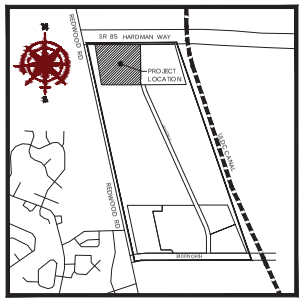
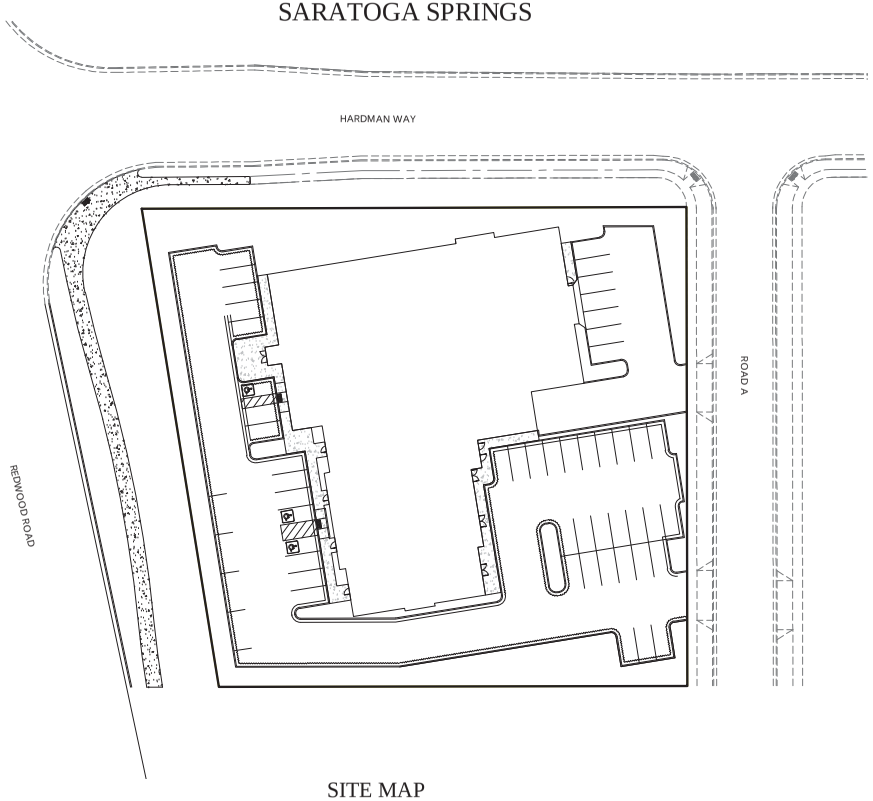
EMPIRE FLOORING

PREPARED FOR:
W2 DESIGN GROUP
LOCATED IN:
SARATOGA SPRINGS



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C3	SITE PLAN
C3.1	EXISTING TOPO & DEMO PLAN
C4	GRADING PLAN
C4.1	RETAINING WALL PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE CALCS
C6	SEWER & WATER PLAN
D1	DETAILS
D2	DETAILS
D3	STORMTECH DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN

AREA TABULATIONS

TOTAL AREA:	63,393 SF, 1.46 ACRES
TOTAL IMPERVIOUS AREA:	49,060 SF, 1.13 ACRES, 77.4%
BUILDING PAD AREA:	20,300 SF, 0.47 ACRES, 32.2%
OPEN SPACE/LANDSCAPING:	14,333 SF, 0.33 ACRES, 22.6%
PUBLIC ROAD AREA (DEDICATED AS ROW):	0
SENSITIVE LAND:	0
BUILDABLE LAND:	100%
LOTS:	1

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.

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 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MIKE WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
W2 DESIGN GROUP
2504 N 930 E
PROVO, UTAH 84604
(801) 358-9840
CONTACT: SHANE WILLIAMS

Know what's below. Call 811 before you dig.

GRAPHIC SCALE
10 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
THOMAS M. ROMNEY
STATE OF UTAH

Empire Flooring
Saratoga Springs
COVER SHEET

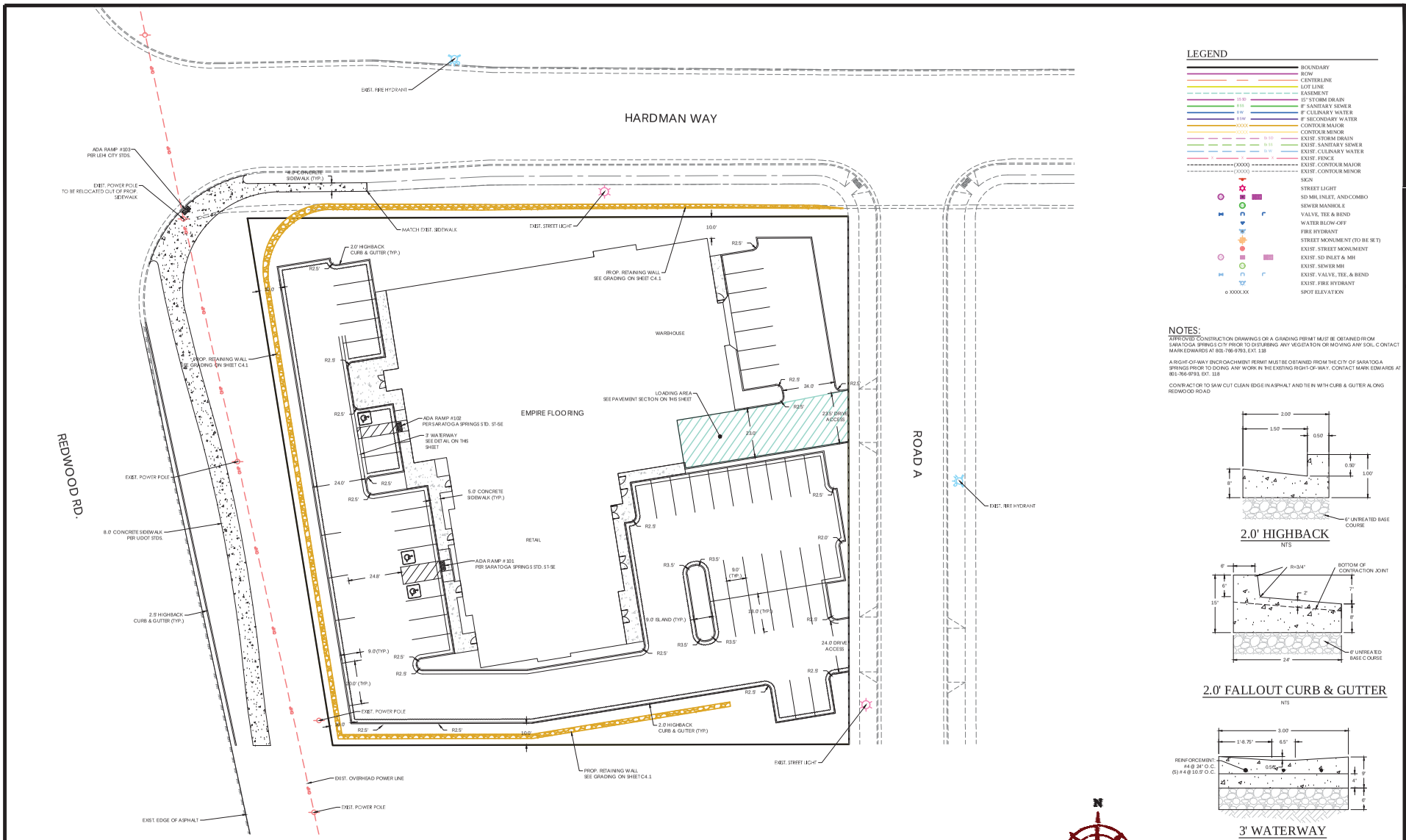
REVISION BLOCK:

#	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		
0		

COVER SHEET

Scale:	1" = 30'	Drawn:	CT
Date:	06/01/2020	Job #:	20-0136
Sheet:	C1		

Z:\2020\20-0136 Empire Flooring\design\20-0136 Empire Flooring Sheet C1 - COVER SHEET.dwg



LEGEND

- BOUNDARY
- ROW
- 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
- o XXXX.XX SPOT ELEVATION

NOTES:

APPROVED CONSTRUCTION DRAWINGS OR 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

CONTRACTOR TO SAW CUT CLEAN EDGE IN ASPHALT AND TIE IN WITH CURB & GUTTER ALONG REDWOOD ROAD

2.0' HIGHBACK
NTS

2.0' FALLOUT CURB & GUTTER
NTS

3' WATERWAY
NTS

AREA TABULATIONS

TOTAL AREA:	63,393 SF, 1.46 ACRES
TOTAL IMPERVIOUS AREA:	49,060 SF, 1.13 ACRES, 77.4%
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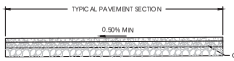
BUILDABLE LAND:	100%
LOTS:	1

PARKING PAVEMENT SECTION
N.T.S.
NOTE: CONTRACTOR MAY ALSO USE 5" THICK PCC RIGID PAVEMENT, PER AGEC APPLIED GEOTECH PROJECT NO. 1150367

CBR = 3.0
3" ASPHALT
6" COMPACTED BASE COURSE
8" GRANULAR BORROW
PER AGEC APPLIED GEOTECH PROJECT NO. 1150367
DATED: NOV 9, 2015



LOAD AREA PAVEMENT SECTION
N.T.S.
NOTE: CONTRACTOR MAY ALSO USE 5-7" THICK PCC RIGID PAVEMENT, PER AGEC APPLIED GEOTECH PROJECT NO. 1150367

CBR = 3.0
4" ASPHALT
6" COMPACTED BASE COURSE
9" GRANULAR BORROW
PER AGEC APPLIED GEOTECH PROJECT NO. 1150367
DATED: NOV 9, 2015

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 5370802-2202
THOMAS M. ROMNEY
STATE OF UTAH

Empire Flooring
Saratoga Springs
SITE PLAN

REVISION BLOCK:

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"=20'	Drawn: CT
Date: 06/01/2020	Job #: 20-0136
Sheet: C3	

Z:_2020\20-0136 Empire Flooring\design\20-0136 Empire Flooring SITE PLAN.dwg

INERT LANDSCAPE MATERIALS

SYMBOL	NAME
	" DEP'TH OF 1 1/4" CRUSHED, SCREENED, AND DOUBLE WASHED COBBLE ROCK. ROCK SHALL BE ANGULAR. COBBLE SHALL BE ROUNDED IN SHAPE AND BE GRAYS AND BLACKS. COBBLE SHALL NOT BE LIMESTONE. CONSTRACTOR SHALL SUBMIRS

PERENNIAL AND GRASS LEGEND

SYMBOL	NAME	QTY	SIZE
	KENTUCKY BLUE GRASS SOD OF 3 DIFFERENT VARIETIES, MINIMUM 18% BLUESTAR KENTUCKY BLUEGRASS, 19% MARQUIS KENTUCKY BLUEGRASS, 17% NEWPORT KENTUCKY BLUEGRASS	15,200 SQ.FT.	SOD
	HELICTROTRICHON SEMPER VIRENS BLUE OAT GRASS	56	1 GALLON
	HEMERCALLIS SP. 'STELLA D'ORO STELLA D'ORO DAYLILY	72	1 GALLON

TREE LEGEND

SYMBOL	NAME	QTY	SIZE
	ACER X. FREEMANII 'JEFFERSRED' AUTUMN BLAZE MAPLE	5	2.5" CALIPER
	FRAXINUS P. 'PATMORE' PATMORE GREEN ASH (OWNER TO PRUNE ALL LIMBS UP TO A HEIGHT OF 8')	16	2.5" CALIPER
	PRUNUS VIRGINIA 'CANADA RED' CANADA RED CHOKE CHERRY	10	1-1/2" CALIPER

1900 N HARDMAN WAY

CONCEPT SITE PLAN
SCALE: 1/16" = 1'-0"

1

DESIGNGROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

NOT FOR CONSTRUCTION
95% REVIEW SET

EMPIRE FLOORING BUILDING

EMPIRE FLOORING
SARATOGA SPRINGS - LOT 9 1.33 ACRES

NOT FOR CONSTRUCTION - 95% REVIEW SET

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION	LANDSCAPE
SHEET NUMBER	L-1.01

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CONCEPT SITE PLAN
SCALE: 1/16" = 1'-0"
1

IRRIGATION NOTES

1. SEE SHEETS LS-2.1 AND LS-2.3 FOR IRRIGATION DETAILS. SEE SPECS FOR ADDITIONAL IRRIGATION INSTALLATION PROCEDURES.
2. THE CONTRACTOR SHALL PROVIDE A COMPLETE AUTOMATIC IRRIGATION SYSTEM TO COVER ALL LANDSCAPE AREAS. THE SYSTEM SHALL BE DESIGNED TO OPERATE WITHIN THE PRESSURE AND FLOW LIMITS OF THE SITE. THE SYSTEM SHALL BE DESIGNED TO USE A APPROX. 26 GPM WITH AN OPERATING PRESSURE OF 45 PSI. IF FURTHER IRRIGATION SUBMITTED FOR HOA, CONTRACTOR TO INSTALL A PRESSURE REDUCTOR ASSEMBLY DOWN STREAM OF BACK FLOW PREVENTION DEVICE IF STATIC PRESSURE EXCEEDS 100 PSI.
3. ALL PIPE, FITTINGS, VALVES, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE SHEET LS-2.1 FOR MAINLINE AND LATERAL LAYOUT. 2" SCHEDULE 40 PVC PIPE OF MAINLINE AND LATERALS AS NECESSARY IN ORDER TO FEED THE IRRIGATION SYSTEM AS WELL AS NEW TREES OR SHRUBS PLANTINGS. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 3/4" PIPE MAX. 8 GPM, 1" PIPE MAX. 15 GPM, 1-1/4" PIPE MAX. 25 GPM, 1-1/2" PIPE MAX. 35 GPM, 2" PIPE MAX. 50 GPM.
4. ALL PIPE, VALVES, AND EQUIPMENT SHALL BE INSTALLED IN PLANTER BEDS, AWAY FROM PROPOSED IMPROVEMENTS, TO MINIMIZE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
5. INSTALL ALL NEW VALVE BOXES 6INS. FROM WALLS AND WALKS SQUARED WITH THE WALK IN PLANTER BEDS WHEN POSSIBLE. ALL NEW VALVE BOXES SHALL BE LOCATED WITHIN THE PLANTER BEDS WHERE POSSIBLE. NO SUBSTITUTIONS TO IRRIGATION COMPONENTS ONLY UPON WRITTEN APPROVAL FROM OWNER. IF CONTRACTOR ELECTS TO USE DIFFERENT COMPONENTS THAN WHAT IS CALLED OUT, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A NEW DESIGN SHOWING HOW THE NEW COMPONENTS WILL WORK WITHIN THE SYSTEM AT NO ADDITIONAL COST TO THE OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT A MIN. OF 72 HOURS PRIOR TO BID SUBMITTAL. SEE SPECS FOR BIDDING REQUIREMENTS.
6. ANY APPROVED EQUALS FOR PRODUCTS SPECIFIED IN THESE PLANS NEED TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT A MIN. OF 72 HOURS PRIOR TO BID SUBMITTAL. SEE SPECS FOR BIDDING REQUIREMENTS.
7. CONTRACTOR SHALL REVIEW ALL PLANS, DETAILS, NOTES, CALLOUTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. ANY QUANTITIES GIVEN ON THE PLANS IS NOT GUARANTEED.
8. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STATE, CITY AND/OR COUNTY CODES. THE LANDSCAPE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS.
9. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NEEDED TO INSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
10. CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT IRRIGATION INFORMATION FOR AS-BUILT PURPOSES TO THE LANDSCAPE ARCHITECT PRIOR TO JOB CLOSE OUT. SEE SPECS FOR AS-BUILT REQUIREMENTS.

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shane@w2designgroup.com

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EMPIRE FLOORING BUILDING

EMPIRE FLOORING
SARATOGA SPRINGS - LOT 9 1.33 ACRES

NOT FOR CONSTRUCTION - 95% REVIEW SET

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
IRRIGATION PLAN

SHEET NUMBER
L-2.01

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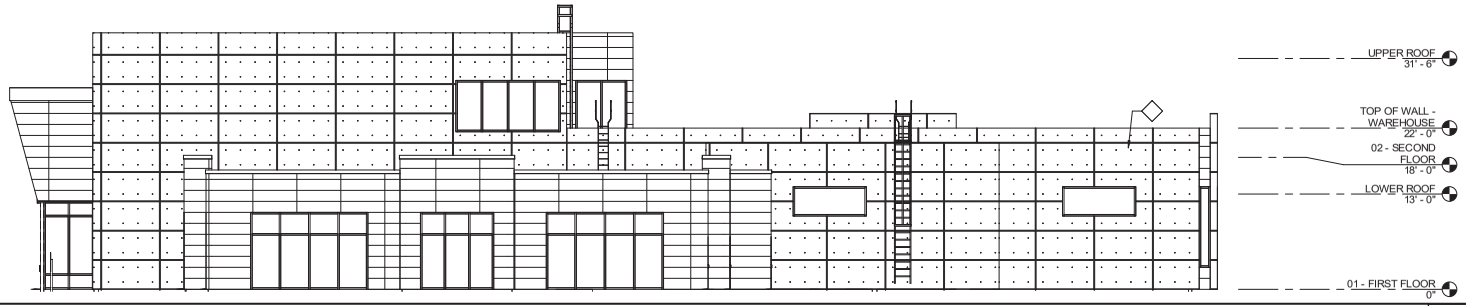
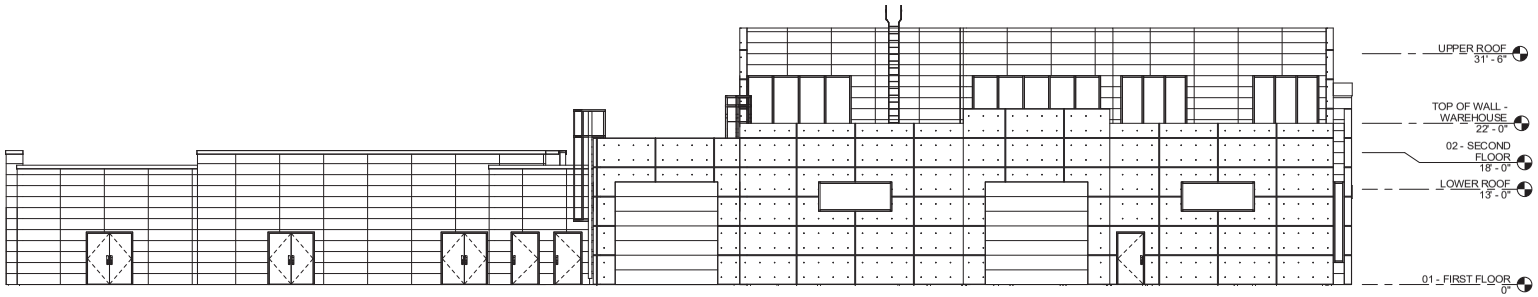
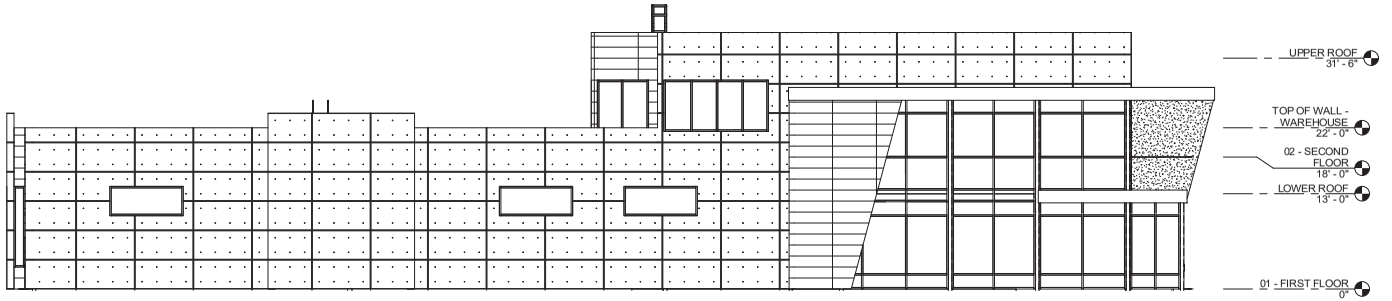


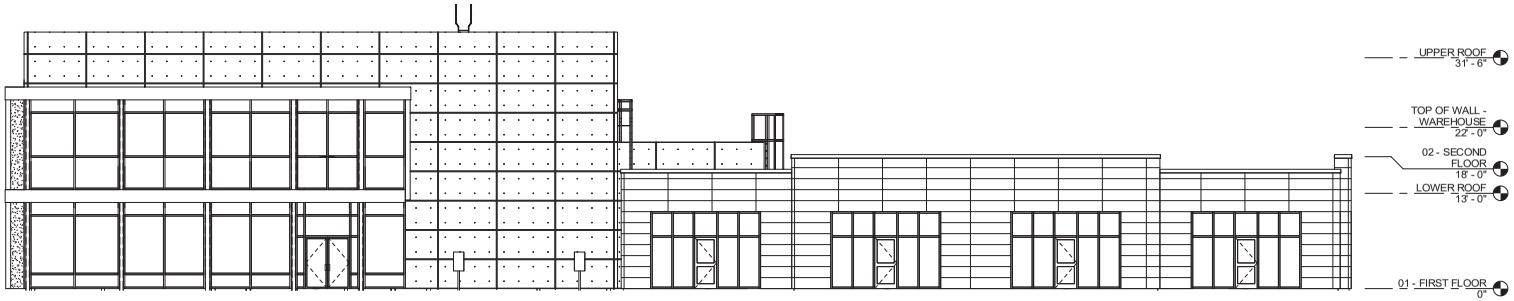
SOUTH ELEVATION 4
SCALE: 1/8" = 1'-0"



EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"



WEST ELEVATION 1
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. GENRAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.

B. ALL STONE/BRICK VENEER TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.

C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECIEVE RUBBED FINISH.

D. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.

E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.

F. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

G. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.

H. NOT ALL SHEET NOTES ARE NECESARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	ARCHITECTURAL CONC.	STACKED	GREY
2	18"X72" NICHIHA WALL PANEL	STACKED	TBD
3	18"X72" NICHIHA WALL PANEL	STACKED	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

W2 DESIGNGROUP
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Provo, UT 84604
Phone: 801.359.9840
shane@w2designgroup.com

NOT FOR CONSTRUCTION 60% REVIEW SET

EMPIRE FLOORING BUILDING

EMPIRE FLOORING
SARATOGA SPRINGS - LOT 9 1.33 ACRES

NOT FOR CONSTRUCTION - 60% REVIEW SET

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.01

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