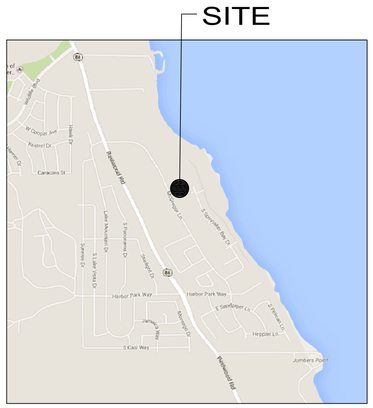
A New Meetinghouse for:

# Harbor Bay
# Saratoga Springs UT South Stake

| Consultant | Consultant Name | Address | | Contact | Phone | Fax | E-mail |
|---|---|---|---|---|---|---|---|
| ARCHITECT: | Evans & Associates Architecture | 11576 South State Street #103B | Draper, Utah 84020 | Chad Spencer | (801) 553-8272 | (801) 553-8273 | chad@studio-ea.com |
| CIVIL ENGINEER: | Excel Engineering, Inc. | 12 West 100 North #201 | American Fork, Utah 84003 | David Peterson | (801) 756-4504 | (801) 756-4511 | david@excelcivil.com |
| LANDSCAPE ARCHITECT: | Stratton and Bratt Landscapes Inc. | 754 West 700 South | Pleasant Grove, Utah 84062 | Darren Wilson | (801) 785-8011 | (801) 798-8012 | dwilson@brattinc.com |
| ELECTRICAL ENGINEER: | Envision Engineering | 240 East Morris Avenue, Suite 200 | Salt Lake City, Utah 84115 | Scott Kingery | (801) 534-1130 | (801) 534-1080 | skingery@envisioneng.com |

Vicinity Map




## GENERAL 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 STRUCTURE AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES

3. ALL CONSTRUCTION SHALL COMPLY TO 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, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST

5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL

6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED 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 UNLESS OTHERWISE APPROVED BY THE CITY

## DRAWING INDEX


| SHEET NUMBER | SHEET TITLE | SHEET NUMBER | SHEET TITLE |
|---|---|---|---|
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| | | C6.12 | SARATOGA SPRINGS CITY DETAILS – STREET DETAILS |
| | SITE DEVELOPMENT | C6.21 | SARATOGA SPRINGS CITY DETAILS – CULINARY WATER |
| 1 of 1 | SURVEY | C6.31 | SARATOGA SPRINGS CITY DETAILS – IRRIGATION |
| C0.10 | CONTEXT MAP | C6.32 | SARATOGA SPRINGS CITY DETAILS – IRRIGATION |
| C1.01 | EROSION CONTROL SITE PLAN | C6.41 | SARATOGA SPRINGS CITY DETAILS – SEWER & STORM DRAIN |
| C1.02 | EROSION CONTROL SITE PLAN | C8.11 | STORAGE BUILDING |
| C1.03 | EROSION CONTROL SITE PLAN | | |
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| C1.12 | SWPPP DETAILS | L101 | LANDSCAPE PLAN |
| C1.13 | SWPPP DETAILS | L102 | LANDSCAPE PLAN |
| C201 | EXISTING DEMOLITION PLAN | L201 | IRRIGATION PLAN |
| C202 | ON-SITE GRADING AND DRAINAGE PLAN | L202 | IRRIGATION DETAILS |
| C203 | ON-SITE UTILITY PLAN | L203 | IRRIGATION DETAILS |
| C204 | HARBOR BAY DRIVE PLAN AND PROFILE | L204 | IRRIGATION DETAILS |
| C205 | MCGREGOR LANE PLAN AND PROFILE | | |
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| C207 | ON-SITE STORM DRAIN PLAN AND PROFILE | A2.11 | BUILDING ELEVATIONS |
| C208 | ON-SITE STORM DRAIN PLAN AND PROFILE | A2.12 | BUILDING ELEVATIONS |
| C209 | ON-SITE STORM DRAIN PLAN AND PROFILE | | |
| C210 | ON-SITE WATER PLAN AND PROFILE | | |
| C211 | STORMTECH DETAILS | | |
| C212 | STORM DRAIN CALCULATIONS | | |
| C3.01 | ELECTRICAL SITE PLAN | | |
| C3.02 | ELECTRICAL SITE ILLUMINATION PLAN | | |
| C3.03 | ELECTRICAL SITE PLAN DETAILS | | |
| C3.04 | STREET LIGHTING DETAILS | | |
| C4.11 | ARCHITECTURAL SITE PLAN | | |
| C4.21 | ENLARGED ARCHITECTURAL SITE PLANS | | |
| C5.11 | SITE DETAILS | | |
| C5.12 | SITE DETAILS | | |
| C5.13 | SITE DETAILS | | |
| C5.21 | MECHANICAL AND DUMPSTER ENCLOSURE DETAILS | | |



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Stamp

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STATE OF UTAH

A New Meetinghouse for:
Harbor Bay
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Mcgregor Lane
Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

| Mark | Date | Description |
|---|---|---|
| | 3/1/2015 | Concept Plan Submittal |
| | 4/30/2015 | Conditional Use Submittal |
| | | |
| | | |

Project Number
15-17

Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

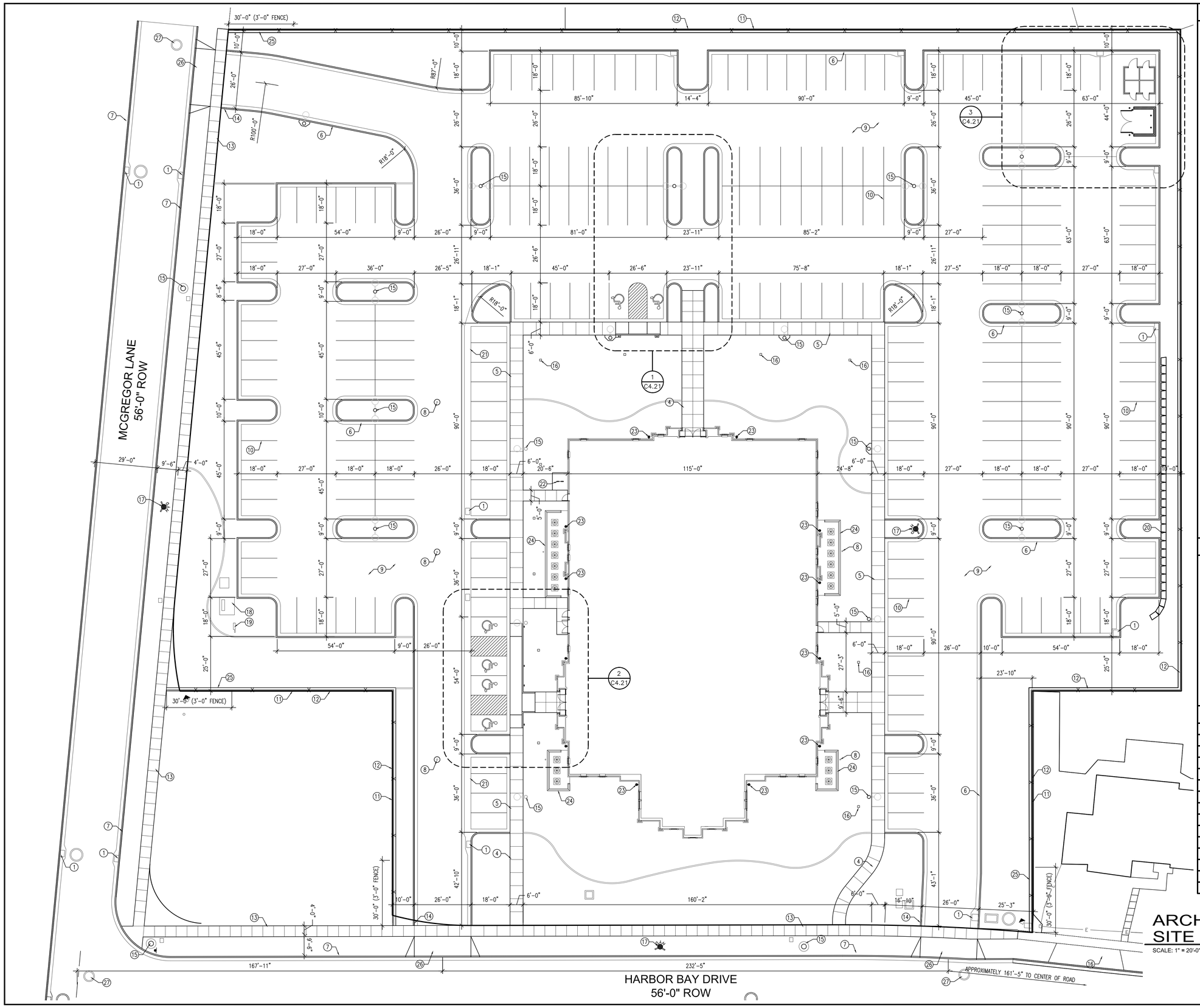
Date
March 1, 2015

Sheet Title

COVER SHEET

Sheet

G1.1




## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

## KEYED NOTES

1. CATCH BASIN – SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
2. CLEANOUT BOX – SEE SITE GRADING AND DRAINAGE PLAN AND A/C5.13 SIMILIAR
3. VORTSENTRY HYDRAULIC TREATMENT SYSTEM – SEE SITE GRADING AND DRAINAGE PLAN
4. CONCRETE WALK – SEE D/C5.12
5. COMBINATION CONCRETE SIDEWALK–CURB AND GUTTER – SEE B/C5.11 AND C/C5.11
6. CONCRETE CURB AND GUTTER – SEE E/C5.11 AND F/C5.11
7. CONCRETE CURB AND GUTTER PER SARATOGA SPRINGS CITY STANDARDS
8. CLEAN OUT TO GRADE – SEE E/C5.12 AND UTILITY PLAN – PROVIDE A 1'–0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
9. ASPHALT PAVEMENT – SEE C/C5.12
10. 4" WIDE PAINTED PARKING STRIPS – TYPICAL
11. PROPERTY LINE
12. 6'–0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP – SEE J/C5.12
13. CONCRETE SIDEWALK PER SARATOGA SPRINGS CITY STANDARDS
14. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES – SEE F/C5.13
15. LIGHT POLE – SEE ELECTRICAL
16. YARD DRAIN – SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
17. FIRE HYDRANT – SEE UTILITY PLAN
18. TRANSFORMER – SEE ELECTRICAL
19. CT CABINET – SEE ELECTRICAL
20. REDI–ROCK RETAINING WALL – SEE GRADING AND DRAINAGE PLAN AND H/C5.21
21. CONCRETE WATERWAY – SEE H/C5.11 AND GRADING AND DRAINAGE PLAN
22. BICYCLE RACK WITH AN 8'–0" x 8'–0" CONCRETE PAD – SEE K/C5.12
23. DOWNSPOUT CATCH BASIN – SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
24. MECHANICAL ENCLOSURE – SEE B/C5.21
25. 3'–0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP EXTEND FROM SIDEWALK TO 30'–0" FROM THE RIGHT OF WAY
26. CONCRETE DRIVE APPROACH – SEE ST–4/C5.11
27. SANITARY SEWER MANHOLE – SEE UTILITY PLAN

## GENERAL NOTES

1. CONCRETE RADII ARE 4'–0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. PARKING STALLS ARE 9'–0" X 18'–0" UNLESS NOTED OTHERWISE.
5. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

## SITE INFORMATION

| ON SITE IMPROVMENTS | SQ. FT. | ACRES | |
|---|---|---|---|
| TOTAL PARCEL AREA | 169,064 | 3.881 | 100% |
| BUILDING AREAS | | | |
| CHAPEL | 19,422 | | |
| STORAGE BUILDING | 190 | | |
| IMPERVIOUS AREAS | | | |
| CONCRETE – WALKS, PADS, APRONS | 8,185 | | |
| CONCRETE CURB & GUTTER (LF) | 3,767 | | |
| ASPHALT | 80,500 | 1.848 | 47.61% |
| TOTAL LANDSCAPE AREA | 52,441 | 1.204 | 31.02% |
| TOTAL PARKING SPACES PROVIDED | | | |
| REGULAR | 227 STALLS | | |
| ACCESSIBLE | 1 STALLS | | |
| VAN ACCESSIBLE | 5 STALLS | | |
| TOTAL SPACES PROVIDED | 233 STALLS | | |

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15-17

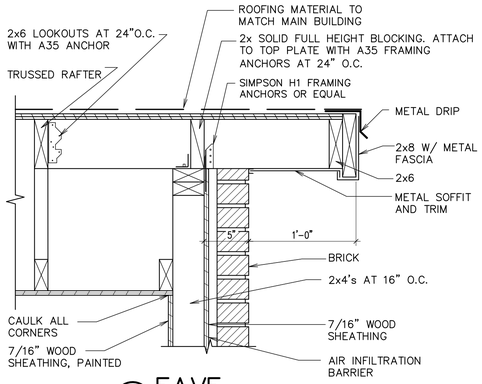
Plan Series
HET-MAS-09-05 (Style A)

Property Number
500-0617

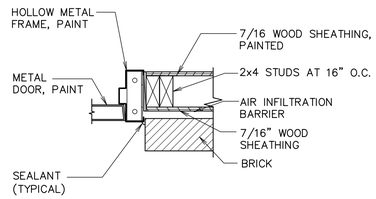
Date
March 1, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

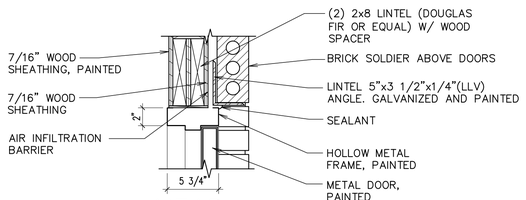
Sheet
C4.11



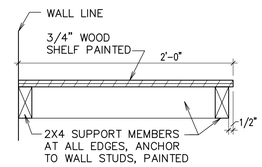

A EAVE
1 1/2" = 1'-0"



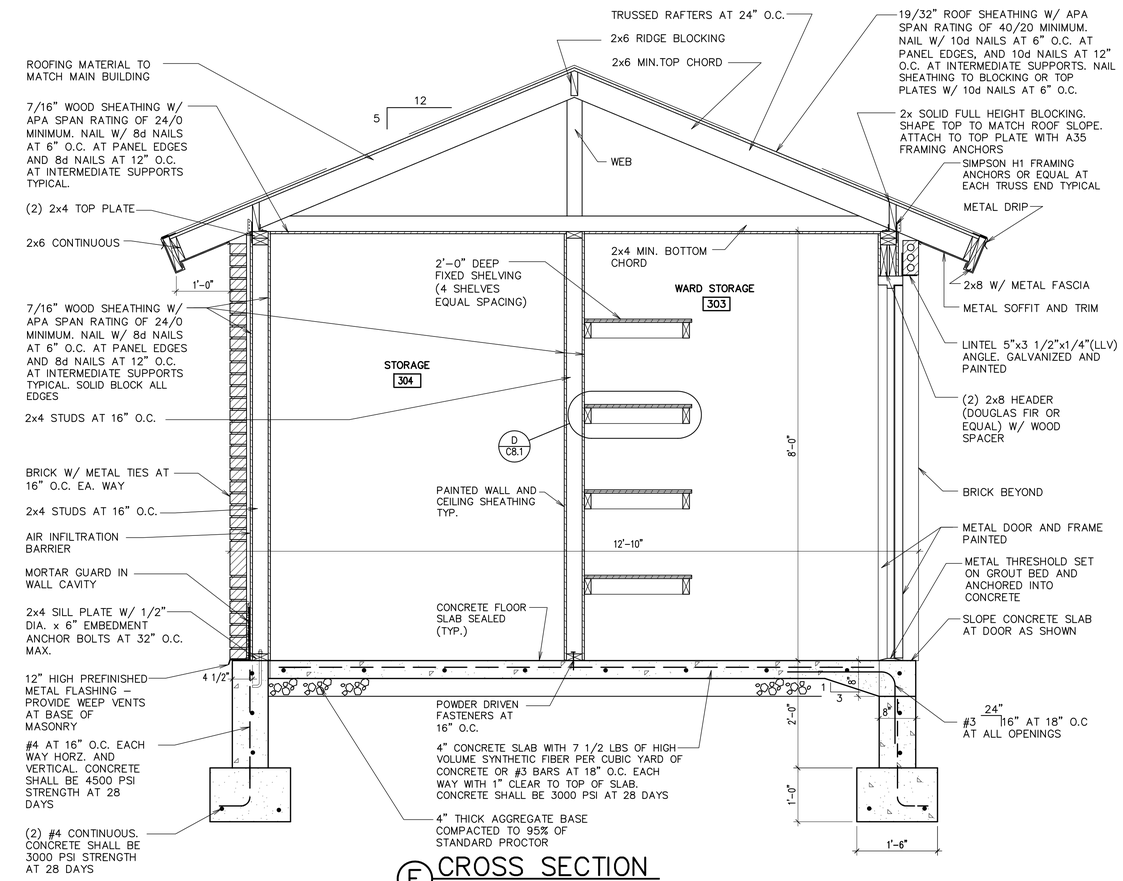

B JAMB
1 1/2" = 1'-0"



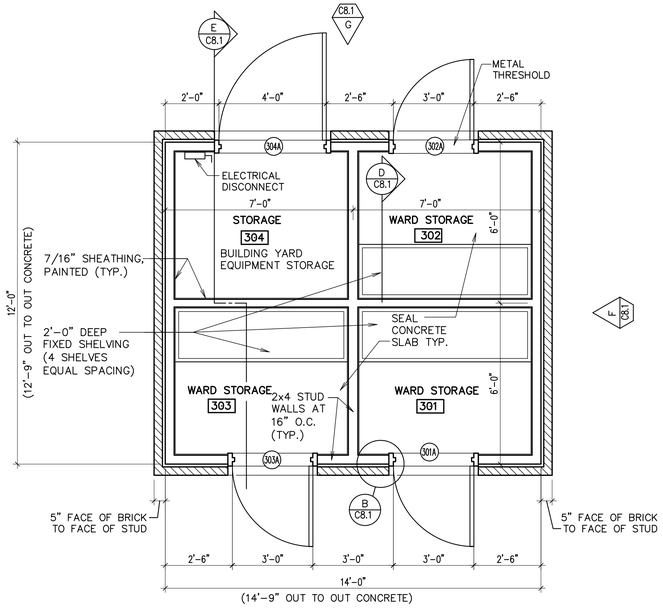

C HEAD
1 1/2" = 1'-0"



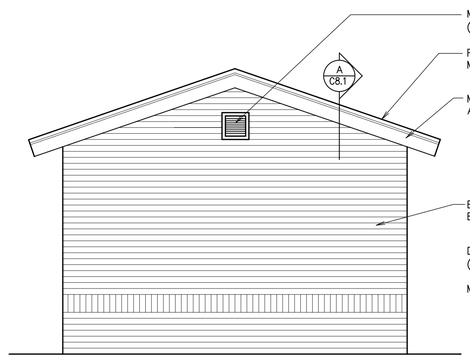

D SHELF SECTION
1 1/2" = 1'-0"



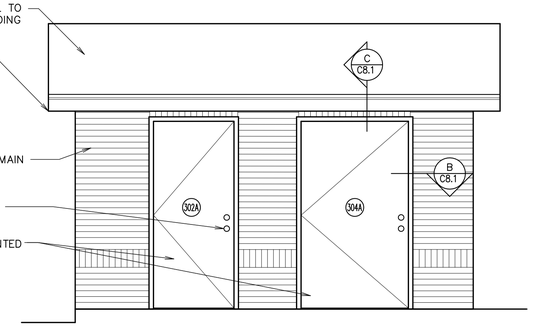

E CROSS SECTION
3/4" = 1'-0"




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




F ELEVATION
3/8" = 1'-0"
(OPPOSITE END SIMILAR)




G ELEVATION
3/8" = 1'-0"
(OPPOSITE SIDE SIMILAR)

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Project Number
15-17
Plan Series
HET-MAS-09-05 (Style A)
Property Number
500-0617
Date
March 1, 2015

Sheet Title
STORAGE BUILDING

Sheet
C8.11

NORTH

0 5 10 20 40 60
SCALE: 1"=20'-0"

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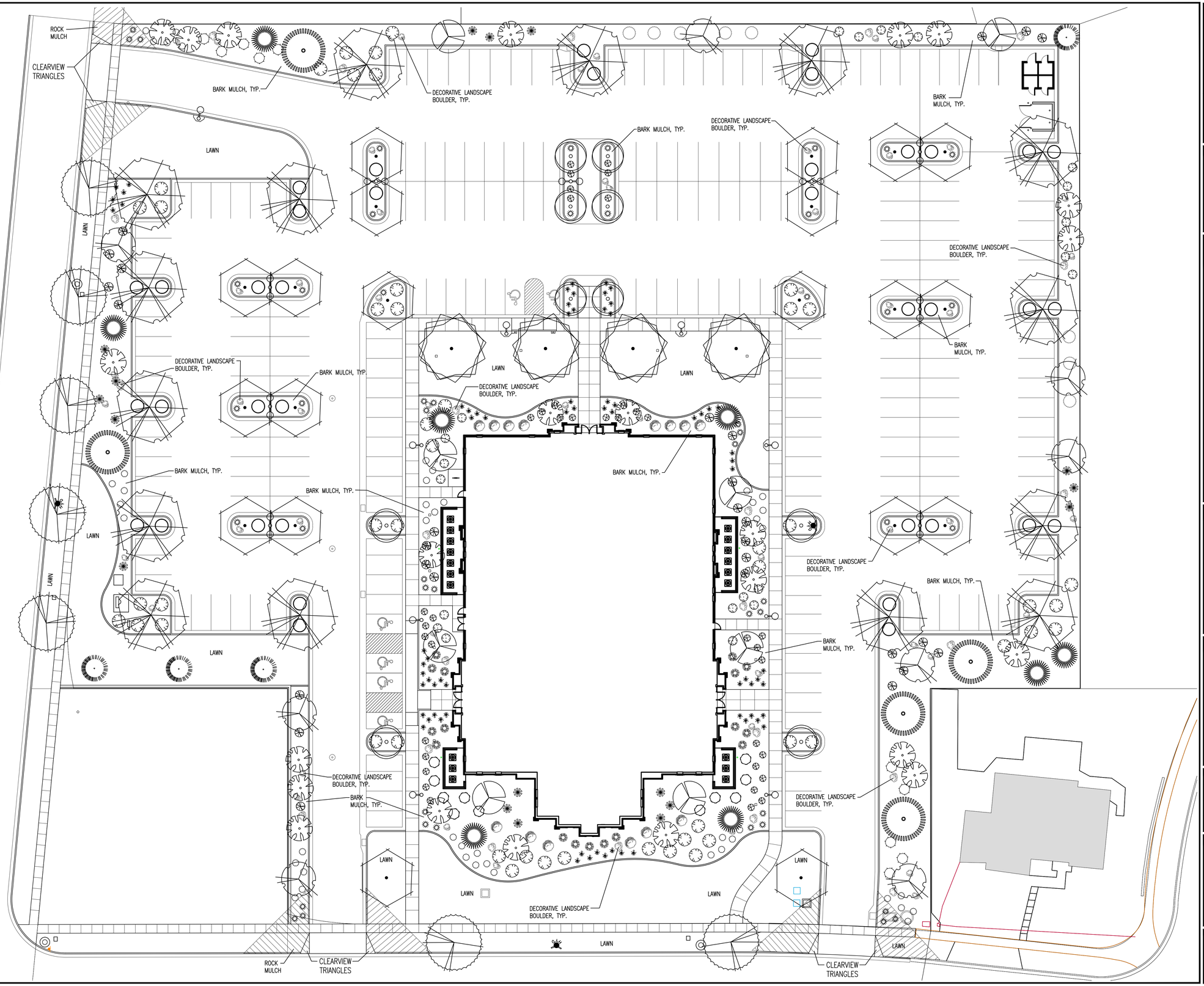
(801) 785-8011 www.strattonandbratt.com





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STATE OF UTAH
DARREN G. WILSON
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LICENSED LANDSCAPE ARCHITECT

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Sheet Title
LANDSCAPE PLAN

Sheet
L101

# PLANTING SCHEDULE

Broadleaf Deciduous

| Symbol | Code Name | Scientific Name | Common Name | Planting Size | Quantity |
|---|---|---|---|---|---|
| | AcgiF | Acer ginnala 'Flame' (multi-stem) | Flame Amur Maple (clump) | 6'-8' Ht. | 23 |
| | AcKe | Acer truncatum x 'Keithsform' | Norwegian Sunset Maple | 2.5"-Cal | 20 |
| | AmAB | Amalanchier grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2.5"-Cal | 8 |
| | Ceoc | Celtis occidentalis | Common Hackberry | 2.5"-Cal | 4 |
| | Frma | Fraxinus mandshurica 'Mancana' | Manchurian Ash | 2.5"-Cal | 7 |
| | Gllm | Gleditsia triancanthos 'Imperial' | Imperial Honeylocust | 2.5"-Cal | 15 |
| | PrsaC | Prunus sargentii 'Columnaris' | Columnar Sargent Cherry | 2.5"-Cal | 8 |
| | SoaB | Sorbus aucuparia 'Blackhawk' | Blackhawk Mountain Ash | 2.5"-Cal | 10 |

Conifer Evergreen

| Symbol | Code Name | Scientific Name | Common Name | Planting Size | Quantity |
|---|---|---|---|---|---|
| | Pigd | Picea glauca densata | Black Hills Spruce | 7'-8' Ht. | 8 |
| | Pihe | Pinus heldrichii leucodermis | Bosnian Redcone Pine | 7'-8' Ht. | 4 |
| | Pini | Pinus nigra | Austrian Pine | 7'-8' Ht. | 5 |

Perennial

| Symbol | Code Name | Scientific Name | Common Name | Planting Size | Quantity |
|---|---|---|---|---|---|
| | HePM | Hemerocallis 'Pardon Me' | Pardon Me Daylily | 1-Gal | 72 |

Grass

| Symbol | Code Name | Scientific Name | Common Name | Planting Size | Quantity |
|---|---|---|---|---|---|
| | Hese | Helictrotrichon sempervirens | Blue Oat Grass | 1-Gal | 49 |

Shrub

| Symbol | Code Name | Scientific Name | Common Name | Planting Size | Quantity |
|---|---|---|---|---|---|
| | BuPE | Buddleia davidii 'Purple Emperor' | Purple Emperor Butterfly Bush | 5-Gal | 17 |
| | JusaS | Juniperus sabina 'Scandia' | Scandia Juniper | 5-Gal | 8 |
| | PhopN | Physocarpus opulifolius 'Nanus' | Dwarf Ninebark | 5-Gal | 11 |
| | PhLD | Physocarpus opulifolius 'Little Devil' | Little Devil Ninebark | 5-Gal | 21 |
| | PimuP | Pinus mugo 'Pumilio' | Dwarf Mugo Pine | 5-Gal | 17 |
| | PoGD | Potentilla fruticosa 'Gold Drop' | Gold Drop Potentilla | 5-Gal | 45 |
| | PrPB | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sand Cherry | 5-Gal | 49 |
| | Rial | Ribes alpinum | Alpine Currant | 5-Gal | 28 |
| | RoMR | Rosa 'Meidiland Red' | Meidiland Red Rose | 5-Gal | 10 |
| | RoMW | Rosa 'Meidiland White' | Meidiland White Rose | 5-Gal | 12 |
| | SychH | Symphoricarpos x chenaultii 'Hancock' | Hancock Coralberry | 5-Gal | 38 |
| | Viopn | Viburnum opulus nanum | Dwf. European Cranberry | 5-Gal | 38 |

# NOTES:

1) Screened Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas.
2) Lawn to be a Kentucky Bluegrass Blend (min. 3 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan.
4) Shredded Bark Mulch to be natural (non-dyed) bark in a 2-3" average size. Implement Bark Mulch in planter beds at a 3" depth over weed barrier fabric.
5) Rock Mulch to be 1-1/2" size "Southtown Cobble" from Nephi Sandstone, Nephi, Utah. Implement Rock Mulch in areas indicated at a 3" depth over weed barrier fabric. Rock Mulch to be clean and free of debris, placed at uniform depth, and raked smooth.
6) DeWitt #5 Landscape Fabric to be implemented in all shrub beds and other indicated areas prior to bark mulch or rock mulch implementation. Follow manufacturers installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented.
8) Landscape Boulders to be 3'-4' size 'McGuire Boulders' from Staker Parsons in Willard, Utah. Bury boulders a minimum of 6" in ground. (74 Total)
9) No landscaping or other obstruction in excess of 3 feet above finished grade shall be implemented in clear view triangles.

# DESIGN CRITERIA

| | |
|---|---|
| Climate | U.S. Hardiness Zone 5 |
| Zoning Ordinance | Saratoga Springs City |
| Water Availability | NA |
| Soil Type | See Soils Report |
| Solar Orientation | See North Arrow |
| Utilities | See Utility Plan |
| Slopes | See Grading Plan |
| Site Layout | Road bordered |
| Wind | South Prevailing |
| Setbacks/Easements | NA |
| Microclimates | NA |
| Soil ph | See Soils Report |
| Lawn Area | 35% of Total Landscape (17,886 sq. ft.)* |

* Park Strip landscape of 4,592 sq. ft. NOT included in this total

# CNA INFORMATION

| | |
|---|---|
| Total Site Area | 3.89 acres* |
| Shrubs/Groundcover | 33,320 sq. ft. |
| Total Landscape Area | 51,206 sq. ft. (30%)* |
| Trees On Site | 112 |

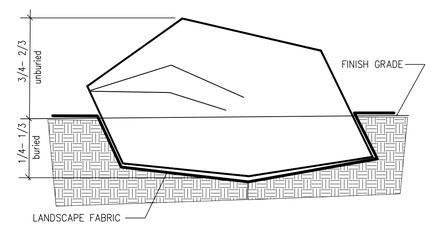
* Park Strip landscape of 4,592 sq. ft. NOT included in this total

# PLANT COVERAGE TABLE

| | Shrub-Mature Coverage | Tree-Coverage Intent |
|---|---|---|
| Street Frontage | 22% | Frame Building |
| Primary Entries | 23% | Frame Entry |
| Building Perimeter | 19% | Accent Building |
| Perimeter Sides | 13% | Screen Lot |
| Perimeter Rear | 12% | Screen Lot |

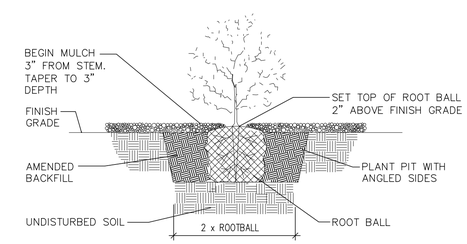
# CITY REQUIREMENTS

| Landscape Element | Required | Per Plan |
|---|---|---|
| Deciduous Trees | 19 | 95 |
| Evergreen Trees | 17 | 17 |
| Shrubs (incl. Grasses & Perennials) | 37 | 415 |
| Drought Tolerant | 50% | 433 (82%) |



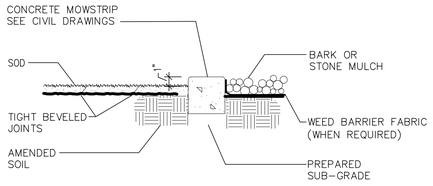

NOTE:
1) FOR BOULDERS WITH A FLAT EDGE, BURY FLAT EDGE 3-6" MIN. IN GROUND.
2) PLACE ONE LAYER OF FABRIC BENEATH EACH BOULDER. OVERLAP SHRUB BED FABRIC OVER BOULDER FABRIC A MINIMUM OF 12".

## A BOULDER PLACEMENT DETAIL

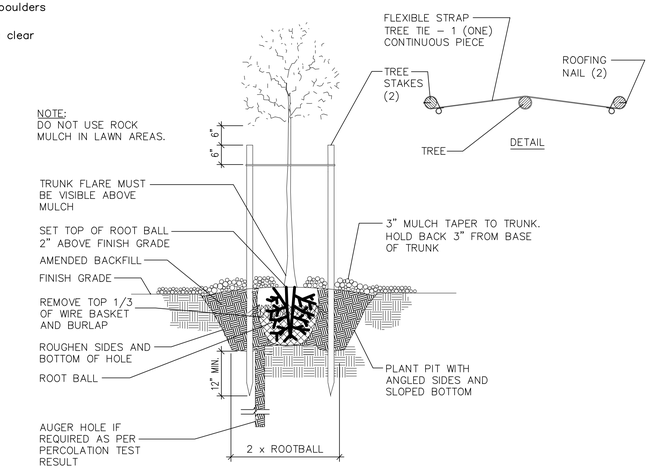



## B SHRUB PLANTING DETAIL

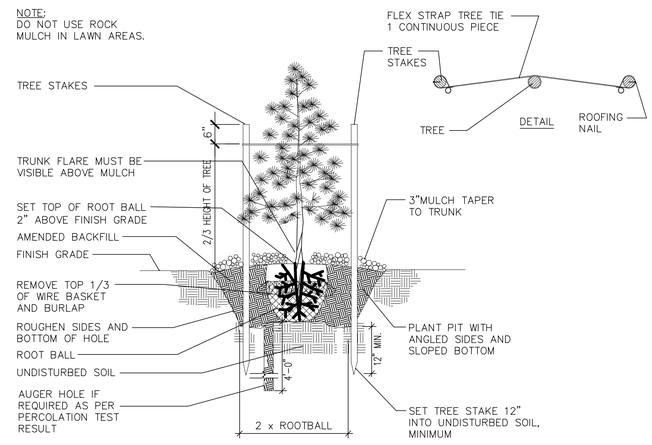
NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.




## C CONCRETE MOWSTRIP




## D TREE PLANTING AND STAKING




## E CONIFER PLANTING AND STAKING

STRATTON & BRÄTT Landscapes, LLC
754 W. 700 So. PLEASANT GROVE, UTAH 84062
(801) 785-8011 www.strattonandbratt.com


evans + associates architecture
1570 South Main Street, Suite 100 Salt Lake City, Utah 84115
phone 801-553-8272 fax 801-553-8273


Stamp
STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Harbor Bay
Saratoga Springs UT South Stake
Mcgregor Lane
Saratoga Springs, Utah

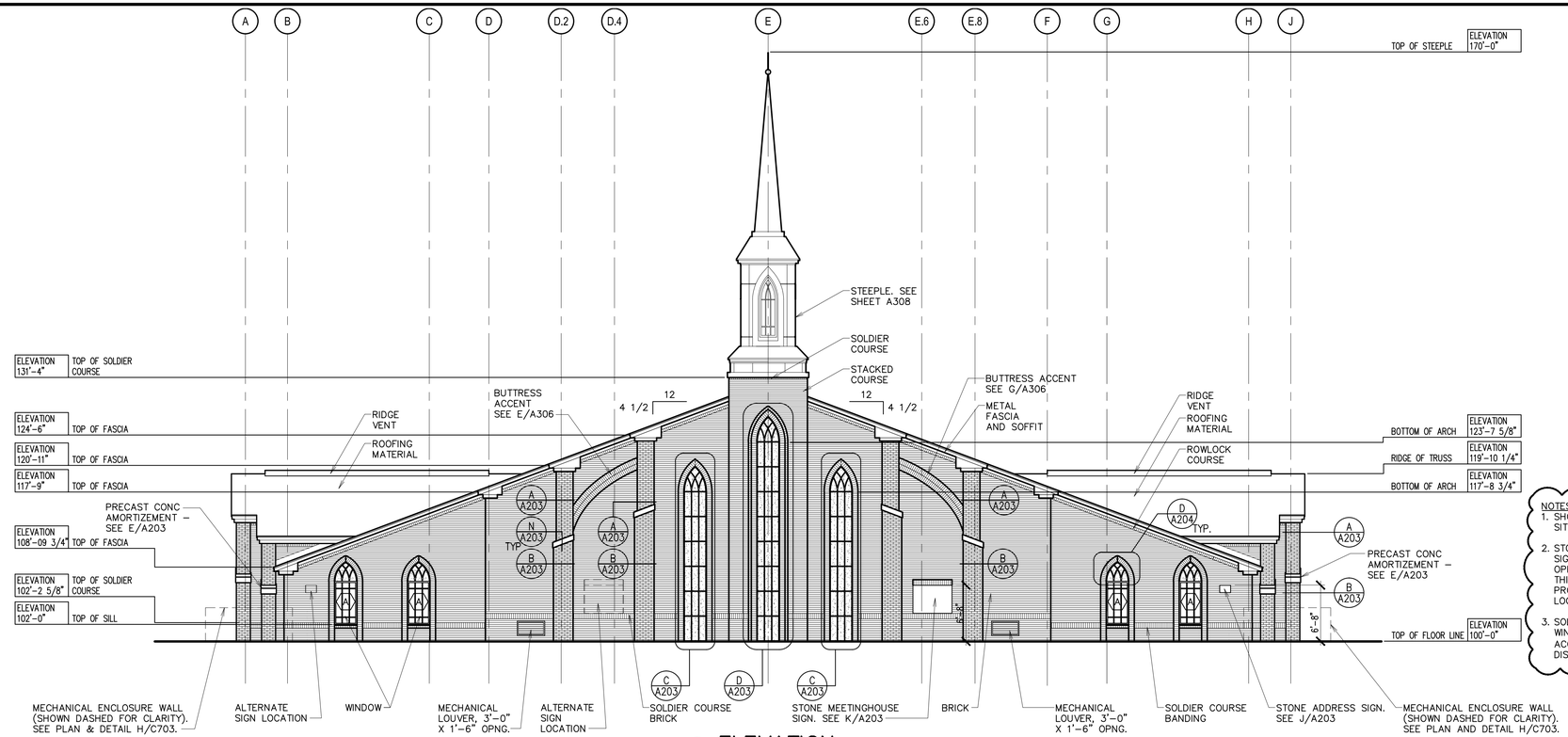
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Revisions | | |
|---|---|---|
| Mark | Date | Description |
| | 3/1/2015 | Concept Plan Submittal |

Project Number 15-17
Plan Series HET-MAS-09-05 (Style A)
Property Number 500-0617
Date March 1, 2015

Sheet Title
LANDSCAPE PLAN

Sheet
L102

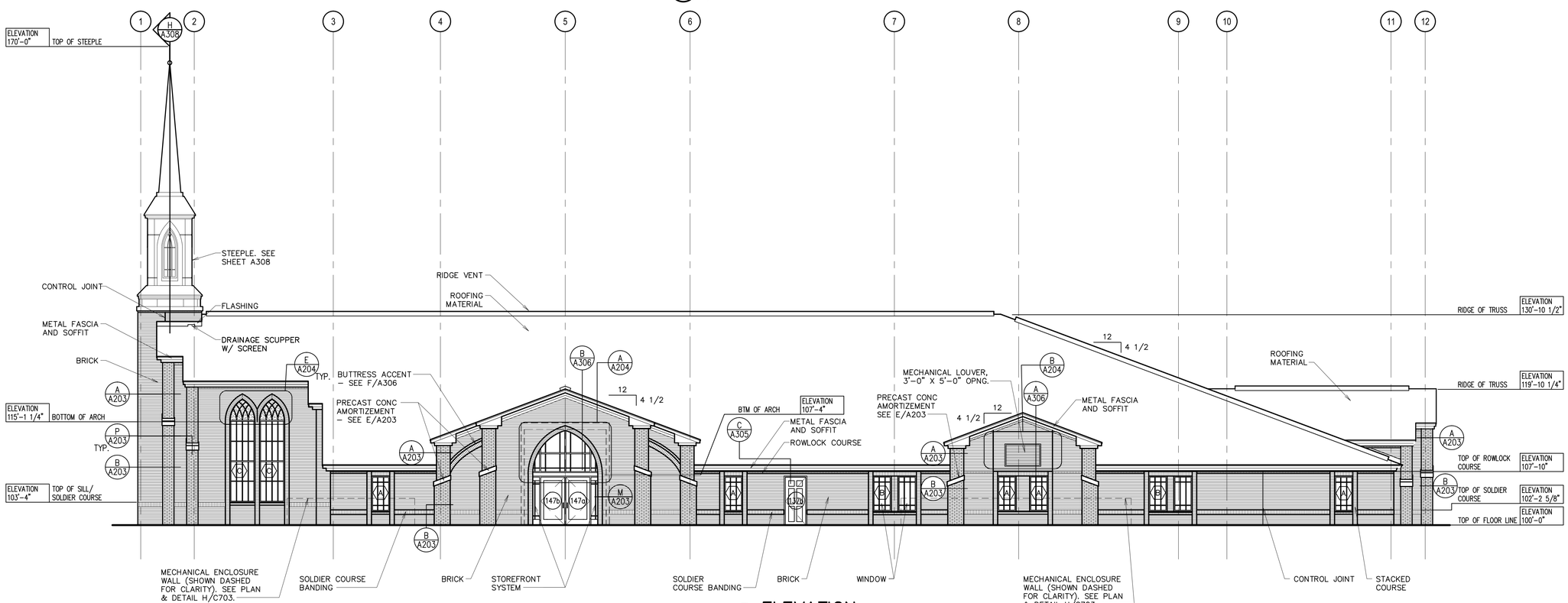



NOTES TO CONTRACT ARCHITECT:

1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS
2. STONE MEETINGHOUSE AND ADDRESS SIGNS MAY BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING ON THIS ELEVATION. CONSULT WITH PROJECT MANAGER TO DETERMINE LOCATION.
3. SOLDIER COURSES, BUTTRESSES, WINDOW BRICK, AND WAINSCOT MAY BE ACCENT COLOR BRICK AT ARCHITECT'S DISCRETION.

## 1 ELEVATION

1/8" = 1'-0"




## 2 ELEVATION

1/8" = 1'-0"

Architect / Engineer:

Stamp:

Project Name

Project Address

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Mark | Date (D-M-Y) | Description |
|---|---|---|

Project Number: ***

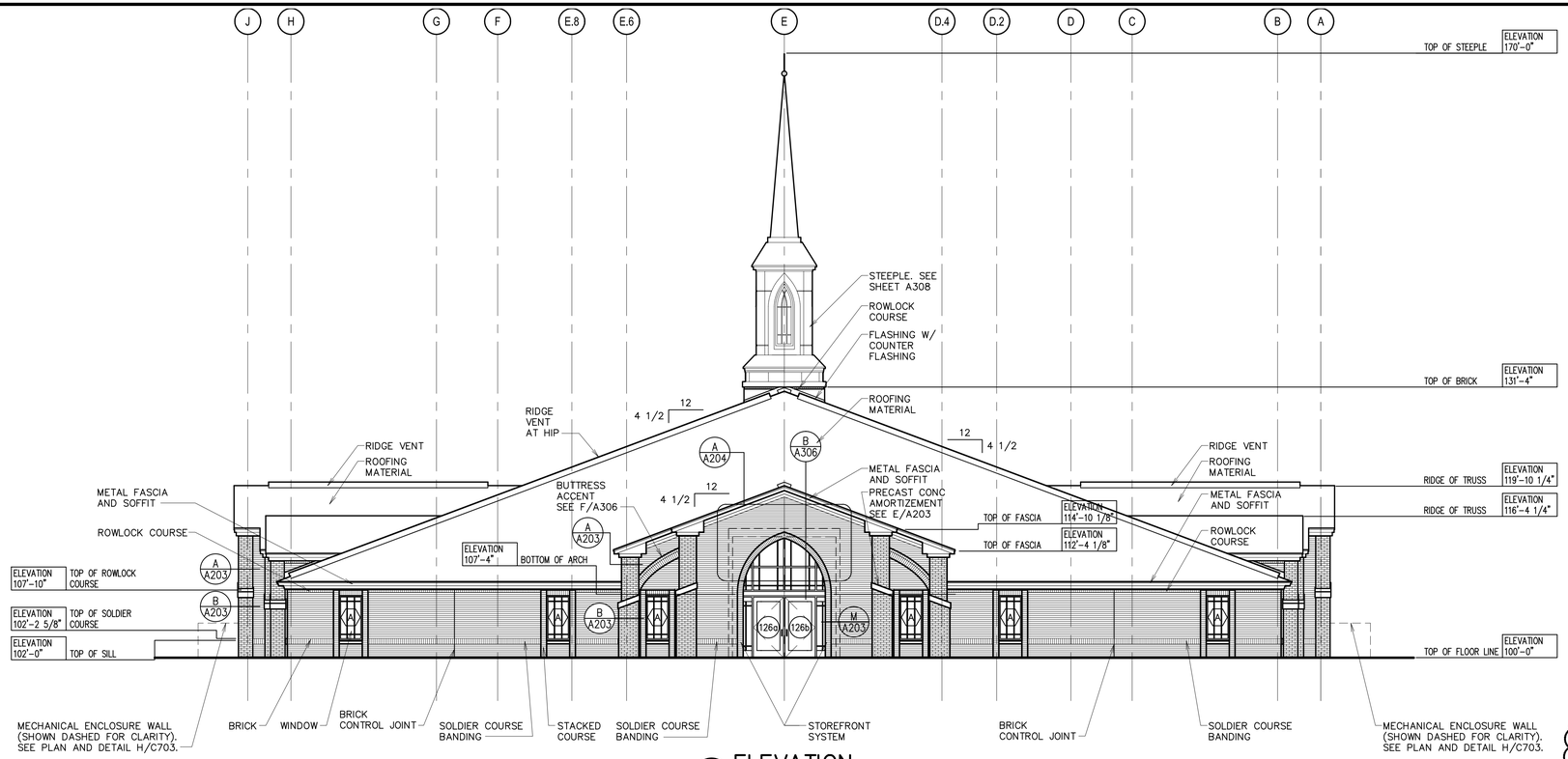
Plan Series: HET-MAS-09-05

Property Number: ***

Sheet Title: BUILDING ELEVATIONS

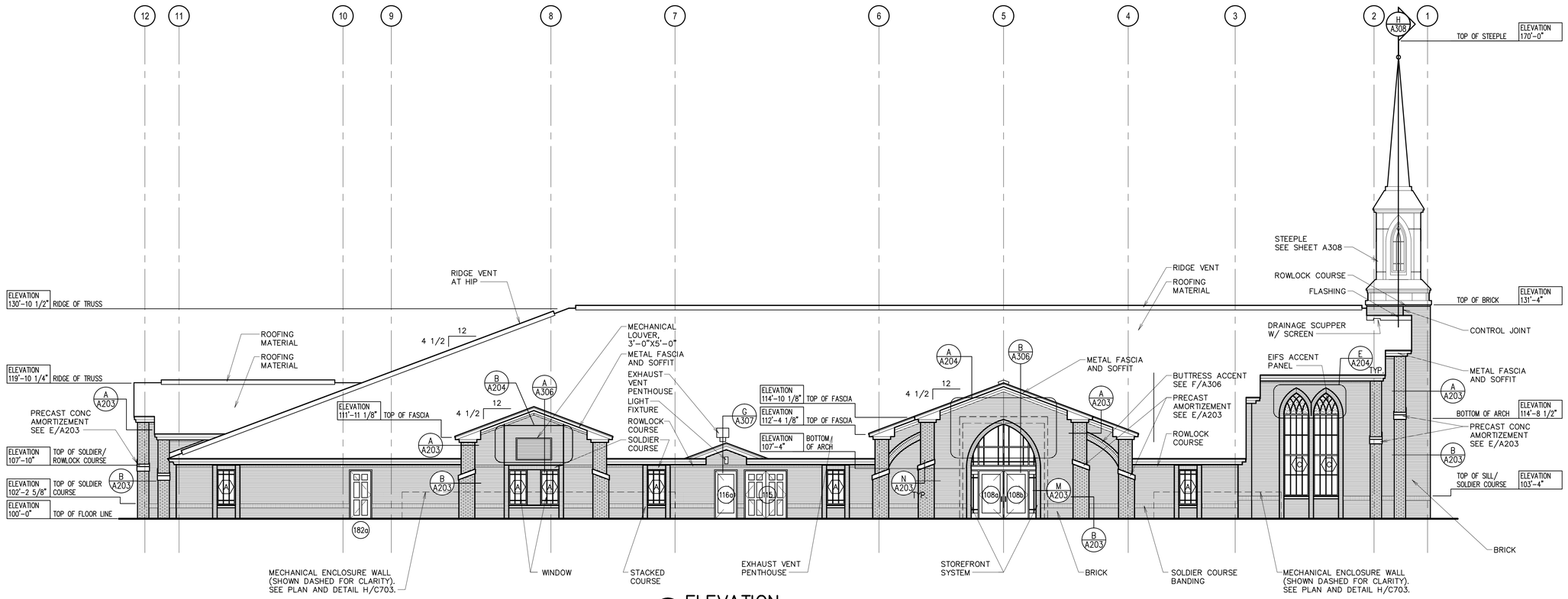
Sheet: A201

HMAS-A201.dwg - 03/25/2014 - 11:56 AM




1 ELEVATION
1/8" = 1'-0"

NOTE TO CONTRACT ARCHITECT:
1. SHOW FOOTINGS AND FOUNDATIONS PER SITE CONDITIONS.




2 ELEVATION
1/8" = 1'-0"

Architect / Engineer:

Stamp:

Project Name

Project Address

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

| Mark | Date (D-M-Y) | Description |
|---|---|---|
| . | . . | . |
| . | . . | . |

Project Number:
***

Plan Series:
HET-MAS-09-05

Property Number:
***

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A202

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