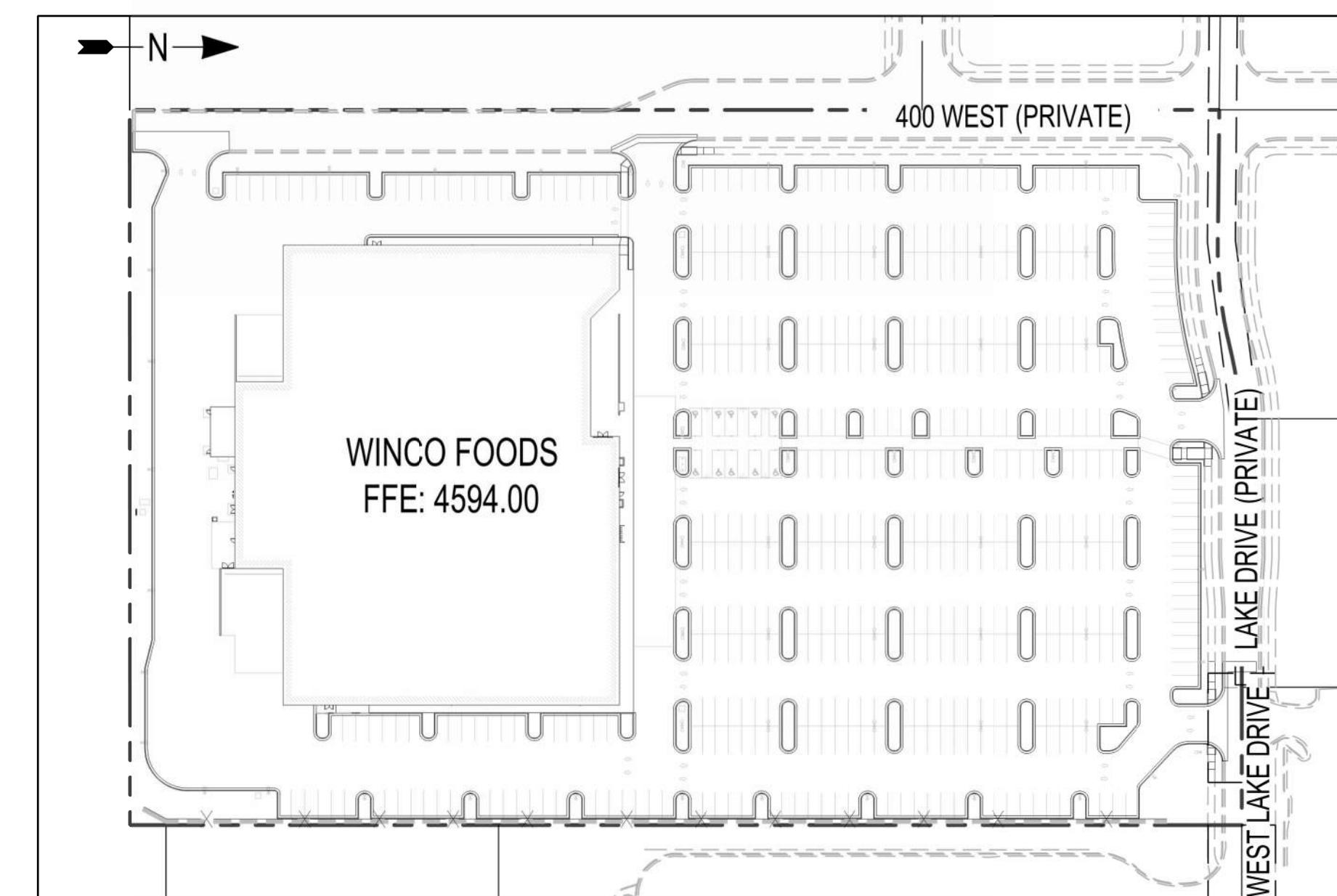
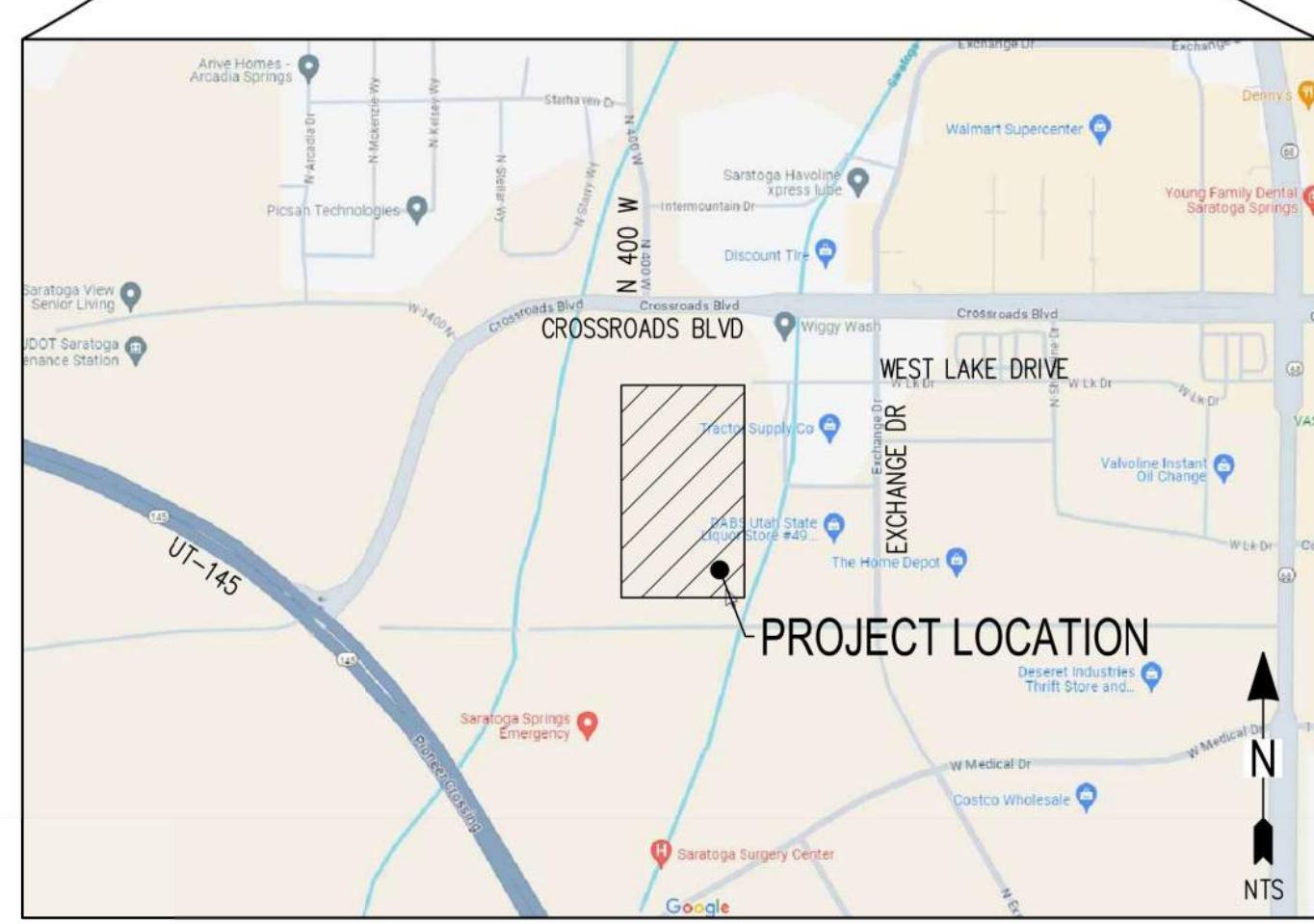
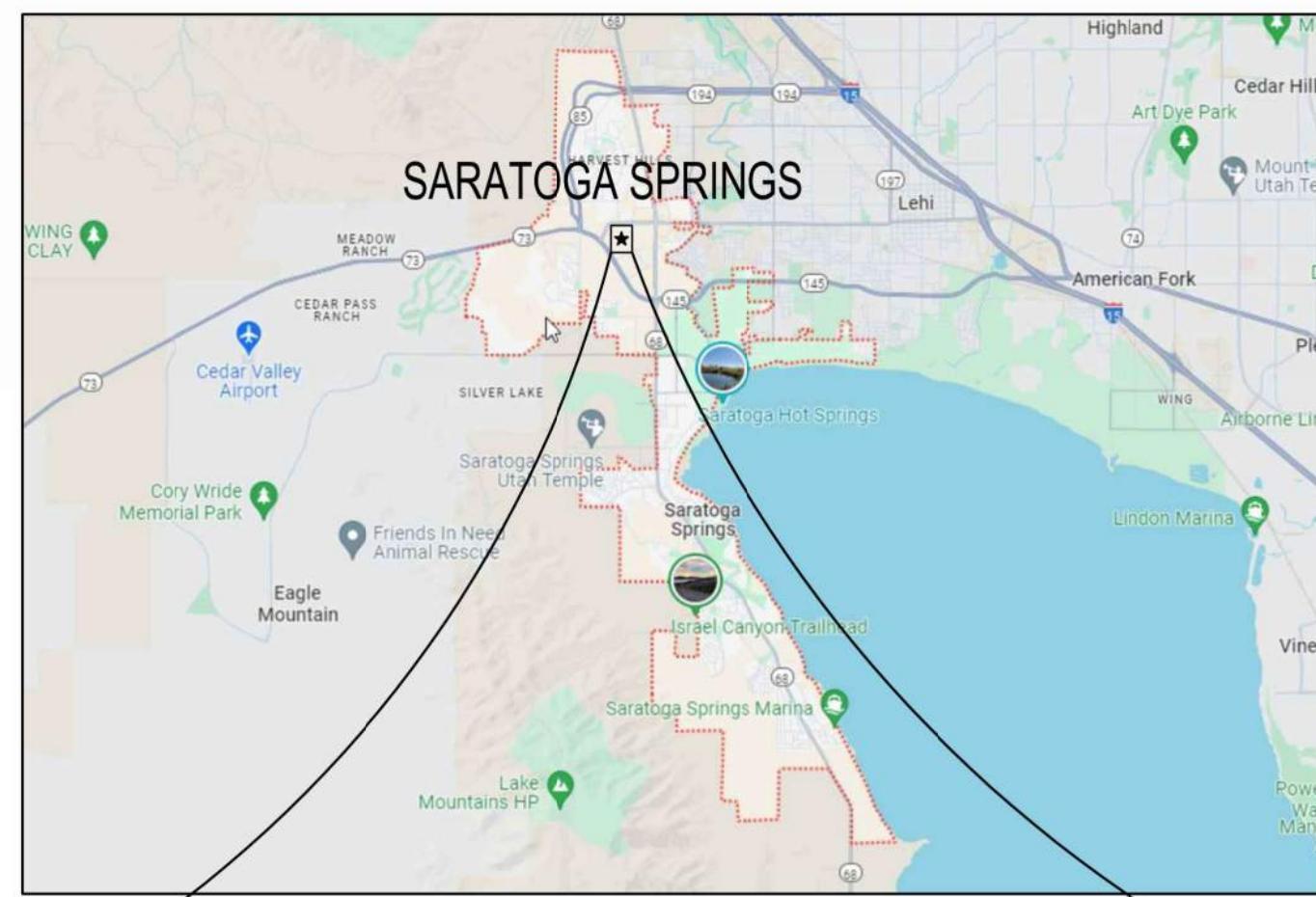


# WinCo Foods

## CIVIL CONSTRUCTION DOCUMENTS SARATOGA SPRINGS, UTAH



**CALL BEFORE YOU DIG**  
The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility locations prior to construction by calling the underground locate line at 811 a minimum of 48 hours prior to any excavation.

Jan 16, 2026 8:13:45am - User JasonBunnin  
PROJECTS\108\_PETERSEN-STAGGS\108.015 SARATOGA SPRINGS, UT\108.015\ACD\108.015 CV-01.DWG  
N:\12 -

### APPLICANT

WINCO FOODS, LLC  
650 N ARMSTRONG PLACE  
BOISE, ID 83704  
PHONE: 208.672.2066

### ENGINEER

JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98501  
PHONE: 360.515.9600  
CONTACT: BRANDON JOHNSON, PE

### ARCHITECT

PETERSEN STAGGS ARCHITECTS, LLP  
5200 W STATE ST  
BOISE, ID 83703  
PHONE: 208.345.1462  
CONTACT: LEE LIZAMA

### LANDSCAPE ARCHITECT

SCJ ALLIANCE  
8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1465  
CONTACT: TRENT GRANTHAM, PLA

### GEOTECHNICAL

TERRACON CONSULTANTS INC.  
6949 S. HIGH TECH DRIVE  
MIDVALE, UT 84047  
PHONE: 801.545.8500  
CONTACT: ERIK FJELDSTED

### SURVEYOR

ENSIGN ENGINEERING  
45 W 10000 S, SUITE 500  
SANDY, UT 84070  
PHONE: 801.255.0529  
CONTACT: SPENCER LEWIS

### GOVERNING AGENCY

THE CITY OF SARATOGA SPRINGS  
PHONE: 801.766.9793

### SITE INFORMATION

ADDRESS: NOT ASSIGNED  
PARCEL: 580-320-221  
ACRES: ±9.33 ACRES  
ZONING: RC-REGIONAL COMMERCIAL

### UTILITIES

WATER/SEWER/STORM  
CITY OF SARATOGA SPRINGS  
PHONE: 801.766.9739

POWER  
ROCKY MOUNTAIN POWER  
PHONE: 888.221.7070

PHONE/CABLE  
CENTURY LINK  
PHONE: 888.906.3433

COMCAST  
PHONE: 888.573.9456

GAS  
ENBRIDGE GAS COMPANY  
PHONE: 801.789.1113

### LEGAL DESCRIPTION

SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY

### HORIZONTAL DATUM

SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY

### VERTICAL DATUM

THE PUBLISHED NAVD88 ELEVATION OF THE BENCHMARK USED IN THE SURVEY IS 4,599.06'. THE SURVEYED ELEVATION ON THE SAME BENCHMARK IS 4,595.68'. SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY.

### TABULATIONS

TOTAL AREA:	406,250 SF	9.33 AC	(100%)
TOTAL IMPERVIOUS AREA:	371,200 SF	8.52 AC	(91%)
TOTAL BUILDING PAD AREA:	84,950 SF	1.95 AC	(21%)
TOTAL LANDSCAPE AREA:	35,200 SF	0.81 AC	(9%)
TOTAL ROW AREA:	0 SF	0 AC	(0%)
TOTAL NUMBER OF LOTS:	1 LOT		

### CITY STANDARD NOTES

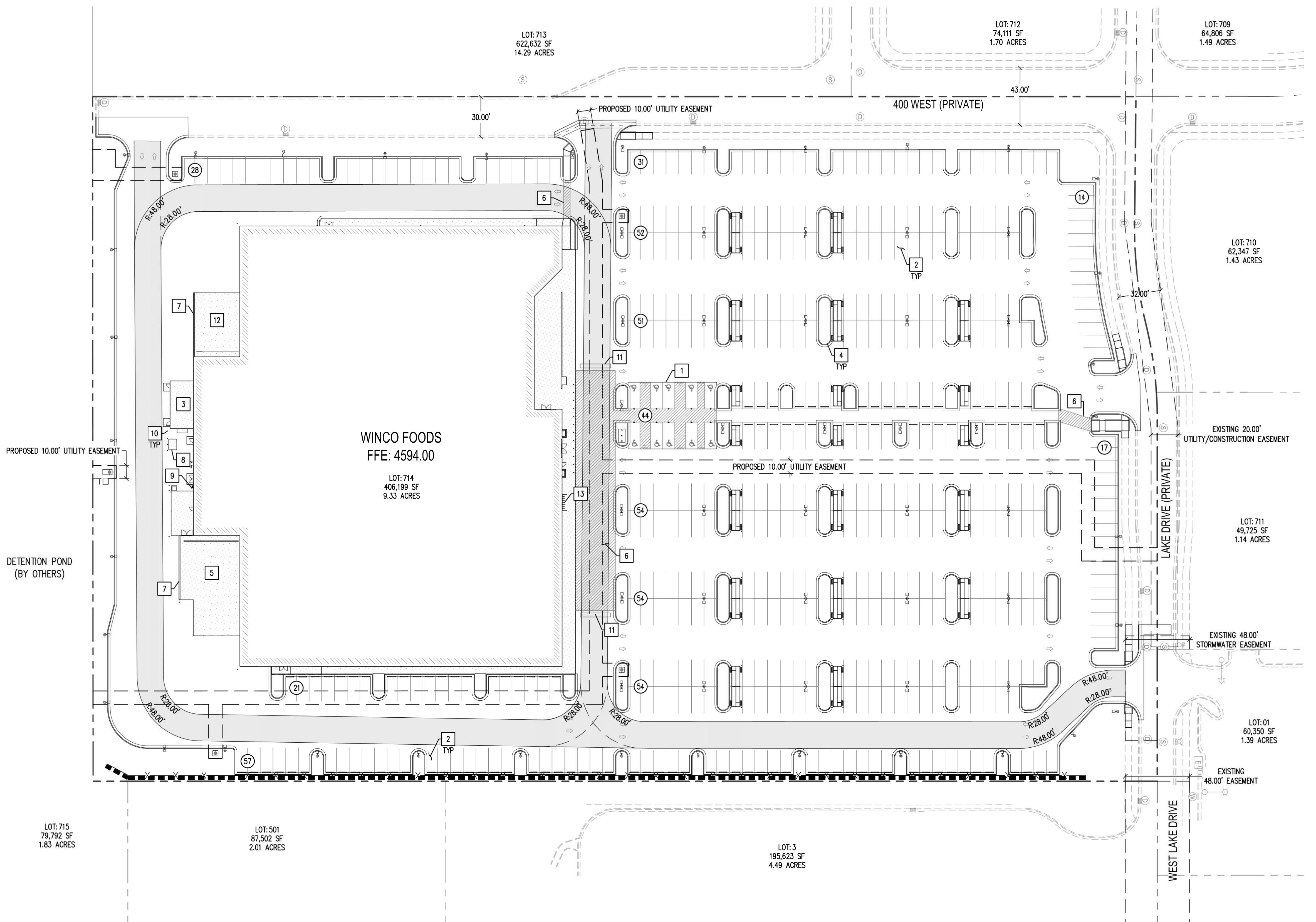
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- 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.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- 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.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

### LEGEND

— — — — —	PROPERTY LINE
— — — — —	EASEMENT LINE
— — — — —	EXISTING CURB & GUTTER
— — — — —	EXISTING SEWER LINE
— — — — —	EXISTING STORM LINE
— — — — —	EXISTING WATER LINE
— — — — —	EXISTING SECONDARY WATER
◎ ◎ ◎ ◎ ◎	EXISTING SEWER STRUCTURES
◎ ◎ ◎ ◎ ◎	EXISTING STORM STRUCTURES
◎ ◎ ◎ ◎ ◎	EXISTING WATER STRUCTURES
■ ■ ■ ■ ■	PROPOSED BUILDING
□ □ □ □ □	INLET PROTECTION
— — — — —	HIGH VISIBILITY SILT FENCE
— — — — —	CEMENT CONCRETE CURB & GUTTER
— — — — —	CART CORRAL
— — — — —	STORM LINE
— — — — —	WATER LINE
— — — — —	SEWER LINE
— — — — —	GAS LINE
— — — — —	JUT
■ ■ ■ ■ ■	JOINT UTILITY TRENCH
■ ■ ■ ■ ■	STORM STRUCTURES
— — — — —	WATER STRUCTURES
◎ ◎ ◎ ◎ ◎	SEWER STRUCTURES

SHEET INDEX	
SHEET	TITLE
CV-01	COVER SHEET
GN-01	GENERAL NOTES & ABBREVIATIONS
SV-01	ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY
SV-02	ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY
EC-01	EROSION CONTROL & DEMOLITION PLAN
EC-02	EROSION CONTROL NOTES & DETAILS
SP-01	OVERALL SITE PLAN
SP-02	PAVING & HORIZONTAL CONTROL - SOUTH
SP-03	PAVING & HORIZONTAL CONTROL - NORTH
SP-04	SITE & PAVING DETAILS
SP-05	SITE & PAVING DETAILS
SP-06	SITE & PAVING DETAILS
CG-01	OVERALL GRADING PLAN
CG-02	GRADING PLAN - SOUTH
CG-03	GRADING PLAN - NORTH
CG-04	GRADING ENLARGEMENTS
CG-05	GRADING ENLARGEMENTS
CG-06	GRADING ENLARGEMENTS
CG-07	WALL PLAN & PROFILE
UT-01	OVERALL UTILITY PLAN
SD-01	STORMWATER PLAN
SD-02	STORMWATER ENLARGEMENTS
SD-03	STORMWATER PROFILES
SD-04	STORMWATER DETAILS
SD-05	STORMWATER DETAILS
WT-01	OVERALL WATER PLAN
WT-02	WATER PLAN & PROFILE
WT-03	WATER PLAN & PROFILE
WT-04	WATER PLAN & PROFILE
WT-05	WATER PLAN & PROFILE
WT-06	WATER DETAILS
SS-01	OVERALL SEWER PLAN
SS-02	SEWER PLAN & PROFILE
SS-03	SEWER DETAILS
LS-01	OVERALL LANDSCAPE PLAN
LS-02	LANDSCAPE PLAN
LS-03	LANDSCAPE PLAN
LS-04	LANDSCAPE PLAN
LS-05	LANDSCAPE PLAN
LS-06	LANDSCAPE DETAILS AND NOTES
IR-01	OVERALL IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION PLAN
IR-06	IRRIGATION DETAILS
IR-07	IRRIGATION DETAILS

REVISIONS	
PROJECT NO.	108.015
DRAWN	A. GARCIA
CHECKED	S. JANIK
SUBMITTAL DATES	1/16/2026
OTH DATE	—
STAMP	PROFESS. CIV. ENG. NO. 88540 BY J. B. MCKEEON STATE OF UTAH 1/16/2026
JSACIVIL Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE B203 TUMWATER, WA 98501	
SHEET TITLE	WINCO FOODS STORE NO. 182 CROSSROADS BLVD & EXCHANGE DRIVE SARATOGA SPRINGS, UT
COVER SHEET	CV-01
SHEET	CV-01



## CALL BEFORE YOU DIG

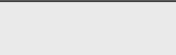
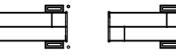
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM  
NAVD 88 - 3.38

N:\Z = PROJEC13\U08 HIERSEN-STAGGS\U08.U13 SARA IUGA SPRINGS, UT WINCU\ACAD\U08.U13 SP-U1.DWG

----\_WNC\_182\_SP-01\_OVERALL SITE PLAN

## LEGEND

— — — — —	PROPERTY LINE
— — — — —	EASEMENT LINE
== == == == ==	EXISTING CURB & GUTTER
	PROPOSED BUILDING: SEE BUILDING PLANS
=====	CEMENT CONCRETE CURB & GUTTER
	CEMENT CONCRETE PAVING WITHIN BUILDING/SITE LINE: SEE BUILDING PLANS
	20' WIDE FIRE LANE
	CART CORRAL PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
■ ■ ■ ■ ■ ■ ■	RETAINING WALL: SEE STRUCTURAL PLANS
— — — X — — — X — — —	PROPOSED FENCING: SEE BUILDING PLANS
•	FIRE HYDRANT: SEE WT-01
□○ □○□	LIGHT POLE: SEE BUILDING PLANS
↓ ↑	DIRECTIONAL ARROWS: SEE SP-04
	FLAG POLE, APPROVED BY WINCO: SEE BUILDING PLANS
	STALL COUNT
—	PRECAST CEMENT CONCRETE WHEEL STOP: SEE SP-04

## CONSTRUCTION NOTES

1. ACCESSIBLE PARKING STALLS: SEE SP-04
2. STANDARD PARKING STALLS: SEE SP-04
3. GENERATOR ENCLOSURE: SEE BUILDING PLANS
4. LANDSCAPE ISLAND: SEE LANDSCAPE PLANS
5. LOADING DOCKS: SEE BUILDING PLANS
6. CROSSWALK MARKING  
4" WIDE 45° DIAGONAL STRIPING @ 2' O.C.  
TWO (2) COATS OF WHITE PAINTING  
W/ 7 MIL. DFT PER COAT
7. SCREEN WALL: SEE BUILDING PLANS
8. TRANSFORMER AND PAD: SEE BUILDING PLANS
9. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION: SEE BUILDING PLANS
10. PIPE BOLLARDS: SEE BUILDING PLANS
11. SPEED BUMP: SEE SP-04
12. DRY AND WET COMPACTORS: SEE BUILDING PLANS
13. BIKE RACK: SEE BUILDING PLANS

## GENERAL NOTES

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

## DATA TABLE F

DATA TABLE	
PAVEMENT	225,886 SF
CURB & GUTTER	6,838 FT
SIDEWALK	59 FT
DRIVE APPROACH	4 EACH
ADA RAMPS	8 EACH
MONUMENTS	0 EACH

\*QUANTITIES FOR PERMITTING PURPOSES ONLY

WINCO FOODS STORE NO.  
CROSSROADS BLVD &  
EXCHANGE DRIVE  
SARATOGA SPRINGS, UT

**Winc Foods**

SHEET TITLE  
OVERALL SITE PLAN

SHEET  
**SP-01**

## PLANT SCHEDULE

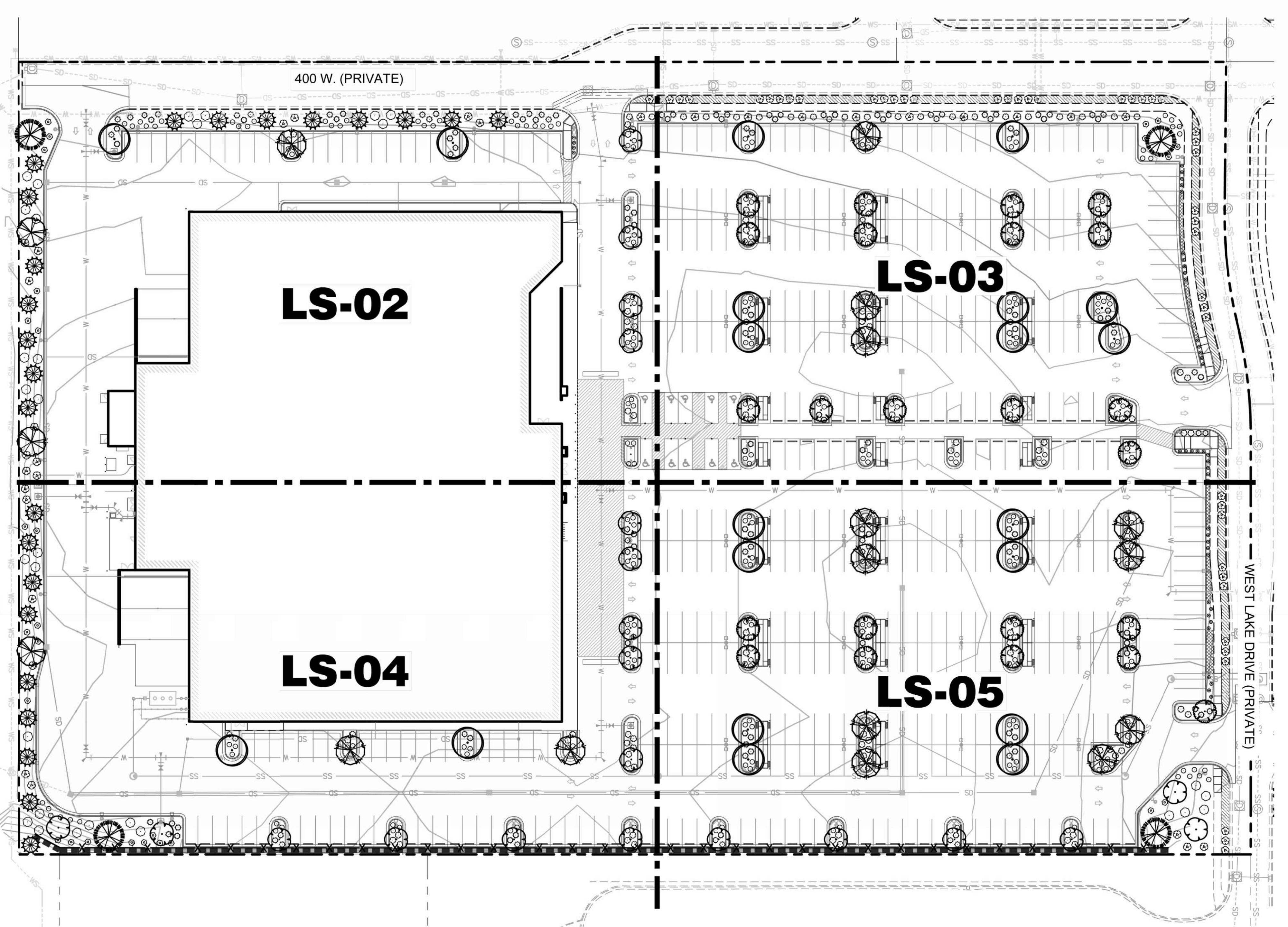
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
<b>TREES</b>					
	23	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	21	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	17	D/T	FRAXINUS PENNSYLVANICA 'CIMMARRON' CIMMARRON GREEN ASH	2" CAL., 10-12' HT.	B&B/ CONT.
	24	D/T	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE	6'-8' HT.	B&B/ CONT.
	4	D/T	PINUS PONDEROSA PONDEROSA PINE	6'-8' HT.	B&B/ CONT.
	20	D/T	TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LINDEN	2" CAL., 10-12' HT.	B&B/ CONT.
<b>SHRUBS</b>					
	30	D/T	ATRIPLEX CANESCENS FOURWING SALTBUCK	5 GAL	AS SHOWN
	27	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	268	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	77	D/T	PICEA ABIES 'NIDIFORMIS' BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	170	D/T	PINUS MUGO 'SLOWMOUND' DWF MUGO PINE	5 GAL	AS SHOWN
	119	D/T	POTENTILLA FRUTICOSA 'PINK BEAUTY' 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	44	D/T	SCHIZACHYRUS SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
<b>GROUND COVERS</b>					
	77	D/T	HEMEROCALLIS X 'STELLA IN RED' STELLA IN RED' DAY LILY	1 GAL	2-1/2' O.C.
2,284 SF					
	128	D/T	FLWR'G GROUNDCOVER ARABIS ALPINA 'COMPINKIE'	1 GAL	2-1/2' O.C.
	128	D/T	COMPINKIE ROCKCRESS AURINIA SAXATILIS 'GOLD DUST'	1 GAL	2-1/2' O.C.
	128	D/T	GOLD DUST BASKET OF GOLD SEDMUM X 'HERBSTFREUDE'	1 GAL	2-1/2' O.C.
	128	D/T	AUTUMN JOY STONECROP	1 GAL	2-1/2' O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.  
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT

## LANDSCAPING DATA TABLE

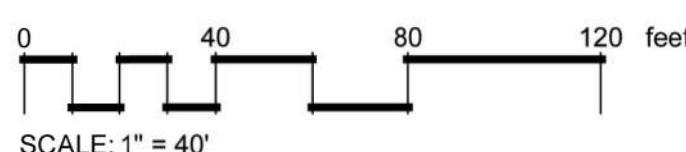
TOTAL SITE AREA:	406,374 SF	SHRUBS (25 + 1 ADD'L. PER 3,000 SF)
LANDSCAPE AREA REQUIRED: (20% OF TOTAL SITE AREA)	81,275 SF	QTY. REQUIRED @ 20%: 47 QTY. REQUIRED @ 12%: 33
LANDSCAPE AREA PROVIDED: (10% OF TOTAL SITE AREA)	39,200 SF	QTY. PROVIDED: 732
LANDSCAPE AREA REQUIRED FOR FUTURE PHASES OF PROJECT:	42,048 SF	DROUGHT TOLERANT PLANTING PERCENTAGE REQUIRED: 50% PERCENTAGE PROVIDED: 100%
DECIDUOUS TREES (7 + 1 ADD'L. PER 3,000 SF)		SHRUBS 5 GAL OR LARGER PERCENTAGE REQUIRED: 25% PERCENTAGE PROVIDED: 41%
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	29 15 81	
EVERGREEN TREES (5 + 1 ADD'L. PER 3,000 SF)		
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	27 13 29	

NOTES:  
1.) THE FULL 20% LANDSCAPE REQUIREMENT SHALL BE MET BY INCORPORATING FUTURE PHASE(S) OF THE OVERALL DEVELOPMENT.  
2) PARKING LOT TREES ARE INCLUDED IN TOTAL SITE TREE CALCULATIONS.



## SHEET NOTES (ALL SHEETS)

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
5. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



**WinCo Foods**

OVERALL  
LANDSCAPE  
PLAN

LS-01  
OF 13

REVISIONS

PROJECT NO.  
(5275) 25-000276

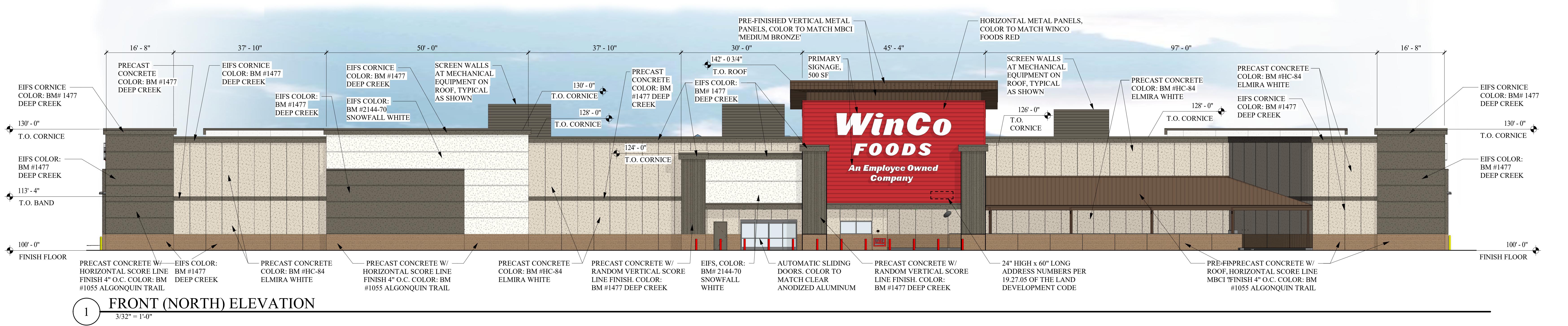
DRAWN  
L. ZEPEDA & C. OWEN  
CHECKED  
T. GRANTHAM  
SUBMITTAL DATES  
01/13/26

OTB DATE

SCJ ALLIANCE  
CONSULTING SERVICES  
8730 TALLON AVE, SUITE 200, VACAVILLE, CA 95687  
P: 707.352.1450 | E: SCJALLIANCE.COM



WINCO FOODS STORE NO. 182  
CROSSROADS BLVD &  
EXCHANGE DRIVE  
SARATOGA SPRINGS, UT



ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.		
FRONT (NORTH) ELEVATION		
EXTERIOR MATERIALS	COLORS	
EIFS	21%	ALGONQUIN TRAIL 13%
METAL PANELS	17%	DEEP CREEK 23%
PRECAST CONCRETE	60%	ELMIRA WHITE 54%
STEEL	.1%	REAL RED 9%
		SNOWFALL WHITE 9%

ARCH. PROJECT NO.	2511
DRAWN	DM
CHECKED	LL
SUBMITTAL DATE	
OTB DATE	

84K

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.		
LEFT (EAST) ELEVATION		
EXTERIOR MATERIALS	COLORS	
EIFS	27%	ALGONQUIN TRAIL 14%
METAL PANELS	8%	DEEP CREEK 24%
PRECAST CONCRETE	64%	ELMIRA WHITE 47%
STEEL	.0%	REAL RED 9%
		SNOWFALL WHITE 9%

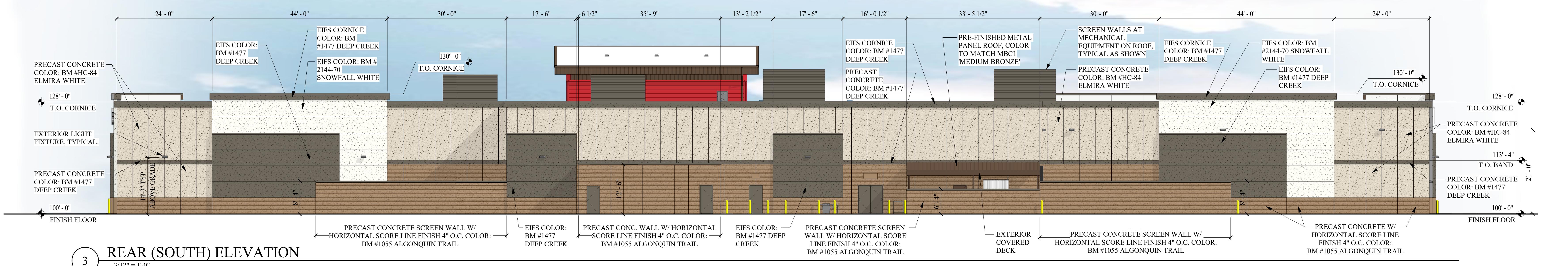
PSA ARCHITECTS, LLP	NCARB Certified
5200 WEST STATE ST. BOISE, IDAHO 83703 (208) 345-1462	

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.		
REAR (SOUTH) ELEVATION		
EXTERIOR MATERIALS	COLORS	
EIFS	34%	ALGONQUIN TRAIL 13%
METAL PANELS	5%	DEEP CREEK 24%
PRECAST CONCRETE	62%	ELMIRA WHITE 56%
STEEL	.1%	REAL RED 9%
		SNOWFALL WHITE 9%

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.		
RIGHT (WEST) ELEVATION		
EXTERIOR MATERIALS	COLORS	
EIFS	32%	ALGONQUIN TRAIL 13%
METAL PANELS	8%	DEEP CREEK 26%
PRECAST CONCRETE	60%	ELMIRA WHITE 43%
STEEL	.0%	REAL RED 9%
		SNOWFALL WHITE 9%

SHEET TITLE	
ELEVATIONS	

EL-1

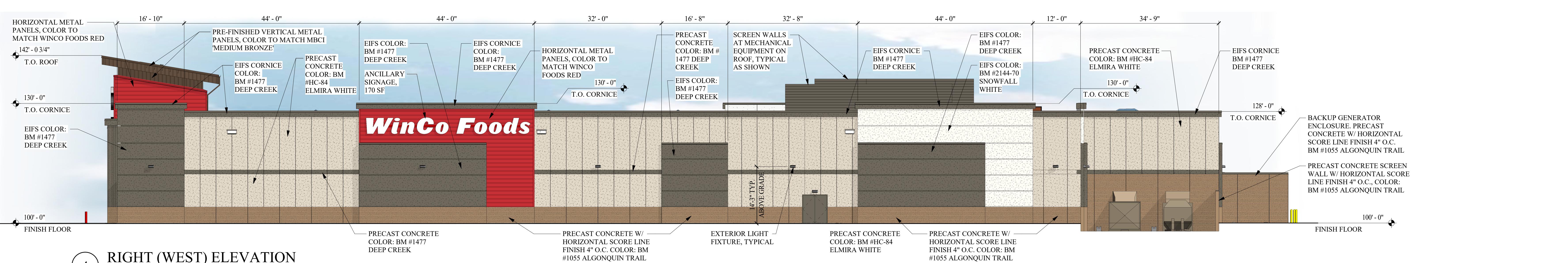


PSA ARCHITECTS, LLP	NCARB Certified
5200 WEST STATE ST. BOISE, IDAHO 83703 (208) 345-1462	

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.		
RIGHT (WEST) ELEVATION		
EXTERIOR MATERIALS	COLORS	
EIFS	32%	ALGONQUIN TRAIL 13%
METAL PANELS	8%	DEEP CREEK 26%
PRECAST CONCRETE	60%	ELMIRA WHITE 43%
STEEL	.0%	REAL RED 9%
		SNOWFALL WHITE 9%

SHEET TITLE	
ELEVATIONS	

EL-1



SHEET TITLE	
ELEVATIONS	

EL-1