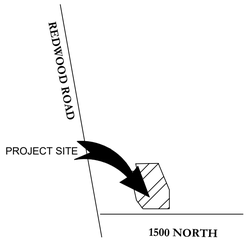
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

VICINITY MAP





ISSUE DATE	PROJECT NUMBER
12/23/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3	CITY COMMENTS	12-22-2025
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10 20 40 80

GRAPHIC SCALE: 1" = 20

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8138727-5301
12/23/2025
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/23/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

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

a. PH: 5.5-7.5

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

c. SAR (SODIUM ABSORPTION RATION): < 3.0

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

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

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

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

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

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

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

d. ONLY POTABLE WATER FOR MIXING.

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

4. TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

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

GENERAL LANDSCAPE NOTES

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

LAWN/GRASS AREA

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

MULCH

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

GENERAL IRRIGATION NOTES

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

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

SITE MATERIALS LEGEND

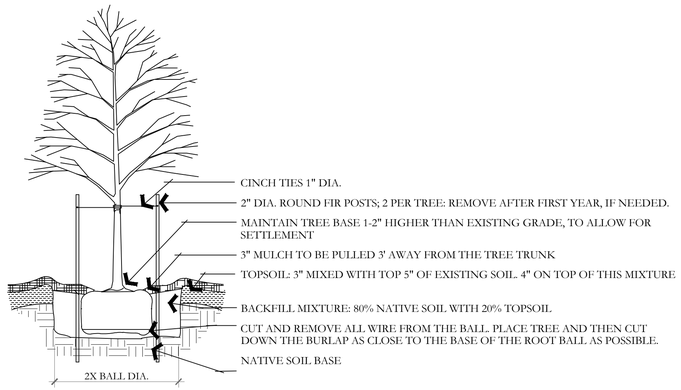
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1 LANDSCAPE

	1-15	2" COPPER CANYON CRUSHED ROC OR APPROVED EQUAL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 5" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	11,267 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	9,101 sf

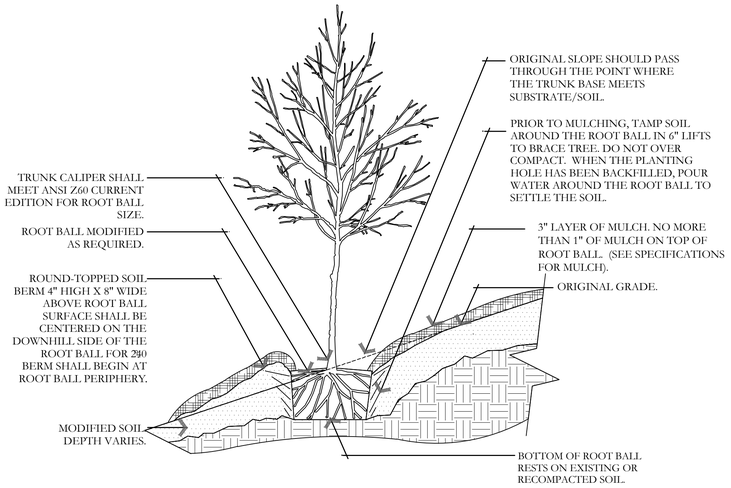
2 HARDSCAPE

	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	17



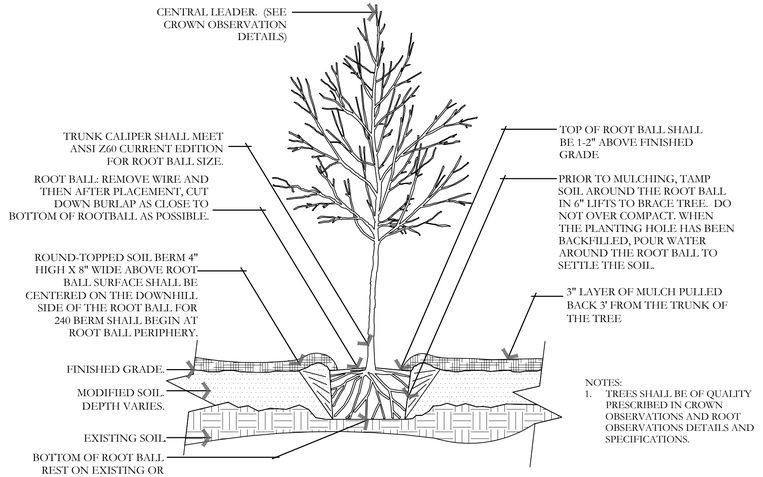
A DECIDUOUS TREE PLANTING

NOT TO SCALE



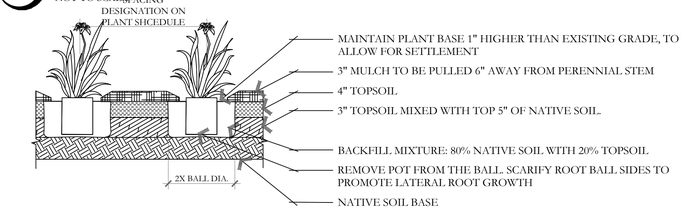
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



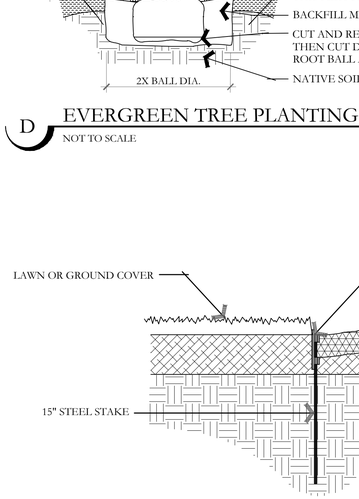
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



F PERENNIAL PLANTING

NOT TO SCALE



D EVERGREEN TREE PLANTING

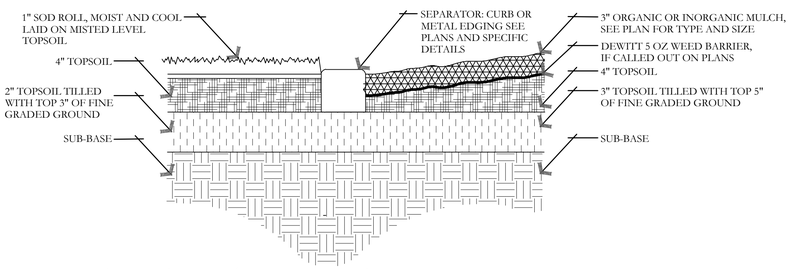
NOT TO SCALE



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

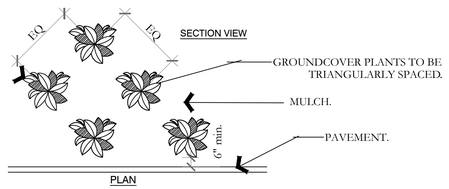


I SOD LAYING/MULCH DETAIL

NOT TO SCALE

G METAL EDGING DETAIL

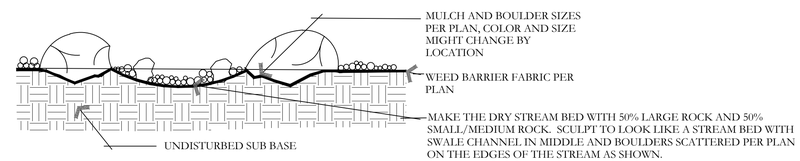
NOT TO SCALE



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/23/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREATH 812121-5301 12/23/2025 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/23/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3	CITY COMMENTS	12-22-2025
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

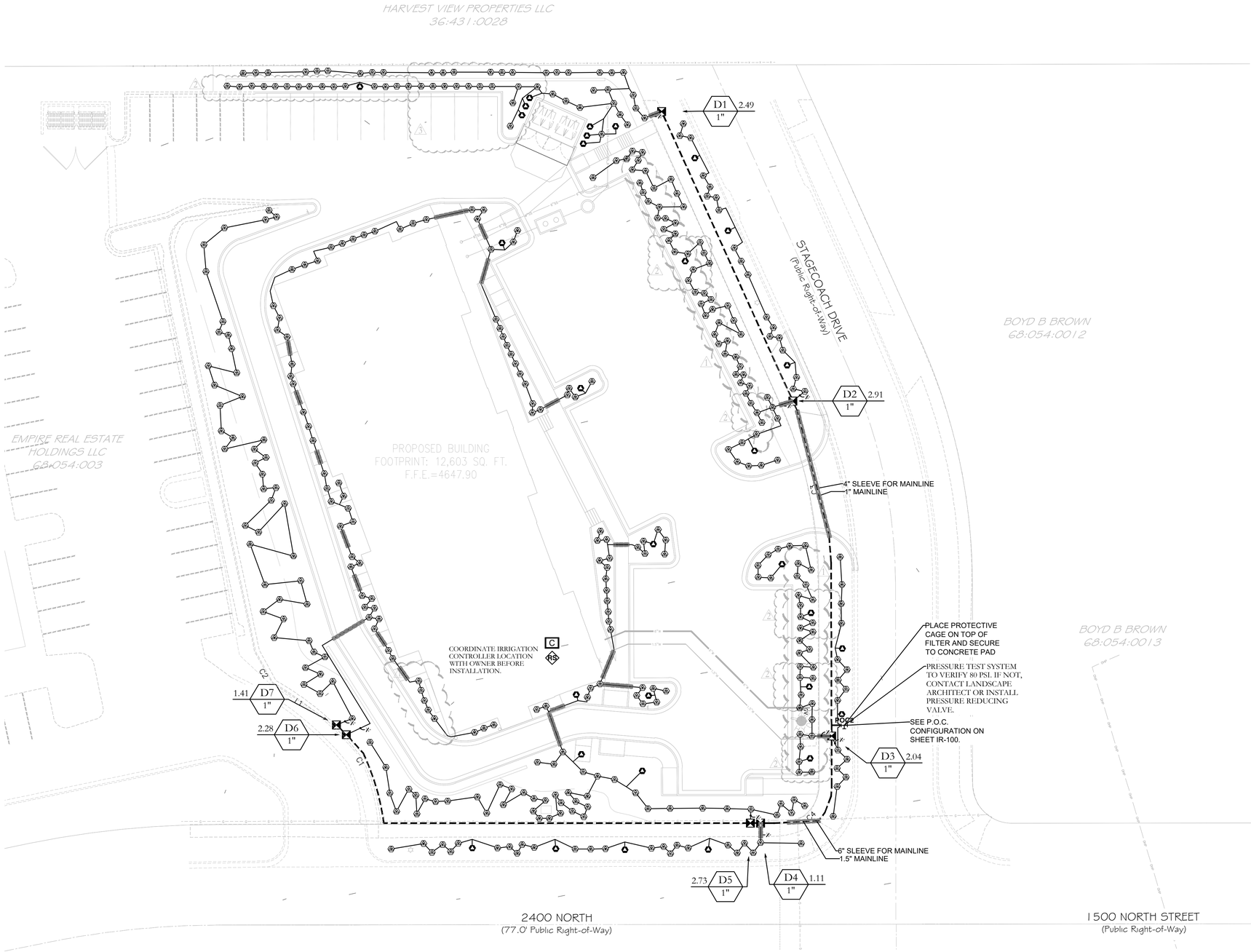
COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	7
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	409
	Rain Bird XFS-09-18 Drip Ring(TREE)	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC2	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,949 lf
OHP OHP	Irrigation Mainline: PVC Schedule 40	501.5 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	213.0 lf

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC SOURCE DATA
SHUTOFF VALVE
F AMIAD SCREEN FILTER
M MASTER VALVE
FS 1" FLOW SENSOR
QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
12/23/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8179147-5301
12/23/2025
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/23/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements speceified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

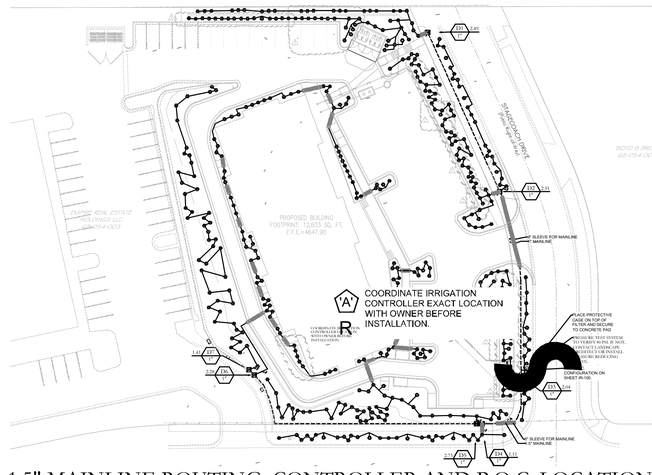
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
12/23/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

NORTH

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

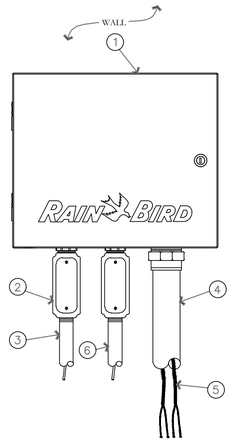
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREOTH 8129121-5301 12/23/2025 ELECTRONIC SIGN STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/23/2025

IRRIGATION COVER

CITY PERMIT SET

IR-101



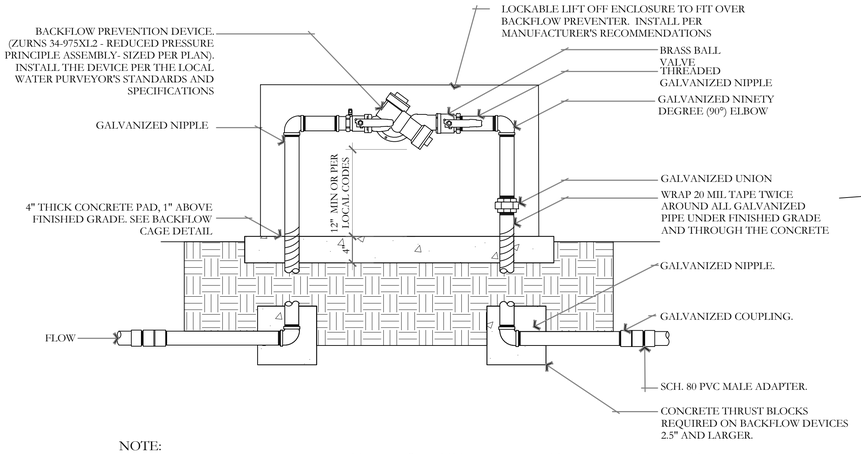
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

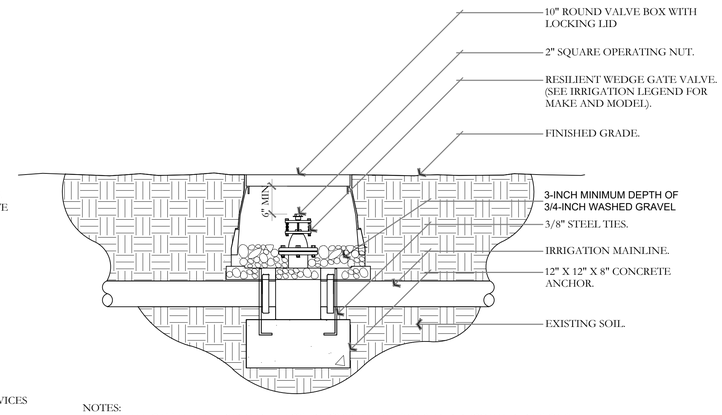
FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE — PKJ DESIGN GROUP



NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



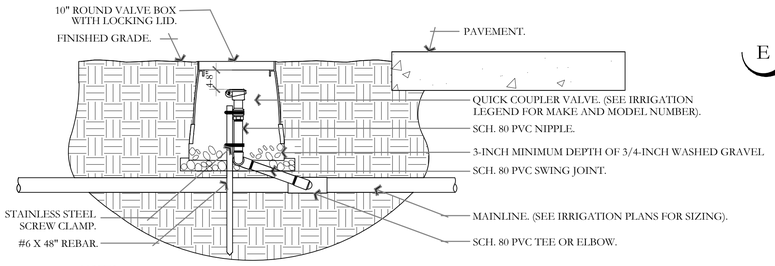
NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

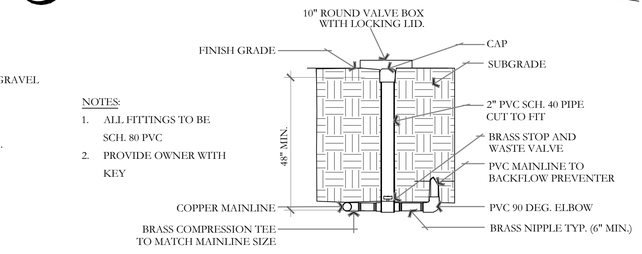
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



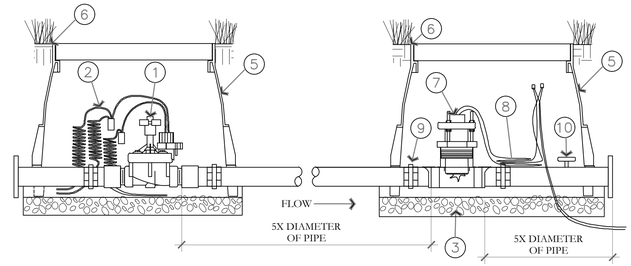
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

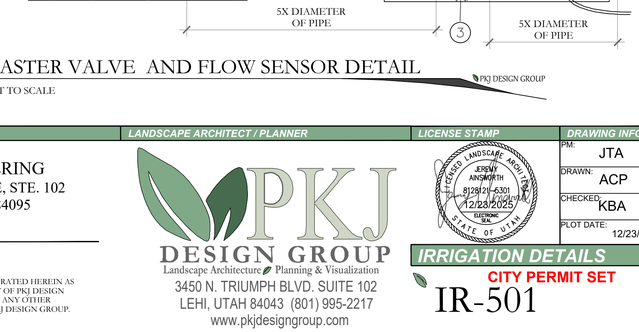
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

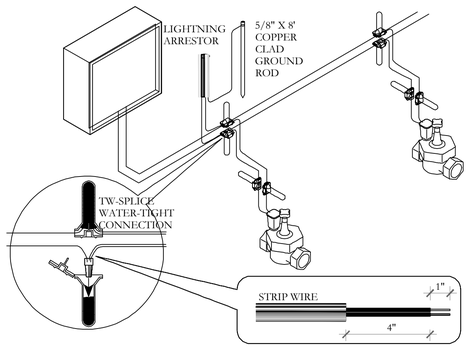
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/23/2025	UT25136	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025	STAGECOACH RETAIL 2429 N. STAGECOACH DR. SARATOGA SPRINGS, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 REGISTERED 12/23/2025 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 12/23/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

COPYRIGHT:
PKJ DESIGN GROUP
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

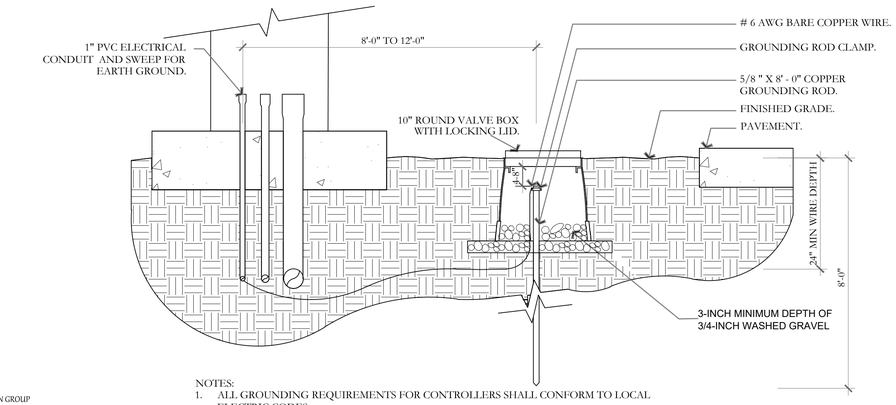
IRRIGATION DETAILS
CITY PERMIT SET
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



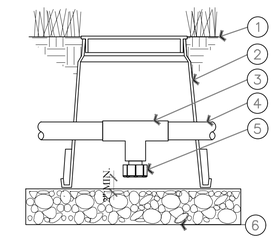
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

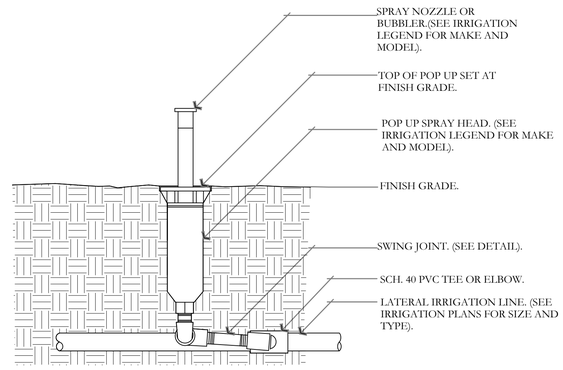


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



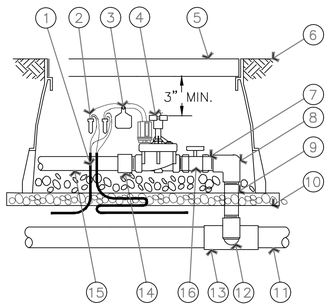
NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

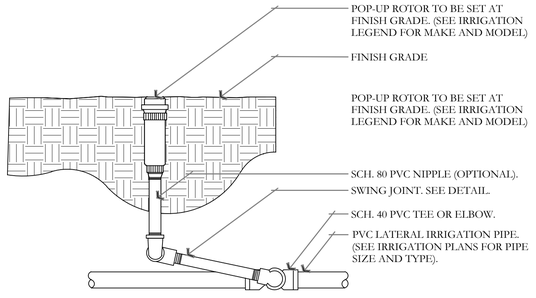


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
12/23/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/23/2025
ELECTRONIC SEAL
STATE OF UTAH

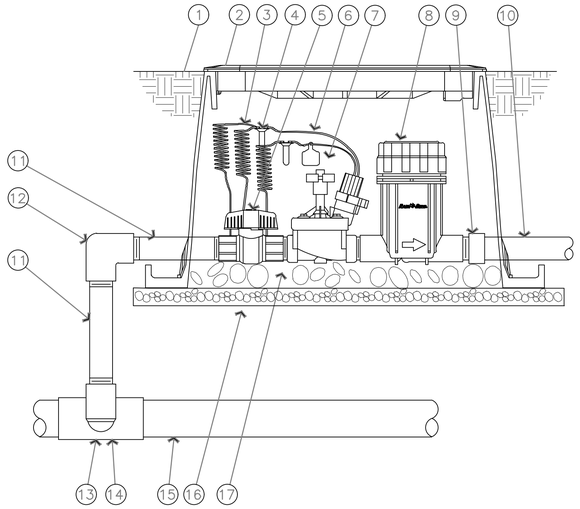
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	12/23/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

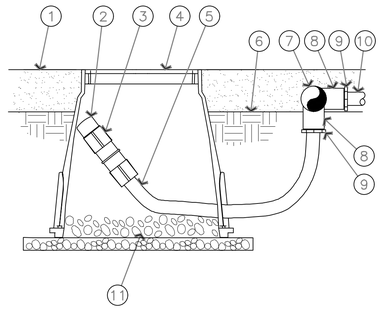


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



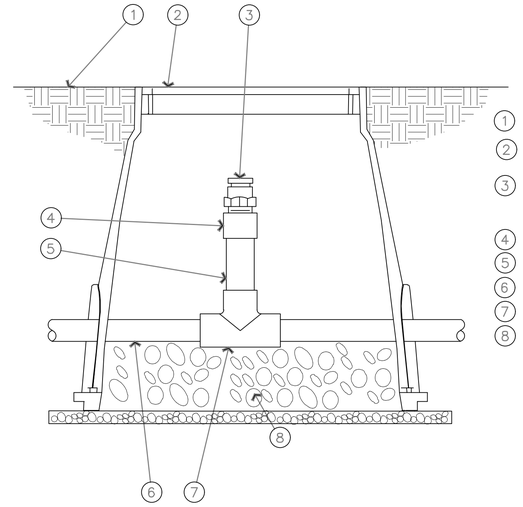
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

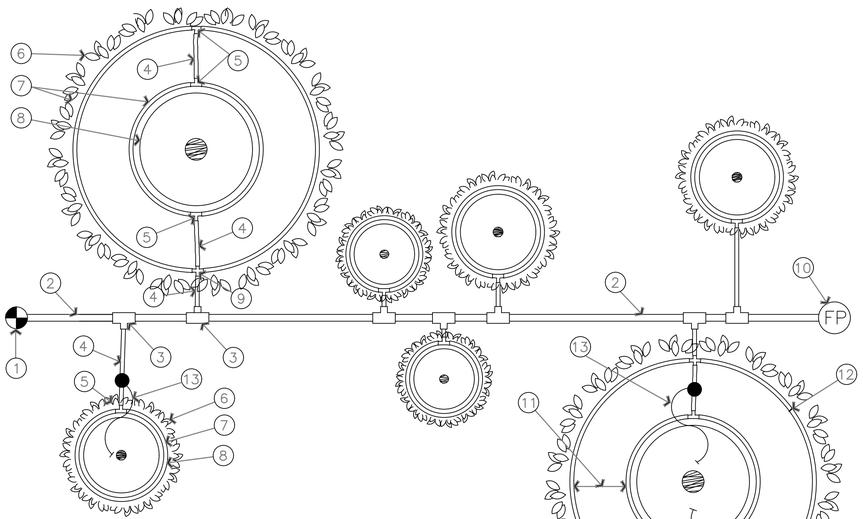


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
12/23/2025	UT25136

NO.	REVISION	DATE
1	CITY COMMENTS	11-18-2025
2	CITY COMMENTS	12-19-2025
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 11/17/2025

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

STAGECOACH RETAIL
2429 N. STAGECOACH DR.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/23/2025
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE:

IRRIGATION DETAILS

CITY PERMIT SET

IR-503

LTG CTRL
SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON 30 MIN PRIOR TO SHIFT STARTING AND OFF 1HR AFTER CLOSING OR BY 11PM WHICHEVER IS EARLIER. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

ALL EXTERIOR LIGHTING NOT SERVING OUTDOOR PARKING AREAS TO BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS REDUCED BY NOT LESS THAN 50% DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 10 MINUTES OR MORE PER IECC 2021 C405.2.7.3 (1.3)

GENERAL NOTES

A. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTEND SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT ARE NOT PERMITTED.
B. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND WITH THE LIGHTING PLAN PROVIDED IN THE ACCEPTED DRAWINGS. REMEDIAL ACTION DUE TO NON-CONFORMANCE SHALL BE PROVIDED IN THE ACCEPTED DRAWINGS.
C. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA AND NOT EXCEED 4000K IN COLOR TEMPERATURE.
D. ALL PATHWAY, WALKWAY, AND SIDEWALK LIGHTING FIXTURES SHALL BE MOUNTED AT A HEIGHT NOT TO EXCEED 10'.
E. THEMED WALKWAY LIGHTING WITHIN REGIONAL PARKS SHALL NOT EXCEED A HEIGHT OF 25'. SUCH LIGHTING WITHIN 200' OF RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 16'.
F. 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'.
G. ALL FREE STANDING LIGHT FIXTURES SHALL BE BLACK.
H. ALL LIGHT FIXTURES AND ASSEMBLIES SHALL BE METAL.

FIXTURES ARE FOR LIGHTING UP THE PARKING LOT AND DRIVE PER PHONE CONVERSATION WITH KENDAL ON 10/7/25 FIXTURE WAS APPROVED TO BE AT 20' AND 15.5' RESPECTIVELY. SEE LIGHT FIXTURE HEIGHTS SHOWN BELOW ON THE PHOTOMETRIC PLAN

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
○	OW1	14	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HCC6S15D010MW-HM60525830-61MDH	HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, HAZE TRIM	1	1509	14
○	OP1	5	ANP Lighting	BVA2401CPM78W30T430K-HSS180	BELLA VISTA - 20.00 IN ANGLE SHADE WITH 7" 180 HOUSE SIDE SHEILD	1	8167	78
▭	OW2	5	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GKO-PB2E-730-U-T4W	GEKKO WALL PACK 12000LM PACKAGE 70CRI 3000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC	20	583	104.7
▭	OW3	7	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GKO-PB2A-730-U-T2U	GEKKO WALL PACK 4000LM PACKAGE 70CRI 3000K FIXTURE w/ TYPE II URBAN DISTRIBUTION OPTIC	20	197	26.5
□	OD1	17	LEDRA BRANDS	NU4-QD-SW-10LM-30K-80-HE60-120-DIM10-NC-WH-WH		1	857	8.14

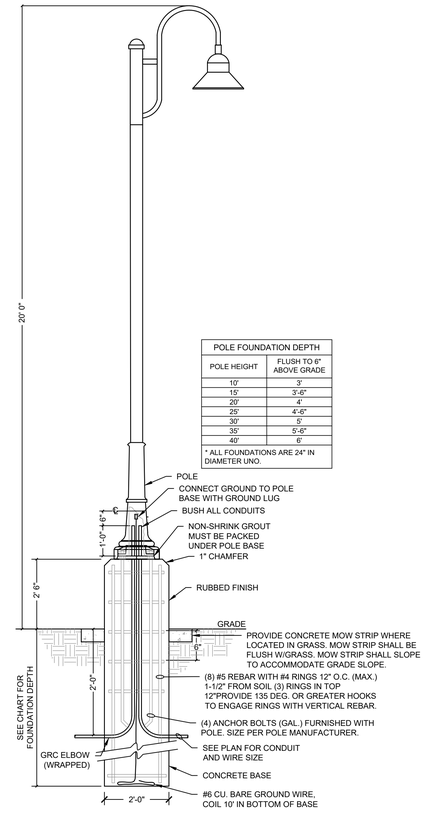
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive-Thru	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
Parking	+	2.3 fc	6.2 fc	0.2 fc	31.0:1	11.5:1
Property Line	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
Walkway & Landscaping	+	6.3 fc	21.5 fc	0.8 fc	26.9:1	7.9:1



1 ES001 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

N



2 ES001 SARATOGA SPRINGS COMMERCIAL AREA LIGHT POLE BASE DETAIL
NO SCALE

ae urbia ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
801.746.0455
www.aeurbia.com

PROFESSIONAL ENGINEER
REGISTERED
No. 13961352-2202
9/23/25
ANDREW POWELL
STATE OF UTAH

COULOIR CAPITAL - 24TH RETAIL
-
2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

MARK	DESCRIPTION	Revision Date

Revision Schedule

AE2025.007

SITE PHOTOMETRIC PLAN

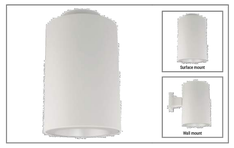
DATE: SEPT. 23 2025

SHEET #: ES001

AMP
Electrical Engineering, LLC
187 E 2200 N
Lehi, Utah
(801) 420-2153

COPYRIGHT © AE URBIA, LLC.

Project		Catalog #		Type	OW1
Prepared by		Notes		Date	



HALO Commercial

HCC6 | HM6C | 61

6-inch lens cylinder and lens wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Energy & Performance Data page 7
- Product Warranty

Product Certification

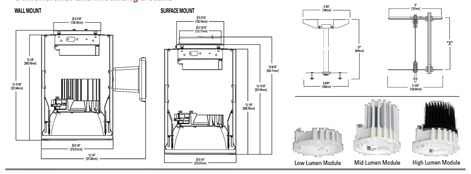
Product Features

Control Compatibility

Top Product Features

- 500 to 5000 lumens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Narrow, Medium, Wide beam distribution in precision formed reflectors
- Wall wash with exclusive rotatable linear spread lens
- Specular, Semi Specular, White, Black & White Baffle reflector finishes
- Matte white, matte black, silver and bronze silver cylinder finishes
- Wall mount, and Surface mount with aircraft cable and pendant accessory options

Dimensional and Mounting Details



COOPER Lighting Solutions
a @signify business

PSS170056N page 1
November 1, 2024 3:24 PM

ANP Lighting — Specifications BVA2001

Project Name: _____
Fixture Type: OP1 Quantity: _____
Customer: _____

TIR PERFORMANCE PLATFORM SPECIFICATION	EDGE-LIT LED SPECIFICATION	DRIVER SPECIFICATION
• Performance, Ceramic-coating technology	• Edge-Lit comfort solution	• Universal Input 120-277V
• Distributions: Type II, III, IV, V	• Distributions: Type II, III, IV, V	• 0-10V Dimming to 10%
• CCT: 2700K, 3000K, 3500K, 4000K	• CCT: 2700K, 3000K, 3500K, 4000K	• Power Factor @ Full Load >95%
• Life: L70 >50,000 hours	• Life: L70 >60,000 hours	• THD @ Full Load <10%
• Ingress Protection: IP66	• Ingress Protection: IP66	• Constant Current Output 50/60Hz
• Certification: ETL	• Certification: UL, RoHS	• Operating Temperature: -40°C Minimum
• CRI: >80, 3 SDCM	• CRI: >80, 3 SDCM	• Ingress Protection: IP66
		• Certifications: UL Recognized, CSA, RoHS

FINISHES

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion. 5-year warranty for aluminum products. 2-year warranty for steel products.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray and is available in either a textured or gloss surface. 5-year warranty for aluminum products. 2-year warranty for steel products.

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- *Limited Warranty: A typical year is defined as 4,380 hours of operation.

ACCESSORIES



POPULAR POST MOUNTS

See Post/Arm Section on Website for Specification Sheets and additional post arms. Dimensions are Projection x Height.
Click here for all Post Mount styles

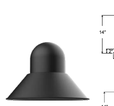


2023 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not affect the product's overall performance or appearance.

1-800-548-3227
ANPlighting.com

07202025

ANP Lighting — Specifications BVA2001



Project Name: _____
Fixture Type: OP1 Quantity: _____
Customer: _____

Specifications

Material: Durable A356 cast aluminum and aluminum sheet metal. Hardware is stainless steel or zinc-plated steel.

Fixture Mounting: Pendant Mount: Hangs from tenon with Dual Clevis Pins.

Drivers: Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

Dark Sky Friendly: ETL maintain dark sky friendly compatibility: ≤ 3000K

Electrical: A lightning surge protective device is standard (20KA* Max(10KA* Nominal). Approximately 12" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

Finish: A polyester powder coat high quality finish. Marine grade finish is available.

Certifications: UL Listed for outdoor, wet location. LED is IP66.

Modifications: Consult factory for custom or modified designs.

Buy American: This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. Click here for additional information.

BVA2001 LED

EPA: 0.92
Weight: 16 lbs.

Catalog Logic:

BVA2001	-	CPMTBW30	-	T5	-	40K	-	PC	-	PA1613	-	T2
Luminaire Series		Light Source & Wattage		Optics		CCT		Accessories		Mounting Source		Finish

Catalog Number: BVA2001 [1] [2] [3] [4] [5] – [6] – [7] – [8]

1 LIGHT SOURCE & WATTAGES

TIR Performance Platform

CPS30W18	(30W TIR Performance Platform)
CPS3W18	(3W TIR Performance Platform, CA Title 24)
CPS46W18	(46W TIR Performance Platform)
CPMTBW30	(78W TIR Performance Platform)
CPMS0W36	(50W TIR Performance Platform)
CPL120W48	(120W TIR Performance Platform)

Edge-Lit LED Comfort Solution*

E030LDS	(30W Small Edge-Lit LED Comfort Solution)
E03KLDS	(30W Small Edge-Lit LED Comfort Solution, CA Title 24)
E050LDS	(50W Small Edge-Lit LED Comfort Solution)
E065LDS	(65W Small Edge-Lit LED Comfort Solution)
E060LDS	(80W Small Edge-Lit LED Comfort Solution)

*See LED Performance Charts for distribution type compatibility.

2 OPTICS

- T2 (Type II)
- T3 (Type III)
- T4 (Type IV)
- T5 (Type V)

3 CCT (COLOR TEMPERATURE)

- 27K (2700K)
- 30K (3000K)
- 35K (3500K)
- 40K (4000K)
- *Consult Factory for 5000K

4 ACCESSORIES

HSS90	(90° House Side Shield)
HSS120	(120° House Side Shield)
*EMG-LED10	(10W LED Emergency Driver; See Below For Compatibility)
*EMG-LED20	(20W LED Emergency Driver; See Below For Compatibility)
*EMG-LED30	(30W LED Emergency Driver; See Below For Compatibility)
HLMSPC-06	(On/Off Motion Sensor/Photocell; High/Low field-configurable; 6' - 10' Sensor Mounting Height)
HLMSPC-10	(On/Off Motion Sensor/Photocell; High/Low field-configurable; 8' - 15' Sensor Mounting Height)
HLMSPC-FM	(High/Low Motion Sensor/Photocell. Flush Mount; integral to luminaire. 40' Max Sensor Mounting Height.)
PC	(Button Photo Cell)
TLPC	(ANSI C136.41 Twist Lock Photocell; includes receptacle and 120-277V photo cell)
TL6	(ANSI C136.41 5-Pin Twist Lock Receptacle only)
TL7	(ANSI C136.41 7-Pin Twist Lock Receptacle only)
AD	(AstroDIM™ - Night-time dimming, consult factory)
FAID	(Field Adjustable Internal Dimmer)

*Most Emergency Drivers are remote mount only (consult factory). 10W & 30W Emergency Drivers are not compatible with all LED Light Source and Wattage options. For minimum lumens in emergency mode, see Technical Section

5 MOUNTING SOURCE

Post Mount Arms	Wall Mount Arms
PA1613	WM1763
PA1753	WM1773
PA2513	WM3303
PA3313	WM3203
PA3213	WM3563
PA3553	WM3543
PA6213	WM3163

All Post Mounts | All Wall Mounts

Rigid Stem Mount
45T36 (45° Rigid Stem, 4" OD Canopy) Other lengths available, consult factory.
Pendant Chain Mount
PEND-CH3 (36" Chain/4 5/8" OD Canopy) Other lengths available, consult factory.

See last page for popular mounting sizes/styles.

6 FINISHES

*Premium and Marine Grade Finish have additional charges

Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Copper Clay	53	53M
Cantaloupe	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	NA	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architextural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M	PREMIUM FINISH	Premium Grade*	Marine Grade*
Aqua Green	47	47M	Textured Desert	80	80M
Galvanized	49	NA	Graystone	82	82M
Navy	50	50M	Oil Rubbed Bronze	83	83M
Architectural Bronze	51	51M	Carbon Graphite	96	96M
Patina Verde	52	52M			

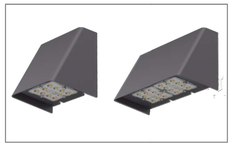
Consult Factory for additional paint charges and availability.

2023 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not affect the product's overall performance or appearance.

1-800-548-3227
ANPlighting.com

07202025

Project		Catalog #		Type	OW2-OW3
Prepared by		Notes		Date	



McGraw-Edison

GKO Gekko

Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

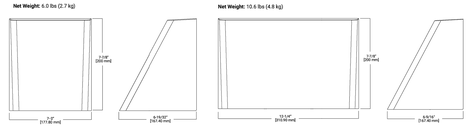
Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

PB1
Net Weight: 6.0 lbs (2.7 kg)

PB2
Net Weight: 10.6 lbs (4.8 kg)



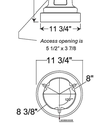
NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. ISA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions
a @signify business

PSS0006825 page 1
June 19, 2025 7:15 AM

ANP Lighting — Specifications CB0101





Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____

Specifications

Material: All parts are durable 356 cast aluminum and high strength extruded aluminum.

Shafts are available in 3" and 4" diameter and wall thickness of .125 or .188.

All hardware provided shall be stainless steel or zinc plated steel.

Mounting: Standard anchor bolts provided are 3/4" x 18" x 3". Bolts, nuts and washers shall be hot dipped galvanized steel.

Bolt pattern diameter is 6".

Access
Hand access opening and cover are provided in base. Cover (when used) is secured by two stainless steel machine screws. (Tamper proof screws provided upon request). See drawing for position of hand hole.

8 3/8" bottom hole provided for conduit access.

Grounding
All cast bases are provided with an aluminum grounding lug integrated to inner wall of shaft, 180 degrees to hand hole. Grounding lug is drilled and tapped to accommodate 10-20 stainless steel machine screw.

Pole Height
Maximum pole height is 16 feet.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

CB0101

Weight: 26 lbs
Anchor Bolts: 3

Catalog Logic:

CB0101	-	4S16.188	-	GFI20	-	72
Cast Base		Shaft		Accessory		Finish

Catalog Number: CB0101 [1] [2] [3]

Additional heights and pole diameters may be available. Contact factory for your specific needs.

1 Smooth Shaft Catalog No.	1 Fluted Shaft Catalog No.	Shaft Diameter	Finished Height	Wall Thickness
356.125	3F6.125	3"	6'	.125
357.125	3F7.125	3"	7'	.125
358.125	3F8.125	3"	8'	.125
359.125	3F9.125	3"	9'	.125
3510.125	3F10.125	3"	10'	.125
3511.125	-	3"	11'	.125
3512.125	-	3"	12'	.125
3513.125	-	3"	13'	.125
3514.125	-	3"	14'	.125
3510.188	3F10.188	3"	10'	.188
3511.188	3F11.188	3"	11'	.188
3512.188	3F12.188	3"	12'	.188
3513.188	3F13.188	3"	13'	.188
3514.188	3F14.188	3"	14'	.188
-	3F15.188	3"	15'	.188
-	3F16.188	3"	16'	.188
-	-	-	-	-
4S8.125	-	4"	8'	.125
4S9.125	-	4"	9'	.125
4S10.125	-	4"	10'	.125
4S11.125	-	4"	11'	.125
4S12.125	-	4"	12'	.125
4S13.125	-	4"	13'	.125
4S14.125	-	4"	14'	.125
-	4F8.188	4"	8'	.188
-	4F9.188	4"	9'	.188
-	4F10.188	4"	10'	.188
-	4F11.188	4"	11'	.188
4S12.188	4F12.188	4"	12'	.188
4S13.188	4F13.188	4"	13'	.188
4S14.188	4F14.188	4"	14'	.188
4S15.188	4F15.188	4"	15'	.188
4S16.188	4F16.188	4"	16'	.188

2 ACCESSORIES

GFI15	(15 amp GFCI receptacle outlet)
GFI20	(20 amp GFCI receptacle outlet)
GFI-WPU	(20 amp GFCI receptacle with weather proof in-use cover)
BAA	(Cast Banner Arm A for 24" wide banner)
BAB	(Cast Banner Arm B for 30" wide banner)
BAC	(Cast Banner Arm C for 30" wide banner)
LR1	(Cast Ladder Rest 1)
LR3	(Cast Ladder Rest 3)
LR4	(Cast Ladder Rest 4)
LR5	(Cast Ladder Rest 5)
SIGN A	(Cast Sign A; 30" x 9", 8 letters/numbers on one line; requires Banner Arm to hang)
SIGN B	(Cast Sign B; 31" x 7", 12 letters/numbers on one line; requires Banner Arm to hang)
SIGN C	(Cast Sign C; 27" x 11", two rows of 8 letters/numbers on each line, requires Banner Arm to hang)
SIGN D	(Cast Sign D; 11" x 6 1/2", 4 letters/numbers on one line)
SIGN E	(Cast Sign E; comes with pole clamp, 24 1/2" x 6", 9 letters/ numbers on one line)
FPH1	(Flag Pole Holder)
TP	(Tamper Proof Screws)

© 2018 ANP Lighting. All rights reserved. These specifications are intended for general purposes only.
ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

R102018

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	OD1
ORDERING CODE			

NU4 LOPRO

4" Square Downlight Standard White

NSF AT airtight DF dead front PR powercore wet rated





60° - 80° BEAM
(Note: Specifications are subject to change without notice)

14mm COB PERFORMANCE DATA

LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	880LM @30K/80CRI	9W
15LM	1290LM @30K/80CRI	14W
20LM	1700LM @30K/80CRI	16W
25LM	2120LM @30K/80CRI	20W
30LM	2540LM @30K/80CRI	24W
10LM	750LM @30K/90CRI	9W
15LM	1090LM @30K/90CRI	14W
20LM	1440LM @30K/90CRI	16W
25LM	1800LM @30K/90CRI	20W
30LM	2160LM @30K/90CRI	24W
Notes	Delivered lumens based on WH80 optic with no lens, (see page 2)	

FEATURES
- Thermally optimized for longevity
- 3/4" bezel regress with 1/16" micro flange
- Double jointed driver box allows 4" shallow plenum installation
- 60° - 80° beam control
- UGR < 15
- Multiple mounting, glare control options, trims, and finishes available

DIMMING AND CONTROLS
- 0-10V dimming to 1%
- leading & trailing edge (Triac / ELV) dimming to 1%

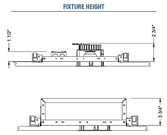
CONSTRUCTION
- Shatter proof acrylic bezel lens
- Lexan® (PC) Optimal connectivity for wireless control signal
- Impact and chemical resistant at the highest level
- Withstands temperatures up to 240°F
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 3/8" to 1-3/4"

LED
- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 60,000 hrs
- 80 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 95,000 hrs

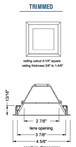
LISTING
- IC4 as Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- **Declare.** - LBC Red List Approved
- 5 Year Limited warranty

ELECTRICAL
- 120V-277V, 0/0 only Triac / ELV
- Power factor ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 90°F (35°C)

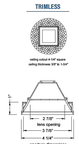
FIXTURE HEIGHT



TRIMMED



TRIMLESS



MILLWORK



00000

AMP
Electrical Engineering, LLC
187 E 2200 N
Lehi, Utah
(801) 420-2153

ae urbia
ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
801.744.0454
www.aeurbia.com

9/23/25
No. 13961352-2002
ANDREW POWELL
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

COULOIR CAPITAL - 24TH RETAIL
-
2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2025.007

SITE PHOTOMETRIC DETAILS

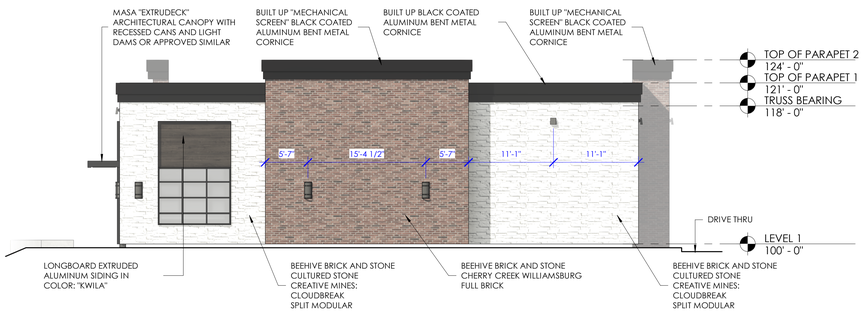
DATE: SEPT. 23 2025

SHEET #:

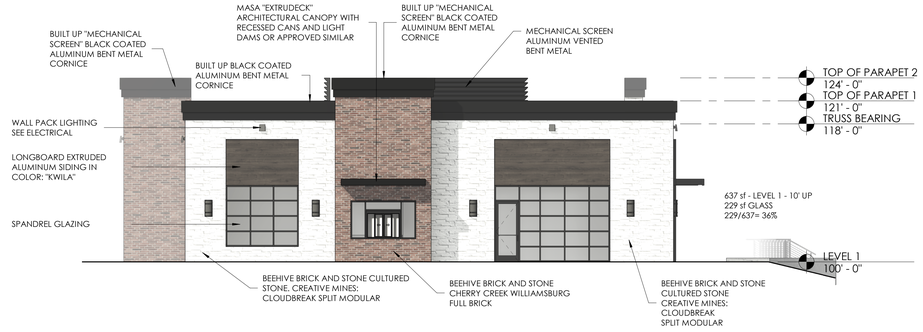
ES002

COPYRIGHT © AE URBIA, LLC.

Exhibit 9: Elevations

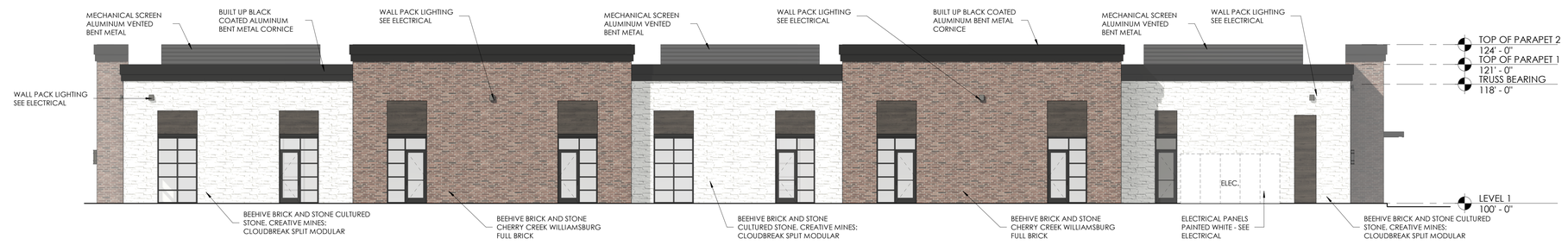


3 A201 **NORTH ELEVATION**
1/8" = 1'-0"



4 A201 **SOUTH ELEVATION**
1/8" = 1'-0"





1 A201 **WEST ELEVATION**
1/8" = 1'-0"





2 A201 **EAST ELEVATION**
1/8" = 1'-0"

GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

MATERIALS LEGEND

	KNOTWOOD HORIZONTAL WOOD GRAIN ALUMINUM CLADDING SYSTEM COLOR: KWILA
	BEEHIVE BRICK AND STONE CULTURED STONE. CREATIVE MINES: CLOUDBREAK SPLIT MODULAR
	BEEHIVE BRICK AND STONE CHERRY CREEK WILLIAMSBURG FULL BRICK
	ALUMINUM CORNICE CAP, CANOPY AND MULLIONS, MECHANICAL SCREEN

ELEVATION FRONTING THE STREET

1ST FLOOR 10'-0" HIGH X LENGTH OF ELEVATION AREA = 1935 sq ft

1ST FLOOR WINDOW AREA = 1164 sq ft / 1935 = 60%
GLASS AREA (CODE MINIMUM = 35%)

NORTH ELEVATION MATERIAL PERCENTAGE

STONE	689SF	52%
BRICK	570sf	44%
KNOTWOOD	57sf	4%

SOUTH ELEVATION MATERIAL PERCENTAGE

STONE	572sf	60%
BRICK	226sf	24%
KNOTWOOD	148sf	6%

EAST ELEVATION MATERIAL PERCENTAGE

STONE	1027sf	39%
BRICK	1625sf	38%
KNOTWOOD	610sf	23%

WEST ELEVATION MATERIAL PERCENTAGE

STONE	1673sf	48%
BRICK	1625sf	47%
KNOTWOOD	174sf	5%

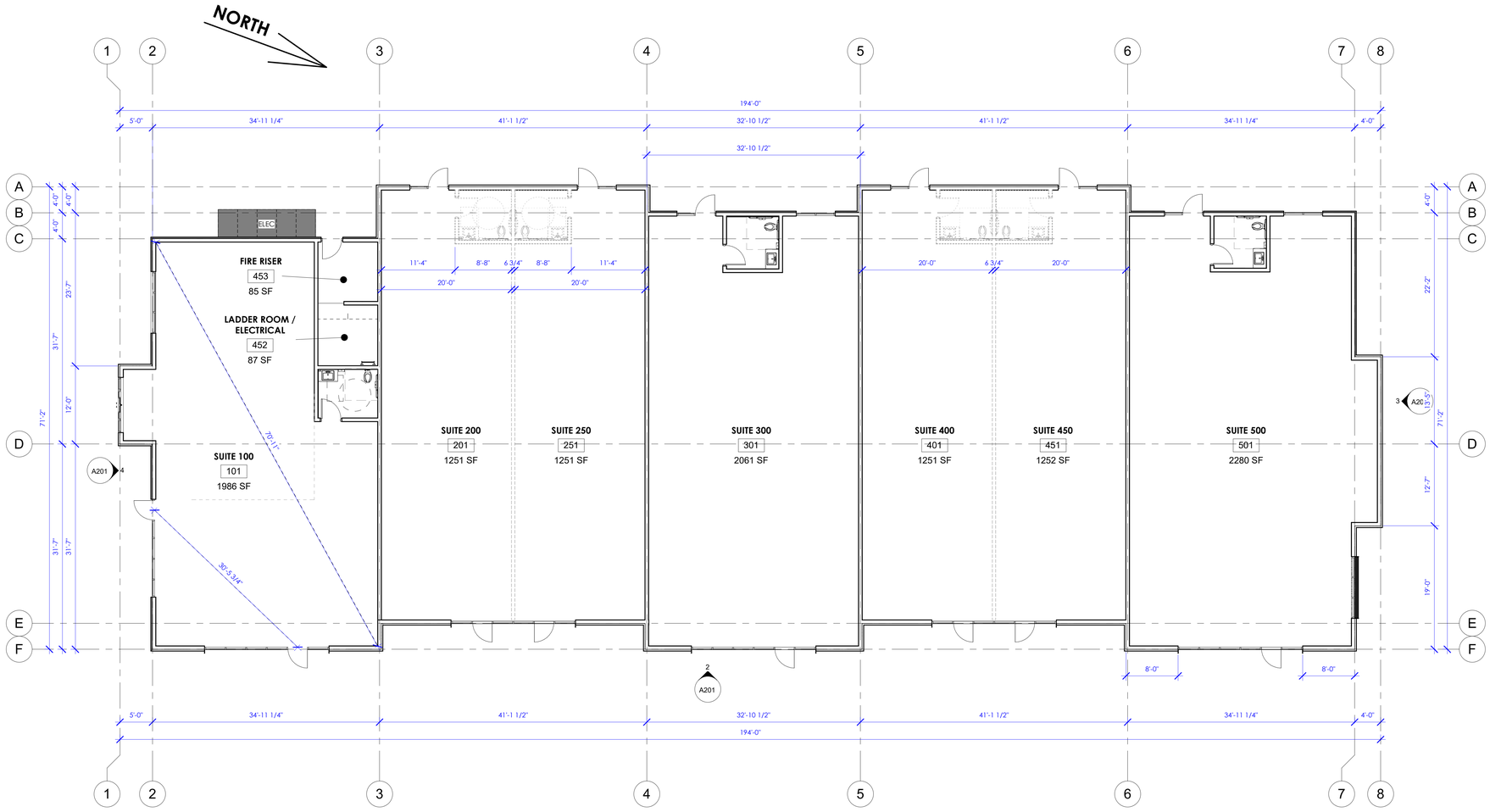
C:\Users\cooper\Documents\AE2025.007 - CouloirCapital - 24th Retail_12_CanopyDetailsRvt.com.rvt

COULOIR CAPITAL - 24TH RETAIL

ELEVATIONS

ae urbia ARCHITECTS & ENGINEERS

10/2/2025 12:57:18 PM

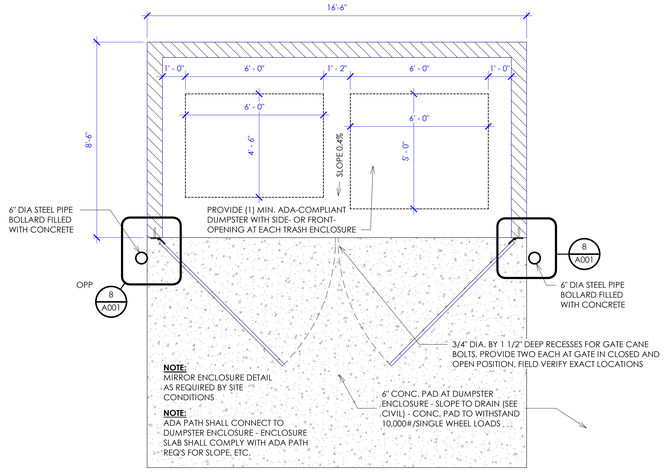


1 P100 **LEVEL 1 - FLOOR PLAN**
1/8" = 1'-0"

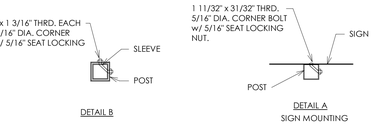
C:\Users\cooper\Documents\AE2025.007 - CouloirCapital - 24th Retail_YZ_CooperDaniel4a.rvt

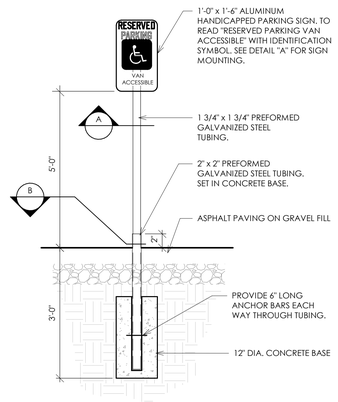
COULOIR CAPITAL - 24TH RETAIL

ae urbia
ARCHITECTS & ENGINEERS

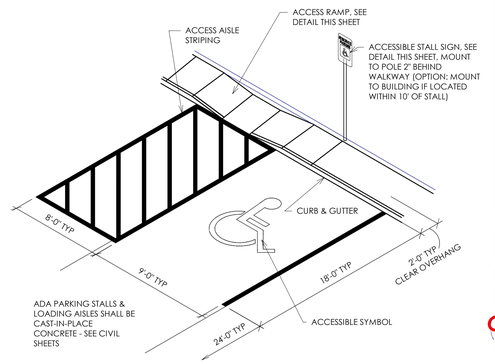


7 A001 TRASH ENCLOSURE DETAIL
3/8" = 1'-0"

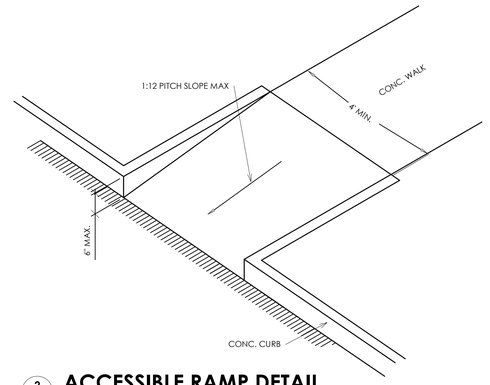




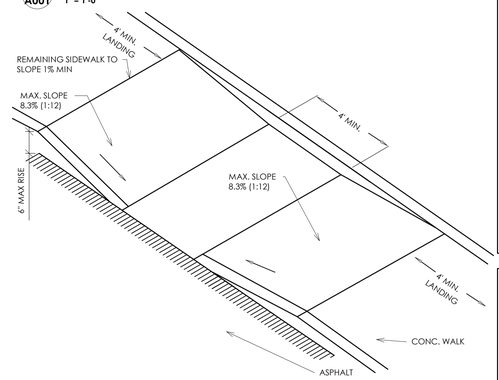
5 A001 HANDICAPPED PARKING SIGN
1" = 1'-0"



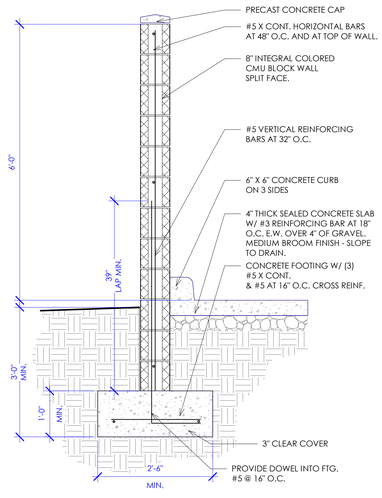
1 A001 ACCESSIBLE PARKING STALL
1/4" = 1'-0"



2 A001 ACCESSIBLE RAMP DETAIL
1" = 1'-0"



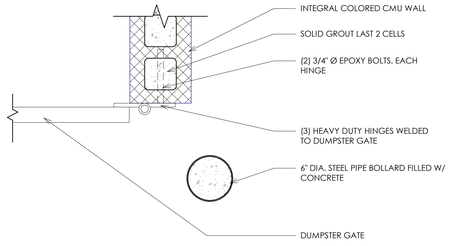
3 A001 ACCESSIBLE RAMP DETAIL
1" = 1'-0"



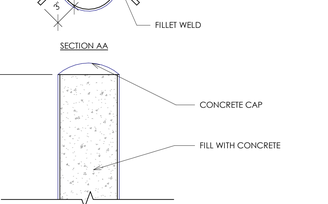
*SOLID GROUTING IN ALL CELLS BELOW GRADE AND IN CELLS CONTAINING REINFORCEMENT.

CMU BLOCK TO MATCH SW 7024 - FUNCTIONAL GRAY, OR SIMILAR

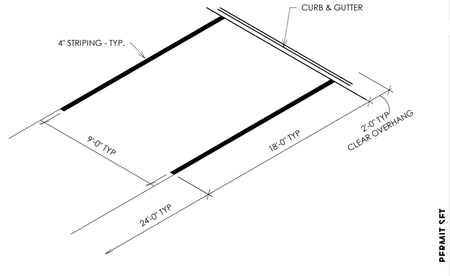
10 A001 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



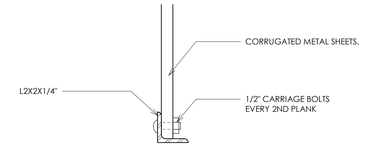
8 A001 DUMPSTER ENCLOSURE DETAIL
1 1/2" = 1'-0"



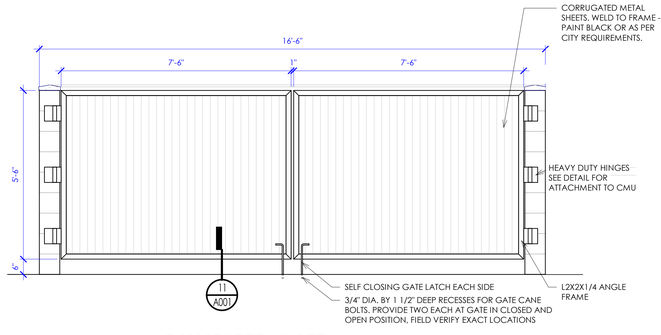
6 A001 PIPE BOLLARD DETAIL
1 1/2" = 1'-0"



4 A001 TYPICAL 90 DEG. PARKING STALL
1/4" = 1'-0"



11 A001 GATE SECTION
3" = 1'-0"



9 A001 DUMPSTER GATE
1/2" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

PRELIMINARY NOT FOR CONSTUCTION

10/2/2025 12:57:18 PM

COULOIR CAPITAL - 24TH RETAIL
-
2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2025.007

ROOF PLAN

DATE: 10.23.2019

SHEET #:

A001

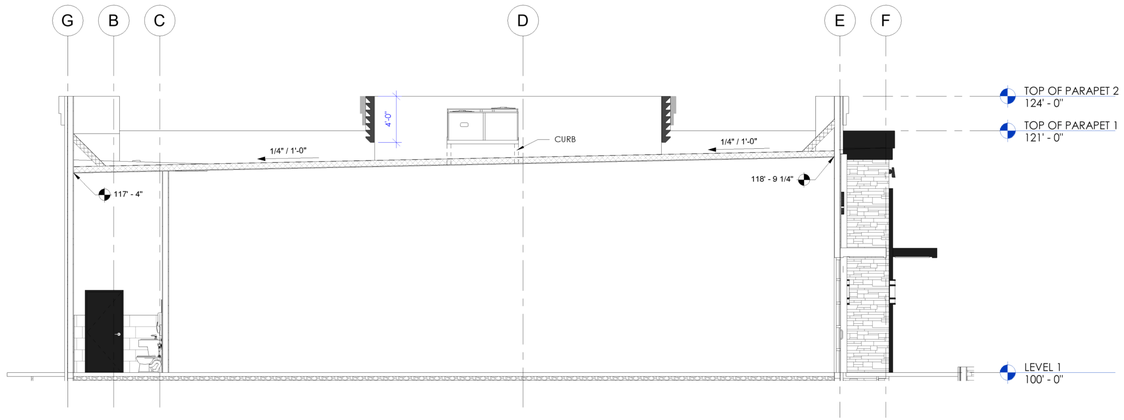
PERMIT SET

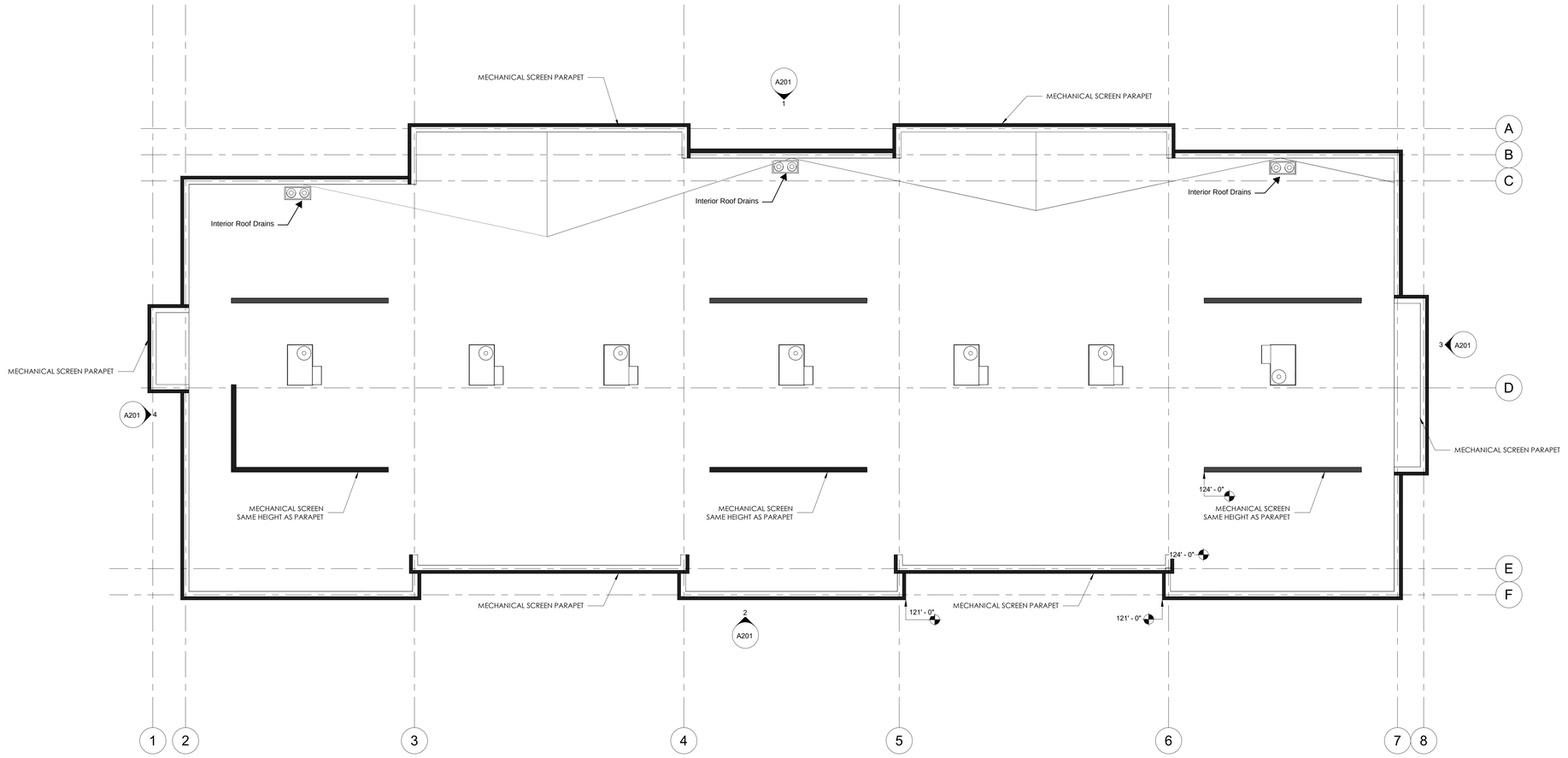
10/2/2025 12:57:18 PM

COPYRIGHT ©
AE URBIA, LLC.

C:\Users\cooper\Documents\AE2025.007 - CoulorCapital - 24th Retail 13_CooperDanielle.com.rvt

10/2/2025 12:57:18 PM





Keynote Legend

1 A103 **ROOF PLAN**
1/8" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 fax: 801.575.6456
webpage: aeurbia.com

PRELIMINARY NOT FOR CONSTUCTION
10/2/2025 12:57:18 PM

COULOIR CAPITAL - 24TH RETAIL
-
2400 NORTH STAGECOACH DRIVE, SARATOGA SPRINGS

MARK	DESCRIPTION	Revision Date

Revision Schedule

AE2025.007

ROOF PLAN

DATE: 10.23.2019

SHEET #:

A103

PERMIT SET

NORTH

COPYRIGHT ©
AE URBIA, LLC.

C:\Users\couple\Documents\AE2025.007 - CoulorCapital - 24th Retail_12_CoupyDesarks.com.rvt

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

RETURN RECORDED DOCUMENT TO:

HARVEST VIEW PROPERTIES, LLC
15782 S. Wood Hollow Dr.
Bluffdale, UT 84065

CROCKETT REAL ESTATE HOLDINGS, LLC
2600 Executive Parkway
Suite 451
Lehi, Ut 84032

Parcel Serial Nos.: 36:431:0028
68:054:0004

RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT ("**Agreement**"), dated as of the 11 day of Dec., 2025 ("**Effective Date**"), is entered into by and between HARVEST VIEW PROPERTIES, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns ("**Harvest View**"), and CROCKETT REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns ("**Crockett**" and together with Harvest View, collectively the "**Parties**" and individually a "**Party**").

WITNESSETH:

WHEREAS, Harvest View is the fee owner of certain real property located in Saratoga Springs, Utah, identified by the Parcel Serial Number 36:431:0028 and more particularly described as set forth on Exhibit A attached hereto and made a part hereof ("**HARVEST VIEW**");

WHEREAS, Crockett is the fee owner of certain real property located in Saratoga Springs, Utah, abutting the Harvest View Property, and identified by the Parcel Serial Number 68:054:0004 and more particularly described as set forth on Exhibit B attached hereto and made a part hereof ("**Crockett Property**");

WHEREAS, the Crockett Property and the Harvest View Property (collectively the "**Properties**" and individually a "**Property**") are contiguous to each other;

WHEREAS, the Parties desire grant to the other a reciprocal cross access easement for the purpose of ingress and egress over their respective Properties to assist in traffic flow and provide for the Parties' ongoing obligations relating to the maintenance, repair, and replacement responsibilities and set forth other restrictions, covenants, and conditions to be binding on the Parties pertaining to the easements granted herein, in each case as more particularly provided in this Agreement below; and

WHEREAS, The Parties intend, by recording this Agreement, to submit the effected portion of the Properties to the provisions of this Agreement and to impose upon such mutually beneficial covenants, conditions, and restrictions for the benefit of all of the Parties and all subsequent owners of the Properties.

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

NOW, THEREFORE, subject to the mutual covenants, terms, and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Grant of Cross Access Easement**. Subject to the terms and conditions of this Agreement, each Party ("**Grantor**") hereby grants to the other Party ("**Grantee**") and to any future owner of the Grantee's Property a perpetual, non-exclusive access easement ("**Access Easement**") in, upon, over, and through the drive aisles, entranceways, and internal circulation routes located on that portion of Grantor's Property from and between the point where the drive aisles of Grantor's Property connects to those of the Grantee's Property at their shared boundary line and continuing to access point of Grantor's Property to and from the public street abutting Grantor's Property. The Access Easement shall serve the purpose of providing non-commercial vehicular and pedestrian access, ingress and egress to the Grantee Property. Such rights granted hereby shall extend to tenants, invitees, customers, and guests of each Grantee.

(a) Non-Interference. Each Party shall maintain the area of the Access Easement located on its respective Property in good condition and repair and shall not erect or allow any barriers, obstructions, or impediments that would materially impair or restrict access to or use of the Access Easement; provided, however, that each Party shall have the right to temporary restrict such access as is reasonably necessary for emergencies or repairs of its Property, provided that such Party uses commercially reasonable efforts to minimize disruptions.

(b) Binding Effect. The Access Easements granted hereby shall run with the land, shall be appurtenant to and for the benefit of each Party's Property, and shall be binding upon and insure to the benefit of the Properties and Parties hereto and their respective successors, assigns, and future owners of the Properties.

(c) Reservation of Rights. Notwithstanding the foregoing, all right, title, and interest in and to the Access Easement area located on each of the Properties and the other remaining portions of each respective Property, which may be used and enjoyed without interfering with the rights granted by this Agreement are reserved to the owner the respective Properties. Each Party reserves the right to use their own respective Property in any manner and for any purpose that does not interfere with the rights granted to the other Party under this Agreement. Further, each Grantor reserves the right to use, modify, and improve its own Property and the area located on their respective Properties subject to the Access Easement granted hereby, including the right to relocate said Access Easement area on its Property; provided, however, that the Party performing such modifications: (i) shall not breach the terms and conditions set forth in Section 1(b) above; (ii) shall provide the other Party with reasonable prior written notice before commencing such; and (iii) shall use commercially reasonable efforts to coordinate with the other Property.

(d) Maintenance and Repair. Each Party shall, at their sole cost and expense, maintain and repair their respective Properties in good condition and repair, including without limitation, snow and ice removal in a way that allows for the continued, uninterrupted and unobstructed use of the Access Easements granted herein. The Parties shall in good faith coordinate their efforts in performing such maintenance and repairs required for abutting portions of the Properties. Notwithstanding the foregoing, any repairs required due to damage caused by a Party or its employees, customers, or invitees to the Property of the other Party shall be repaired at the cost and expense of the responsible Party.

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

2. **Representations and Warranties**. Each Party hereby represents, warrants and covenants to the other Party that: (a) it is and shall remain a duly organized entity in good standing with the state of Utah throughout the term of this Agreement; (b) it has the full title interest in their respective Properties and its execution of this Agreement shall be sufficient to ensure the benefits to the Properties and be binding upon all owners thereof; (c) it has the full right, power, title, and interest to grant the rights in accordance with this Agreement; (d) such grant of rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Party pursuant to the terms hereof; and (e) the rights granted hereunder shall not be defeased, impaired, and adversely affected by superior title.

3. **Transferability**. The Parties to this Agreement hereby acknowledge and agree that the rights conferred and obligations and restrictions set forth by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Parties and their respective grantees, heirs, successors, and assigns. All rights and obligations appurtenant to each Property under this Agreement shall automatically transfer upon the sale or conveyance of each Property and binding upon such subsequent owner thereof.

4. **Default and Remedies**. A defaulting party shall have ten (10) days following receipt of written notice, which notice shall specifically describe the default(s), to cure said default(s). Failure to cure any described default(s) shall entitle the nonbreaching party to any remedies available at law or in equity including, but not limited to, specific performance, reasonable expenses, attorney fees and costs.

5. **Indemnification**. Each Party shall indemnify, defend, and hold other Party harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) arising from or by reason of (a) the default on the obligations of the indemnifying Party as set forth in this Agreement; (b) the gross negligence or willful misconduct of the indemnifying Party or its agents; and (c) the indemnifying Party's access to, or use of the Access Easement area located on the Property of the other Party, except for and to the extent that such is resulting from the other Party's gross negligence or willful misconduct.

6. **Insurance**. On or prior to the Effective Date and continuing until this Agreement is terminated either by mutual written agreement by both Parties, each Party shall obtain and maintain commercial general liability insurance with limits of not less than $1,000,0000.00 per occurrence and $2,000,000.00 in aggregate.

7. **Miscellaneous**.

(a) Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

(b) Amendment. Except as otherwise expressly set forth herein, this Agreement may not be modified, amended, or terminated except in a writing signed by each Party hereto and duly recorded in the office of the county recorder or as otherwise provided under this Agreement.

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

(c) Time of the Essence. Both Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

(d) Governing Law. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH. EACH PARTY HERETO AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY SHALL BE TRIED AND LITIGATED IN STATE OR FEDERAL COURTS LOCATED IN THE STATE OF UTAH, UNLESS SUCH ACTIONS OR PROCEEDINGS ARE REQUIRED TO BE BROUGHT IN ANOTHER COURT TO OBTAIN SUBJECT MATTER JURISDICTION OVER THE MATTER IN CONTROVERSY. TO THE EXTENT PERMITTED BY LAW, EACH PARTY HERETO IRREVOCABLY WAIVES ANY RIGHT ANY PARTY HERETO MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS, TO ASSERT THAT ANY PARTY HERETO IS NOT SUBJECT TO THE JURISDICTION OF THE AFORESAID COURTS, OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS SECTION. SERVICE OF PROCESS, SUFFICIENT FOR PERSONAL JURISDICTION IN ANY ACTION AGAINST ANY PARTY HERETO, MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO ANY SUCH PARTY'S ADDRESS INDICATED IN THE OFFICE OF THE COUNTY RECORDER.

(e) Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

(f) Authority. Each of the signatories to this Agreement represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

(g) Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this Agreement.

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date first written above.

HARVEST VIEW:

HARVEST VIEW PROPERTIES LLC,

a Utah limited liability company

DocuSigned by:

By: _____
066CDCEE77C8496...

Name: AARON LARSON

Title: Manager

CROCKETT:

CROCKETT REAL ESTATE HOLDINGS LLC,

a Utah limited liability company

Signed by:

By: _____
59C17B2CF9CC4B1...

Name: Dustin Wheeler

Title: Manager

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

EXHIBIT A

LEGAL DESCRIPTION OF HARVEST VIEW PROPERTY

Parcel Serial No.: 36:431:0028

Legal Description: PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS: AREA 3.407 AC

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

EXHIBIT B

LEGAL DESCRIPTION OF CROCKETT PROPERTY

Parcel Serial No.: 68:054:0004

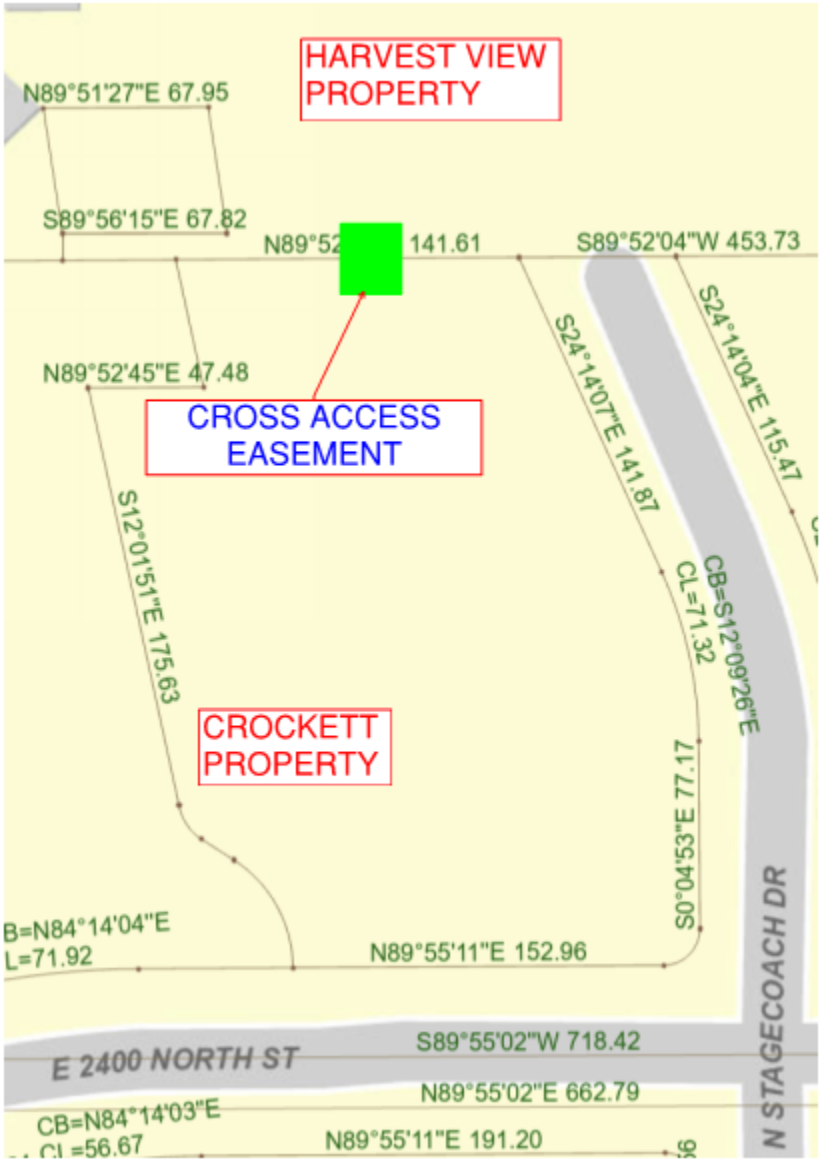
Legal Description:

LOT 4, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER

Docusign Envelope ID: E5372082-4FCE-4BDE-85C6-D02C586EC333

EXHIBIT C

ACCESS EASEMENT AREA*



*This Exhibit is intended to provide general location of Access Easement. Final location will be determined at Final Site Plan Approval with the City of Saratoga Springs.

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

Exhibit 11: Shared Parking Agreement

RETURN RECORDED DOCUMENT TO:

EMPIRE REAL ESTATE HOLDINGS, LLC
258 W 100 N
Lindon, UT 84042

CROCKETT REAL ESTATE HOLDINGS, LLC
2600 W. Executive Parkway
Suite 451
Lehi UT 84043

Parcel Serial Nos.: 68:054:0003
68:054:0004

SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT ("**Agreement**"), dated as of the ___ day of August, 2025 ("**Effective Date**"), is entered into by and between EMPIRE REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns ("**Empire**"), and CROCKETT REAL ESTATE HOLDINGS, LLC, a Utah limited liability company, on behalf of itself and its heirs, legal representatives, successors, and assigns ("**Crockett**" and together with Empire, collectively the "**Parties**" and individually a "**Party**").

WITNESSETH:

WHEREAS, Empire is the fee owner of certain real property located in Saratoga Springs, Utah, identified by the Parcel Serial Number 68:054:0003 and more particularly described as set forth on Exhibit A attached hereto and made a part hereof ("**Empire Property**");

WHEREAS, Crockett is the fee owner of certain real property located in Saratoga Springs, Utah, abutting the Empire Property, and identified by the Parcel Serial Number 68:054:0004 and more particularly described as set forth on Exhibit B attached hereto and made a part hereof ("**Crockett Property**" and together with the Empire Property, collectively the "**Properties**" and individually a "**Property**");

WHEREAS, Crockett desires to have the use of certain parking stalls located on the Empire Property to be used as non-exclusive parking for the Crockett Property, and Empire desires to permit such non-exclusive use subject to the terms of this Agreement;

WHEREAS, the Parties desire to provide for the shared use of the Shared Parking Area (as defined below) as well as the Parties' ongoing obligations relating to the maintenance, repair, and replacement of Shared Parking Area and set forth other restrictions, covenants, and conditions to be binding on the Parties pertaining to the Shared Parking Area, in each case as more particularly provided in this Agreement below; and

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

WHEREAS, The Parties intend, by recording this Agreement, to submit the Shared Parking Area to the provisions of this Agreement and to impose upon such mutually beneficial covenants, conditions, and restrictions for the benefit of all of the Parties and all subsequent owners of the Properties, which covenants, conditions, and restrictions are intended to run with each respective Property.

NOW, THEREFORE, subject to the mutual covenants, terms, and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Shared Parking Use; Compliance with Laws**. Subject to the terms and conditions of this Agreement, Empire hereby leases to Crockett, and Crockett hereby leases from Empire, on a non-exclusive basis, the right to use [Nine] (9) parking stalls located on the Empire Property designated for parking, as depicted on *Exhibit C* (the "Shared Parking Area"), for vehicular parking, on the terms and conditions set forth in this Agreement. Notwithstanding anything to the contrary contained herein, the term of this Agreement and the Parking Lease granted herein (the "Commencement Date") shall commence upon the earlier to occur of (a) the date of substantial completion of the retail building on the Crockett Property that the Shared Parking Area is intended to serve, or (b) the date a Certificate of Occupancy (temporary or final) is issued for such improvements by the City of Saratoga Springs (the "Substantial Completion Date"). The Parties shall execute a written notice confirming the Commencement Date when it occurs. The initial term and all renewal terms shall be measured from such Commencement Date. Any Parking Lease Fee payable hereunder shall be prorated for the first calendar year based on the number of days remaining in such year after the Commencement Date. This lease of parking rights (the "Parking Lease") shall have an initial term of **FIFTEEN (15) years**, commencing on the Effective Date, with up to **THREE (3) renewal terms** of **TEN (10) years each**, exercisable upon written notice from Crockett to Empire not less than ninety (90) days prior to the expiration of the then-current term.

The rights granted herein are contractual and shall not run with the land. Upon expiration or earlier termination of this Agreement, all rights of Crockett in and to the Shared Parking Area shall automatically terminate, and Crockett shall have no further right to use any portion of the Empire Property for parking unless otherwise agreed in writing by the Parties. Such rights granted hereby shall extend to tenants, invitees, customers, and guests of Crockett. Empire reserves the right to relocate said Shared Parking Area to an equivalent number of other parking stalls with the Empire Property that are reasonably acceptable in relative location to Crockett, in the exercise of objectively reasonable judgment, at any time by delivery of THIRTY (30) days' advance written notice to Crockett. In the event Empire elects to relocate the Shared Parking Area, Empire shall have the right to record an amendment to this Agreement with an updated Exhibit C depicting the new Shared Parking Area.

Parking Lease Fee. As consideration for the Parking Lease granted herein, Crockett shall pay to Empire an annual lease fee in the amount of **One Thousand and No/100 Dollars ($1,000.00)** ("Parking Lease Fee"). The Parking Lease Fee shall be due and payable on or before January 15 of each calendar year during the term of this Agreement, with the first payment due within thirty (30) days following the Effective Date. If this Agreement terminates prior to the end of any calendar year, the Parking Lease Fee for such year shall be prorated based on the number of days the Agreement was in effect. Payments shall be made to Empire at the address designated for notice herein or to such other address as Empire may designate in writing.

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

Each of the Parties hereto agrees to comply with any and all applicable laws, covenants, and restrictions applicable to the Properties and otherwise related to parking and applicable to their respective Property, including without limitation, any recorded cross-access easements of which the Properties are subject to.

(a) Certain Restrictions. Except for temporary commercially reasonable obstructions, such as for deliveries, neither Party shall unreasonably obstruct nor block any accessway within the Properties. Any violation of this provision shall constitute an immediate default under this Agreement, and the non-defaulting Party may take immediate action to remove any obstruction at the defaulting Party's sole cost and expense. Crockett shall have the right to use the Shared Parking Area twenty-four (24) hours a day and shall limit the use of such parking only for the parking of standard non-commercial passenger vehicles; provided, however, that such right shall not include and shall be subject to each of the following restricted uses: (i) overnight parking, (ii) commercial vehicular parking, (iii) parking of oversized vehicles that would that would obstruct or unreasonably impair or restrict the access from one Property to the other Property or use of the Shared Parking Area, and (iv) storage of merchandise, equipment, materials, or any other goods.

Signage and Parking Management. Crockett shall be solely responsible for all costs associated with the installation and maintenance of signage in the Shared Parking Area or on other parking stalls located on the Empire Property that are reasonably necessary, as determined by Empire in the exercise of objectively reasonable discretion, to designate the Shared Parking Area for parking in accordance with this Agreement and prevent or minimize unauthorized parking outside the Shared Parking Area on Empire's Property, including without limitation, installation of signage providing notice of risk of being towed for unauthorized parking outside the Shared Parking Area. Prior to Crockett's use of the Shared Parking Area, all parking signage designs and locations shall first be prepared by Crockett and submitted to Empire for Empire's review and approval, and said signage, once approved by Empire, must be installed by Crockett. Crockett shall use commercially reasonable efforts to ensure that (i) the Crockett Property is used as the primary parking area for its customers, invitees, and guests, with the Shared Parking Area being used only for overflow parking, (ii) its customers, invitees, and guests do not park in any parking stalls located on the Empire Property outside the Shared Parking Area, and (iii) in the event of any significant or repeated violations of (ii) above and all other failures to comply with the applicable legal requirements and other restrictions as contemplated in this Section 1 above by any third-party invitees or guests of Crockett that are not under the control of Crockett, all such third-parties are put on notice of such applicable restrictions and the resulting penalties for violations including without limitation, being subject to parking tickets/fines and being subject to having the vehicle towed, and to enforce such penalties. Crocket's responsibilities under (iii) above shall include, without limitation, upon request from Empire, based on its objectively reasonable discretion, the installation of signs in or near the Shared Parking Area and/or at or near the entrances of the buildings located on the Crocket Property, providing such notice of restrictions and penalties for their violation

2. **Maintenance and Repair**. Each Party shall maintain and repair their respective Properties in good condition and repair, including without limitation, snow and ice removal, paving, striping, lighting, and landscaping. The Parties shall in good faith coordinate their efforts in performing such maintenance and repairs required for abutting portions of the Properties. Notwithstanding the foregoing, any repairs required due to damage that is reasonably shown or

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

documented to have been caused by a Party or its invitees to the Property of the other Party shall be repaired at the cost and expense of the responsible Party.

3. **Reservation of Rights**. All right, title, and interest in and to the Shared Parking Area and the other remaining portions of the Empire Property, which may be used and enjoyed without interfering with the rights granted by this Agreement are reserved to Empire. Each Party reserves the right to use their own respective Property in any manner and for any purpose that does not interfere with the rights granted to the other Party under this Agreement.

4. **Representations and Warranties**. Each Party hereby represents, warrants and covenants to the other Party that: (a) it is and shall remain a duly organized entity in good standing with the state of Utah throughout the term of this Agreement; (b) it has the full title interest in their respective Properties and its execution of this Agreement shall be sufficient to ensure the benefits to the Properties and be binding upon all owners thereof; (c) it has the full right, power, title, and interest to grant the rights in accordance with this Agreement; (d) such grant of rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Party pursuant to the terms hereof; and (e) the rights granted hereunder shall not be defeased, impaired, and adversely affected by superior title.

5. **Transferability**. The rights and obligations under this Agreement are personal to the Parties and their permitted successors and assigns and shall not constitute covenants running with the land. Neither Party may assign or sublease its rights under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, Crockett shall have the right to assign or transfer this Agreement and the Parking Lease to any purchaser, successor, or assignee of the Crockett Property without Empire's prior consent, provided that such purchaser, successor, or assignee assumes in writing all of Crockett's obligations under this Agreement. Any permitted assignee shall assume all obligations of the assigning Party under this Agreement.

6. **Default and Remedies.** In the event either Party defaults on its obligations, the defaulting Party shall have five (5) business days following receipt of written notice to cure such default; provided, however, that if more time is reasonably required, the Party shall not be in default so long as it commences cure within five (5) business days and completes it within thirty (30) days thereafter. Failure to cure entitles the nonbreaching Party to any remedies at law or in equity, including specific performance and recovery of reasonable attorneys' fees and costs.

To be valid, any written notice of default must be provided to Crockett at:

with a required copy (to constitute notice) to:

Attention James L. Ahlstrom

Parr Brown Gee & Loveless

101 South 200 East, Suite 700

Salt Lake City, Utah 84111.

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

7. **Term and Termination.** This Agreement, and the Parking Lease created hereby, shall commence on the Effective Date and shall remain in effect for the term stated in Section 1 above, unless earlier terminated as provided herein.

(a) **Early Termination for Cause.** Either Party may terminate this Agreement upon a material uncured default by the other Party following notice and expiration of applicable cure periods as set forth in Section 6.

(b) **Early Termination Without Cause.** After the initial term, either Party may terminate this Agreement without cause upon not less than one hundred eighty (180) days' prior written notice. provided that such termination shall not take effect prior to the expiration of the then-current renewal term.

(c) **Termination by Mutual Agreement.** The Parties may terminate this Agreement at any time by mutual written consent.

(d) **Effect of Termination.** Upon termination or expiration of this Agreement, Crockett shall promptly remove any signage installed pursuant to this Agreement, cease all use of the Shared Parking Area, and restore any affected areas to substantially their prior condition, reasonable wear and tear excepted.

8. **City Approval Contingency.** Notwithstanding anything to the contrary contained in this Agreement, the effectiveness of this Agreement and Crockett's obligation to pay the Parking Lease Fee or otherwise perform under this Agreement shall be expressly conditioned upon and shall not commence until the Shared Parking Agreement contemplated herein has been fully and finally approved by the City Council of Saratoga Springs, Utah, and any applicable appeal or reconsideration periods have expired without the filing of an appeal or other challenge (the "City Approval"). In the event City Approval is not obtained within one (1) year following the execution of this Agreement, either Party may terminate this Agreement upon written notice to the other, and neither Party shall have any further rights or obligations hereunder. The Parties acknowledge and agree that no Parking Lease Fee or other payment shall be due or payable, and no term shall commence, prior to City Approval.

9. **Indemnification**. Each Party shall indemnify, defend, and hold other Party harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) arising from or by reason of (a) the default on the obligations of the indemnifying Party as set forth in this Agreement; (b) the gross negligence or willful misconduct of the indemnifying Party or its agents; and (c) the indemnifying Party's access to, or use of the Shared Parking Area, except for and to the extent that such is resulting from the other Party's gross negligence or willful misconduct.

10. **Insurance**. On or prior to the Effective Date and continuing until this Agreement is terminated either by mutual written agreement by both Parties, or pursuant to and in accordance with Sections 9 or 1(b) above, each Party shall obtain and maintain commercial general liability insurance with limits of not less than $1,000,000.00 per occurrence and $2,000,000.00 in aggregate. Each Party hereto shall be named as an additional insured to the policy required above.

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

11. **Miscellaneous**.

(a) Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

(b) Amendment. Except as otherwise expressly set forth herein, this Agreement may not be modified, amended, or terminated except in a writing signed by each Party hereto and duly recorded in the office of the county recorder or as otherwise provided under this Agreement, and any attempted amendment the contrary is void, ab initio.

(c) Time of the Essence. Both Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

(d) Governing Law; Jury Trial Waiver. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH. EACH PARTY HERETO EXPRESSLY WAIVES THE JURY TRIAL RIGHT AS TO ANY AND ALL DISPUTES BETWEEN THEM RELATED TO OR ARISING OUT OF THIS AGREEMENT.

(e) Counterparts. This Agreement may be executed electronically and by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

(f) Recording. This Agreement may be recorded as a memorandum of lease for notice purposes only, excluding any financial or confidential terms.

(g) Authority. Each of the signatories to this Agreement represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

(h) Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this Agreement.

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date first written above.

EMPIRE:

EMPIRE REAL ESTATE HOLDINGS LLC,

a Utah limited liability company

By: Signed by: 4D4CC6967E7B45B...

Name: Marvin Calderon

Title: President

Crockett:

CROCKETT REAL ESTATE HOLDINGS LLC,

a Utah limited liability company

By: Signed by: Dustin Wheeler 59C17B2CF9CC4B1...

Name: Dustin Wheeler

Title: Manager

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

EXHIBIT A

LEGAL DESCRIPTION OF EMPIRE PROPERTY

Parcel Serial No.: 68:054:0003

Legal Description:

LOT 3, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

EXHIBIT B

LEGAL DESCRIPTION OF CROCKETT PROPERTY

Parcel Serial No.: 68:054:0004

Legal Description:

LOT 4, THE HUB AT SARATOGA, PHASE 1 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER

Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

EXHIBIT C

SHARED PARKING AREA

[Attached}



Docusign Envelope ID: 31516997-331C-4471-897E-FD025E93E97D

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
Saratoga Town Center Lot 304
January 15, 2026
PUBLIC MEETING

Applicant:	Austin Cooper
Owner:	JDH Town Center, LLC
Location:	1508 N. Redwood Road
Project Acreage:	66:387:0011 (1.98 acres)
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The applicant is requesting approval of a site plan for a commercial building on Saratoga Town Center Lot 304, located northwest of the intersection of Crossroads Boulevard and Commerce Drive. The project area is approximately 1.98 acres and will contain a single 25,482 square-foot building that is intended for indoor recreation uses, along with the associated parking and landscaping for the building, as shown on the site plan (Exhibit 4). The building will be accessible from Redwood Road and Crossroads Boulevard through private streets within the overall subdivision.

Recommendation:

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

B. Background:

The subject property is part of the Saratoga Town Center subdivision, which was originally approved in October of 2006.

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

C. Process:

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

Site Plan Application and Approval Process.

a. *All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).* ***Complete.***
b. *Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards.* ***Complete, see Engineer's Report (Exhibit 1).***
c. *New site plans shall follow the process below:*
    i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development.* ***Provided.***
    ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation.* ***Scheduled.***
    iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council.* ***TBD.***
    iv. *The City Council shall review and take action to table, approve, deny, or to modify the same.* ***TBD.***
    v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision.* ***TBD.***

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. The applicant is proposing a commercial building with proposed indoor recreation uses. The properties immediately adjacent to the subject property are similarly zoned RC, with some of the properties approved for retail/restaurant uses, and with some remaining vacant until future development occurs.

F. 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: **Shall Comply.** Decorative rock must be a contrasting color to the pavement and must be earth toned in color.
- 19.09, Off Street Parking: **Shall Comply**. All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Complies**.
- 19.16, Site and Architectural Design Standards: **Shall Comply.** All parking areas and other vehicular use areas shall be interconnected with all adjacent non-residential developed and undeveloped properties in order to allow maximum off-street vehicular circulation. The property to the east of this site plan shall include a vehicular connection to this site plan that allows for maximum off-street vehicular circulation between the two lots.

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineer's Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.

4. Decorative rock must be a contrasting color to the pavement and must be earth toned in color.
5. All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.
6. All parking areas and other vehicular use areas shall be interconnected with all adjacent non-residential developed and undeveloped properties in order to allow maximum off-street vehicular circulation. The property to the east of this site plan shall include a vehicular connection to this site plan that allows for maximum off-street vehicular circulation between the two lots.
7. All other Code requirements shall be met.
8. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Saratoga Town Center Lot 304 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings below:

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

H. Exhibits:

1. Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Building Elevations
6. Landscape Plan
7. Lighting Plan

Exhibit 1. Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Saratoga Town Center Lot 304 – Site Plan
Date: January 15, 2026
Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*Austin Cooper—JDH Development*
Request:	*Site Plan Approval*
Location:	*1508 N REDWOOD RD*
Acreage:	*2.00 Acres - 1 Lots*

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

11.

HALES ENGINEERING
innovative transportation solutions

City Parking Code

While some of these uses combine well with adjacent land uses, it is important to note that the City's required parking rates vary depending on the use. The required parking rates found in the City code for the land uses listed above are shown in Table 1.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Retail	1,000 sq. ft.	4.0
Restaurant	1,000 sq. ft.	10.0
Flex Office	1,000 sq. ft. (Office)	4.0
	1,000 sq. ft. (Warehouse)	1.0
Auto Parts	1,000 sq. ft.	4.0
Copy Center	1,000 sq. ft.	4.0
Fitness Center	1,000 sq. ft.	6.7
Gymnastics Gym*	1,000 sq. ft.	4.0
Reception Center	1,000 sq. ft.	10.0

Source: Saratoga Springs code, 2024

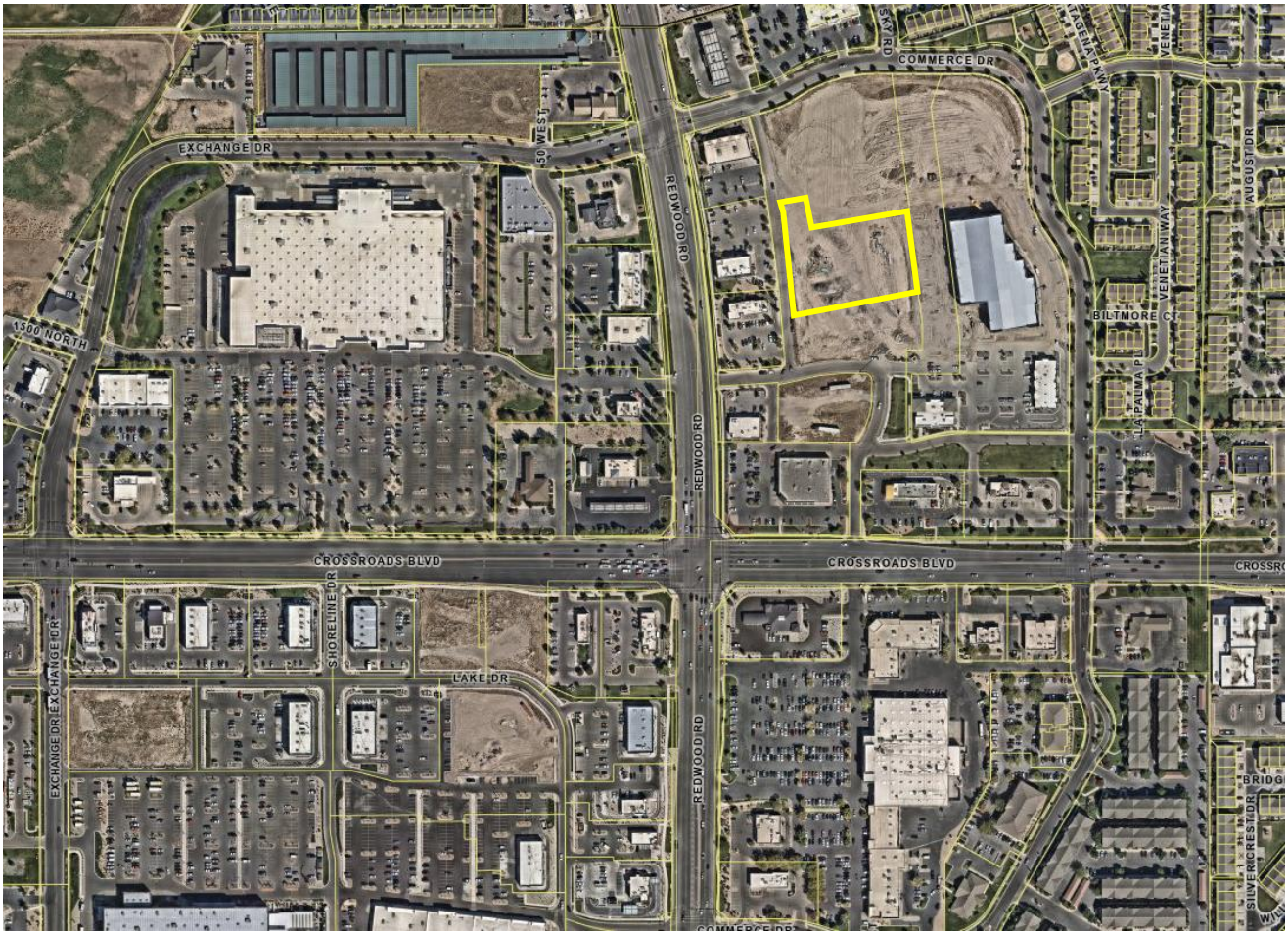
*Saratoga Springs is considering a code amendment to propose a rate of 4 stalls per 1,000 sq. ft. for trampoline parks, which are a similar use

Based on this information, a fitness center or a reception center would require more parking overall than other types of tenants. For this reason, a fitness center may not be ideal, particularly given that demand is high on weekdays. Standard flex office tenants would have the lowest required parking before accounting for shared parking. Below are some potential combinations of tenants that may be ideal for the site based on required parking and potential for shared parking:

- Flex office and gymnastics gym
- Flex office and reception center (with most units occupied by flex office)
- Auto parts, copy center, and gymnastics gym
- Flex office, auto parts, and copy center

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Exhibit 2: Location and Zone Map



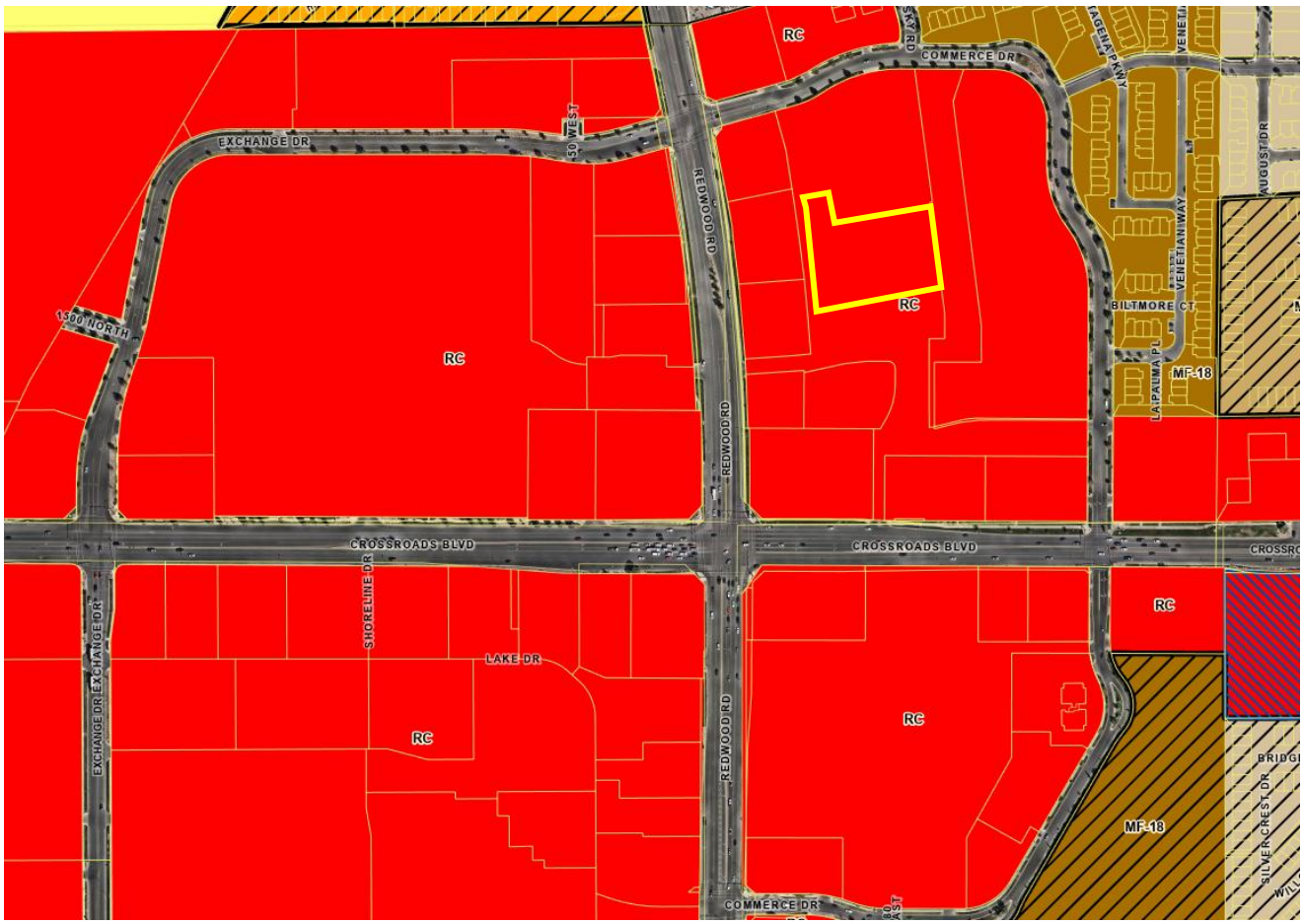


Exhibit 3. Application Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 4.10.25

Application Information

Site Plan
Saratoga Town Center Lot 304

Applicant:	Austin Cooper, JDH Development
Owner:	JDH Development
Location:	1422 N Redwood Road
Project Acreage:	1.98 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial/Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received:	**1st submittal:** May 13, 2025 **2nd Submittal:** Oct 10, 2025 **3rd Submittal:** Nov 20, 2025
Date of Review:	**1st submittal:** May 28, 2025 **2nd Submittal:** Oct 24, 2025 **3rd Submittal:** Dec 4, 2025
Parcel Number(s) and size:	66:387:0011 (2.02 Acres)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 13, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- None

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*88,075 sf*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*>15'*
Interior Side Setback (Minimum)	10' or height of building,whichever is greater, when adjacent to a residential zone	**Complies**	*>10'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>30'*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	N/A	**N/A**	
Lot Frontage (Minimum)	N/A	**N/A**	
Building Height (Maximum)	50'	**Complies**	*34'8"*
Lot coverage (Maximum)	50%	**Complies**	*Refer to plans on file*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*25,482 sf*
Building Size (Maximum)	N/A	**N/A**	

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whicever is greater.	**N/A**	

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies.**	*Refer to plans on file*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: ***Proposed uses must comply with permitted uses within the RC zoning district***	**Shall Comply.**	*Uses to be determined at a later date*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	**N/A.**	

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Complies.**	*Refer to plans on file*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Refer to plans on file*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Refer to plans on file*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Refer to plans on file*
19.05.16. Special Standards and Considerations Governing Particular Uses. ***See Code for details***	**Complies.**	*Refer to plans on file*
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	

Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	
Bars.	**N/A.**	

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	*Refer to plans on file*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*Refer to plans on file*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*Refer to plans on file*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Refer to plans on file*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Refer to plans on file*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Refer to plans on file*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*No fencing proposed*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies.**	*Refer to plans on file*
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	**Complies.**	*Refer to plans on file*

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See Sheet LP101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See Sheet LP101*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*See Sheets LP101 and LP501*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*See Sheet LP101*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*See Sheet LP101*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass	**Complies.**	*No artificial turf proposed*

iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See Sheet LP101*
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.	**Shall Comply.**	*Refer to redlines on plans* *See Sheet LP101*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See Sheet LP101*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*See Sheet LP101*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See Sheet LP101*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*No sprinkler heads to be used on site*
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.**	*See Sheet LP101*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See Sheet LP101*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*See Sheet LP101*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*See Sheet LP101*
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.**	*See Sheet LP101*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*See Sheet LP101*
The replacement trees for evergreen trees shall be evergreens, and	**Complies.**	*See Sheet LP101*

for deciduous shall be deciduous.		
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.**	*See Sheet LP101*
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.**	*See Sheet LP101*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Pre-emergent to be used, per Sheet LP101*
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.**	*See Sheet LP101*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Refer to plans on file*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See Sheet IR101*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Refer to plans on file*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of fifteen feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least two feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies.**	*No retaining walls proposed on site*
Height: Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*No fencing proposed*

Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**Complies.**	*No fencing proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**Complies.**	*No fencing proposed*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*No fencing proposed*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies.**	*See Sheet LP101*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	*See Sheet LP101*

At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies.**	*See Sheet LP101*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	88,075		
Required Landscaping	17,615	**Complies**	*Refer to plans on file, landscaping for entire development will meet 20% requirement*
Required Deciduous Trees	7	**Complies**	*17 shown on landscape plans*
Required Evergreen Trees	5	**Complies**	*5 shown on planting table*
Required Shrubs	25	**Complies**	*>25*
Drought Tolerant Plants	19	**Complies**	*>19 drought tolerant plants*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies.**	*Asphalt*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*See Sheet C1.1*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*Refer to Sheet ES102*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*Refer to plans on file*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*See Sheet C1.1*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	**Shall Comply.**	*All drive aisles adjacent to proposed parking areas shall be a minimum of 24 feet in width in order to accommodate two-way traffic between this property and all adjacent properties.*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*See Sheet C1.0*
Certain types of medical facilities need more accessible stalls, see link.	**Complies.**	*See Sheet C1.0*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*See Sheet C1.0*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*No on-street parking shown on plans*
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.**	*See Sheet C1.0*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**Complies.**	*See Sheet C1.0*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*See Sheet C1.0*
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.**	*See Sheet C1.0*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	**Complies.**	*See Sheet C1.0*

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.**	*See Sheet C1.0*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**Complies.**	*No parking deviation requested*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Complies.**	*No shared parking proposed*
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**Complies.**	*Parking lot is less than 75,000 sf*
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	**Complies.**	*Parking areas are not adjacent to any public streets*

strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.		
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies.**	*See Sheet C1.1*
Clear Sight Triangles must be followed.	**Complies.**	*Sight triangles shown on plans*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies.**	*Refer to plans on file*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Refer to plans on file*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Refer to plans on file*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*See Sheet C1.1*
Required Minimum Parking		
See table in 19.09	**Complies.**	*4 stalls/1000 sf shown on plans* *25,842 sf = 102 stalls required* *102 stalls provided*
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.**	*No drive-thrus shown on plans*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*No drive-thrus shown on plans*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*No drive-thrus shown on plans*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*No drive-thrus shown on plans*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use	**Complies.**	*No drive-thrus shown on plans*

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.		
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*No drive-thrus shown on plans*
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.**	*No drive-thrus shown on plans*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line.	**Complies.**	*No drive-thrus shown on plans*

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

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See Sheet E600*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See Sheet E600*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See Sheet E600*
Angle: Shall be directed downward.	**Complies.**	*See Sheet E600*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See Sheet E600*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See Sheet E503*
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.	**Complies.**	*Refer to plans on file*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*No prohibited lighting fixtures proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Shall Comply.**	*See Sheet E600* *Refer to redlines regarding wall-mounted lighting*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*See Sheet ES102*

Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*See Sheet ES102*
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.**	*See Sheet ES102*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*See Sheets ES102 and E600*
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.**	*See Sheet E600*
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.**	*See Sheet E600*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See Sheet E600*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See Sheet ES102*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See Sheet ES102*
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.**	*See Sheets ES102 and E600*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See Sheet E600*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See Sheet ES102*

19.12 Subdivision		
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall	**Complies.**	*Refer to plans on file*

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

Certificate of Occupancy. All requirements of the Fire Code shall also be met.		
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.	**N/A.**	
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**N/A.**	
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent	**N/A.**	

improvements, existing or master planned utilities, or waterways.		
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Refer to plans on file*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Refer to plans on file*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**Complies.**	*Refer to plans on file*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Refer to plans on file*
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	**N/A.**	
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*Refer to plans on file*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*Refer to plans on file*
Double access lots are not permitted with the exception of corner lots.	**Complies.**	*Refer to plans on file*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**N/A.**	
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Refer to plans on file*

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

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**Complies.**	*Refer to plans on file*
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*Refer to plans on file*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Refer to plans on file*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Refer to plans on file*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Refer to plans on file*

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

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and	**Complies.**	*City Council is the land use authority for Site Plan approval*

5. A multi-family residential development.		
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*Refer to plans on file*
Utilities: All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction. a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.	**Complies.**	*Refer to plans on file*
Grading and Drainage: Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.	**Complies.**	*Refer to plans on file*
Secondary Water System and Dedication of Water Shares: The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.	**Complies.**	*Refer to plans on file*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies.**	*Refer to plans on file*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*Refer to plans on file*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	

Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Refer to plans on file*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*Refer to plans on file*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Refer to plans on file*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage;	**Complies.**	*Refer to plans on file*

ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Refer to plans on file*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*Refer to plans on file*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*Refer to plans on file*
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.	**Shall Comply.**	*Refer to redlines on plans*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Shall Comply.**	*Refer to redlines on plans*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Refer to plans on file*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign	**Complies.**	*Refer to plans on file*

approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.		
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Refer to plans on file*
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	**Complies.**	*Refer to plans on file*
Development or Bond Agreement: A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	**Complies.**	*Refer to plans on file*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*Refer to plans on file*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*Refer to plans on file*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*Refer to plans on file*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*Refer to plans on file*

The effect of the site development plan on the adequacy of the storm and surface water drainage.	**Complies.**	*Refer to plans on file*
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	**Complies.**	*Refer to plans on file*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Refer to plans on file*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Refer to plans on file*
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	**Complies.**	*Refer to plans on file*
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies.**	*Refer to plans on file*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Refer to plans on file*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*At least 50% of parking is located to the side or rear of the building*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*

Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*Refer to plans on file*
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.**	*See Sheet SP501*
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies.**	*See Sheet SP501*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See Sheet SP501*
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.**	*See Sheet LP100*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*See Sheet C1.1*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See Sheet LP100*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular	**Shall Comply.**	*The property to the east shall be designed in order to allow maximum off-street vehicular circulation.*

circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.		
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*Refer to plans on file*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**Complies.**	*No outdoor display proposed*
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.	**Complies.**	*No outdoor display proposed*
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.	**Complies.**	*No outdoor display proposed*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**Complies.**	*No outdoor display proposed*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	*No outdoor storage proposed*
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	*No outdoor storage proposed*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No outdoor storage proposed*
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	*No outdoor storage proposed*
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	*No outdoor storage proposed*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*No outdoor storage proposed*
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	**Complies.**	*Refer to plans on file*

b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*No loading areas proposed*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**Complies.**	*No loading areas proposed*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*No loading areas proposed*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*See Sheet SP501*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*See Sheet SP501*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*See Sheet SP501*
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.**	*Development does not border an existing agricultural or platted residential use*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
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.**	*See Sheet C1.1*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follow:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement.	**N/A.**	*Development does not border an existing agricultural or platted residential use*

A six-foot (6') masonry wall shall be required along the property line between the uses.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
One (1) tree shall be required per 15 linear feet along the property line to provide additional screening and privacy.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
No drive-thru lanes shall be permitted within the setback area.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
This buffer shall be in addition to any other required buffers.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
Exceptions: The buffer shall not be required in areas where a non-residential development is separated from an existing residential development by a roadway, a canal, or a 20-foot or wider trail corridor or powerline easement.	**N/A.**	*Development does not border an existing agricultural or platted residential use*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
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.**	*Refer to elevations*
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.**	*Refer to elevations*
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.**	*Refer to elevations*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Noted on elevations*
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.**	*Noted on elevations*

Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Refer to plans on file*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Backlighting is not permitted.	**Complies.**	*Noted on elevations*
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.**	*Noted on elevations*
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.**	*Noted on elevations*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Noted on elevations*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Noted on elevations*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Refer to plans on file*
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 maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Noted on elevations*
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.**	*Noted on elevations*

Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Noted on elevations*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*Refer to plans on file*
At least 35 percent of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**Complies.**	*Refer to plans on file*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**Complies.**	*Refer to plans on file*
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**Complies.**	*Refer to plans on file*
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.	**Complies.**	*Refer to plans on file*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Refer to sheet A201*
Monument sign location meets code and sign details provided	**Complies.**	*No monument signs proposed*
Wall signs and potential locations and details	**Complies.**	*Refer to sheet A201*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Refer to plans on file*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Refer to plans on file*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Refer to plans on file*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	

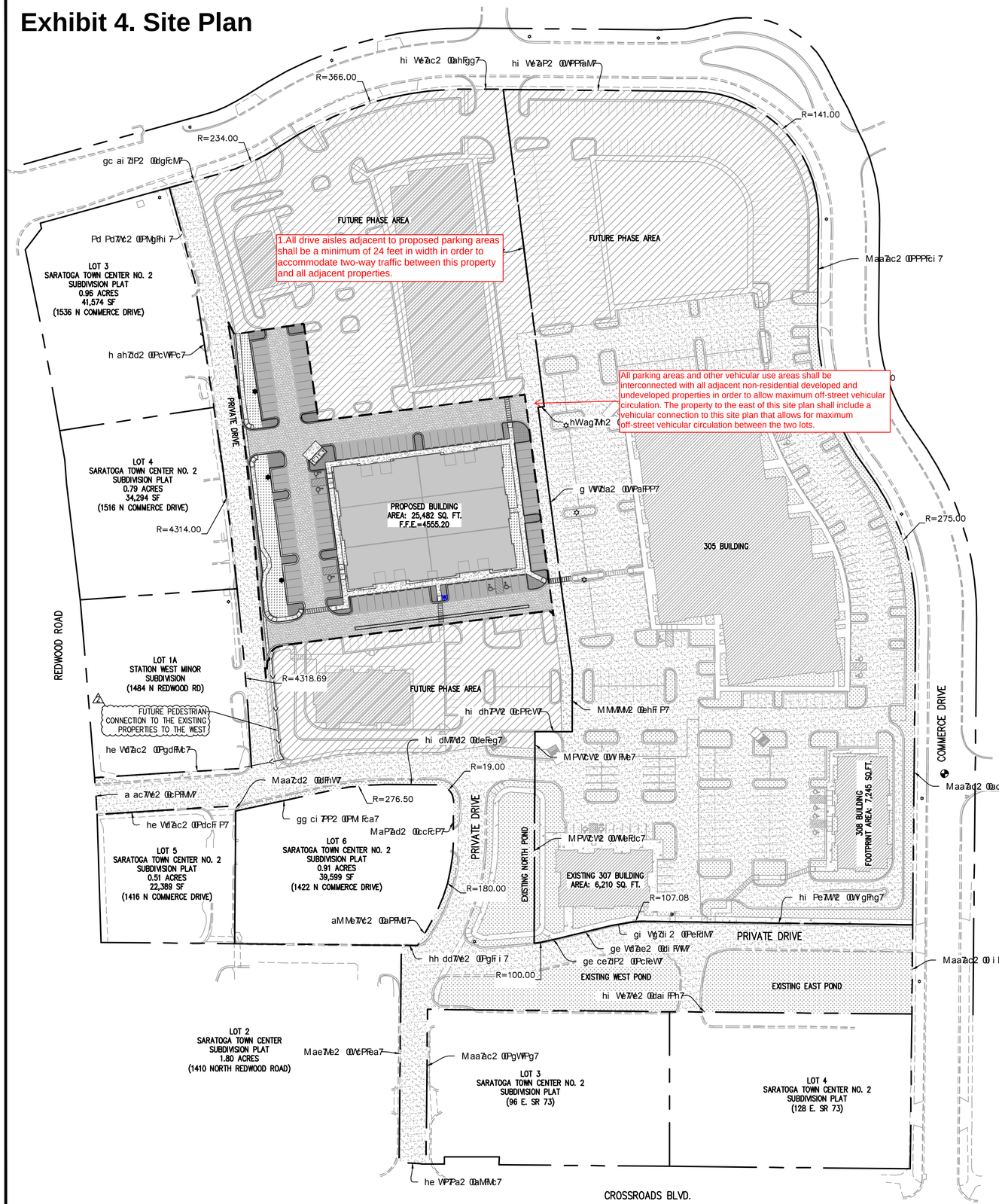
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**N/A.**	
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**N/A.**	
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**N/A.**	
Compass Directions. The four compass directions shall not be used as part of the street name.	**N/A.**	
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	**N/A.**	
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**N/A.**	
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*Refer to plans on file*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*Refer to plans on file*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Refer to plans on file*

3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Refer to plans on file*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**Complies.**	*Refer to plans on file*
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*Refer to plans on file*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Refer to plans on file*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*Refer to plans on file*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Shall Comply.**	*TBD at Building Inspection*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Shall Comply.**	*TBD at Building Inspection*
2. **Size.** Residential building numbers shall be at least four inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum four inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Shall Comply.**	*TBD at Building Inspection*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have one address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers.	**Shall Comply.**	*TBD at Building Inspection*

e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

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

Exhibit 4. Site Plan



COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

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

OUTDOOR DISPLAY NOTE:
1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
3. 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.

NOTE:
ANY IMPROVEMENTS SHOWN WITHIN THE FUTURE PHASE AREA OF THE SITE ARE SHOWN FOR REFERENCE ONLY. NO CONSTRUCTION IS BEING PROPOSED IN THE FUTURE PHASE AREA AT THIS TIME.

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

N

0 60 120 180
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- ASPHALT PAVEMENT SECTION (PARKING AREA) SEE DETAIL 9/C4.0
- ASPHALT PAVEMENT SECTION (ROADWAY AREA) SEE DETAIL 10/C4.0
- PROJECT AREA BOUNDARY

LOT AREAS:

		SQ. FT. / ACRES
LOT		349,531 SQ. FT. / 8.02 ACRES
	BUILDING FOOTPRINT	25,482 SQ. FT. / 0.58 ACRES
	PROPOSED ASPHALT	41,108 SQ. FT. / 0.94 ACRES
	EXISTING ASPHALT	66,094 SQ. FT. / 1.52 ACRES
	TOTAL LANDSCAPING	50,455 SQ. FT. / 1.16 ACRES
	PARKING LANDSCAPING	3,228 SQ. FT. / 0.07 ACRES
	REMAINING LANDSCAPING	6,506 SQ. FT. / 0.15 ACRES
	EXISTING LANDSCAPING	40,720 SQ. FT. / 0.93 ACRES
	PROPOSED CONCRETE	12,346 SQ. FT. / 0.28 ACRES
	EXISTING CONCRETE	8,647 SQ. FT. / 0.20 ACRES
	FUTURE PHASE	145,398 SQ. FT. / 3.34 ACRES

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	39,746 SQ. FT.	
PARKING AREA LANDSCAPING REQ'D)	3,228 SQ. FT.	(5% OF PARKING AREA: 1,987 SQ. FT.
TOTAL LANDSCAPING	50,455 SQ. FT.	(20% OF LOT: 69,906 SQ. FT. REQ'D) REMAINING LANDSCAPING WILL BE PROVIDED IN FUTURE PHASE AREAS

LOT PARKING REQUIREMENTS:

	SQ. FT.		CITY REQM'T
RECREATION FACILITY	25,482 SQ. FT.	54	(101.93)(4 STALLS/1000)
TOTAL REQUIRED:		102	(101.93)
TOTAL PROVIDED:		102	
ACCESSIBLE SPACES		5	(5 REQ'D 101 TO 150)

NO	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/26/25
2	COMMENTS	TLH	11/18/25
3	COMMENTS	TLH	12/30/25

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SARATOGA TOWN CENTER-304
1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045
OVERALL SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.	
C1.0	
PROJECT ID	DATE:
E24-021	04/30/25
FILE NAME: PRJ-TC4	SCALE: 1"=60'



SITE PLAN NOTES:

1. PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.3.
2. PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.3.
3. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
4. PROPOSED FIRE HYDRANT. SEE SHEET C3.0 FOR DETAILS.
5. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 6/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 2/C4.0.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
9. TAPER PROPOSED CURB & GUTTER TO ASPHALT, SEE DETAIL 5/C4.0.
10. INSTALL TRASH ENCLOSURE. SEE SHEET A100 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
11. INSTALL 5' WIDE PAINTED PEDESTRIAN WALKWAY.
12. INSTALL 5' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
13. EXISTING CURB & GUTTER.
14. PROPOSED ADA SIGN. SEE DETAIL 7/4.0.
15. CLEAR SIGHT TRIANGLE.
16. ADA RAMPS ARE TO BE INSTALLED PER SARATOGA SPRINGS STANDARD DETAIL ST-5E.
17. INSTALL 3' WIDE ROLL GUTTER. SEE DETAIL 11/C4.0.
18. INSTALL CONCRETE WHEEL STOP. (TYP.)

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

ADA ROUTE

NOTE:
ANY IMPROVEMENTS SHOWN WITHIN THE FUTURE PHASE AREA OF THE SITE ARE SHOWN FOR REFERENCE ONLY. NO CONSTRUCTION IS BEING PROPOSED IN THE FUTURE PHASE AREA AT THIS TIME.

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

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

DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

⚠1 NOTE:
OVERHEAD DOORS ARE NOT LOADING BAYS.

NO.	REVISIONS	BY	DATE
1	COMMENTS	TLH	09/26/25
2	COMMENTS	TLH	11/18/25
3	COMMENTS	TLH	12/30/25

DESIGNER: TLH PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SARATOGA TOWN CENTER-304

1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

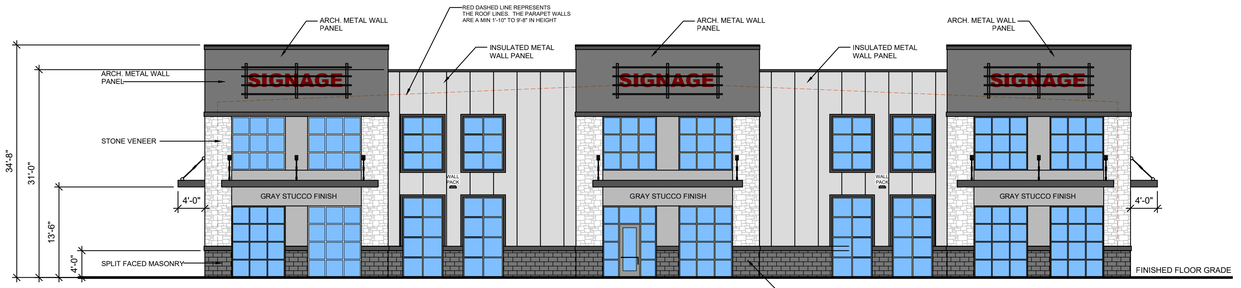
SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.	
C1.1	
PROJECT ID	DATE:
E24-021	04/30/25
FILE NAME: PRJ-TC4	SCALE: 1"=30'

Exhibit 5. Building Elevations



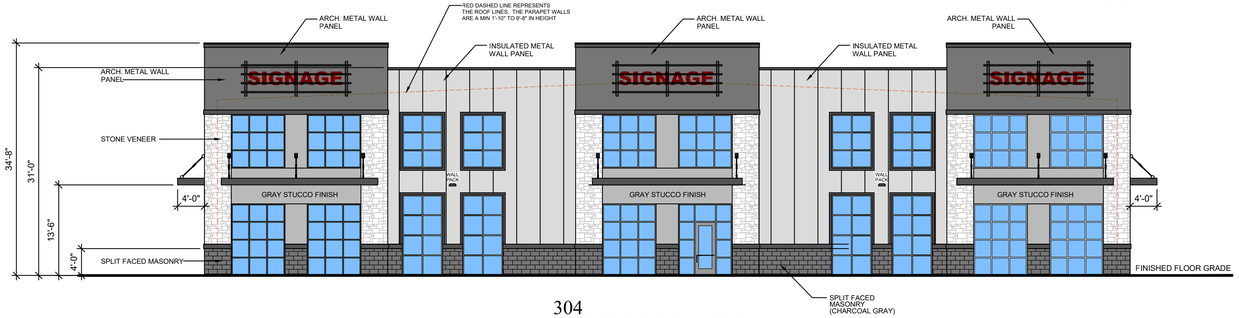
304 WEST ELEVATION

SCALE: 3/32" = 1'-0" D / A201

ROOF DRAIN NOTE:
ALL ROOF DRAINS, CONDUITS, PIPING, MAINTENANCE STAIRS, LADDERS AND OTHER RELATED SERVICES WILL BE LOCATED ON THE INTERIOR OF THE BUILDING.

304 WEST ELEVATION AREA:	
TOTAL AREA:	4,524 Sq. Ft.
GLASS AREA:	1,380 Sq. Ft. (30.5% OF AREA)
TOTAL AREA W/O GLASS:	3,144 Sq. Ft.
INSUL. METAL PANEL AREA:	1,128 Sq. Ft. (35.8% OF AREA)
STUCCO FINISH AREA:	456 Sq. Ft. (14.5% OF AREA)
SPLIT FACED BLOCK AREA:	264 Sq. Ft. (8.4% OF AREA)
STONE VENEER AREA:	480 Sq. Ft. (15.3% OF AREA)
ARCH. METAL AREA:	816 Sq. Ft. (26.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,380 Sq. Ft.
THERE IS 720 Sq. Ft. OF GLASS IN THIS AREA FOR 52.2%



304 EAST ELEVATION

SCALE: 3/32" = 1'-0" C / A201

304 EAST ELEVATION AREA:	
TOTAL AREA:	4,524 Sq. Ft.
GLASS AREA:	1,380 Sq. Ft. (30.5% OF AREA)
TOTAL AREA W/O GLASS:	3,144 Sq. Ft.
INSUL. METAL PANEL AREA:	1,128 Sq. Ft. (35.8% OF AREA)
STUCCO FINISH AREA:	456 Sq. Ft. (14.5% OF AREA)
SPLIT FACED BLOCK AREA:	264 Sq. Ft. (8.4% OF AREA)
STONE VENEER AREA:	480 Sq. Ft. (15.3% OF AREA)
ARCH. METAL AREA:	816 Sq. Ft. (26.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,380 Sq. Ft.
THERE IS 720 Sq. Ft. OF GLASS IN THIS AREA FOR 52.2%



304 SOUTH ELEVATION

SCALE: 3/32" = 1'-0" B / A201

304 SOUTH ELEVATION AREA:	
TOTAL AREA:	6,244 Sq. Ft.
GLASS AREA:	2,160 Sq. Ft. (34.6% OF AREA)
TOTAL AREA W/O GLASS:	4,084 Sq. Ft.
INSUL. METAL PANEL AREA:	1,212 Sq. Ft. (29.7% OF AREA)
STUCCO FINISH AREA:	600 Sq. Ft. (14.7% OF AREA)
SPLIT FACED BLOCK AREA:	308 Sq. Ft. (7.5% OF AREA)
STONE VENEER AREA:	860 Sq. Ft. (21.1% OF AREA)
ARCH. METAL AREA:	1,104 Sq. Ft. (27.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,887 Sq. Ft.
THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%



304 NORTH ELEVATION

SCALE: 3/32" = 1'-0" A / A201

304 NORTH ELEVATION AREA:	
TOTAL AREA:	6,244 Sq. Ft.
GLASS AREA:	2,160 Sq. Ft. (34.6% OF AREA)
TOTAL AREA W/O GLASS:	4,084 Sq. Ft.
INSUL. METAL PANEL AREA:	1,212 Sq. Ft. (29.7% OF AREA)
STUCCO FINISH AREA:	600 Sq. Ft. (14.7% OF AREA)
SPLIT FACED BLOCK AREA:	308 Sq. Ft. (7.5% OF AREA)
STONE VENEER AREA:	860 Sq. Ft. (21.1% OF AREA)
ARCH. METAL AREA:	1,104 Sq. Ft. (27.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,887 Sq. Ft.
THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%



DOVE GRAY IMP WALL PANEL
WITH BRNZ. ANOD. ALUM. WINDOWS



CHARCOAL GRAY ARCH. METAL PANEL



DOVER WHITE FLAT STONE VENEER
BEEHVE BRICK AND STONE



CHARCOAL BLOCK
SUNROC SPLIT-FACED



BRONZE ANOD. ALUM.
STORE FRONT WINDOWS / DOORS



BLACK PAINTED / POWDER COATED AWNINGS

NOTES:

BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

A NEW BUILDING FOR:
PROJECT NAME:
HADCO DEVELOPMENT
Saratoga Springs Town Center
LOT 304
SARATOGA SPRINGS, UTAH

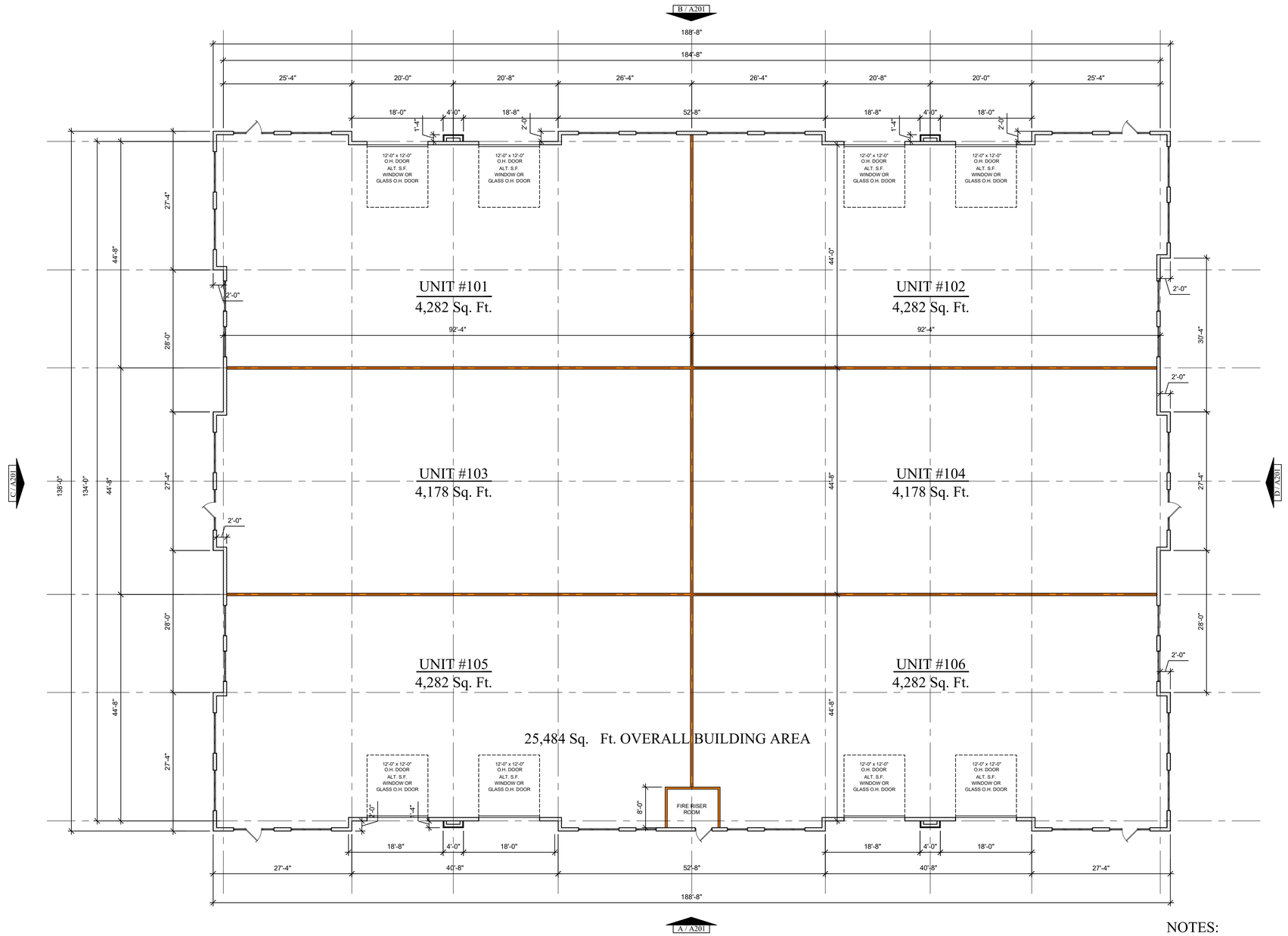
PROJECT INFO.	
PROJECT NO.:	2024-044
CAD FILE NAME:	304 A201 Ext Elevations V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	10-27-2025

REVISIONS

REV.	DATE	DESCRIPTION
1	DATE	DESCRIPTION

SHEET TITLE:
LOT 304
EXTERIOR ELEVATIONS

A 201
SHEET 3 OF 3



NOTES:

BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0" 25,708 Sq. Ft.

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

A NEW BUILDING FOR:

PROJECT NAME:

HADCO DEVELOPMENT

Saratoga Springs Town Center

LOT 304

SARATOGA SPRINGS, UTAH

PROJECT INFO.	
PROJECT NO.:	2024-044
CAD FILE NAME:	304 A101 Main Floor Plan V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	10-27-2025

REVISIONS		
REV.	DATE	DESCRIPTION
1	DATE	DESCRIPTION

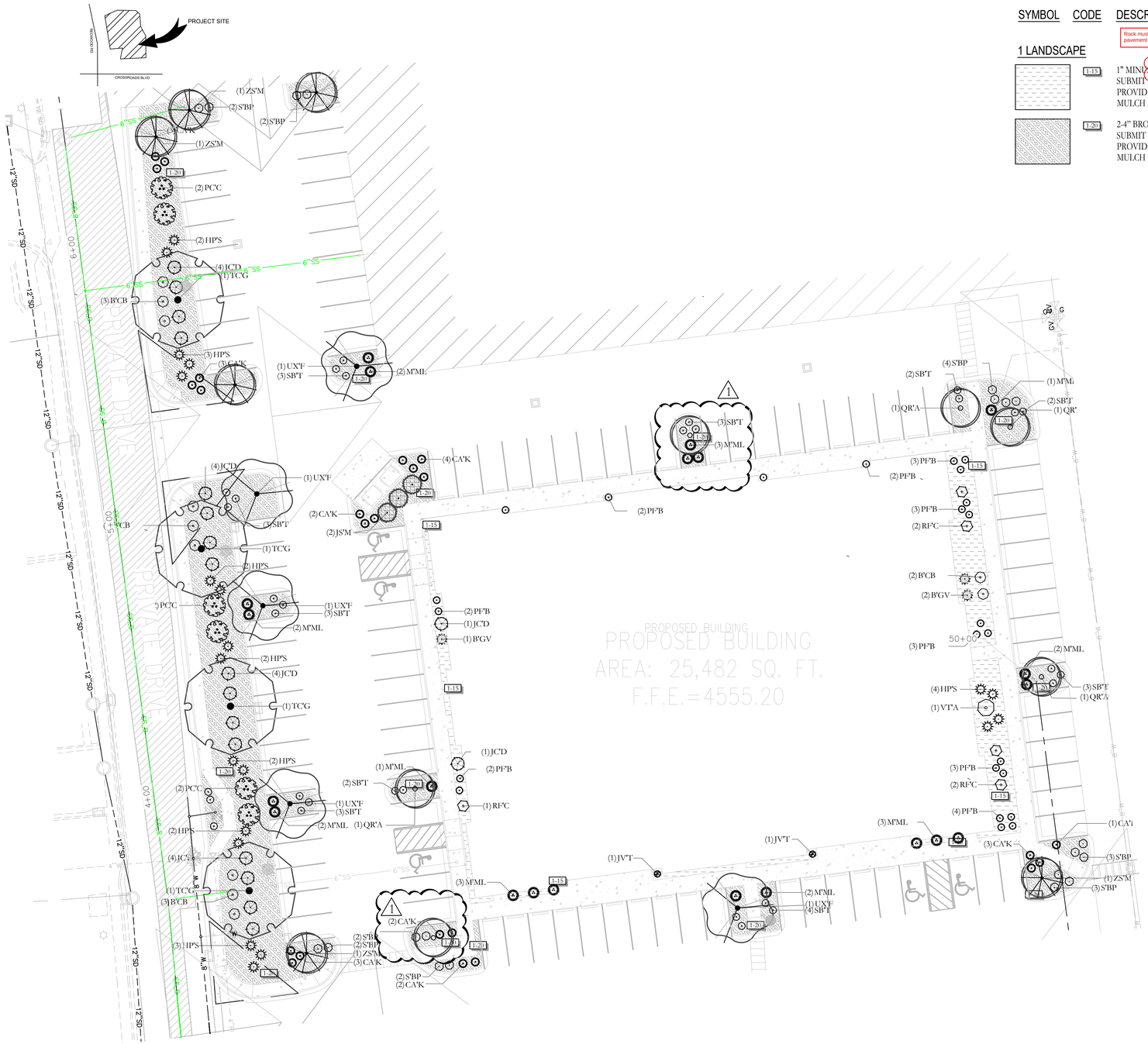
SHEET TITLE:

LOT #304
MAIN FLOOR PLAN

A 101

SHEET 2 OF 3

Exhibit 6. Landscape Plan



SITE MATERIALS LEGEND

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE		Rock must be a contrasting color to the pavement and must be earth toned	
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,004 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,742 sf

PLANT LEGEND

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
CONIFERS					
	JS'M	3	Juniperus scopulorum `Moonglow` Moonglow Juniper Tc2, 18x8; AV 20; sun; z3; Utah Lake water tolerant, Drought tolerant	B & B 6`	DROUGHT TOLERANT
	JV'T	2	Juniperus virginiana 'Taylor' Taylor Eastern Redcedar Tc2; low water; 30' x 3', sun, Z4; Utah Lake water tolerant, Drought tolerant	B & B 6`	DROUGHT TOLERANT
DECIDUOUS TREES					
	QR'A	6	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B 2"Cal	DROUGHT TOLERANT
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B 2"Cal	DROUGHT TOLERANT
	UX'F	5	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B 2"Cal	DROUGHT TOLERANT
	ZS'M	6	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant, Drought tolerant	B & B 2"Cal	DROUGHT TOLERANT
DECIDUOUS SHRUBS					
	B'CB	11	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry Sd3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	PC'C	6	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; sun; z2	5 gal	DROUGHT TOLERANT
	PF'B	24	Potentilla fruticosa `Bailmeringue` Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT
	RF'C	5	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	S'BP	20	Syringa x `SMNJRPU` TM Bloomerang Dwarf Purple Lilac moderate; 4-5 x 4-5; sun; z3; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	SB'T	31	Spiraea betulifolia `Tor` Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal	DROUGHT TOLERANT
	VT'A	1	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal	DROUGHT TOLERANT
EVERGREEN SHRUBS					
	B'GV	3	Buxus x 'Green Velvet' Green Velvet Boxwood 3'x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal	DROUGHT TOLERANT
	HP'S	20	Hesperaloe parviflora `Straight Up Red` Straight Up Red Yucca P1; 5-6 x 3-4; AV 7; sun; z5; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT
	JC'D	18	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT
GRASSES					
	CA'K	24	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant, drought tolerant	1 gal	DROUGHT TOLERANT
	M'ML	21	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant, drought tolerant	2 gal	DROUGHT TOLERANT

ISSUE DATE	PROJECT NUMBER
1/2/2026	UT24001

NO.	REVISION	DATE
1	CITY COMMENTS	11-13-2025
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SARATOGA SPRINGS TOWN CENTER-304

EAST COMMERCE DR. SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 8128181 • 5301 — 1/2/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/2/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the area until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREARS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

GRADING AND DRAINAGE REQUIREMENTS

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

SITE MATERIALS LEGEND

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

1 LANDSCAPE

Rock must be a contrasting color to the pavement and must be earth toned

	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,004 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,742 sf

SITE REQUIREMENT CALCULATIONS

LANDSCAPE COUNT:	REQUIRED:	PROVIDED:
LANDSCAPE AREA: 9,720 SF		
REQUIRED DECIDUOUS TREES:	7	19
REQUIRED EVERGREEN TREES:	5	5
REQUIRED SHRUBS:	25	137 MORE FOR COVERAGE REQ.
PLANT COVERAGE	50%	60%
6' AND 2" TREES		
TWO COLORS ROCK		
DROUGHT TOLERANT PLANTS:		100%

LANDSCAPE NOTES:

1. 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF OR ROCK MULCH
2. PLANTER ARE TO HAVE A WEED TREATMENT PROGRAM WITH A PRE-EMERGENT.

PLANT LEGEND

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

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	JS'M	3	Juniperus scopulorum `Moonglow` Moonglow Juniper Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant, Drought tolerant	B & B	6`	DROUGHT TOLERANT
	JV"T	2	Juniperus virginiana 'Taylor' Taylor Eastern Redcedar Te2; low water, 30' x 3', sun, Z4; Utah Lake water tolerant, Drought tolerant	B & B	6`	DROUGHT TOLERANT

DECIDUOUS TREES

	QR'A	6	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	DROUGHT TOLERANT
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal	DROUGHT TOLERANT
	UX'F	5	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	DROUGHT TOLERANT
	ZS'M	6	Zelkova serrata `Musashino` Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant, Drought tolerant	B & B	2"Cal	DROUGHT TOLERANT

DECIDUOUS SHRUBS

	B'CB	11	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry Sd3' 3-4x3-4; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	PC'C	6	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; sun; z2	5 gal	DROUGHT TOLERANT
	PF'B	24	Potentilla fruticosa `Bailmeringue` Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT
	RF'C	5	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	S'BP	20	Syringa x `SMNJRPU` TM Bloomerang Dwarf Purple Lilac moderate; 4-5 x 4-5; sun; z3; Utah Lake water tolerant	5 gal	DROUGHT TOLERANT
	SB'T	31	Spiraea betulifolia `Tor` Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal	DROUGHT TOLERANT
	VT'A	1	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal	DROUGHT TOLERANT

EVERGREEN SHRUBS

	B'GV	3	Buxus x 'Green Velvet' Green Velvet Boxwood 3'x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal	DROUGHT TOLERANT
	HP'S	20	Hesperaloe parviflora `Straight Up Red` Straight Up Red Yucca P1; 5-6 x 3-4; AV 7; sun; z5; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT
	JC'D	18	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant, drought tolerant	5 gal	DROUGHT TOLERANT

GRASSES

	CA'K	24	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant, drought tolerant	1 gal	DROUGHT TOLERANT
	M'ML	21	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant, drought tolerant	2 gal	DROUGHT TOLERANT

ISSUE DATE	PROJECT NUMBER
1/2/2026	UT24001

NO.	REVISION	DATE
1	CITY COMMENTS	11-13-2025
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PLAN INFORMATION

PROJECT INFORMATION

SARATOGA SPRINGS TOWN CENTER-304

EAST COMMERCE DR. SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — REGISTERED — 1/2/2026 — ELDERONG INC — STATE OF UTAH

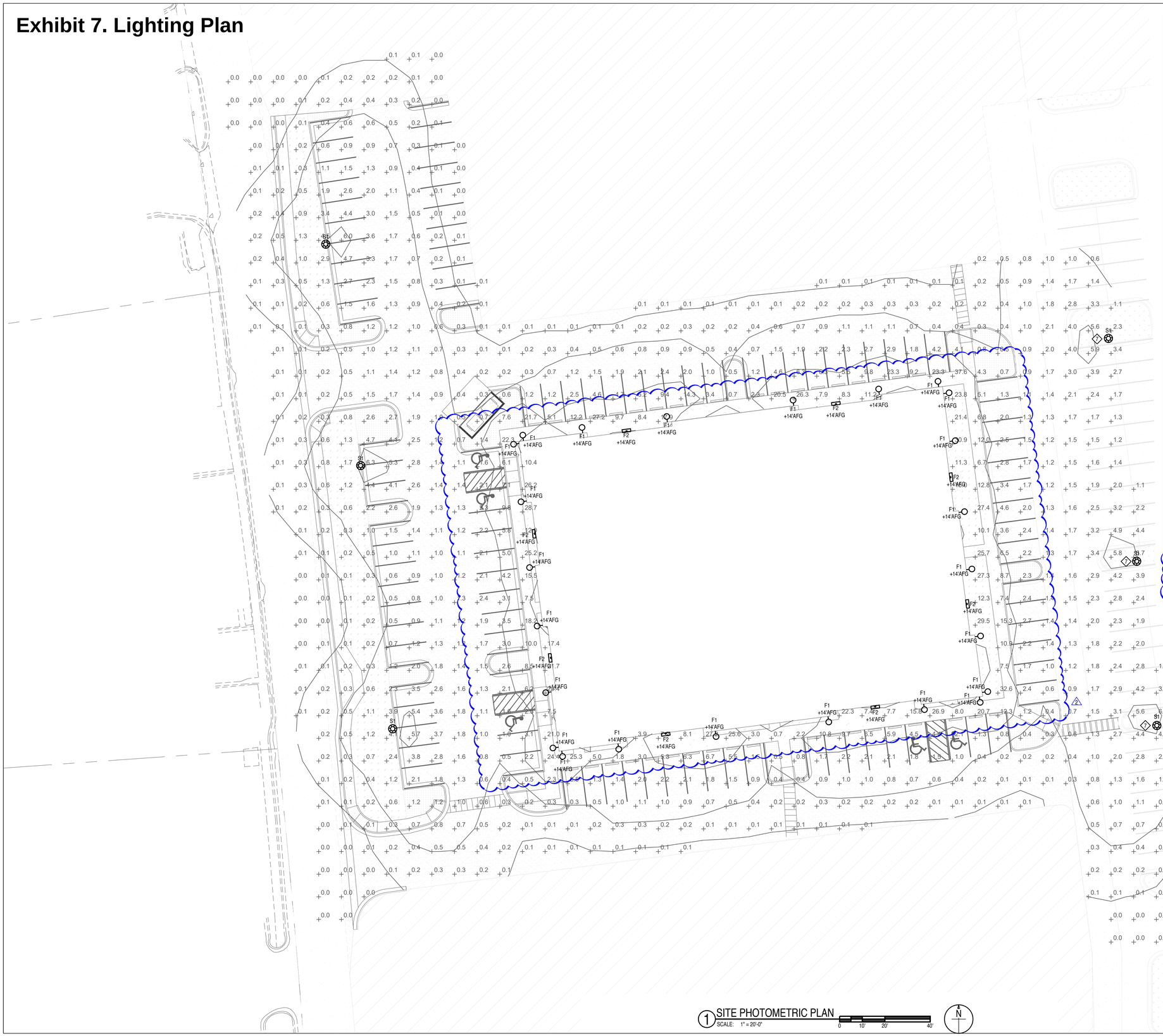
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/2/2026

LANDSCAPE COVER

CITY PERMIT SET

LP-101

Exhibit 7. Lighting Plan



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
N

NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.

2. PHOTOMETRIC STATISTICS:

AVERAGE:	2.6	FC
MAXIMUM:	37.6	FC
MINIMUM:	0.0	FC
MAX/MIN	-	
AVG/MIN	-	

3. INSTALLATION SHALL COMPLY WITH SARATOGA SPRINGS TITLE 19 EXCEPT AS VARIANCES HAVE BEEN ALLOWED IN VILLAGE PLAN.

4. CITY PLANNING NOTE (TITLE 19.11 SECTION 3) -
   A. ALL WALL-MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'F. 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.
   B. INTERMITTENT LIGHTING MUST BE OF THE "MOTION SENSOR" TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED TEN (10) MINUTES AND HAS A SENSITIVITY SETTING THAT ALLOWS THE LIGHTING FIXTURE TO BE ACTIVATED ONLY WHEN MOTION IS DETECTED ON THE SITE.
   C. ALL TRESPASS LIGHTING SHALL NOT EXCEED ONE FOOT-CANDLES MEASURED AT THE PROPERTY LINE, EXCEPT THAT TRESPASS LIGHTING INTO RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 0.1 FOOT-CANDLES MEASURED AT THE PROPERTY LINE.
   D. SERVICE STATION CANOPIES MUST UTILIZE CANOPY LIGHTS THAT ARE FULLY RECESSED INTO THE CANOPY OR ARE FULLY SHIELDED BY THE CANOPY.
   E. ALL FREESTANDING LIGHTING FIXTURES AND ASSEMBLIES SHALL BE BLACK.
   F. POLE DESIGN SHALL INCLUDE AN ARM AND BELL SHADE.
   G. ALL LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON THE TOP DECKS OF PARKING STRUCTURES SHALL BE FITTED TO RENDER THEM FULL CUTOFF.
   H. HOURS:
      a. ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST FIFTY PERCENT (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.
      ii. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM 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.

5. LIGHT FIXTURE PRODUCT INFORMATION:

QUANTUM LIGHTING

STEVEN SALES COMPANY

LAYTON SALES AGENCY

INFORMATION IS FROM VARIOUS MANUFACTURERS LISTED IN LIGHTING SCHEDULE. FIXTURE PACKAGE SELECTED BY SUCCESSFUL BIDDER.

6. ALL WALL-MOUNTED LIGHT FIXTURES SHALL BE AIMED DOWNWARD AND BE FULL CUTOFF (B-U-G U0 RATED).

◇1 FIXTURE EXISTING TO REMAIN.

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

REGISTERED PROFESSIONAL ENGINEER
9857303-2202
KYLE L BREINHOLT
15 November 2016
STATE OF UTAH
BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE24H1

PROJECT NAME:
A NEW BUILDING FOR :

HADCO DEVELOPMENT

Saratoga Springs Town Center
LOT 304
SARATOGA SPRINGS, UTAH

PROJECT INFO.

PROJECT NO.:	2024-044
CAD FILE NAME:	ES102 SSTC 204
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-15-2024

REVISIONS

REV.	DATE	DESCRIPTION
	10-15-2024	SITE APPROVAL
	01-06-2025	SITE BACKGROUND UPDATE
1	09-26-2025	SARATOGA SPRINGS PLAN REVIEW
2	10-28-2025	SARATOGA SPRINGS PLAN REVIEW

SHEET TITLE:

SITE PHOTOMETRIC PLAN

ES102

SHEET 5 OF 11

MINUTES – Planning Commission

Thursday, December 11, 2025
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Chair Rachel Sprosty Burns.

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

Present:
Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; David Jellen, Senior Planner; Gina Grandpre, Senior Planner; Tippe Morlan, Senior/Long-Range Planner; Joel Temple, Planner I; Ken Knight, Engineer; Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.
Others: Ken Puncerelli, Caleb Buswell, Bart Sharp, Austin Rose, June Rigby, Nan Lei, Alexa Wilson, Dawn Soper, Zelda Steele, Valerie North, Cristy Vander Meide, Brent Vander Meide, Keith Collard, Cathy Collard, Bryce Ford, Renee Arnell, Gene Priday, Andrea Priday, Brandon Ames, Melanie Clifford, Ben Kroff, Chelsi Kroff, Todd Smith, Kevin Riesch, Greg Paley.
Excused: Colton Miles, Virginia Rae Mann.

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

BUSINESS ITEMS

1. **In-N-Out Burger Site Plan, located at approximately North Redwood Road and Medical Drive. Todd Smith as applicant.**

Senior Planner Gina Grandpre presented the item. The proposal includes a 3,887 sq. ft. building on 2.09 acres with outdoor seating, 84 parking stalls, and a drive-thru with optional additional stacking along the west side. Site access will be provided via a right-in/right-out on Medical Drive and a shared private drive to the north with Deseret Industries. The project also includes completion of the cross-access connection to the Saratoga Springs Commercial Plat F development.

Todd Smith of Baldwin Park, CA was in attendance to answer questions.

Commissioner Hill wanted to know about the Level of Service (LOS) rating listed in the Staff Report relating to traffic. He was concerned there could be a bottleneck on Medical Drive.

Engineer Ken Knight advised the south access would be an appropriate distance from Redwood Road and would be Right-in/Right-out. He gave clarification regarding what a plus project referred to.

Senior Planner Gina Grandpre shared that the site proposed would be one of the biggest sites for In-N-Out Burger. She said they had worked to mitigate traffic concerns, and create a good traffic flow.

Applicant Todd Smith explained the queue was designed to stack 32 cars, but they had also provided over-stack on the west side that could accommodate 60 cars onsite, which would help ensure there would be no spillover into the streets.

Planning Director Sarah Carroll said they had counted cars at the American Fork store from the pick-up window to the main entrance and noted a 50-car stack that would easily fit on the site in Saratoga Springs.

DRAFT

Commissioner Carn received clarification about the how the over-stacking queue would work; that there was a slope on the site; and information regarding parking.

Commissioner Sprosty Burns asked if there was security or parking management for the store opening.

Applicant Todd Smith explained the plans for store opening as follows: they created a traffic plan for every new restaurant opened; they coordinated with both local law enforcement, and a traffic control company; and they would bring in the "all-star" team who were trained to handle higher volume.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for In-N-Out Burger located at 104 W Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virgina Rae Mann.
Motion passed 5 - 0.

2. **Northern Frontier Lot 4 Site Plan Amendment, located at 2238 North Redwood Road. Kevin Riesch of In-N-Out Warehouse as applicant.**

Senior Planner Gina Grandpre presented the item. The original site plan, approved July 2, 2024, established an office warehouse layout with required easements, landscaping, and access from Stagecoach Drive and Fall Harvest Drive. The amendment introduces operational updates for the In-N-Out warehouse user, including revisions to the trash enclosure, a truck scale, Rhino fencing, an electric access gate, and the removal of two landscape islands to improve truck circulation and accommodate a generator. These changes support tenant needs while remaining consistent with development standards.

Applicant Kevin Riesch of Las Vegas was in attendance to answer questions.

Commissioner Sprosty Burns received clarification regarding the location.

Commissioner Hill was in favor of the Site Plan amendment, and felt it would add to the functionality. He also received clarification regarding the fencing.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at 2238 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

3. **Approval of the 2026 Planning Commission calendar.**

Planning Director Sarah Carroll advised that not every meeting would fall on a second or fourth Thursday due to conflicts with holidays or City Council meetings that would fall in the same week.

Motion made by Commissioner Carn to approve the 2026 Planning Commission Calendar. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

4. **Approval of Minutes: November 13, 2025.**

Motion made by Commissioner Hill to approve the minutes of November 13, 2025. Seconded by Commissioner Willden.

DRAFT

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

PUBLIC HEARINGS

1. **Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located at approximately Pioneer Crossing and Riverside Drive. Matt Lancaster as applicant.**

Senior Planner Gina Grandpre presented the item. The Jordan Promenade ("Wander") Community Plan is a 367-acre master-planned development located between 400 South and Pioneer Crossing, extending from Redwood Road to the Jordan River. Village Plan 3 covers approximately 161 acres within the overall Community Plan area. The applicant requests amendments to The Jordan Promenade ("Wander") Community Plan and Village Plan 3 to allow additional elevation styles for multi-family townhomes. The proposal includes updates to architectural standards, color palettes, and elevation design options.

Senior Planner Gina Grandpre presented updated information to the packet and noted there were 2 conditions. The first condition was development standards with redlines, including a request for a minimum dwelling size of 800 square feet; and the second was the lot typical for Arrival Duet Courtyard.

Applicants Greg Paley of Oakwood Homes and Ken Puncerelli of LAI Design Group were both in attendance to answer questions. Mr. Puncerelli explained there were two architectural product types that were introduced in the packet. He shared that all the townhomes that fronted the river would have stone masonry on the façade.

Commissioner Sprosty Burns received clarification that City code was 1000 feet for minimum dwelling size, and the request for the 800 square foot homes was to provide affordability, and may not be selected often.

Public Hearing Open by Chair Rachel Sprosty Burns.

Blake North of Saratoga Springs had a concern about the building structure in terms of parking, and wondered where designated additional parking would be located.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior Planner Gina Grandpre clarified that parking would not be allowed in the alleyway. She presented a rendering of where the guest parking would be located; and explained parking needed to be within 200 feet of the unit, would be on the north side, and provide 42 stalls.

Commissioner Hill thought the amenities were great, and was happy there was a parking lot for the trail.

Commissioner Mangum received clarification regarding the minimum dwelling size of 1000 feet that was in the code. He liked that the developer was addressing home affordability. He wondered if there was a possibility they would be turned into rentals, and if that could be regulated.

Planning Director Carroll advised the City did not regulate homes that were purchased to be rental properties.

Commissioner Willden was concerned about the impact of smaller properties on the existing neighborhoods, and was not sure the proposed location would be the right place for smaller homes.

Commissioner Carn received clarification on the following:

- The District Area Plan (DAP) had different open space requirements.
- There would be mitigations for the flood plain and those sites would be elevated.
- Explanations were given regarding locations of the different home types.

DRAFT

- The Planning Commission could add a condition to not allow the minimum dwelling size request.

Mr. Paley proposed that the Planning Commission put a cap on the number of 800 square foot homes, rather than omitting them completely. He said they really wanted to provide that home type for some of their buyers, and wanted to reassure the City they would not build all the homes that size. He also mentioned they had built this type of home in Colorado.

Planning Director Sarah Carroll explained the layout of the smaller homes, and said they were two story homes, and still offered two to three bedrooms.

Mr. Puncerelli noted that he had learned the importance of ensuring that the architecture of the smaller units looked similar to the other homes so it would not be obvious which homes were the smaller layout. He felt it was important to point out that everybody deserved housing with dignity, and they had worked hard with the design to achieve that.

Commissioner Sprosty Burns wanted to know how many of the smaller homes were owned by a landlord and rented out in the neighborhood they had done in Colorado. She was concerned that the homes could be purchased by landlords and lose the benefit of home affordability for individual home buyers.

Mr. Puncerelli thought it was around 15% or less that were landlord owned. He felt it was a better value to purchase the smaller homes than it would be to rent an apartment of similar size.

Commissioner Willden felt that more research would be needed before putting a cap on the number of smaller homes. He thought it would be better to omit the cap in the motion and let City Council make that decision.

Commissioner Carn received clarification there could not be Accessory Dwelling Units (ADUs) in the development. He noted that he didn't think landlords would buy 800 square foot homes because he felt it would not be financially beneficial. He agreed with Commissioner Willden and did not support placing a cap on the number of smaller homes. He was concerned the smaller homes would not be very affordable due to the prime location next to a beautiful park and river.

Commissioner Mangum liked the idea of 800 square foot homes and felt the code that required 1000 square feet minimum dwelling size had been made a long time ago when housing was more affordable. He was in favor of putting a cap on the number of smaller homes.

Commissioner Hill also liked the idea, and felt it was important to provide options for affordable housing.

Motion made by Commissioner Carn that the Planning Commission forward a positive recommendation to the City Council for the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings and Conditions in the Staff Report with one additional condition that the current city requirement of 1000 square feet minimum dwelling size be complied with, and the City Council could consider exceptions to that. Seconded by Commissioner Willden.

Charlie Carn Yes.
Scott A. Hill Yes.
Jack K. Mangum Yes.
Doug Willden Yes.
Rachel Sprosty Burns No.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 4-1.

Commissioners Hill, Mangum, and Sprosty Burns were all in favor of a cap.

DRAFT

2. **Three Canyons Community Plan, Master Development Agreement (MDA), and General Plan Amendment (GPA). This is a New Community Plan, MDA and GPA from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community. Located at approximately Mountain View Corridor and Grandview Blvd. to Stillwater Drive. Brandon Ames of Larry H. Miller Real Estate as applicant.**

Senior/Long-Range Planner Tippe Morlan presented the item. The applicant is requesting approval of a Community Plan, Master Development Agreement, and General Plan Amendment for the Three Canyons development. There is a concurrent Annexation application that will be reviewed by City Council with these three applications. If approved, the subject property is proposed to be designated with the Planned Community zone and Planned Community General Plan land use designation. The subject property is approximately 1,206 acres in size owned by the State of Utah's Trust Lands Administration, located at approximately Grandview Boulevard and Stillwater Drive along the current and future Mountain View Corridor right-of-way. The project proposes a maximum of 2,950 residential units, amounting to an average gross density of 2.4 units per acre, with 15 acres of Neighborhood Commercial designated areas along Mountain View Corridor.

Senior/Long-Range Planner Tippe Morlan advised that there were 5 villages proposed, construction would begin north first and continue south, and would be limited by and tied to the construction and extension of Mountain View Corridor. She said that the first phase of development would allow 350 building permits to be pulled before any construction began on Mountain View Corridor; An additional 550 building permits would be allowed from the start to the end of construction of the road. In addition, she addressed the following:

- Lott Mine truck routes.
- Parking requirements.
- Acreage set aside for schools and churches.
- Open Space and Public Trail ownership.
- Deferred items to the Village Plan
- Updated conditions of approval.

Applicant Brandon Ames of Larry H. Miller Real Estate was in attendance to answer questions. He said they were excited about the project, and have done their best to hear and address concerns during the public comment periods. He explained they had worked really hard to come up with a plan to provide access to the Mountain View Corridor; to implement trail heads providing access to the mountains; and to create fire mitigations with fire breaks and water tanks. He noted that the first home would likely not be built until 2028.

Commissioner Sprosty Burns expressed appreciation to City Staff for all of their hard work.

Public Hearing Open by Chair Rachel Sprosty Burns.

Emailed comment was read from Ashleigh Schuldt. She was concerned about the development causing overcrowding in schools. She did not feel there were roads or infrastructure to support it. She expressed frustration with the state, and felt they had not prioritized Utah County.

Emailed comment was read from Kaitlin Rackham. She was concerned about current traffic and felt the development would make it worse. She mentioned the fire in 2020, and felt more residents might pose safety risks in the event of another fire evacuation.

The following residents of Saratoga Springs gave public input:

Caleb Buswell was concerned the project would move forward out of fear, and specifically fear of the state. He felt developments should be approved because of the benefit they would bring to the community, and he did not feel the Three Canyons development would benefit the existing community.

June Rigby thought the majority of her community was not in support of the development. She had safety concerns regarding more cars on the road. She said there were about 2800 homes currently on the market in Utah County, so she felt there was an affordability issue, and not a supply issue.

DRAFT

Cathy Collard had concerns about noise and air quality due to traffic on Mountain View Corridor. She said she couldn't use her backyard because of air quality and noise, and wondered if any mitigation for noise, such as a soundwall, was planned.

Austin Rose asked the following questions:

- How close would homes be to the Lott Mine?
- Would Peck Rock remain in the area?
- Were there large one acre lots planned?
- Was there enough water to fill the water tanks?
- Was there a plan to widen any of the roads to more than two lanes?

Melanie Clifford wondered if 37 acres for schools and churches would be enough and asked how many schools and churches were planned in the development.

Andrea Priday felt the Three Canyons development was much less problematic than several other developments of much higher density that had already been approved and built. She said she would rather have the Three Canyons development than some other high-density developments.

Blake North said his home backed up to Mountain View Corridor, and he didn't feel it had been designed to back a major road. He mentioned some homes in the Wildflower development near Mountain View Corridor that he thought had been planned better with deeper backyards and buffers. He worried a car could come through his yard since there was no barrier. He also had some zoning questions and concerns.

Keith Collard shared that his major concern was traffic, and he felt that the road access east and west should be figured out before the development went in.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior/Long-Range Planner Tippe Morlan and Planning Director Sarah Carroll addressed questions from the Public Hearing:

- The City did not have funding or plans to install soundwalls on Mountain View Corridor.
- Peck Rock would close, and that area would be turned into usable open space.
- There were 70 1/3 acre lots planned. There may be a few larger lots on the hillside that would be identified at time of Village Plan.
- A map was shown depicting the distance from homes to the Lott Mine, and Staff noted it would be quite a far distance.
- There is capacity, and the water tanks will be filled.
- There is not a current timeline for when Mountain View Corridor would be widened beyond two lanes.
- The City and developer were hopeful there would be collaboration with the Bureau of Land Management and National Parks Service regarding future trail access and trail maintenance.
- Clarification was given regarding acreage for schools and churches.

Commissioner Sprosty Burns received clarification that the development had not requested any variances, and they were working on a plan for routing trucks to avoid schools and the community.

Commissioner Hill noted that growth was a part of the City plan, and that infrastructure cannot come before the development because of the financial requirements. He thought the density was really good, and that the development would bring some needed commercial development to the south part of the City.

Commissioner Carn received clarification that the City would accept paved trails, with the exception of the Bonneville Shoreline trail, which would be unpaved to match that trail in other parts of the state. He also received clarification regarding open space requirements in a planned community, and funding for completing Mountain View Corridor

DRAFT

Senior/Long-Range Planner Tippe Morlan advised that acquisition of property to complete Mountain View Corridor to Village Parkway outside of the Three Canyons development would need to be coordinated with the City.

Applicant Brandon Ames shared that the entire UDOT right of way would be dedicated.

Commissioner Sprosty Burns received clarification about the proposal for the City to accept ownership of certain public trails in the development.

Commissioner Mangum expressed some concern that 900 homes could be approved before Mountain View Corridor was required to be completed, and wondered if that could be a safety issue.

Applicant Brandon Ames reiterated they had designed some mitigations with trails and water tanks. He also mentioned there would be 2 connecting roads leading into Brixton Park development to provide another route to head north.

Assistant City Attorney Rulon Hopkins advised that the Master Development Agreement specified where building could occur for the first 900 homes, and that building in the south part of the development would not take place until Mountain View Corridor was completed.

Commissioner Carn received clarification about the construction of water tanks and fire breaks.

Commissioner Willden received clarification that the Three Canyons development could be beneficial for completing Mountain View Corridor.

Commissioner Sprosty Burns received clarification about Lott mine traffic, and conversations that had been taking place regarding diverting some traffic.

Applicant Brandon Ames noted that with other projects they had been able to process materials onsite to cut down on traffic, and they were hoping to do that with this project as well. He also said he appreciated all the feedback and said that they would be available after the meeting to address any questions.

Motion made by Commissioner Mangum that the Planning Commission issue a positive recommendation to the City Council for the requested Three Canyons Community Plan, Master Development Agreement, and General Plan Amendment located at Mountain View Corridor and Grandview Boulevard to Stillwater Drive, including the findings and conditions in the Staff Report with the following changes:

Condition #7 should state: 7. Driveways "shall not" count toward guest parking requirements for twin home and attached products.

Condition #9 should be amended to state: 9. Truck traffic and modified routes related to the Lott Mine/gravel operations west of this development shall be addressed in Village Plan 1 and added to this Community Plan as an amendment at the same time, including but not limited to the following requirements:

- **a. A designated truck route.**
- **b. Addressing impacts to City streets and pavement design for truck loads.**
- **c. Cleaning stations to prevent mud and debris from entering City streets and storm drain systems.**
- **d. Routing shall not go past schools.**

Condition #10 should be amended to state: 10. The phasing and timing of extending Mountain View Corridor through this development shall be addressed in the Master Development Agreement.

- **a. 350 residential building permits allowed prior to construction.**
- **b. 550 residential building permits allowed between commencement of construction and completion.**
- **c. Anticipated completion is no later than December 31, 2030.**

DRAFT

Condition #12 should state: 12. A minimum of 70 lots shall be 1/3 acre or more. Striking out the words "in the hillside areas."
Condition #18 should say: 18. The City Council shall "accept" public ownership of "public" identified communitywide trails as proposed on Sheet 5A-02.
Condition #21, part c. should state: c. Include development standards and details related to the overall experience upon entry, related to signage themes, fencing, lighting, and buffer treatments. Striking out the words "related to" in the second phrase.

Motion was seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated.**
Planner I Joel Temple presented the item. This is a staff-initiated code amendment to simplify the standards for signage in the Office Warehouse zone and make it distinct from the Business Park zone. This also provides clarifying language around the intent of the code for all illuminated signage.

Planner I Joel Temple presented visual examples of the proposed sign amendments.

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

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.18, with the Findings and Conditions in the Staff Report, and for Condition # 1 in the Staff Report - choose the option that an illuminated sign "may" have a white, off-white, or near-white foreground. Seconded by Commissioner Carn.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated.**
Senior Panner David Jellen presented the item. The City is proposing a code amendment to Chapter 19.16 – Site and Architectural Design Standards that will update existing regulations for non- residential awnings, canopies, trellises, and pergolas.

Senior Planner David Jellen addressed the reasons for the amendment, and Staff felt code was too restrictive and needed to be clarified.

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

Commissioner Willden received clarification regarding the location and size of accessory buildings.

Planning Director Carroll advised that the 20% landscaping would still be required.

Commissioner Sprosty Burns wondered if there could be any problems or unintended consequences.

Planning Director Carroll responded that Staff had not seen anything concerning up to this point, but thought it might be something to consider.

DRAFT

Commissioner Hill thought it would be a good idea to reach out to other cities for feedback, and to see how they had handled similar situations.

Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virgina Rae Mann.
Motion passed 5 - 0.

REPORTS

1. **Commission Comments.**

Commissioner Hill shared that APA Utah would be holding the Spring Conference at The Ruby Inn at Bryce Canyon, and would be held October 8th-10th.

Commissioner Carn advised that he had submitted his resignation, and thanked the Planning Commissioners and City Staff.

Commissioner Sprosty Burns expressed appreciation to Commissioners Carn and Mangum for their service to the Planning Commission, and noted each of their contributions.

Assistant City Attorney Rulon Hopkins reminded Planning Commissioners to complete their annual training.

2. **Director's Report.** – Planning Director Sarah Carroll also thanked Commissioners Carn and Mangum for their service to the Planning Commission, and let them know that plaques would be presented to them at a future City Council meeting.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 9:43 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

MINUTES – Planning Commission

Thursday, January 15, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

OATH OF OFFICE

1. **Oath of Office** - for New Planning Commissioners NH Rather and Chris Roman; and Reappointment of Planning Commissioner Rachel Sprosty Burns.

CALL TO ORDER – 6:09 p.m. by Chair Rachel Sprosty Burns.

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

Present:
Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Kendal Black, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.
Others: Kyle Swiggum, Travis Olsen, Josh Moffat.

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

BUSINESS ITEMS

1. **Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meaghan Farrell as applicant.**
Planner II Kendal Black presented the item. This is a request for approval of a site plan amendment within the Wal-Mart parking lot, located in the Saratoga Wal-Mart Subdivision. They would like to modify some parking stalls and add the equipment for an Electric Vehicle (EV) charging station. This modification would result in only removing 6 parking stalls. They are required to have 736 parking stalls and will still have 842 stalls (excluding pickup stalls). The only other changes would be adding an enclosure to secure the electrical equipment needed to run the chargers (which is not accessible to the public), and modifying the landscaping to fit within the new parking islands and around the enclosure.

Commissioner Sprosty Burns received clarification regarding the location of the 6-foot fence that would be installed.

Applicant Kyle Swiggum of Denver, CO was in attendance to answer questions and clarified that two of the charging stations would be accessible and ADA compliant and would have a pathway from the accessible chargers to the storefront.

Commissioner Hill thanked the applicant and planner for a clean application, and wanted to know how customers would pay for EV charging.

Mr. Swiggum responded that payments would be made through the Walmart app.

Commissioner Sprosty Burns wondered if the fence would affect visibility, and how any trash pile-ups in the area would be handled.

Mr. Swiggum said the store manager would ensure trash was taken care of, and explained the placement of the stations was to avoid blocking any sight triangles.

Motion made by Commissioner Mann that the Planning Commission recommend approval of the requested Wal-Mart EV Charging Station Site Plan Amendment, located at 136 West Crossroads Boulevard, with the findings and conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

2. **2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant.**
Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building for The Hub at Saratoga Phase 1 development. Uses include one commercial building with five tenant spaces. There are multiple parking standards used to calculate the parking. One tenant space was calculated at 5 stalls per 1,000 square feet for a drive-thru restaurant and the rest of the tenant spaces were calculated at 4 stalls per 1,000 square feet for retail. There are 50 total required parking stalls for the 11,853-square feet of tenant spaces. There are 44 stalls provided prior to the shared parking agreement that is being proposed for 7 additional stalls. The property is 57,355 square feet (1.32 acres) in size. The proposed building is 24' tall.

Planner II Kendal Black explained the conditions to Commissioners, and gave more detail regarding Options A and B listed under condition 7 in the Staff Report.

Travis Olsen of Holladay, UT was in attendance to answer questions. He said the site plan presented was the culmination of 4-5 months of work. He explained a few of the concerns regarding the north access, and noted they wanted to be in compliance with the parking requirement.

Commissioner Hill received clarification that no specific restaurant had been selected for the restaurant site. He thought the biggest issue was parking, and felt option B looked like the best choice.

Commissioner Sprosty Burns received clarification about the area to the north of the site, and that the stacking in the drive aisles had been planned such that the cars would not end up in the parking lot.

Commissioner Rather received clarification that Stagecoach Drive was planned to be extended to the north approximately 200 feet; and the goal was to have it parallel Redwood Road, and connect on the north to Hardman Way in Lehi. He also wondered if Option B would provide more parking.

Planner II Kendal Black advised that even if the shared parking was not approved there would be enough to meet the parking requirement.

Commissioner Miles felt option B was best, and would provide additional parking and access that he thought would be beneficial.

Commissioner Sprosty Burns asked about the grade on Stagecoach Drive.

Mr. Olsen noted the grade met City Code and was about 6% leading into Empire Flooring in the main body of the parking lot, and the drive approach onto Stagecoach Drive would be about 4-5% grade.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive, with the Findings and Conditions in the Staff Report with Condition 4 – Approved, Condition 5 – Connection Not Required, Condition 6 - Selecting Option B. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.
Absent: None.
Motion passed 7 - 0.

3. **Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant.**
Senior Planner David Jellen presented the item. The applicant is requesting approval of a site plan for a commercial building on Saratoga Town Center Lot 304, located northwest of the intersection of Crossroads Boulevard and Commerce Drive. The project area is approximately 1.98 acres and will contain a single 25,482 square-foot building that is intended for indoor recreation uses, along with the associated parking and landscaping for the building, as shown on the site plan (Exhibit 4). The building will be accessible from Redwood Road and Crossroads Boulevard through private streets within the overall subdivision.

Senior Planner David Jellen addressed the "Shall Comply" items in the Staff Report.

Applicant Josh Moffat of JDH Development was in attendance to answer questions, and informed Commissioners that they were still working with Engineers to figure out some of the traffic plans.

Commissioner Hill asked what the intended uses for the space might be.

Mr. Moffat responded that they had looked at bounce house type of businesses originally, but now thought it might be used for a dance studio or fitness type of business.

Commissioner Hill felt that with uses of a recreational nature that parking was critical, and he was glad that Staff and the applicant had worked to plan for the parking.

Commissioner Sprosty Burns received clarification regarding the lot lines, the history of the lot platting, and that it had been developed in phases. She also asked if there was a Master Plan.

Senior Planner David Jellen explained they were seeking to address concerns at this time, and that the applicant had provided a conceptual overall site plan.

Commissioner Rather wondered about the landscaping that would be provided in phases, and wondered what percentage it was at currently. He asked if the development was one owner.

Senior Planner David Jellen advised that he would need to look at the exact percentage, but it had been tracked as the phases were developed. He advised that the development had just one owner.

Commissioner Sprosty Burns received clarification regarding the drive aisles and what was located in the surrounding areas.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

4. **Approval of Minutes: December 11, 2025.**

Motion made by Commissioner Willden to approve the minutes of December 11, 2025. Seconded by Commissioner Miles.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners that APA Utah would be holding their Spring Conference in Bryce Canyon at the Ruby Inn April 8th -10th. He also mentioned that Planning Director Sarah Carroll had sent a survey out from APA Utah and asked Commissioners to participate.

   Commissioner Sprosty Burns welcomed the new Planning Commissioners.

   Planning Director Sarah Carroll advised she would send out an email regarding the APA conference with travel details. She explained that the City would cover the cost of the conference registration, but travel and lodging costs would be up to the attendee.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next meeting would be January 29th and there would be an hour of training after the meeting.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:53 p.m. by Chair Rachel Sprosty Burns.

1/29/2026
Date of Approval

Deputy City Recorder

CITY OF SARATOGA SPRINGS · EST 1997 · STATE OF UTAH

Planning Commission Chair