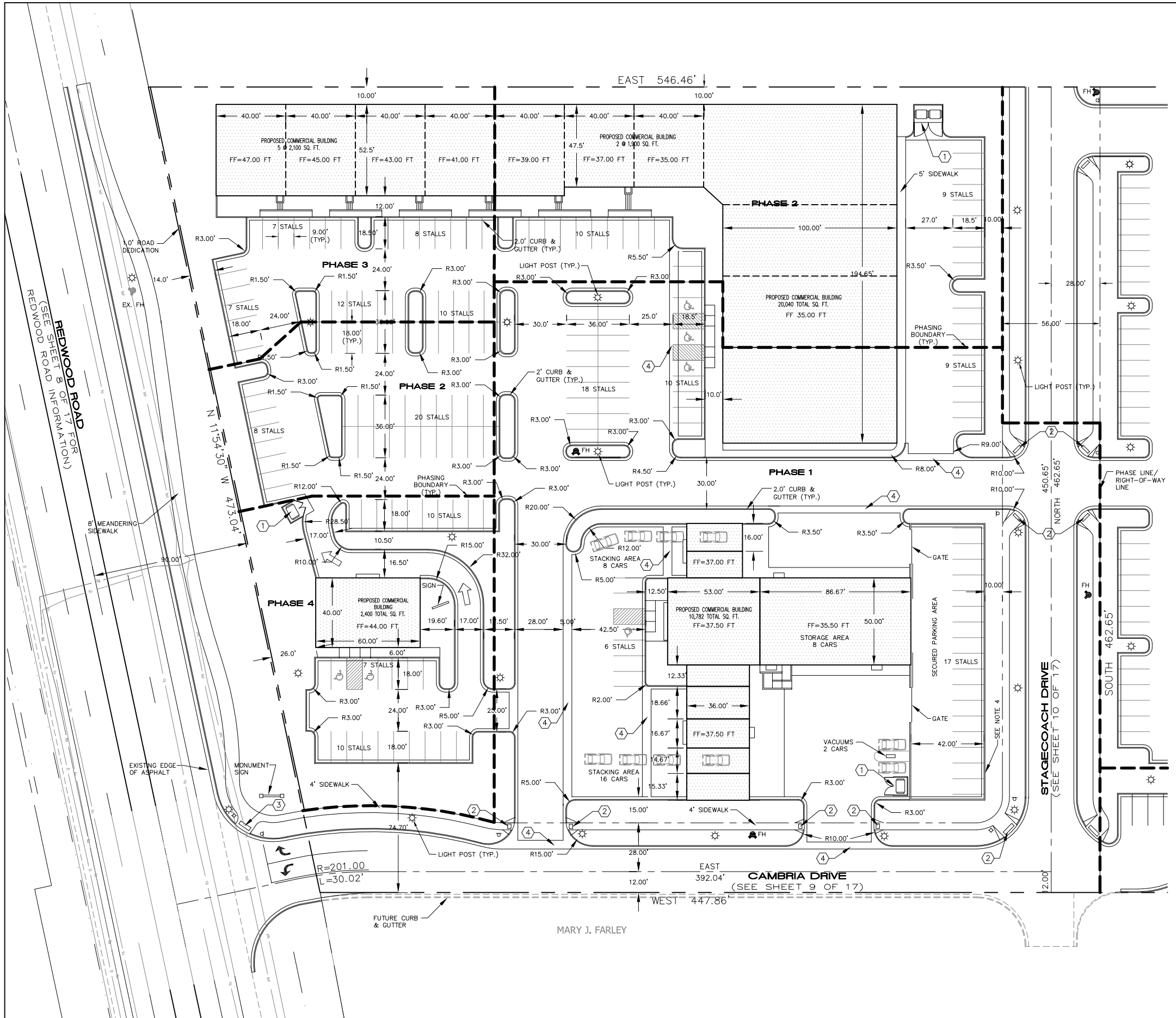



# GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
3. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
4. FENCING AROUND THE SECURED PARKING TO BE APPROVED WITH AUTOMOTIVE BUILDING PLANS AND MATCH CONSTRUCTION OF BUILDING.

# KEYED NOTES

1. PROPOSED DUMPSTER LOCATION (SEE DETAIL)
2. CONST. ADA RAMP AS PER SARATOGA SPRINGS CITY STANDARDS
3. CONST. ADA RAMP AS PER UDOT STANDARDS (SEE REDWOOD ROAD PROFILE DRAWING FOR DETAILS
4. INSTALL 5.0' WATERWAY AS PER SARATOGA SPRINGS CITY STANDARD NO. ST-3

0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

## SITE ANALYSIS

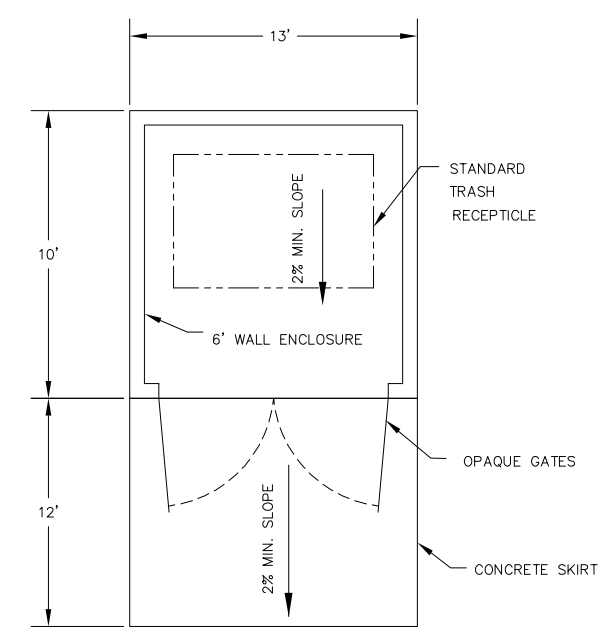
| | |
|---|---|
| LEGAL JURISDICTION: | SARATOGA SPRINGS |
| PLANNING ZONE: | REGIONAL COMMERCIAL |

## AREA TABULATIONS

| | |
|---|---|
| TOTAL AREA SITE 1: | 5.23 ACRES |
| BUILDING AREA: | 47,522 SQ. FT. |
| LANDSCAPE AREA (SEE LANDSCAPE PLAN FOR OVERALL): | 1.22 ACRES |
| PAVED SURFACE (INCLUDES PARKING LOT & SIDEWALKS): | 2.94 ACRES |

## PARKING TABULATIONS

RETAIL 34,340/250= 138
RESTAURANT 2,400/250 = 10
AUTO OFFICE 2,650/200= 14
REQUIRED = 162 SPACES
PROVIDED = 178 SPACES
24 ADDITIONAL CARS IN STAKING AREAS
8 ADDITIONAL STORAGE INSIDE AUTO REPAIR SHOP.




TRASH ENCLOSURE
-NTS-

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

J:\RYAN BYBEE\SARATOGA SPRINGS\dwg\COMMERCIALNEW\02-SITEPLAN.dwg

DESIGNED BY: TGT
DRAWN BY: WMS
CHECK BY: TGT
DATE: 08/27/09
CDGD FILE:

**TRANE ENGINEERING, P.C.**
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

*NORTH SARATOGA CENTER*
*A COMMERCIAL DEVELOPMENT*

SITE PLAN
SHEET 1

JOB
R.BYBEE

SHEET NO.
2 OF 17