

LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- BUILDING & PARKING SETBACK

VICINITY MAP
SARATOGA SPRINGS, UT
N.T.S.

DEVELOPER
DISCOUNT TIRE CO. INC.
20225 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85255
FAX: (480) 606-8000
CONTACT: BILL SHRUM

CIVIL ENGINEER
215 SOUTH STATE STREET
PARKSIDE TOWER BLDG.
SUITE 400
SALT LAKE CITY, UT 84111
PH: (385) 212-3179
CONTACT: ZACH JOHNSON

PROJECT INFORMATION

PROPOSED USE: AUTOMOTIVE REPAIR (MINOR)
 EXISTING ZONING: RC (REGIONAL COMMERCIAL)
 PROP. ZONING: RC (REGIONAL COMMERCIAL)
 ADJACENT ZONING: NORTH - RC (REGIONAL COMMERCIAL)
 EAST - RC (REGIONAL COMMERCIAL)
 WEST - RC (REGIONAL COMMERCIAL)
 SARATOGA SPRINGS, UTAH

BUILDING/LANDSCAPE SETBACKS:	REQUIRED	BLDG PROVIDED	LS PROVIDED
MINIMUM STREET SETBACK:	20'BLDG/20'LS	21.0'	20.0'
MINIMUM COMMERCIAL SETBACK:	0'BLDG/0'LS	0'	0'

SITE CALCULATIONS

BUILDING HEIGHT (MAX 35'):	26'-0"
BUILDING AREA:	7,373 SF
TOTAL LOT COVERAGE:	7,373 SF / 58,332 SF = 12.6%
LANDSCAPED AREA REQUIRED:	20% OF NET AREA
LANDSCAPED AREA:	16,464 SF / 58,332 SF = 28.2%
LOT AREA:	LOT 3 (AC) 0.79± 34,412± SF
	LOT 2 (AC) 0.55± 23,958± SF
	NET (AC) 1.34± 58,370± SF

PARKING REQUIREMENTS

PARKING REQUIRED:

TIRE SHOP:	2 STALLS / SERVICE BAY	6 BAYS*2 = 12 SPACES
	1 STALLS / EMPLOYEE - MAX SHIFT	15 MAX EMPLOYEES = 15 SPACES
TOTAL REQUIRED:		27 SPACES

PARKING PROVIDED:

STANDARD:	52 SPACES
ACCESSIBLE:	3 SPACES
TOTAL:	55 SPACES

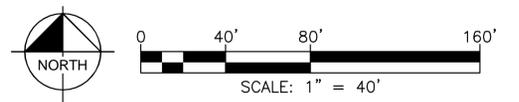
LOADING SPACE 1 SPACE

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF THE BUILDING OF A NEW DISCOUNT TIRE RETAIL STORE IN SARATOGA SPRINGS, UTAH. THE OVERALL SITE, 1.34± ACRES NET, IS BOUNDED BY A VACANT PARCEL TO THE NORTH, A VACANT PARCEL TO THE WEST, CROSSROADS BLVD (UT-73) TO THE SOUTH, AND COMMERCE DRIVE TO THE EAST.

THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THIS PROJECT PROPOSES THE CURRENT ZONING FOR THE PROPOSED SITE REMAIN AS IT EXISTS, REGIONAL COMMERCIAL (RC). THE ZONING TO THE NORTH, SOUTH AND EAST OF THE SITE IS REGIONAL COMMERCIAL (RC).

- NOTES:**
- SITE WILL BE DEVELOPED UNDER A CONDITIONAL USE PERMIT FROM THE CITY FOR AN AUTOMOTIVE REPAIR (MINOR) USE WITHIN THE CURRENT REGIONAL COMMERCIAL (RC) ZONE.
 - NO LAND WILL BE SET ASIDE FOR PARK OR PLAYGROUND USE OR OTHER PUBLIC USE AS PART OF THE PROJECT.
 - NO PORTIONS OF THE PROJECT QUALIFY AS SENSITIVE LANDS PER SECTION 19.02.02.
 - SARATOGA SPRINGS FIRE DEPARTMENT REQUIRES MINIMUM 26' DRIVE AISLES FOR FIRE ACCESS, AND NECESSITATES THE ABILITY FOR A 48' FIRE APPARATUS TO MANUEVER INTO, AROUND AND OUT OF THE SITE. FIRE APPARATUS MANUEVERABILITY IS ACHIEVED WITH THE CURRENT SITE LAYOUT.



PROPERTY AND SITE MAP

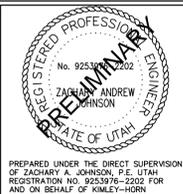
GRADING AND UTILITY MAP

DISCLAIMER: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

NO.	REVISION	DATE

Kimley»Horn

215 SOUTH STATE STREET, Suite 400
SALT LAKE CITY, UTAH 84111
(385) 212-3179



1413 NORTH 250 WEST
SARATOGA SPRINGS, UTAH

JOB NUMBER:
093534003
PROJECT MANAGER:
ZAJ
DRAWN BY:
JSC
REVIEWED BY: DATE:
ZAJ 12/3/2015

SHEET TITLE:
CONCEPT SITE PLAN
SHEET DESIGNATION:
C-SP
SHEET NUMBER:
1 OF 1