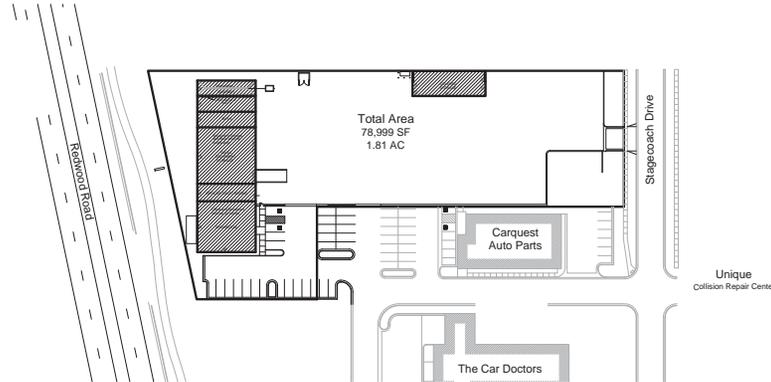


Timp Rentals



Vicinity 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 location 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.

OVERALL PROPERTY DESCRIPTION

All of Lot 3, Plat "B", North Saratoga Center Subdivision as shown on record in the office of the Utah County Recorder, Utah County, Utah.

Area = 79,010 sq.ft. or 1.81 Acres

Sheet Index

- 1.0 Cover Sheet
- 1.1 General Notes
- 2.0 Concept Plan
- 3.0 Preliminary Utility Plan



	Square Footage	Acres	Percent of total
Total Area	79,010	1.81	100
Total Building / Pad Area	12,655	0.29	16
Total Hard Surface Area	57,337	1.31	72
Total Impervious Area	69,992	1.60	88
Total Landscaped Area	9,018	0.21	12

Total Area

Legend

Symbol	Description
Proposed 8" Sanitary Sewer Main	Proposed 8" Sanitary Sewer Main (size noted on plan)
Existing Sanitary Sewer Main	Existing Sanitary Sewer Main (size noted on plan)
Proposed Outfary Water Main	Proposed Outfary Water Main (size noted on plan)
Existing Outfary Water Main	Existing Outfary Water Main (size noted on plan)
Proposed Storm Drain pipe	Proposed Storm Drain pipe (size noted on plan)
Existing Storm Drain pipe	Existing Storm Drain pipe (size noted on plan)
Cable TV utility lines	Cable TV utility lines
Existing Power lines	Existing Power lines
New underground Power lines	New underground Power lines
Outside Boundary line	Outside Boundary line
Existing surface improvements	Existing surface improvements
Existing Sidewalk	Existing Sidewalk
Existing Sidewalk	Existing Sidewalk
Existing Contour Elevation	Existing Contour Elevation
Finish Contour Elevation	Finish Contour Elevation
Finish Spot Elevation	Finish Spot Elevation
Drainage Flow Direction	Drainage Flow Direction
Water Meter (size noted on plan)	Water Meter (size noted on plan)
Outfary Water Valve	Outfary Water Valve
Fire Hydrant	Fire Hydrant
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Storm Drain Manhole	Storm Drain Manhole
Storm Drain Box	Storm Drain Box
to	top of asphalt
ts	top of sidewalk
loc	back of top of curb
bc	back of top of sidewalk
SMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
ea	edge of existing asphalt
PUE	Public Utility Easement

City Offices

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Owen Jackson

Planning Department

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: David Stroud

Public Works Department

Public Works Dir: Jeremy Lapin
801-766-6506 x171

Public Safety

Saratoga Springs Police Department
367 S. Saratoga Road
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

Engineering

Gordon Miner, PE
1307 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager

Chris Klingel
801-766-6506 x171

Gas

Dominion Energy
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Century Link
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lurtz

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Project Address:

2196 North Redwood Road
Saratoga Springs, Utah 84045

Developer/Owner:

PDJ Properties LLC
%Paul Phelon
155 West 800 North
Orem, Utah 84057
801-225-0309
paulp@timprental.com

Engineer/Land Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

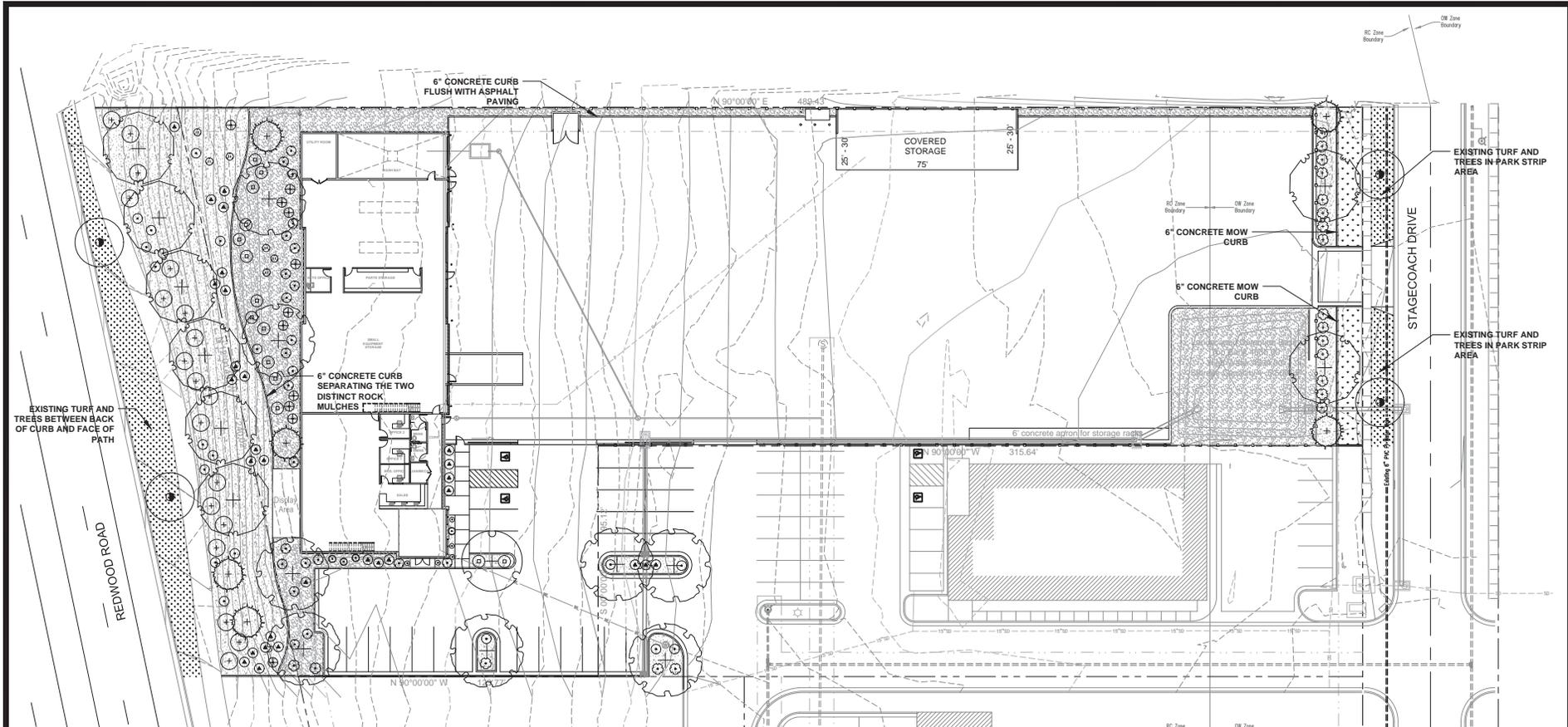
Site Data:

Zone = RC and OW
Total Property Area = 79,010 sq.ft. or 1.81 Acres
Total number of Buildings = 1

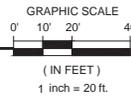
Parking Requirements

Retail/ Office Space = 6,000 sq.ft. 5 stalls/1000 sq.ft. = 30 Parking stalls required
Warehouse Area = 6,655 sq.ft. 1 stall/1000 sq.ft. = 7 Parking stalls required
Total Parking required = 31 shown (additional parking inside fenced area)

ADA Spaces Required = 2 ADA Accessible spaces



PLAN



SEE SHEET L-101 FOR PLANTING NOTES AND LEGEND

Call before you Dig
 Avoid existing underground utility lines. It's a safety.

 or
 1-800-962-4111
 or
 1-801-208-2100

CIVISWORKS
 PLANNING • LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 1807 CANTONVILLE AVENUE SUITE 100
 SALT LAKE CITY, UT 84119

NO.	REVISIONS	DATE	BY

TIMP RENTAL
 2196 NORTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH
PLANTING PLAN

Scale: N/A
 Date: MAY 7, 2020
 Drawn By: GGG
 Approved By: GGG

North

Job No. 20-015
 Sheet No. L-102
 of

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