



ENTRY ELEVATION

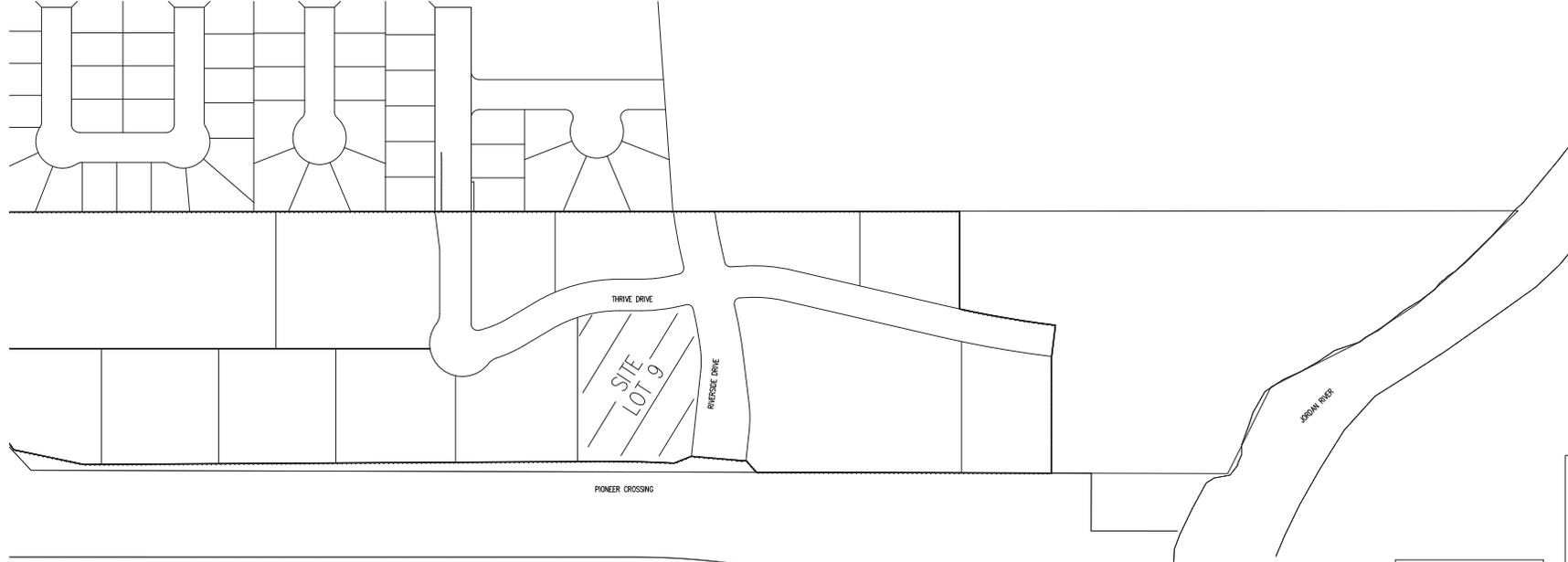
A NEW OFFICE BUILDING FOR
CENTRAL BANK
SARATOGA SPRINGS, UTAH



STREET SIDE ELEVATION

A NEW OFFICE BUILDING FOR
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CENTRAL BANK



VICINITY MAP

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALL
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RM	RM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SBBM	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

CONTACTS:

ENGINEER
EXCEL ENGINEERING
 72 W 100 N SUITE #201
 AMERICAN FORK, UTAH 84003
 (801) 756-4504

SURVEYOR
HORROCKS ENGINEERS
 2165 WEST GROVE Pkwy., SUITE 400
 PLEASANT GROVE, UT 84062
 (801) 763-5100

SARATOGA SPRINGS
 1307 N. COMMERCE DR. #200
 SARATOGA SPRINGS, UTAH 84045
 (801) 766-9793

MARK EDWARDS
 (801) 592-6883

ON CALL EMERGENCY
 (801) 404-2468

DOMINION ENERGY
 (801) 324-5000

ROCKY MOUNTAIN POWER
 1-800-469-3981

COMCAST
 1-800-COMCAST

CENTURY LINK
 (877) 729-3428

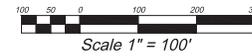
IMPROMISSO SPECIAL SERVICE DISTRICT (SSSD)
 (801) 756-5231

SHEET INDEX

C1	COVER SHEET
C2	SITE PLAN & SIGNAGE & STRIPING PLAN
G1	GRADING & DRAINAGE PLAN
U1	UTILITY PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET
D3	DETAIL SHEET

COMPLIANCE STATEMENT

THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN.



DATA TABLE:

TOTAL PROJECT AREA:	63,440 S.F. =	100%
BUILDING FOOTPRINT AREA:	5,409 S.F. =	8.5%
LANDSCAPE AREA:	27,150 S.F. =	42.8%
PARKING/SIDEWALK AREA:	30,881 S.F. =	48.7%
BUILDABLE AREA:		100%
ONLY 1 BUILDING IS PROPOSED ON THIS PROPERTY.		
NO ROADWAY DEDICATION IS NEEDED.		
NO SENSITIVE LAND ON THE PROPERTY.		
NO GARAGE PARKING IS PROPOSED.		
BUILDING CONSTRUCTION TYPE: V-B		
PARKING STALLS PROVIDED INCLUDING ADA:	43 STALLS	
ADA STA REQUIRED/PROVIDED:	2 STALLS	
ZONE: MJ ZONE		

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 TO 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, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- 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 UNLESS OTHERWISE APPROVED BY THE CITY.

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

GENERAL NOTES

1. CONTRACTOR TO PROVIDE A STATE APPROVED NOTICE (NO) FOR THE WORK TAKING PLACE WITHIN THE PROJECT (UPON CONSTRUCTION STORM WATER PERMIT) PRIOR TO BEGINNING CONSTRUCTION.
2. ADA RAMPS, HANDICAP STALLS, BLOW OFF VALVES, MANHOLES, INLETS, HYDRANTS, LIGHT POLES, LATERAL CONNECTIONS AND ALL OTHER CONSTRUCTION IS TO CONFORM TO SARATOGA SPRINGS CITY STANDARDS MOST RECENT EDITION.
3. STORM DRAIN CONNECTS INTO EXIST DRAINAGE DITCH LOCATED TO THE SOUTHWEST OF THIS PROJECT.
4. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
5. CONTRACTOR TO COMPLY W/ ALL RECOMMENDATIONS IN THE GEOTECHNICAL STUDY.
6. ALL CONSTRUCTION TO BE PER THE CITY OF SARATOGA SPRINGS CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL UNLESS NOTED OTHERWISE.

BENCH MARK	Rev.	Date	Description
NORTH QUARTER CORNER, SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4509.11			

Owner/Developer: Central Bank
 c/o Mark Packard
 75 N. University Ave., Provo, UT 84061
 801-455-2153



CENTRAL BANK		UTAH
SARATOGA SPRINGS 207 E. Thrive Drive		
Drawn by: D.W.P.	Scale: 1"=100'	Date: 04/02/20
Designed by: D.W.P.	CONCEPT PLAN	
Checked by: D.W.P.	C1	