DESIGN TEAM

OWNER:

NAME: DREW PARCELL

PHONE # (801) 476 - 7111

ARCHITECT:

GOULD PLUS ARCHITECTS
427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
PHONE # (801) 335 - 9900
CONTACT: ADAM ORME

LANSCAPE ARCHITECT:

IN-SITE DESIGN GROUP
17N. 470 W.
AMERICAN FORK, UTAH 84003
PHONE #: (801) 756 - 5043
CONTACT: CORY WHITING

ELECTRICAL ENGINEER:

RESOLUT
4225 LAKE PARK BLVD # 275
WEST VALLEY CITY, UTAH 84120
PHONE #: 801-532-2196
CONTACT: RICHARD WARDLE

CIVIL ENGINEER:

JOHNSON ENGINEERING, INC
4436 S. 1025 E.
SALT LAKE CITY, UTAH 84124
PHONE #: (801) 787-4569
CONTACT: DAVID JOHNSON

STRUCTURAL ENGINEER:

MJ STRUCTURAL ENGINEER
5673 S. REDWOOD ROAD, #22
TAYLORSVILLE, UTAH 84123
PHONE #: 801-905-1097
CONTACT: BRENDON HAYWOOD

MECHANICAL AND PLUMBING ENGINEER:

RESOLUT
4225 LAKE PARK BLVD # 275
WEST VALLEY CITY, UTAH 84120
PHONE #: 385-377-2759
CONTACT: DALLEN ROMRIELL

NEW COMMERICAL DEVELOMENT "SPRING COVE"

249 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH

PERSPECTIVE ELEVATION



LOCATION



DATA TABLE OF OVERALL PROJECT

1. TOTAL AREA = 118,506 SQ.FT. OR 2.72 ACRES
2. TOTAL IMPERVIOUS AREA = 70,808 SQ.FT. OR 59.75% OF SITE
3. TOTAL BUILDING PAD AREA = 3 BUILDING PAD = 23,863 SQ. FT. OR 20.14% OF SITE - (BUILDING A = 3,090 SQ.FT.) (BUILDING B = 7,710 SQ.FT.) (BUILDING C = 13,063 SQ.FT. MAIN FLOOR & 13,063 SQ. FT. SECOND FLOOR)
4. TOTAL LANDSCAPE AREA = 23,825 SQ.FT. OR 20.1% OF SITE
5. TOTAL ROW AREA = N/A NOT CREATING A ROAD WITH THIS SITE APPLICATION
6. TOTAL NUMBER OF LOTS = 1 EXISTING LOT WITHIN RIVERSIDE CROSSING - LOT 8

INDEX TO DRAWINGS

TITLE & LIFE SAFETY

T100	SITE APPLICATION COVER SHEET

CIVIL DRAWINGS

G-100	COVER SHEET
G-101	NOTES AND SPECIFICATIONS
G-102	NOTES AND SPECIFICATIONS
G-103	LEGEND AND ABBREVIATIONS
VP-100	R.O.S.
VP-101	EXISTING SEWER PP
VD-100	DEMOLITION PLAN
CS-100	SITE PLAN
CSD - 100	SITE DETAILS 1
CSD - 101	SITE DETAILS 2
CSD - 102	SITE DETAILS 3
CG - 100	GRADING PLAN
CG - 101	EARTHWORK ANALYSIS
CG - 102	EARTHWORK ANALYSIS
CU - 100	UTILITY PLAN
CU - 101	STRUCTURE TABLES
CU - 102	MAIN TRUNK LINE PP 01
CU - 103	MAIN TRUNK LINE PP 02
CU - 104	WEST TRUNK LINE PP 01
CU - 105	WEST TRUNK LINE PP 02
CU - 106	NORTHWEST TRUNK LINE PP 01
CU - 107	NORTH TRUNK LINE PP 01
CU - 108	EAST TRUNK LINE PP 01
CU - 109	SEWER LATERAL A GREASE PP 01
CU - 110	SEWER LATERAL B GREASE PP 01
CU - 111	SEWER LATERAL C PP 01
CU - 112	NORTH & SOUTH FIRE LINE PP 01
CU - 113	MAIN FIRE LINE PP 01
CUD - 100	STORM DRAIN DETAILS 01
CUD - 101	STORM DRAIN DETAILS 02
CUD - 102	SANITARY SEWER DETAILS 01
CUD - 103	SANITARY SEWER DETAILS 02
CUD - 104	SANITARY SEWER DETAILS 03
CUD - 105	CULINARY WATER DETAILS 01
CUD - 106	CULINARY WATER DETAILS 02

LANDSCAPE DRAWINGS

LS 1.1	PLANTING PLAN
LS 2.1	IRRIGATION PLAN
LS 3.1	PLANTING DETAILS
LS 4.1	IRRIGATION DETAILS

ELECTRICAL DRAWINGS

E102	PHOTOMETRICS SITE PLAN
E103	LIGHTING DETAILS

ARCHITECTURAL DRAWINGS

A100a	MAIN LEVEL FLOOR PLAN
A100b	MAIN LEVEL FLOOR PLAN
A101c	MAIN LEVEL FLOOR PLAN
A102c	SECOND LEVEL FLOOR PLAN
A200a	EXTERIOR ELEVATIONS
A200b	EXTERIOR ELEVATIONS
A200c	EXTERIOR ELEVATIONS
A210a	EXTERIOR BUILDING "A" RENDERINGS
A210b	EXTERIOR BUILDING "B" RENDERINGS
A210c	EXTERIOR BUILDING "C" RENDERINGS

2021 CODE ANALYSIS

1. THREE TOTAL BUILDING WITHIN DEVELOPMENT
2. ALL THREE BUILDING ARE TYPE V CONSTRUCTION
3. ALL THREE BUILDINGS WILL BE FIRE SPRINKLERED
4. ALL THREE BUILDING ARE NOT REQUIRED TO HAVE FIRE RATED WALLS.
5. ALL THREE BUILDING HAVE OCCUPANCY OF B, M, AND S-1 / NON SEPERATED
6. NO SENSITIVE LAND WITHIN OUR DEVELOPMENT

BUILDING "A" = 3,090 SQ.FT. - WITH 2 CONDO UNITS
BUILDING "B" = 7,720 SQ. FT. - WITH 5 CONDO UNITS
BUILDING "C" = TWO STORY 13,063 SQ.FT. PER FLOOR WITH TOTAL 26,126 SQ. FT. - WITH 10 CONDO UNITS

CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

GOULD PLUS ARCHITECTS
427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD+ ARCHITECTS, LLC - 2025

No.	Description	Date

ADAM ENGLAND ORME
No. 8354079-0301
PROFESSIONAL ARCHITECT
STATE OF UTAH

PROJECT NUMBER 25002

NEW COMMERCIAL DEVELOPMENT "SPRING COVE"

249 E. THRIVE DR. SARATOGA SPRINGS, UTAH

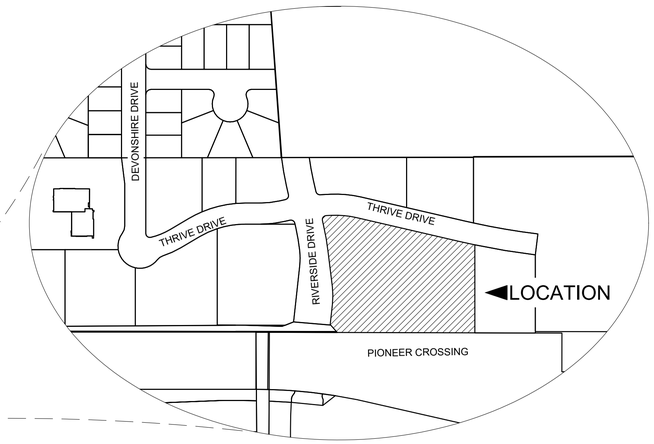
SITE APPLICATION COVER SHEET

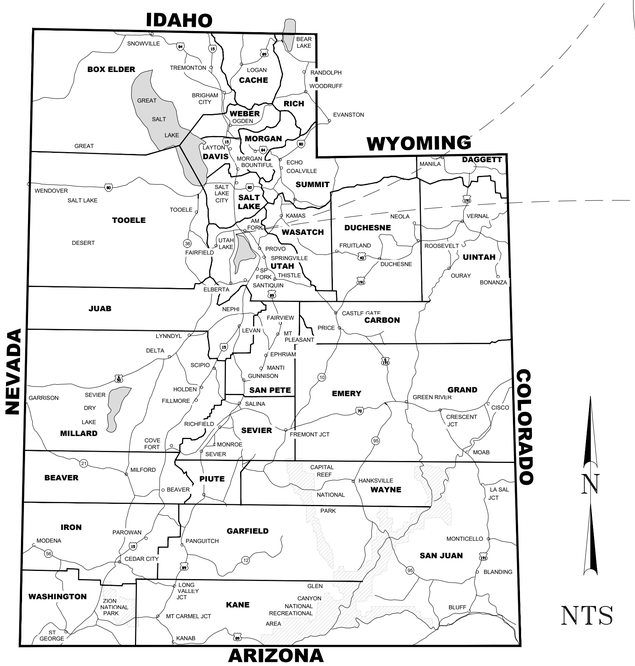
SITE APPLICATION
JUNE 2025

T100

SPRING COVE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
249 EAST THRIVE DRIVE
SARATOGA SPRINGS, UTAH





SHEET LIST

SHEET NUMBER	SHEET TITLE
G-GENERAL	
G-100	COVER SHEET
G-101	NOTES & SPECIFICATIONS
G-102	NOTES & SPECIFICATIONS
G-103	LEGEND & ABBREVIATIONS
V-SURVEY: P-PROPERTY	
VP-100	RECORD OF SURVEY
VP-101	EXISTING SEWER PP
D-DEMOLITION	
VD-100	DEMOLITION PLAN
C-CIVIL: S-SITE PLAN	
CS-100	SITE PLAN
C-CIVIL: S-SITE PLAN: CSD - SITE DETAILS	
CSD-100	SITE DETAILS 1
CSD-101	SITE DETAILS 2
CSD-102	SITE DETAILS 3
C-CIVIL: G-GRADING	
CG-100	GRADING PLAN
CG-101	EARTHWORK ANALYSIS
CG-102	EARTHWORK ANALYSIS PROFILE
C-CIVIL: U-UTILITIES	
CU-100	UTILITY PLAN
CU-101	STRUCTURE TABLES
CU-102	MAIN TRUNK LINE PP 01
CU-103	MAIN TRUNK LINE PP 02
CU-104	WEST TRUNK LINE PP 01
CU-105	WEST TRUNK LINE PP 02
CU-106	NORTHWEST TRUNK LINE PP 01
CU-107	NORTH TRUNK LINE PP 01
CU-108	EAST TRUNK LINE PP 01
CU-109	SEWER LATERAL A GREASE PP 01
CU-110	SEWER LATERAL B GREASE PP 01
CU-111	SEWER LATERAL C PP 01
CU-112	NORTH & SOUTH FIRE LINE PP 01
CU-113	MAIN FIRE LINE PP 01
C-CIVIL: U-UTILITIES: CUD - UTILITY DETAILS	
CUD-100	STORM DRAIN DETAILS 01
CUD-101	STORM DRAIN DETAILS 02
CUD-102	SANITARY SEWER DETAILS 01
CUD-103	SANITARY SEWER DETAILS 02
CUD-104	SANITARY SEWER DETAILS 03
CUD-105	CULINARY WATER DETAILS 01
CUD-106	CULINARY WATER DETAILS 02

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

BENCHMARK INFORMATION

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4512.29'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING COMPANY, AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

NO.	DATE	REVISION
5	-	-
4	-	-
3	08/06/25	SUBMITTAL 03
2	06/19/25	SUBMITTAL 02
1	04/28/25	SUBMITTAL 01

REGISTERED PROFESSIONAL ENGINEER
08/06/25
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

CLIENT / OWNER INFORMATION:

PARCEL CONSTRUCTION
DREW PARCEL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

COVER SHEET
SPRING COVE
SARATOGA SPRINGS, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	G-100
PROJECT NO:	24-024		
DATE:	08/06/25		
SCALE:	AS SHOWN		

C:\Users\dj112\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\24024 SS Parcel Site\04 Design\Drawings\Design\Cover and Notes\01 Cover Sheet.dwg



SITE LAND USE		
TOTAL PROJECT AREA	118,506 SF	100.00%
IMPERVIOUS AREA	58,083 SF	49.01%
LANDSCAPING AREA	23,487 SF	19.82%
TOTAL BUILDING AREA	36,936 SF	31.16%
BUILDING A AREA	3,090 SF	
BUILDING B AREA	7,710 SF	
BUILDING C AREA	26,126 SF	
NUMBER OF BUILDINGS	3	
NUMBER OF LOTS	17	
PROPOSED SURFACE PARKING STALLS	153	
STACKED PARKING STALLS	6	
TOTAL PARKING STALLS	159	
DWELLING/DWELLING AREAS	N/A	
PROPOSED GARAGE PARKING	N/A	
PROPOSED SENSITIVE LAND	N/A	
DEDICATED RIGHT OF WAY AREA	N/A	

PARKING REQUIREMENT	
PROPOSED BUILDING PARKED AT $\frac{5}{1000}$ SQFT	
PROPOSED BUILDING A STALLS (3,090 SQFT)	15
PROPOSED BUILDING B STALLS (7,710 SQFT)	39
PROPOSED BUILDING PARKED AT $\frac{4}{1000}$ SQFT	
PROPOSED BUILDING C STALLS (26,126 SQFT)	105
TOTAL PROPOSED PARKING STALLS	159

GENERAL NOTES

NOTES:

1. INSTALL 24" SHED CURB AND GUTTER PER DETAIL 2 ON SHEET CSD-100. 1,764 LF
2. INSTALL 24" VALLEY CURB AND GUTTER PER DETAIL 1 ON SHEET CSD-100. 1,769 LF
3. INSTALL 5 FOOT WIDE CONCRETE SIDEWALK PER DETAIL 3 ON SHEET CSD-101
   - 3.1. TOTAL = 1058 LF
4. INSTALL ADA RAMP PER DETAIL 1 ON SHEET CSD-101 (13 ADA RAMPS)
5. PARKING STALL COUNT
   - 5.1. TOTAL REGULAR PARKING STALLS = 147
   - 5.2. TOTAL HANDICAP PARKING STALLS = 6
   - 5.3. STACKING PARKING STALLS = 6
     - 5.3.1. 3 STACKING PARKING STALLS PER DRIVE THRU
   - 5.4. TOTAL PARKING STALLS = 159
6. INSTALL WHITE PAINT STRIPING (TYP.)
7. INSTALL TRASH ENCLOSURE PER DETAIL 01 ON SHEET CSD-102
8. INSTALL 4 FOOT CONCRETE WATER WAY
   - 8.1. MAIN PARKING AREA = 193 LF
   - 8.2. SOUTH LANE = 230 LF
9. TOTAL COVERAGE
   - 9.1. GROSS PROPERTY AREA = 118,506 SF (2.72 ACRES)
   - 9.2. TOTAL PROPOSED LANDSCAPING = 29,313.25 SF
     - 9.2.1. PROPOSED PUBLIC LANDSCAPING = 5,826.05 SF
     - 9.2.2. PROPOSED SITE LANDSCAPING = 23,487.2 SF
   - 9.3. TOTAL COVERAGE PERCENTAGE = 24.7%
10. INSTALL ASPHALT TOTAL 57,503 SF.
11. INSTALL CONCRETE TOTAL 14,152 SF.
12. INSTALL COMMERCIAL DRVE APPROACH PER DETAIL 3 ON CSD-101.
13. PER GEOTECH REPORT ASPHALT PAVEMENT SECTION SHALL BE 3" ASPHALT OVER 8" OF BASE COURSE.
14. 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
15. STACKING SPACES = 9 (3 COUNT TOWARD PARKING REQUIREMENT)
16. STACKING SPACES = 11 (3 COUNT TOWARD PARKING REQUIREMENT)

RIGHT-OF-WAY LANDSCAPING

PROPOSED SITE LANDSCAPING

CATCH CURB

ADA ACCESSIBLE ROUTE

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTAH LOCATES OF NE, INC. www.bluestakes.org 1-800-662-4111

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

PROFESSIONAL ENGINEER
08/06/25
No. 5368869
DAVID B. JOHNSON
STATE OF UTAH

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

PARCEL CONSTRUCTION
DREW PARCEL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

SHEET INFORMATION:

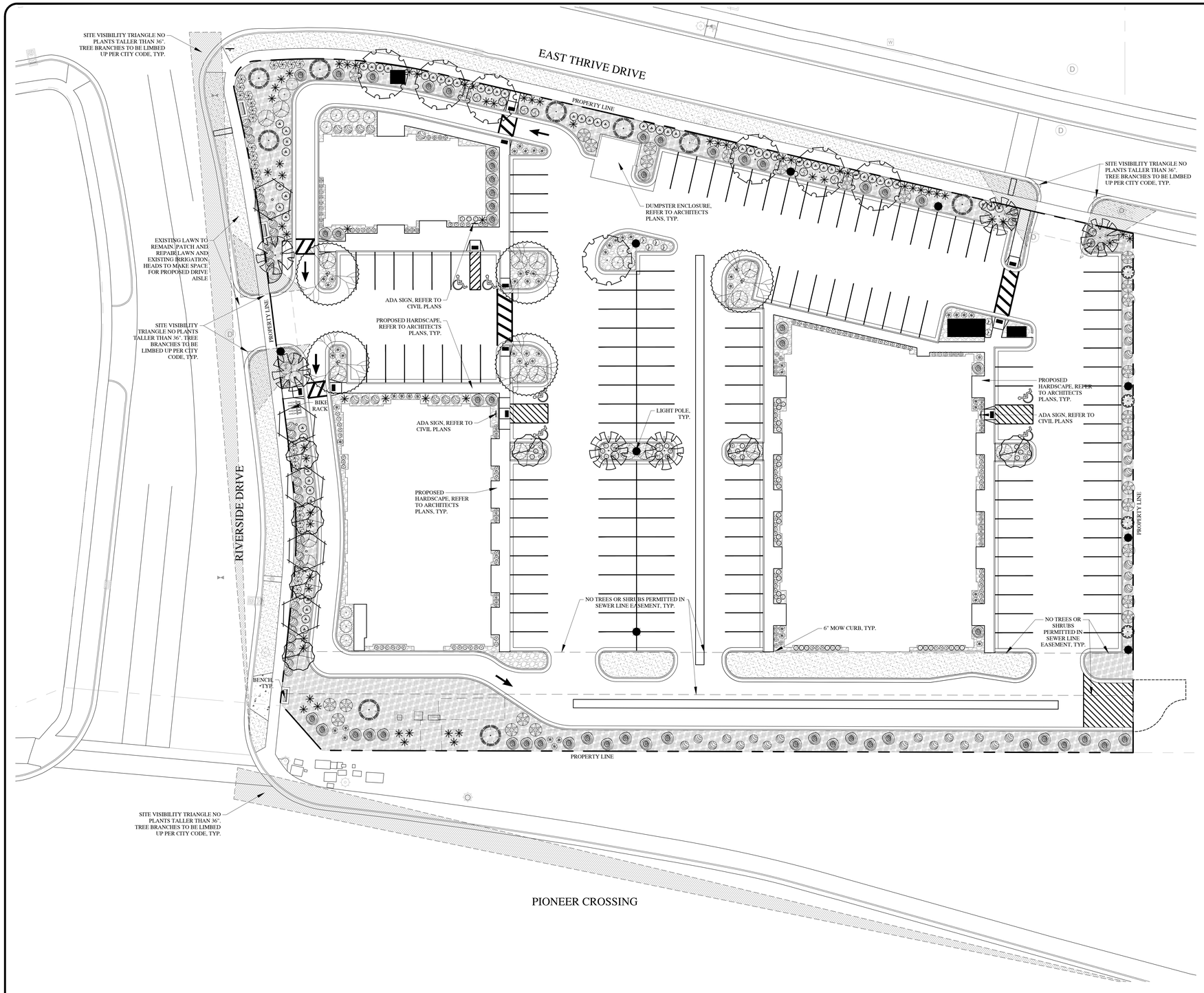
SITE PLAN
SPRING COVE
SARATOGA SPRINGS, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	CS-100
PROJECT NO:	24-024		
DATE:	08/06/25		
SCALE:	1":20'		

NO.	DATE	REVISION
03	08/06/25	SUBMITTAL 03
02	06/19/25	SUBMITTAL 02

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

C:\Users\dj112\Johnson Engineering, Inc\Johnson Engineering, Inc. - Documents\Projects\Active Projects\24024 SS Parcel Site\04 Design\Drawings\Design\Plan Sheets\CS-Civil Site\Site Plan.dwg



TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	ACER GRANDIDENTATUM 'JFS-NUMEXJ' PP27930 MESA GLOW BIGTOOTH MAPLE	5	2" CAL.	Y
	CERCIS CANADENSIS EASTERN REDBUD	6	2" CAL.	Y
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM SHADEMASTER LOCUST	5	2" CAL.	N
	KOELREUTERIA PANICULATA 'FASTIGIATA' COLUMNAR GOLDENRAIN TREE	4	2" CAL.	Y
	PINUS LEUCODERMIS 'HELDREICHII' BOSNIAN PINE	9	6' HEIGHT	Y
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	7	2" CAL.	N
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	7	2" CAL.	Y

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	BUDDLEIA X 'MISS MOLLY' PP23425 BUTTERFLY BUSH	27	5 GAL.	Y
A	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	61	5 GAL.	N
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	54	5 GAL.	Y
	EUONYMUS ALATUS 'LITTLE MOSES' LITTLE MOSES BURNING BUSH	6	1 GAL.	N
	FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA	15	5 GAL.	N
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL KIM® DWARF ROSE OF SHARON	29	5 GAL.	N
	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL DWARF NINEBARK	65	5 GAL.	Y
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	17	5 GAL.	Y
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	70	5 GAL.	N
	ROSA 'MEIFRANJIN' BLUSHING DRIFT PP33507 SOFT PINK GROUNDCOVER ROSES	97	1 GAL.	Y
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW	16	5 GAL.	Y

PERENNIAL AND GR.COVER LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	WATERWISE
	GERANIUM X 'BROOKSIDE' HYBRID CRANESBILL	66	1 GAL.	N
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	48	1 GAL.	Y
	PENNISETUM ALOPECUROIDES 'JS JOMMENIK' LUMEN GOLD DWARF FOUNTAIN GRASS	55	1 GAL.	Y
	ROCK MULCH TYPE 1: 3" DEPTH OF 1/2"-3/4" SOUTHTOWN CRUSHED ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES.	PER PLAN	1/2"-3/4" CRUSHED	N/A
	ROCK MULCH TYPE 2: 6" DEPTH OF 2-4" PANDORA COBBLE ANGULAR ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES.	PER PLAN	2"-4"	N/A
	DESERT SAGE SOD FROM CHANSHARE SOD FARMS	PER PLAN	SOD ROLLS	Y

LANDSCAPE REQUIREMENTS

	DECIDUOUS TREE REQUIREMENT	EVERGREEN TREE REQUIREMENT	SHRUB REQUIREMENT
26,543 SF LANDSCAPE AREA	7 + 1 PER ADDITIONAL 3000 SF 7+ 4 = 12	5 + 1 PER ADDITIONAL 3000 SF 5 + 4 =9	25 + 1 PER ADDITIONAL 3000 SF 25 + 4 =29
PLANTING PROVIDED	35 TREES	9 TREES	457 SHRUBS

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE AREA: 29,305.6 SF (100%)
PLANTER/ ROCK MULCH AREA: 21,451.3 SF (±73.2%)
LAWN AREA (WITHIN PROPERTY): 7,854.3 SF (±26.8% OF TOTAL PROPOSED LANDSCAPE AREA)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
11. 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF 2' OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO 2'.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

In Site DESIGN GROUP
Landscape Architecture Land Planning
10 N. 200 E. Fl. 2 West Jordan, Utah 84088
801.255.7243 www.insitedesigngroup.com
architects@insitedesigngroup.com

CONSULTANTS:



STAMP:

PROJECT:
SPRING COVE
EAST THRIVE DRIVE
SARATOGA SPRINGS, UT

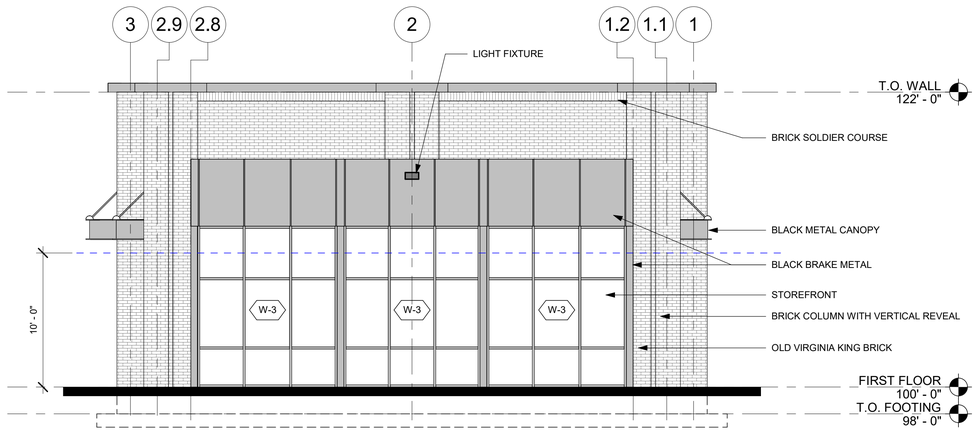
SHEET TITLE:
PLANTING PLAN

DRAWN BY: LSW
CHECKED: CBW
DATE: 08.5.25
REVISIONS: --

JOB NO. 25-111

SHEET:
LS1.1

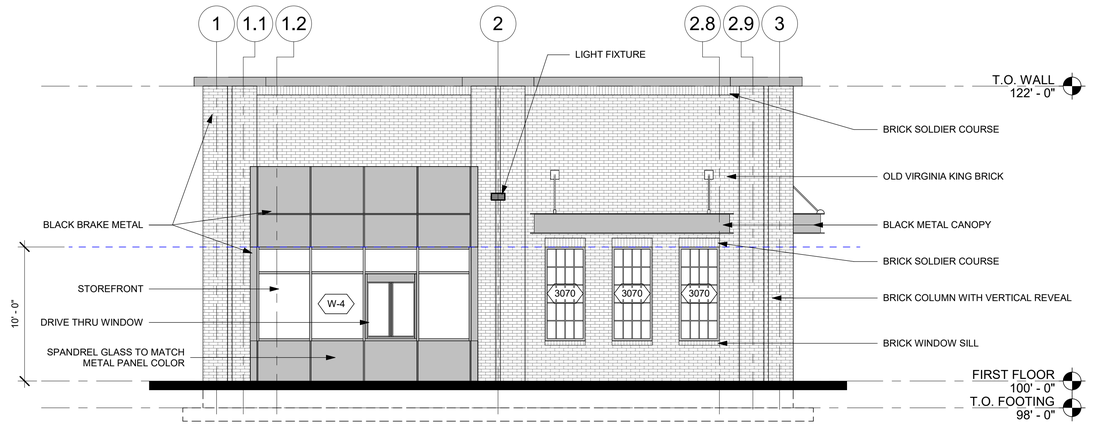
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN SITE DESIGN GROUP. COPYRIGHT© 2006



THIS BUILDING SIDE A NON PUBLIC STREET NO REQUIRED WINDOW AND/OR GLASS DOORS (440 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 330 SQ. FT. GLAZING = 75%)

1 EAST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



THIS BUILDING SIDE FACES RIVERSIDE DRIVE REQUIRES 50% WINDOW AND/OR GLASS DOORS (440 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 233 SQ. FT. GLAZING = 53%)

2 WEST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE STREET WITH PARAPET WALL OR A SEPERATE SCREEN. WILL VERIFY NEEDS WITH BUILDING PERMIT PROCESS.

2. SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULE.

MATERIAL CALCULATIONS

EAST FACADE

FACADE AREA TOTAL: 1,002 SF

MATERIAL BREAK DOWN
BRICK: 402 SF = 40.1%
METAL: 228 SF = 22.8%
GLAZING: 372 SF = 37.1%

WEST FACADE

FACADE AREA TOTAL: 1,002 SF

MATERIAL BREAK DOWN
BRICK: 610 SF = 60.9%
METAL: 170 SF = 16.9%
GLAZING: 222 SF = 22.1%

REAR (NORTH) FACADE

FACADE AREA TOTAL: 1,675 SF

MATERIAL BREAK DOWN
BRICK: 1,223 SF = 73.4%
METAL: 152 SF = 9.0%
GLAZING: 300 SF = 17.9%

FRONT (SOUTH) FACADE

FACADE AREA TOTAL: 1,675 SF

MATERIAL BREAK DOWN
BRICK: 1,035 SF = 61.8%
METAL: 175 SF = 10.4%
GLAZING: 465 SF = 27.8%

TOTAL OVERALL FACADE

FACADE AREA TOTAL: 5,354 SF

MATERIAL BREAK DOWN
BRICK: 3,270 SF = 61.0%
METAL: 725 SF = 13.5%
GLAZING: 1,359 SF = 25.4%

MATERIAL SCHEDULE

BRICK VENEER

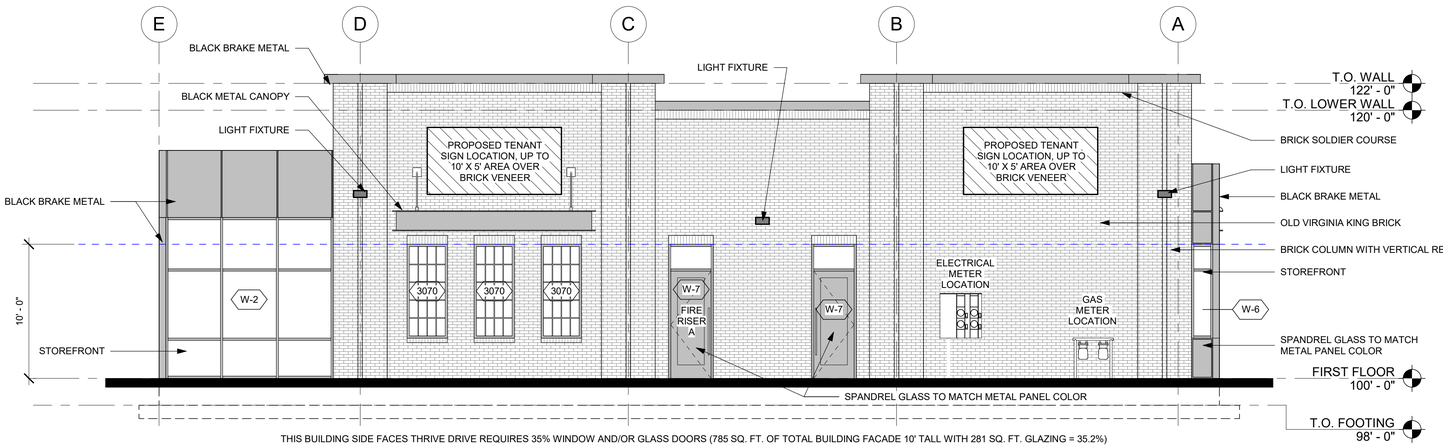
RED BRICK - MANUFACUTURER AND PRODUCT TO BE SPECIFIED LATER

METAL PANEL

BLACK METAL COMPOSITE ARCHITECTURAL PANEL - MANUFACTURER AND PRODUCT TO BE SPECIFIED LATER

ELEVATION NOTES

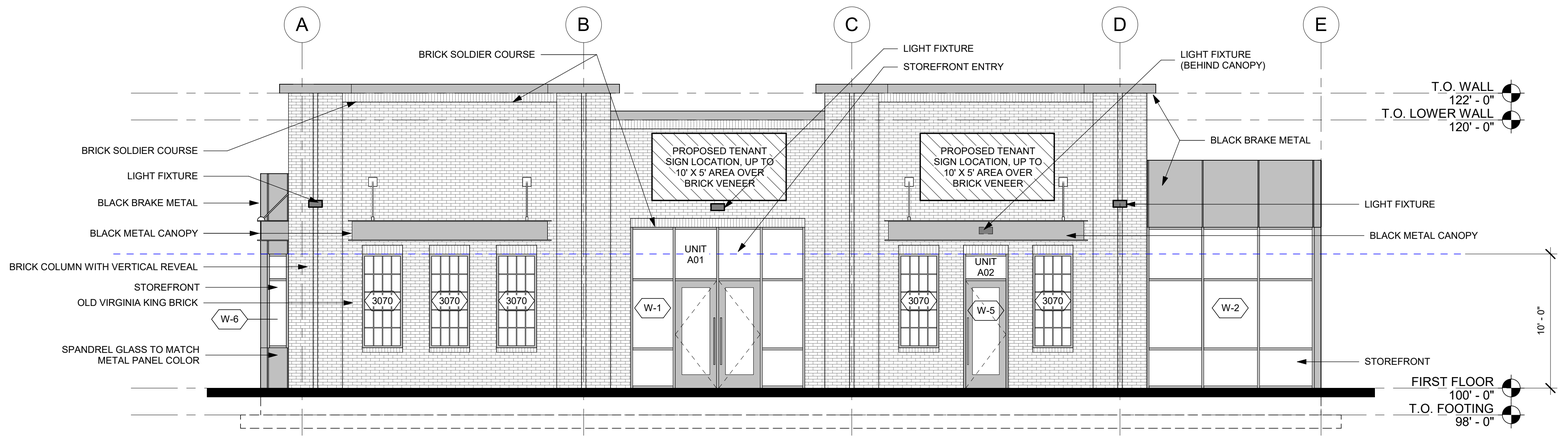
- HOLLOW METAL DOOR AND FRAME PAINT NOTE: PAINTED HOLLOW METAL DOOR WITH HOLLOW METAL FRAME - PRIMED AND PAINTED CYBER SPACE SW 7076
- VINYL WINDOWS TO BE A BLACK ON BLACK VINYL WITH MUNTIN GRID BETWEEN GLASS
- STOREFRONT SYSTSEM TO BE BLACK METAL OR SIMILAR COLOR, WITH COLORED GLASS SEE WINDOW SCHEDULE



THIS BUILDING SIDE FACES THRIVE DRIVE REQUIRES 35% WINDOW AND/OR GLASS DOORS (785 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 281 SQ. FT. GLAZING = 35.2%)

3 NORTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



THIS BUILDING SIDE FACES PIONEER CROSSING REQUIRES 50% WINDOW AND/OR GLASS DOORS (785 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 420 SQ. FT. GLAZING = 53.5%)

4 SOUTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

GOULD PLUS ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD+ ARCHITECTS, LLC - 2025

No.	Description	Date

PROFESSIONAL ARCHITECT
ADAM ENGLAND ORME
No. 8354079-0301
STATE OF UTAH

PROJECT NUMBER 25002

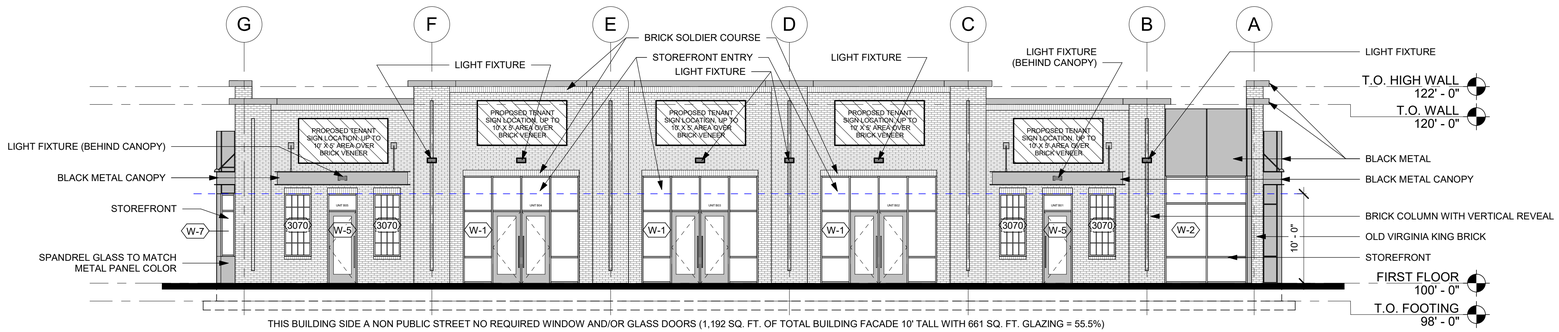
NEW BUILDING AT SPRING COVE BUILING "A"

SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

SITE APPLICATION
JUNE 2025

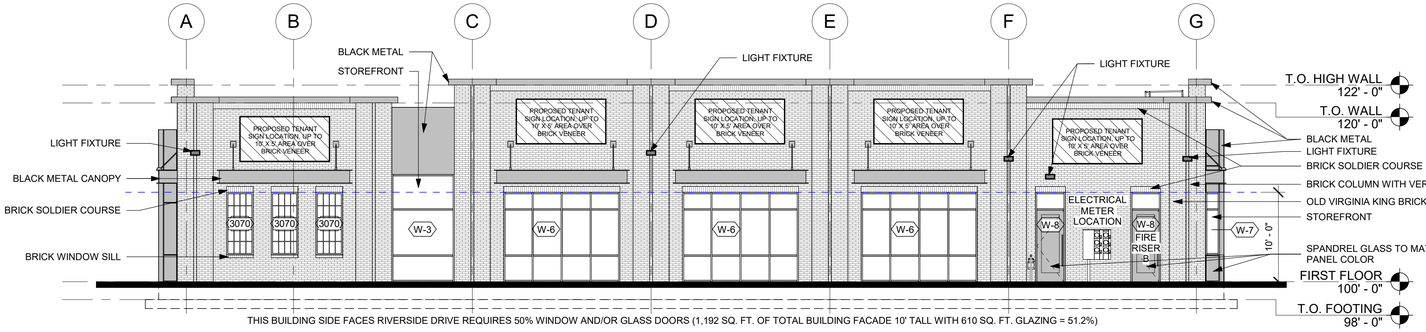
A200a



THIS BUILDING SIDE A NON PUBLIC STREET NO REQUIRED WINDOW AND/OR GLASS DOORS (1,192 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 661 SQ. FT. GLAZING = 55.5%)

1 EAST BUILDING ELEVATION

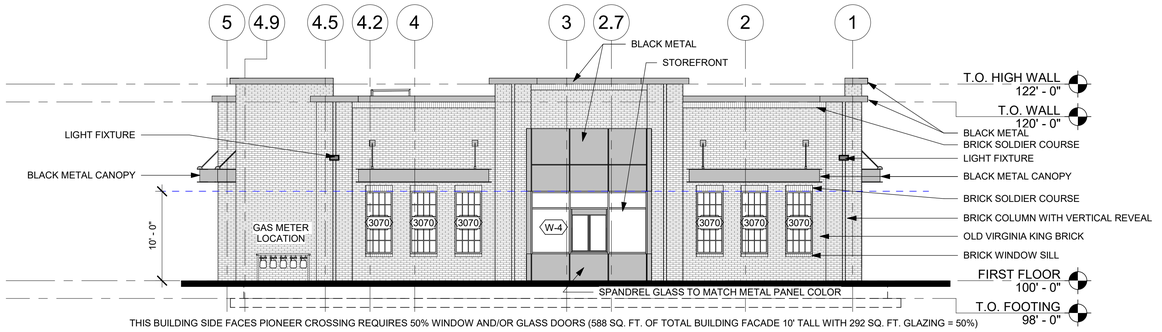
SCALE: 1/8" = 1'-0"



THIS BUILDING SIDE FACES RIVERSIDE DRIVE REQUIRES 50% WINDOW AND/OR GLASS DOORS (1,192 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 610 SQ. FT. GLAZING = 51.2%)

2 WEST BUILDING ELEVATION

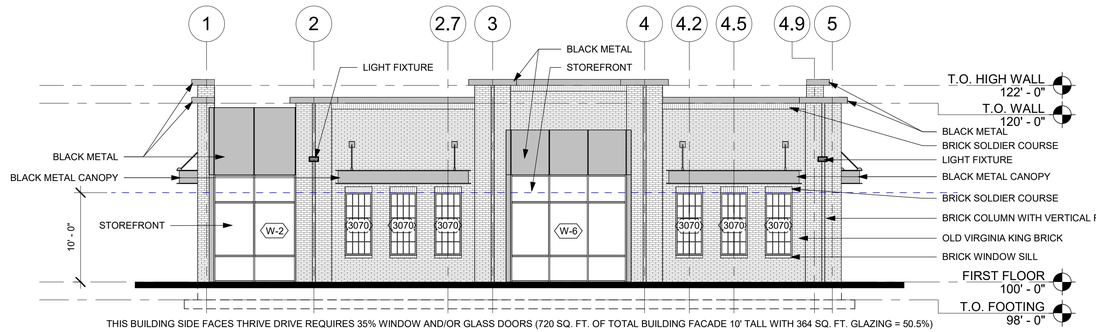
SCALE: 1/8" = 1'-0"



THIS BUILDING SIDE FACES PIONEER CROSSING REQUIRES 50% WINDOW AND/OR GLASS DOORS (588 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 292 SQ. FT. GLAZING = 50%)

3 SOUTH BUILDING ELEVATION

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



THIS BUILDING SIDE FACES THRIVE DRIVE REQUIRES 35% WINDOW AND/OR GLASS DOORS (720 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 364 SQ. FT. GLAZING = 50.5%)

4 NORTH BUILDING ELEVATION

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

GENERAL NOTES

1. MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE STREET WITH PARAPET WALL OR A SEPERATE SCREEN. WILL VERIFY NEEDS WITH BUILIDNG PERMIT PROCESS.

2. SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULE.

MATERIAL CALCULATIONS

FRONT (EAST) FACADE

FACADE AREA TOTAL: 2,572 SF

MATERIAL BREAK DOWN
BRICK: 1,574 SF = 61.2%
METAL: 269 SF = 10.4%
GLAZING: 729 SF = 28.4%

REAR (WEST) FACADE

FACADE AREA TOTAL: 2,579 SF

MATERIAL BREAK DOWN
BRICK: 1,898 SF = 73.6%
METAL: 345 SF = 13.4%
GLAZING: 336 SF = 13.0%

SOUTH FACADE

FACADE AREA TOTAL: 1,566 SF

MATERIAL BREAK DOWN
BRICK: 1,178 SF = 75.2%
METAL: 247 SF = 15.8%
GLAZING: 141 SF = 9.0%

NORTH FACADE

FACADE AREA TOTAL: 1,532 SF

MATERIAL BREAK DOWN
BRICK: 883 SF = 57.6%
METAL: 257 SF = 16.8%
GLAZING: 392 SF = 25.6%

TOTAL OVERALL FACADE

FACADE AREA TOTAL: 8,249 SF

MATERIAL BREAK DOWN
BRICK: 5,533 SF = 67.1%
METAL: 1,118 SF = 13.5%
GLAZING: 1,598 SF = 19.4%

MATERIAL SCHEDULE

	BRICK VENEER RED BRICK - MANUFACUTURER AND PRODUCT TO BE SPECIFIED LATER
	METAL PANEL BLACK METAL COMPOSITE ARCHITECTURAL PANEL - MANUFACTURER AND PRODUCT TO BE SPECIFIED LATER

ELEVATION NOTES

- HOLLOW METAL DOOR AND FRAME PAINT NOTE: PAINTED HOLLOW METAL DOOR WITH HOLLOW METAL FRAME - PRIMED AND PAINTED CYBER SPACE SW 7076
- VINYL WINDOWS TO BE A BLACK ON BLACK VINYL WITH MUNTIN GRID BETWEEN GLASS
- STOREFRONT SYSTSEM TO BE BLACK METAL OR SIMILAR COLOR, WITH COLORED GLASS SEE WINDOW SCHEDULE

GOULD PLUS ARCHITECTS
427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD PLUS ARCHITECTS, LLC - 2025

No.	Description	Date

PROJECT NUMBER 25002

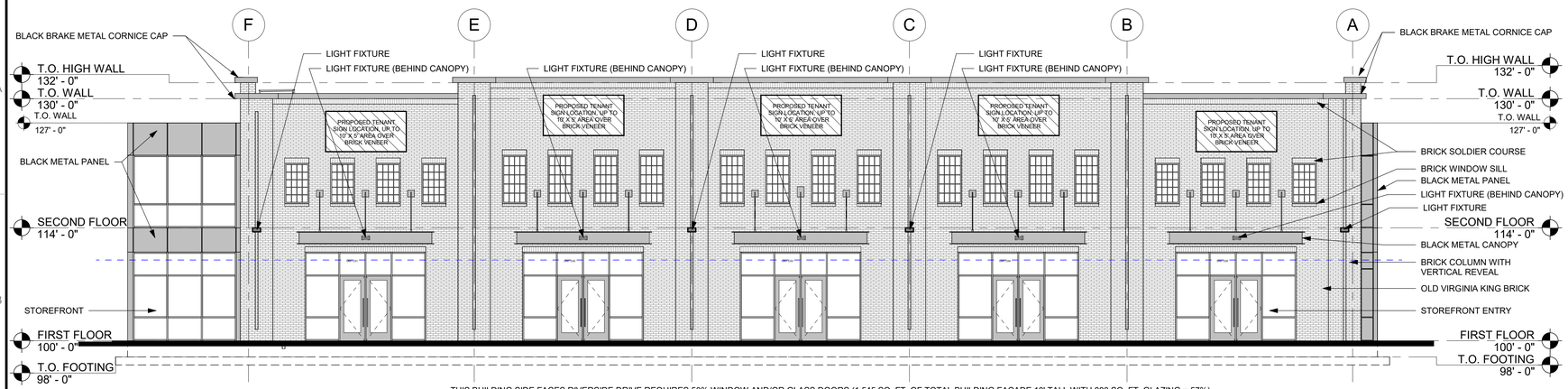
NEW BUILDING AT SPRING COVE BUILING "B"

SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

SITE APPLICATION
JUNE 2025

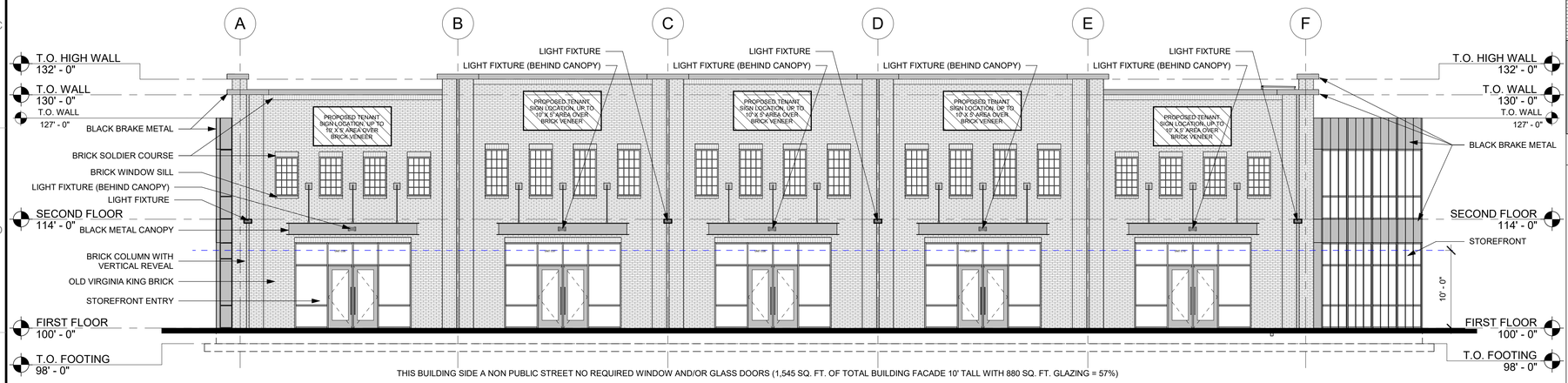
A200b



THIS BUILDING SIDE FACES RIVERSIDE DRIVE REQUIRES 50% WINDOW AND/OR GLASS DOORS (1,545 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 880 SQ. FT. GLAZING = 57%)

1 WEST BUILDING ELEVATION

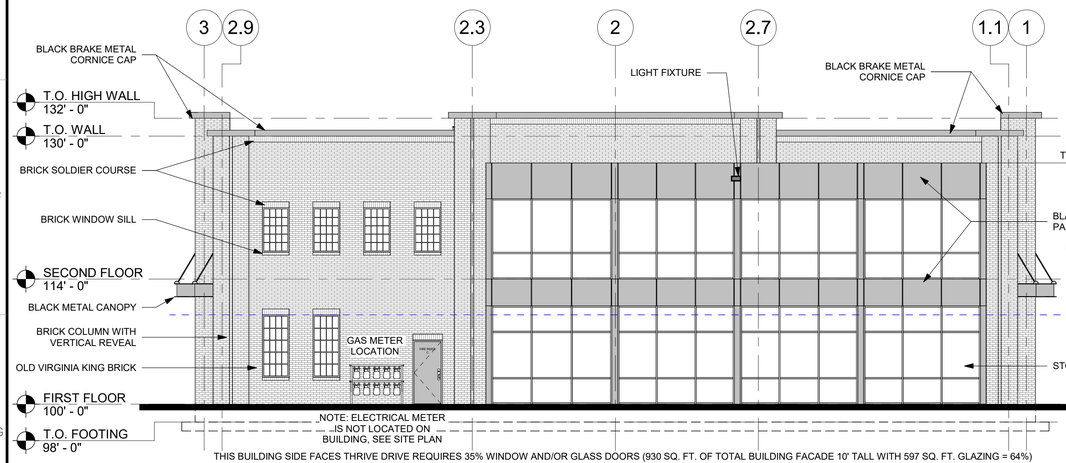
SCALE: 1/8" = 1'-0"



THIS BUILDING SIDE A NON PUBLIC STREET NO REQUIRED WINDOW AND/OR GLASS DOORS (1,545 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 880 SQ. FT. GLAZING = 57%)

2 EAST BUILDING ELEVATION

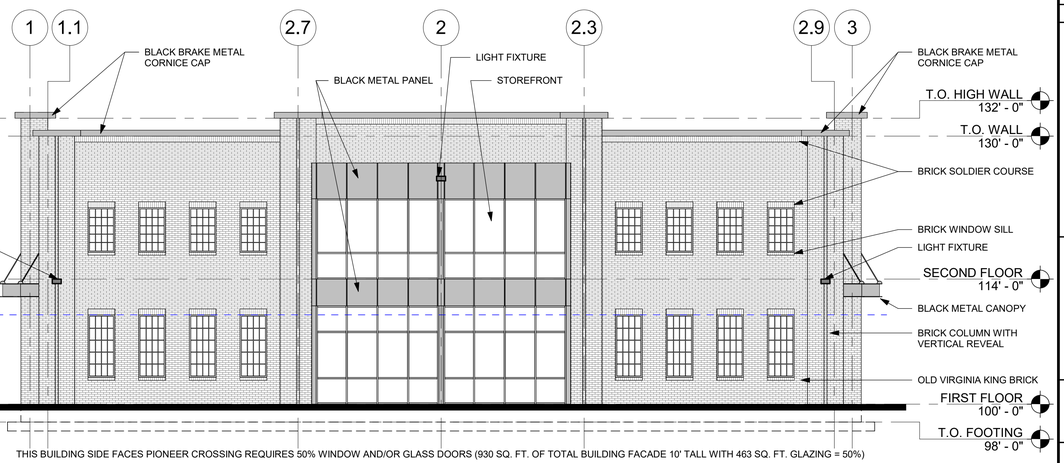
SCALE: 1/8" = 1'-0"



THIS BUILDING SIDE FACES THRIVE DRIVE REQUIRES 35% WINDOW AND/OR GLASS DOORS (930 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 597 SQ. FT. GLAZING = 64%)

3 NORTH BUILDING ELEVATION

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



THIS BUILDING SIDE FACES PIONEER CROSSING REQUIRES 50% WINDOW AND/OR GLASS DOORS (930 SQ. FT. OF TOTAL BUILDING FACADE 10' TALL WITH 463 SQ. FT. GLAZING = 50%)

4 SOUTH BUILDING ELEVATION

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

GENERAL NOTES

1. MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE STREET WITH PARAPET WALL OR A SEPERATE SCREEN. WILL VERIFY NEEDS WITH BUILIDNG PERMIT PROCESS.

2. SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULE.

MATERIAL CALCULATIONS

FRONT (WEST) FACADE

FACADE AREA TOTAL: 4,879 SF

MATERIAL BREAK DOWN

BRICK:	3,045 SF = 62.4%
METAL:	416 SF = 8.5%
GLAZING:	1,418 SF = 29.0%

NORTH FACADE

FACADE AREA TOTAL: 2,966 SF

MATERIAL BREAK DOWN

BRICK:	1,261 SF = 42.5%
METAL:	548 SF = 18.5%
GLAZING:	1,157 SF = 39.0%

REAR (EAST) FACADE

FACADE AREA TOTAL: 4,886 SF

MATERIAL BREAK DOWN

BRICK:	3,051 SF = 62.4%
METAL:	415 SF = 8.5%
GLAZING:	1,420 SF = 29.0%

SOUTH FACADE

FACADE AREA TOTAL: 2,977 SF

MATERIAL BREAK DOWN

BRICK:	1,826 SF = 61.3%
METAL:	313 SF = 10.5%
GLAZING:	838 SF = 28.1%

TOTAL OVERALL FACADE

FACADE AREA TOTAL: 15,708 SF

MATERIAL BREAK DOWN

BRICK:	9,183 SF = 58.5%
METAL:	1,692 SF = 10.7%
GLAZING:	4,833 SF = 30.7%

MATERIAL SCHEDULE

BRICK VENEER

RED BRICK - MANUFACUTURER AND PRODUCT TO BE SPECIFIED LATER

METAL PANEL

BLACK METAL COMPOSITE ARCHITECTURAL PANEL - MANUFACTURER AND PRODUCT TO BE SPECIFIED LATER

ELEVATION NOTES

- HOLLOW METAL DOOR AND FRAME PAINT NOTE: PAINTED HOLLOW METAL DOOR WITH HOLLOW METAL FRAME - PRIMED AND PAINTED CYBER SPACE SW 7076
- VINYL WINDOWS TO BE A BLACK ON BLACK VINYL WITH MUNTIN GRID BETWEEN GLASS
- STOREFRONT SYSTSEM TO BE BLACK METAL OR SIMILAR COLOR, WITH COLORED GLASS SEE WINDOW SCHEDULE

GOULD PLUS ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD+ ARCHITECTS, LLC - 2025

No.	Description	Date

PROFESSIONAL ARCHITECT
ADAM ENGLAND ORME
No. 8354079-0301
STATE OF UTAH

PROJECT NUMBER 25002

NEW BUILDING AT SPRING COVE BUILDING "C"

249 E. THRIVE DR. SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

SITE APPLICATION
JUNE 2025

A200c



FRONT ENTRY



VIEW FROM SOUTH EAST CORNER OF BUILDING



VIEW FROM SOUTH WEST CORNER OF BUILDING



VIEW FROM NORTH EAST CORNER OF BUILDING



VIEW FROM NORTH WEST CORNER OF BUILDING

GOULD PLUS
ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD+ ARCHITECTS, LLC - 2025

No.	Description	Date

PROFESSIONAL ARCHITECT
ADAM ENGLAND ORME
No. 8354079-0301
STATE OF UTAH

PROJECT NUMBER 25002

NEW BUILDING AT SPRING COVE BUILING "A"

SARATOGA SPRINGS, UTAH

EXTERIOR BUILDING "A" RENDERINGS

SITE APPLICATION
JUNE 2025

A210a



VIEW OF EAST ELEVATION



VIEW FROM SOUTH EAST CORNER OF BUILDING



VIEW FROM SOUTH WEST CORNER OF BUILDING



VIEW FROM NORTH WEST CORNER OF BUILDING



VIEW OF SOUTH ELEVATION



VIEW FROM NORTH EAST CORNER OF BUILDING

GOULD PLUS ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD PLUS ARCHITECTS, LLC - 2025

No.	Description	Date

PROJECT NUMBER 25002

NEW BUILDING AT SPRING COVE BUILING "B"

SARATOGA SPRINGS, UTAH

EXTERIOR BUILDING "B" RENDERINGS

SITE APPLICATION
JUNE 2025

A210b



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING



VIEW OF SOUTH SIDE OF THE BUILDING



VIEW OF WEST SIDE OF THE BUILDING

GOULD PLUS
ARCHITECTS

427 WEST 11950 SOUTH, SUITE #201
DRAPER, UTAH 84020
801.335.9900

© GOULD+ ARCHITECTS, LLC - 2025

No.	Description	Date

PROFESSIONAL ARCHITECT
ADAM ENGLAND ORME
No. 8354079-0301
STATE OF UTAH

PROJECT NUMBER 25002

NEW BUILDING AT SPRING COVE BUILDING "C"

249 E. THRIVE DR. SARATOGA SPRINGS, UTAH

EXTERIOR BUILDING "C" RENDERINGS

SITE APPLICATION
JUNE 2025

A210c