SILVER BEAR SWIM SCHOOL

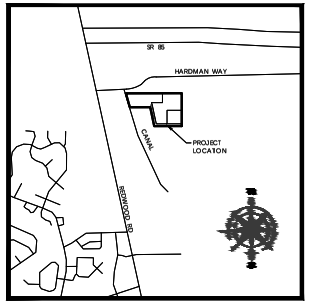
LOT #2 OF THE HUB SUBDIVISION

PREPARED FOR:

DEVON MILLINGTON

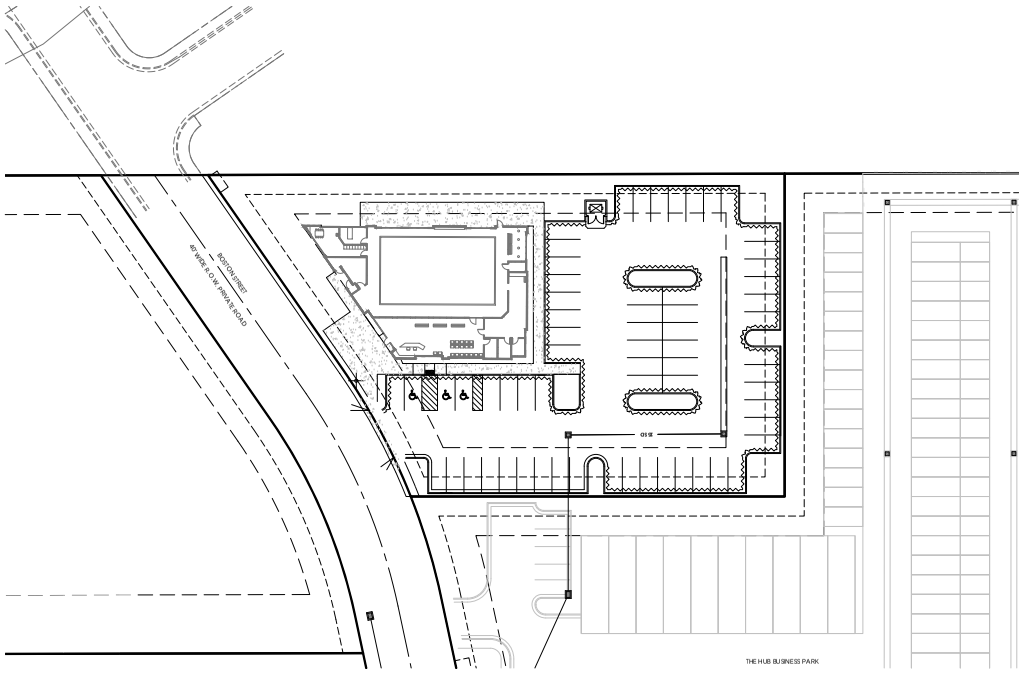
LOCATED IN:

SARATOGA SPRINGS



VICINITY MAP

NTS



SITE MAP

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.

AREA TABULATIONS

IMPERVIOUS AREA:	24,225 SF	61.43%
BUILDING AREA:	6,202 SF	15.73%
LANDSCAPE AREA:	9,009 SF	22.84%
ROW AREA:	0 SF	0%
TOTAL LOTS:	1	
TOTAL AREA:	39,436 SF	

PARKING TABULATIONS

REQ'D PARKING PER SARATOGA 19.09.10: 62
STANDARD PARKING: 61
ADA PARKING: 3
TOTAL PARKING SPOTS: 64

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING,LLC
6949 SOUTH HIGHTECH DRIVE #200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: DUSTIN PAULSEN
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
DEVON MILLINGTON
(435) 232-4621
DEVON.MILLINGTON@GMAIL.COM

GRAPHIC SCALE

10 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SILVER BEAR SWIM SCHOOL
LOT #2 OF THE HUB SUBDIVISION
SARATOGA SPRINGS
COVER SHEET

REVISION BLOCK:		
#	DATE	DESCRIPTION
1	mm/dd/yyyy	
2	mm/dd/yyyy	
3	mm/dd/yyyy	
4	mm/dd/yyyy	
5	mm/dd/yyyy	
6	mm/dd/yyyy	

COVER SHEET

Scale:	1"=30'	Drawn:	MW
Date:	08/08/19	Job #:	18-251
Sheet:	C1		

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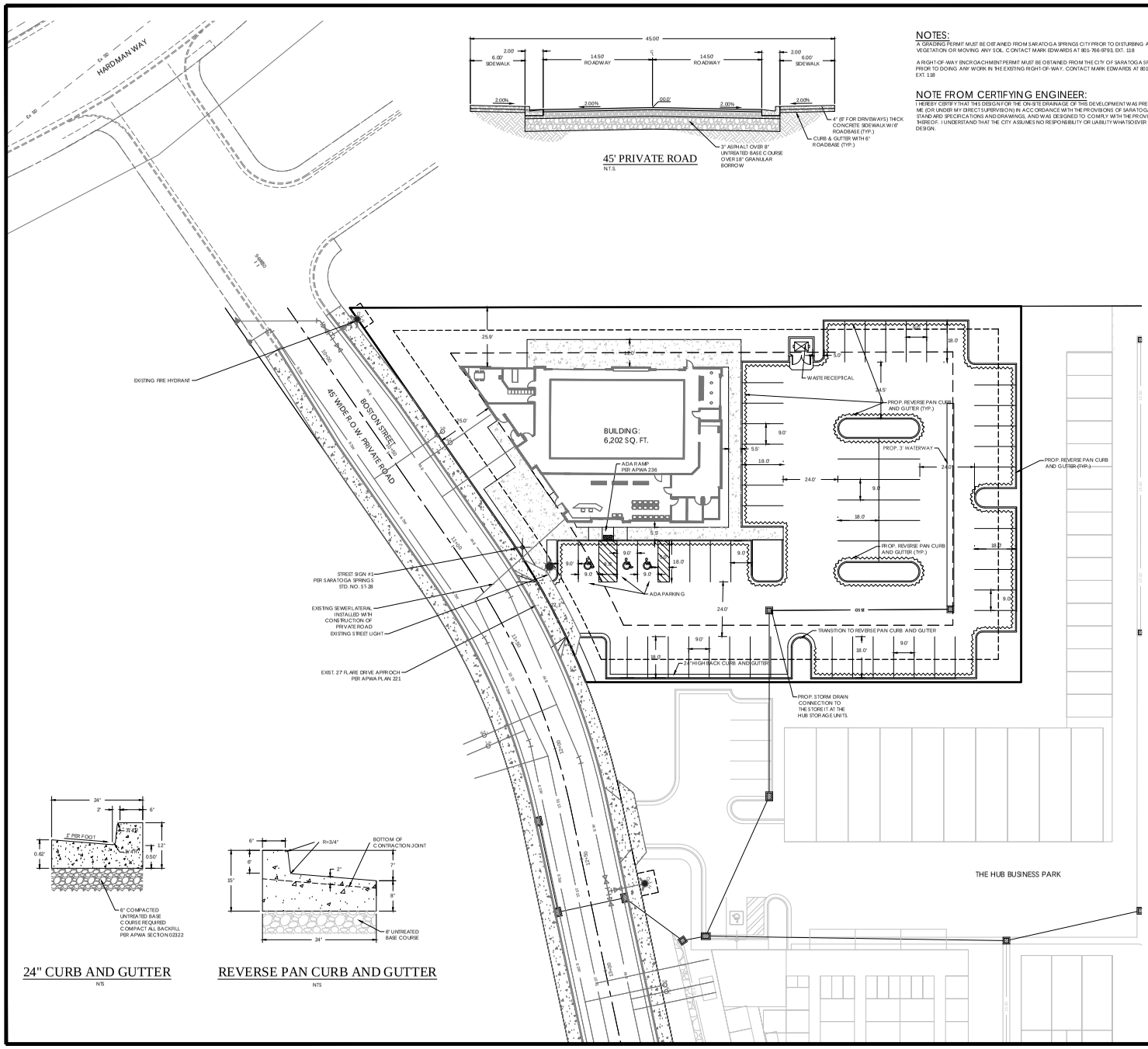


24" CURB AND GUTTER

N/S

REVERSE PAN CURB AND GUTTER

N/S

45' PRIVATE ROAD

N.T.S.

NOTES:

A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118

NOTE FROM CERTIFYING ENGINEER:

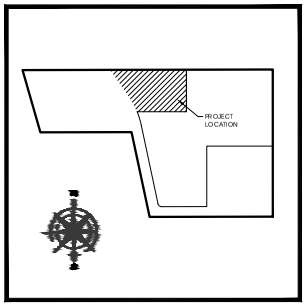
I HEREBY CERTIFY THAT THE DESIGN FOR THE ON-SITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF SARATOGA SPRING'S STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- BOW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- REVERSE PAN CURB AND GUTTER



KEY MAP

N.T.S

AREA TABULATIONS

PAVEMENT:	19864	SF
UNTREATED BASE COURSE:	24814	SF
GRANULAR BORROW:	24814	SF
CURB & GUTTER:	996	SF
SIDEWALK:	3069	SF
DRIVE APPROACH:	0 EA (EXISTING)	
ADA RAMPS:	1 EA	
MONUMENTS:	0 EA	

PARKING TABULATIONS

REQ'D PARKING PER SARATOGA 19.09.10: 62
STANDARD PARKING: 61
ADA PARKING: 3
TOTAL PARKING SPOTS: 64

BENCHMARK

EAST 1/4 CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM: NGVD29

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SILVER BEAR SWIM SCHOOL

LOT #2 OF THE HUB SUBDIVISION
SARATOGA SPRINGS
SITE PLAN

REVISION BLOCK:		
#	DATE	DESCRIPTION
0	xxxx	xxxx
1	xxxx	xxxx
2	xxxx	xxxx
3	xxxx	xxxx
4	xxxx	xxxx
5	xxxx	xxxx
6	xxxx	xxxx

SITE PLAN

Scale:	1"=20'	Drawn:	MW
Date:	08/08/19	Job #:	18-251
Sheet:	C3		

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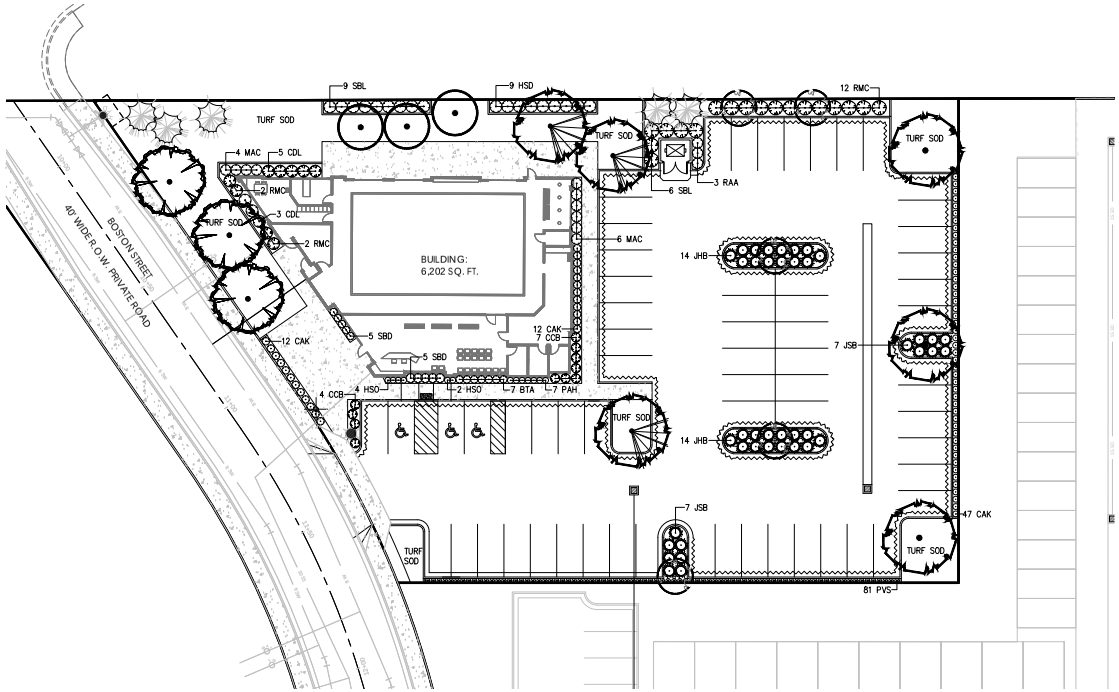


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TREE LEGEND

Acer truncatum x platanoides 'Pacific Sunset' (3 total)
Pacific Sunset Maple 2" cal. (Waterwise)

Malus 'Royal Raindrops' (3 total)
Royal Raindrops Crab 2" cal.

Pinus leucodermis 'Heldreichii' (5 total)
Bosnian Pine 6' ht. (Waterwise)

Pyrus calleryana 'Chanticleer' (5 total)
Chanticleer Flowering Pear 2" cal.

Ulmus wilsoniana 'Prospector' (3 total)
Prospector Elm 2" cal. (Waterwise)

Zelkova serrata 'Green Vase' (3 total)
Green Vase Zelkova 2" cal. (Waterwise)

PLANT SCHEDULE

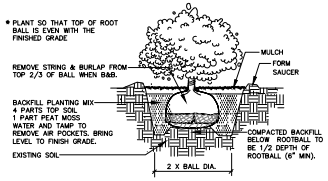
Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise	Maturation Size
SHRUBS						
BTA	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	7	No	2'x3'
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 Gal	11	Yes	3'x3'
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal	8	Yes	1'x6'
HSD	Hibiscus syriacus 'Diana'	Rose of Sharon	5 Gal	9	No	6'x4'
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	28	Yes	1'x6'
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal	14	Yes	1'x6'
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	10	Yes	3'x4'
RAA	Ribes alpinum	Alpine Currant	5 Gal	3	No	4'x4'
RMC	Rosa 'Meidland Crimson'	Shrub Rose	5 Gal	16	No	2'x4'
SBD	Spiraea bumalda 'Dolchica'	Dolchica Spiraea	2 Gal	10	No	3'x3'
SBL	Syringa x SMSFBP7 'Bloomerang'	Dark Purple Rebloooming Lilac	5 Gal	15	Yes	5'x5'
PERENNIALS & ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	71	Yes	4'x2.5'
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	6	Yes	1'x2'
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	81	Yes	4'x1.5'
PAH	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	1 Gal	7	Yes	2'x2'

LANDSCAPE NOTES:

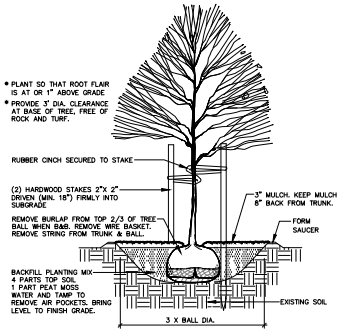
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC.
3. INSTALL CONCRETE EDGING/MOW STRIPS 6"X 6" BETWEEN PLANTING BEDS AND LAWN AREAS OR NATIVE GRASSES.
4. ALL PROPOSED ELECTRICAL TRANSFORMERS/ LARGE BOXES TO BE SCREENED WITH EVERGREEN SHRUBS. LOCATION TO BE DETERMINED ON SITE ONCE UTILITY BOXES HAVE BEEN INSTALLED.

LANDSCAPE TABLE

ITEM	AMOUNT	CITY REQ.	%
TOTAL SITE AREA	39,436 SQ.FT.		100
TOTAL LANDSCAPE AREA	9,009 SQ.FT.	≥ 20%	22.8
LAWN (TURF GRASS)	5,745 SQ.FT.	≤ 70%	63.8
PLANTING BEDS	3,264 SQ.FT.		36.2
BARK MULCH	3,112 SQ.FT.		36.2



A SHRUB PLANTING
NOT TO SCALE



B TREE PLANTING & STAKING
NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
STATE OF UTAH

SILVER BEAR SWIM SCHOOL

SARATOGA SPRINGS
LANDSCAPE PLAN

REVISION BLOCK:

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

LANDSCAPE PLAN

Scale: 1"=20' | Drawn: AW
Date: 08/08/19 | Job #: 18-251
Sheet: L1

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