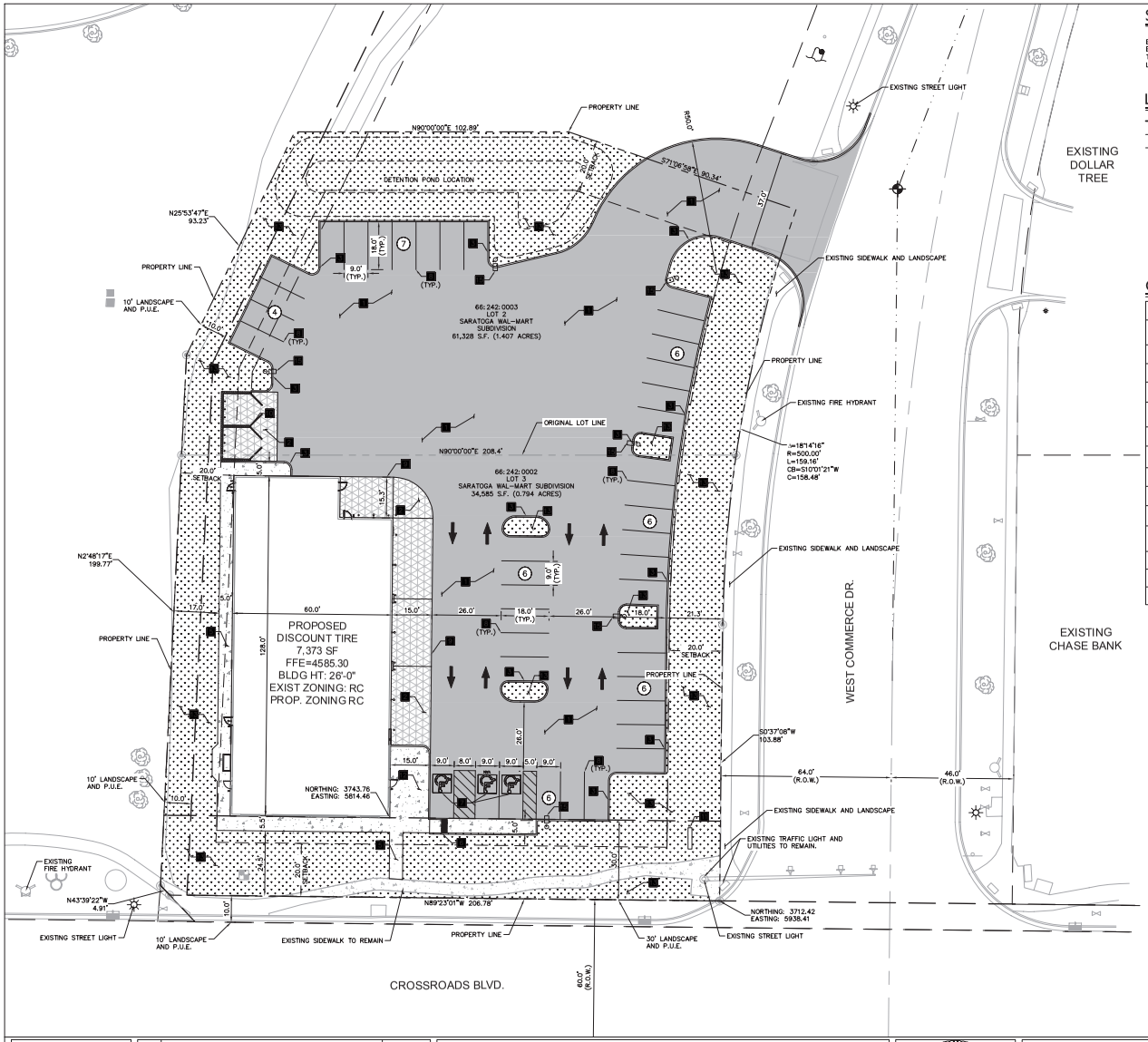


SITE CALCULATIONS

BUILDING HEIGHT (MAX 50'):	26'-0"
BUILDING AREA:	7,373 SF
TOTAL LOT COVERAGE:	7,373 SF / 58,332 SF = 12.6%
LOT AREA NET (AC)	1.34± (58,332± SF)

LEGEND

- PROPOSED LEASE LOT LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE

CONSTRUCTION NOTES

■	CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	CONSTRUCT HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	CONSTRUCT 6" VERTICAL CURB AND GUTTER PER SARATOGA SPRINGS STD DETAIL ST-20 ON SHEET C7.
■	NOT USED.
■	CONSTRUCT CONCRETE SIDEWALK PER SARATOGA SPRINGS STD DETAIL ST-1 ON SHEET C7.
■	INSTALL PERPENDICULAR SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER SARATOGA SPRINGS STD DETAILS ST-5A AND ST-5B ON SHEET C7.
■	PAINT ADA PARKING PAVEMENT LEGEND.
■	PAINT 4" WIDE YELLOW 90° SOLID PARKING STRIPE.
■	TRANSITION CONCRETE PAVEMENT FROM FLUSH WITH TOP OF CURB TO 6" BELOW TOP OF CURB OVER CURB RADIUS.
■	INSTALL TRASH ENCLOSURE, REF ARCH PLANS FOR DETAILS.
■	MONUMENT SIGN, REF ARCH PLANS FOR DETAILS.
■	INSTALL BUILDING HARDSCAPE, REF ARCH PLANS FOR DEAILS.
■	LANDSCAPE AREA. REFERENCE LANDSCAPING AND IRRIGATION PLANS.
■	CONSTRUCT HEAVY DUTY ASPHALT CONCRETE PER GEOTECH REPORT. SEE PAVEMENT DETAIL HEREON.
■	PROPOSED SITE LIGHT, REFER SITE LIGHTING PLAN.

PROJECT INFORMATION

PROPOSED USED:	RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS
EXISTING ZONING:	RC-REGIONAL COMMERCIAL
PROP. ZONING:	RC-REGIONAL COMMERCIAL
ADJACENT ZONING:	RC-REGIONAL COMMERCIAL
JURISDICTION:	SARATOGA SPRINGS, UTAH

BUILDING/LANDSCAPE SETBACKS:	REQUIRED:	BLDG PROVIDED	LS PROVIDED
MINIMUM FRONT SETBACK:	20'BLDG/20'LS	30'	24.5'
MINIMUM SIDE SETBACK:	30'BLDG/10'LS	100'	20'
MINIMUM REAR SETBACK:	20'BLDG/10'LS	22'	17'

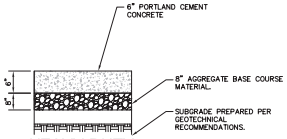
PARKING DATA

PARKING REQUIRED		
TIRE SHOP	2 STALLS PER SERVICE BAY	6 BAYS * 2 = 12 SPACES
	1 STALLS PER 250 SF OF RETAIL	(1,262 SF/ 1000SF) * 4 = 6 SPACES
	TOTAL REQURED	18 SPACES
PARKING PROVIDED		
	STANDARD SPACES	38 SPACES
	ACCESSIBLE SPACES	3 SPACES
	TOTAL PROVIDED	41 SPACES
	LOADING SPACES	1 SPACE

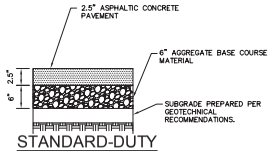
PROJECT NARRATIVE

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 COMMERCE DRIVE TO THE EAST, CROSSROADS BLVD TO THE SOUTH, AN EMPTY LOT TO THE WEST, AND A COMMERCIAL STORAGE FACILITY TO THE NORTH.

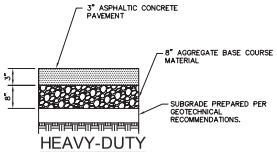
THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THIS PROJECT PROPOSES THE CURRENT ZONING FOR THE PROPOSED SITE IS RC-REGIONAL COMMERCIAL. THE ZONING TO THE NORTH, SOUTH, AND WEST OF THE SITE IS RC-REGIONAL COMMERCIAL. THE PROPOSED ZONING WILL BE RC-REGIONAL COMMERCIAL.



HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



STANDARD-DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



HEAVY-DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

NORTH

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

REGISTERED PROFESSIONAL ENGINEER
No. 9253976-2202
ZACHARY ANDREW JOHNSON
4/18/2016
STATE OF UTAH
PREPARED UNDER THE DIRECT SUPERVISION OF ZACHARY A. JOHNSON, P.E. UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

DISCOUNT TIRE

1413 NORTH 250 WEST
SARATOGA SPRINGS, UTAH

JOB NUMBER: 093534003
PROJECT MANAGER: ZAJ
DRAWN BY: JSC
REVIEWED BY: ZAJ DATE: 4/18/2016

SHEET TITLE: SITE PLAN
SHEET DESIGNATION: C4
SHEET NUMBER: 4 OF 13