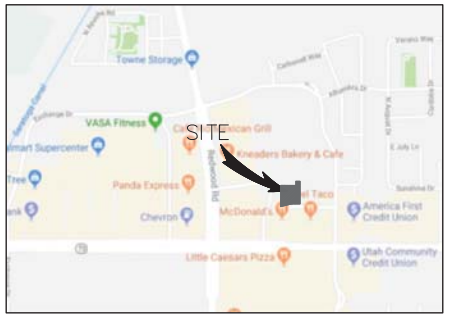
SARATOGA TOWN CENTER - RETAIL A

1509 NORTH COMMERCE DRIVE
SARATOGA SPRINGS, UTAH 84045

DECEMBER 16, 2019

LEGEND

PROPERTY LINE	EXISTING FIRE HYDRANT
EASEMENT LINE	PROPOSED FIRE HYDRANT
4240.0 PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT
4240.0 EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT
EXISTING CURB	PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER	
PROPOSED CURB WALL	EXISTING WATER METER
REVERSE PAN CURB & GUTTER	EXISTING WATER VALVE
SS EXISTING SEWER	EXISTING GATE VALVE
SS PROPOSED SEWER	EXISTING OVERHEAD POWER POLE
W EXISTING WATER	TBC TOP BACK CONCRETE
W PROPOSED WATER	FF FINISHED FLOOR
F EXISTING FIRE LINE	HW HIGH WATER
F PROPOSED FIRE LINE	TOG TOP OF GRATE
SD EXSITING STORM DRAIN	TOL TOP OF LID
SD PROPOSED STORM DRAIN	IE INVERT ELEVATION
RD PROPOSED ROOF DRAIN	EX EXISTING
G EXISTING GAS	NG NATURAL GROUND
G PROPOSED GAS	TA TOP OF ASPHALT
OHP EXISTING OVERHEAD POWER	TC TOP OF CONCRETE
UGP EXISTING UNDERGROUND POWER	EC EDGE OF CONCRETE
UGP PROPOSED UNDERGROUND POWER	EA EDGE OF ASPHALT
T EXISTING TELEPHONE LINE	TOW TOP OF WALL
T PROPOSED TELEPHONE LINE	TG TOP OF GRAVEL
FO EXISTING FIBER OPTIC LINE	TL TOP OF LANDSCAPING
FO PROPOSED FIBER OPTIC LINE	TS TOP OF SIDEWALK
	PROP PROPOSED
PROPOSED CONCRETE	39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT	
PROPOSED LANDSCAPING	



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
	PLAT
C0.1	EXISTING TOPOGRAPHY PLAN
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

CITY STANDARD NOTES:

I. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.

II. 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.

III. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.

IV. 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.

V. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.

VI. 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.

VII. All exterior lighting shall meet IESNA full-cutoff criteria.

PROJECT SUMMARY	
GROSS LAND AREA	6.45 ACRES 280,883 SF
TOTAL LOT AREA	261,321 SF
CONCRETE/ASPHALT AREA	17,887 SF
LANDSCAPE AREA	5,094 SF
BUILDING FOOTPRINT AREA	6,210 SF
SENSITIVE LANDS	0 SF
OFFSITE IMPROVEMENTS AREA	261,321 SF
CONCRETE/ASPHALT AREA	9,554 SF
LANDSCAPE AREA	10,008 SF
SENSITIVE LANDS	7,945 SF
PROPOSED BUILDING: TOTAL UNITS NUMBER OF FLOORS INTERIOR AREA	 1 1 6,210 SF
% OF LOT, BUILDING FOOTPRINT AREA	2.4%
% OF LOT, LANDSCAPE AREA	1.9%

CIVIL ENGINEER:
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

ARCHITECT:
AE URBIA
909 SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

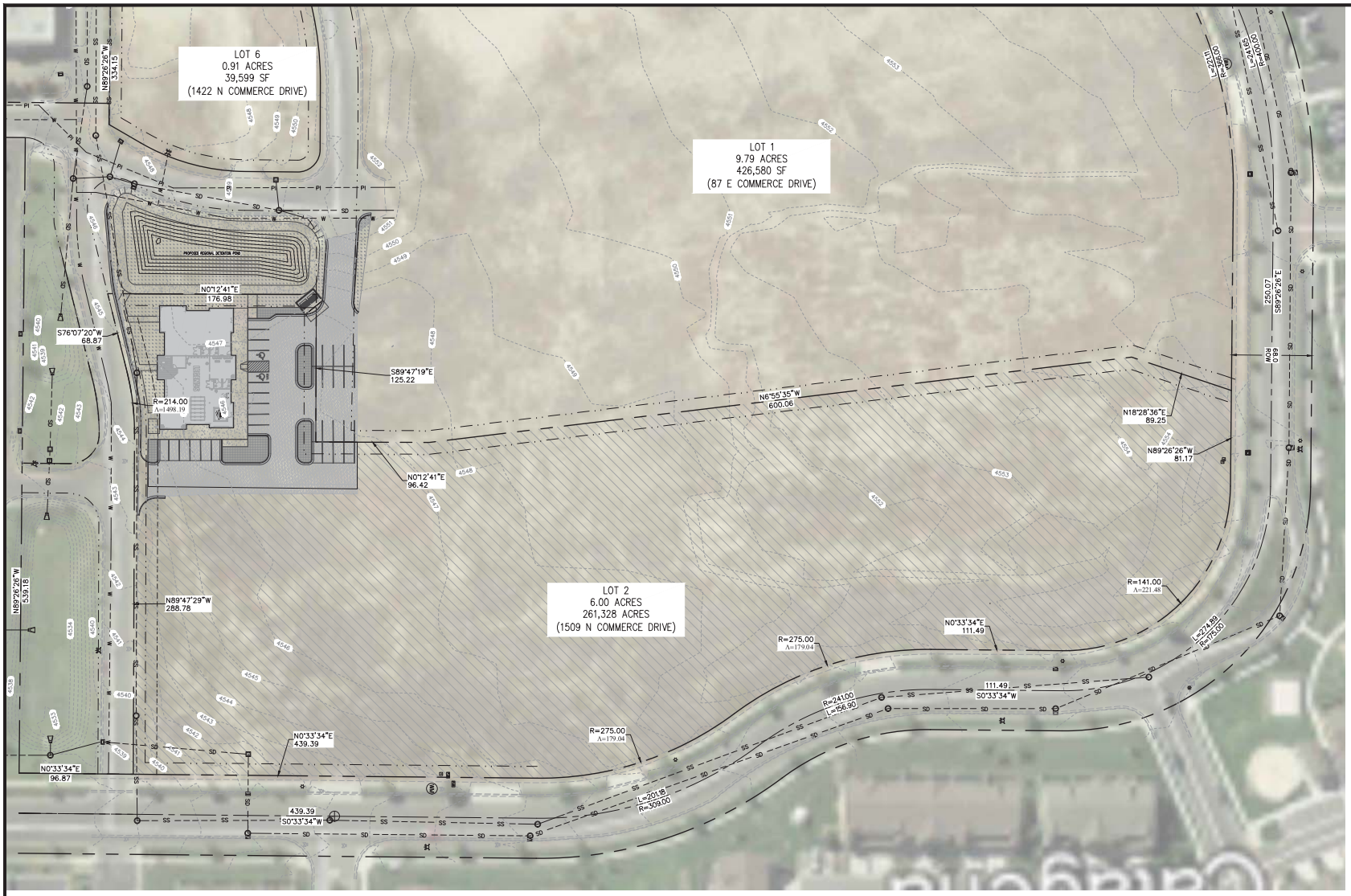
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SARATOGA TOWN CENTER – RETAIL A
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH
COVER SHEET

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
A-1000	12/16/19
FILE NAME: PRJ-SLB	SCALE: 1"=20'



Legal Description:
LOT 2 OF THE SARATOGA TOWN CENTER NO. 2 SUBDIVISION.

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. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

CALL BEFORE YOU DIG
1-800-662-4111
BLUE STAKES

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-243-6286

SARATOGA TOWN CENTER - RETAIL A

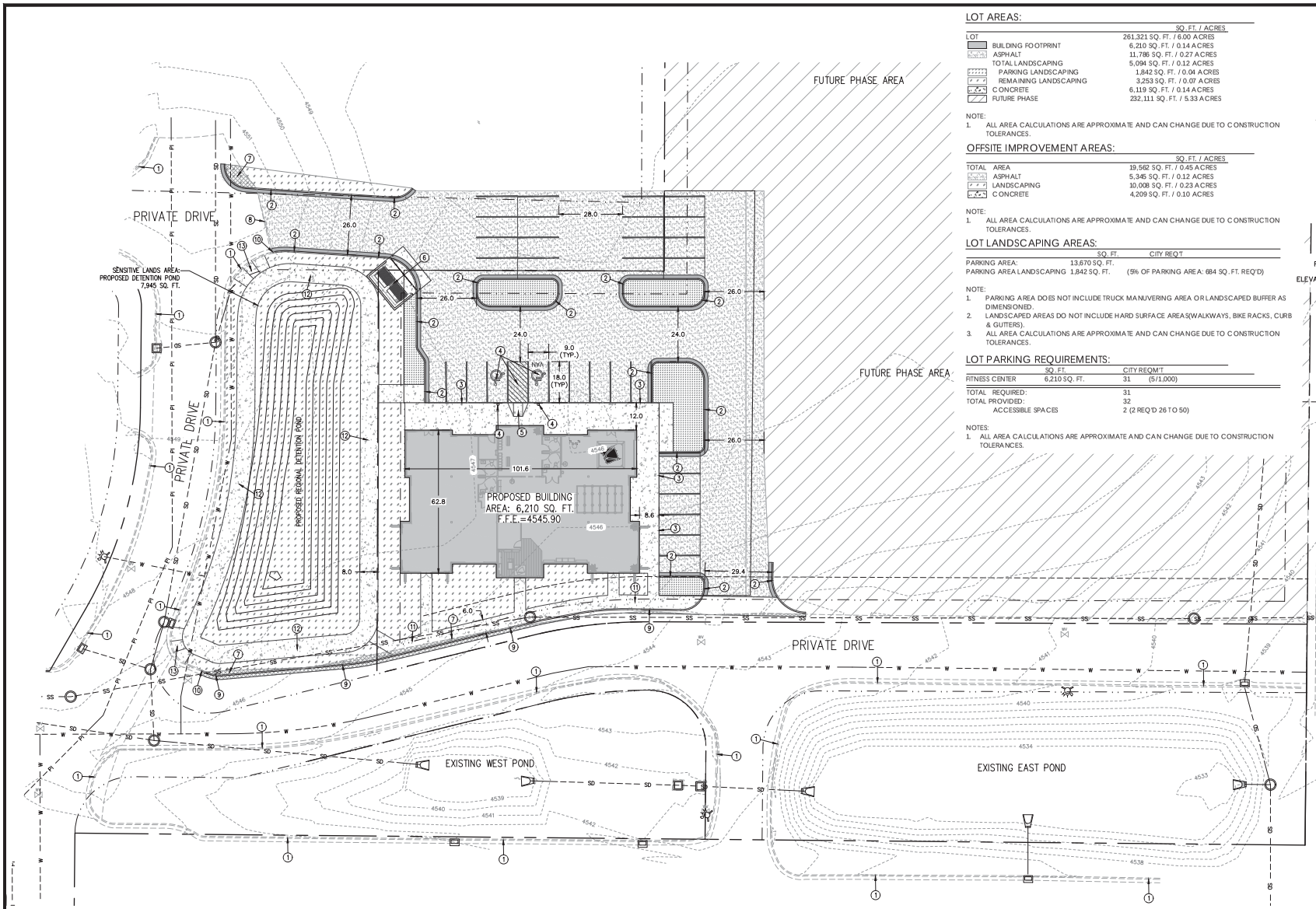
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH

OVERALL SITE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C1.0

PROJECT ID	DATE:
A-1000	12/16/19
FILE NAME: PRJ-SLB	SCALE: 1"=40'



LOT AREAS:

LOT	SQ. FT. / ACRES
	261,321 SQ. FT. / 6.00 ACRES
BUILDING FOOTPRINT	6,210 SQ. FT. / 0.14 ACRES
ASPHALT	11,786 SQ. FT. / 0.27 ACRES
TOTAL LANDSCAPING	5,094 SQ. FT. / 0.12 ACRES
PARKING LANDSCAPING	1,842 SQ. FT. / 0.04 ACRES
REMAINING LANDSCAPING	3,253 SQ. FT. / 0.07 ACRES
CONCRETE	6,119 SQ. FT. / 0.14 ACRES
FUTURE PHASE	232,111 SQ. FT. / 5.33 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

OFFSITE IMPROVEMENT AREAS:

	SQ. FT. / ACRES
TOTAL AREA	19,562 SQ. FT. / 0.45 ACRES
ASPHALT	5,345 SQ. FT. / 0.12 ACRES
LANDSCAPING	10,008 SQ. FT. / 0.23 ACRES
CONCRETE	4,209 SQ. FT. / 0.10 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA:	13,670 SQ. FT.	
PARKING AREA LANDSCAPING	1,842 SQ. FT.	(5% OF PARKING AREA: 684 SQ. FT. REQ'D)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
FITNESS CENTER	6,210 SQ. FT.	31	(5/1,000)
TOTAL REQUIRED:		31	
TOTAL PROVIDED:		32	
ACCESSIBLE SPACES		2 (2 REQ'D 26 TO 50)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

N

0 20 40 60
Scale in Feet

SHEET LEGEND

EXISTING ASPHALT TO BE REMOVED

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED OPEN FACE SIDEWALK. SEE DETAIL 4/C4.0.
4. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 8/C4.0 AND SEE DETAIL 9/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT.
5. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 5/C4.0.
6. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
7. EXISTING ASPHALT TO BE REMOVED.
8. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
9. INSTALL 24" CURB & GUTTER PER SARATOGA SPRINGS STD. ST-2B. SEE DETAIL SHEET C5.0.
10. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
11. PROPOSED 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET C5.0.
12. PROPOSED 8' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET C5.0.
13. PROPOSED ADA ACCESSIBLE RAMP PER SARATOGA SPRINGS STD. ST-5E. SEE DETAIL SHEET C5.0.

Legal Description:
LOT 2 OF THE SARATOGA TOWN CENTER NO. 2 SUBDIVISION.

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.

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-243-6296

SARATOGA TOWN CENTER - RETAIL A

87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH

SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO. C1.1

PROJECT ID	DATE
A-1000	12/16/19
FILE NAME: PRJ-SLB	SCALE: 1"=20'

12/16/2019 8:34:23 AM

1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

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aeurbia
architects and engineers

SARATOGA TOWN CENTER

Schematic Elevations

12/16/2019 8:34:25 AM

1 REAR ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"

aeurbia
architects and engineers

SARATOGA TOWN CENTER

Schematic Elevations

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