

TRACTOR SUPPLY COMPANY

SARATOGA SPRINGS, UTAH

JADE
 CONSULTING, LLC
 Jinnright & Associates Development Engineers
 208 Greeno Road North Fairhope, Alabama 36532
 P.O. Box 1929 Fairhope, Alabama 36533
 251.928.3443 (cell) 251.928.3665 (fax)
 CA #890684-0161 jadengineers.com


OXFORD ARCHITECTURE
 1205 Paris Avenue Suite 205
 Nashville, TN 37212
 Architecture Planning Interior Architecture

UTILITY INFORMATION:

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-662-4111 (UTAH 811: Know what's below, Call before you dig) OR BY CONTACTING LOCAL UTILITY COMPANIES.

WATER/SEWER: CITY OF SARATOGA SPRINGS
 JEREMY D. LAPIN, P.E., CITY ENGINEER
 1307 N. COMMERCE DRIVE, #200
 SARATOGA SPRINGS, UT 84045
 801-766-9793 x137
TELEPHONE: CENTURYLINK
 RYAN ALLRED
 75 E. 100 NORTH, PROVO UT, 84606
 385-223-0084
 ryan.allred1@centurylink.com
POWER: ROCKY MOUNTAIN POWER
 MATHEW MASON
 1589 WEST NORTH TEMPLE, SALT LAKE CITY UT, 84116
 801-220-7210
GAS: QUESTAR GAS COMPANY
 BEV ELDRIDGE
 beverly.eldredge@questar.com



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LEGEND

---	R.O.W.	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	SETBACK LINE
⊙	⊙	EXIST. SANITARY SEWER MANHOLE
⊙	⊙	EXIST. FIRE HYDRANT
⊙	⊙	EXIST. STORM DRAIN MANHOLE
⊙	⊙	EXIST. WATER VALVE
▨	▨	PROPOSED LIGHT-DUTY CONCRETE (BROOM FINISH)
▨	▨	PROPOSED HEAVY-DUTY CONCRETE (BROOM FINISH)
▨	▨	PROPOSED ASPHALT (BY OTHERS)
▨	▨	PROPOSED LIGHT-DUTY ASPHALT
▨	▨	PROPOSED HEAVY-DUTY ASPHALT
▨	▨	PROPOSED 6" CONCRETE HEADER CURB

PROPOSED JOINT LAYOUT

---	---	PROPOSED EXPANSION JOINT
---	---	PROPOSED CONTRACTION/SAW CUT JOINT

CITY NOTES:

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- 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.
- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UT.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE, IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- 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.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.

DEVELOPER:

HSC, SARATOGA SPRINGS, LLC
 RON YAEGER
 P.O. BOX 130
 DAPHNE, AL 36547-2227
 251-243-0708

CITY:

CITY OF SARATOGA SPRINGS, UTAH
 SCOTT LANGFORD, SENIOR PLANNER
 1307 N. COMMERCE DRIVE #200,
 SARATOGA SPRINGS UT 84045
 801-766-9793

CIVIL ENGINEER:

JADE CONSULTING, LLC
 TREY (PERRY) JINRIGHT
 P.O. BOX 929, FAIRHOPE AL 36533
 (208 GREENO ROAD NORTH, FAIRHOPE AL 36532
 251-928-3443

ARCHITECT:

OXFORD ARCHITECTURE
 ALLEN COLLINS
 1205 PARIS AVENUE, SUITE 205
 NASHVILLE, TN 37212
 615-256-3455



STATE OF UTAH
 COUNTY OF UTAH
 CITY OF SARATOGA SPRINGS

ZONING:	RC (REGIONAL COMMERCIAL), GATEWAY OVERLAY
TOTAL PROJECT AREA:	4.49 ACRES (195,623 SF)
TOTAL USEABLE AREA:	3.80 ACRES (165,478 SF) (85%)
TOTAL NUMBER OF LOTS:	1
TOTAL NUMBER OF BUILDINGS:	1
AREA OF BUILDING:	0.50 ACRES (21,930 SF) (11%)
TOTAL IMPERVIOUS AREA:	2.93 AC. (127,843 SF) (65%)
TOTAL LANDSCAPE AREA:	1.56 AC. (67,780 SF) (35%)
TOTAL BUILDING PAD AREA:	2.95 AC. (128,502 SF) (66%)
PARKING REQUIRED:	4 SPACES/1000 S.F. GROSS FLOOR AREA 21,930 S.F. = 88 SPACES
PARKING PROVIDED:	88 SPACES (INCLUDING 4 H/C)

PLANS FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION



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SARATOGA SPRINGS, UTAH

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Job Number: _____

Date: 07.07.2015

Revisions: REVISIONS PER CITY 11.23.2015

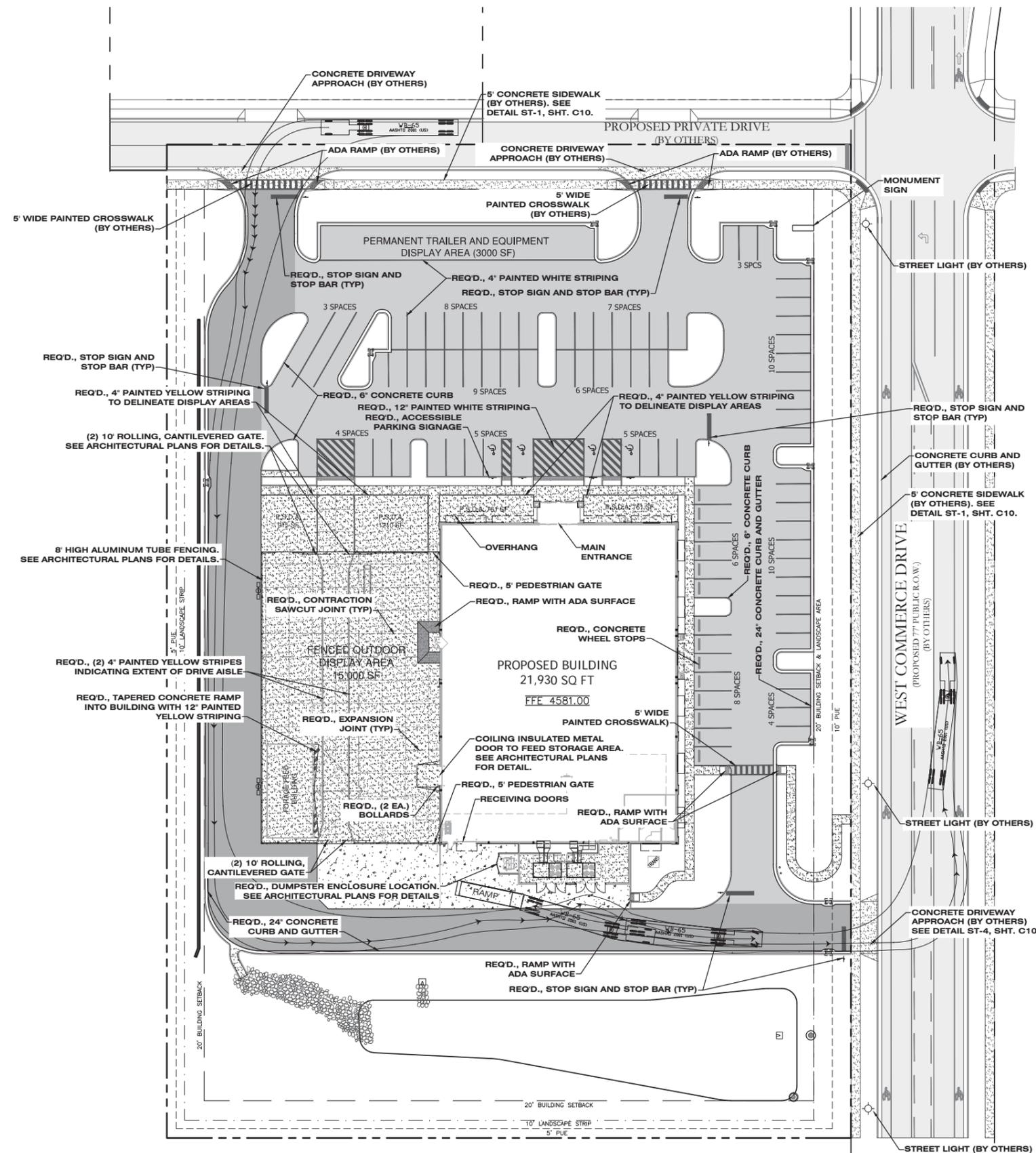
Revisions: REVISIONS PER CITY 10.02.2015

Revisions: REVISIONS PER CITY 08.26.2015

C1.0

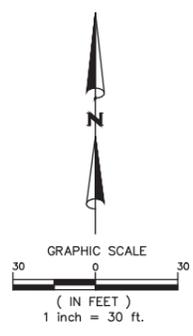
Cover Sheet

Sheet Number: _____



PREPARED FOR:

HSC SARATOGA SPRINGS, LLC
 RON YAEGER
 PO BOX 130
 DAPHNE, AL 36547-2227
 251-243-0708 (TEL)
 251-252-9898 (FAX)



LEGEND

---	R.O.W.	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	SETBACK LINE
⊙	---	EXIST. SANITARY SEWER MANHOLE
⊙	---	EXIST. FIRE HYDRANT
⊙	---	EXIST. STORM DRAIN MANHOLE
⊙	---	EXIST. WATER VALVE
[Pattern]	---	PROPOSED LIGHT-DUTY CONCRETE (BROOM FINISH)
[Pattern]	---	PROPOSED HEAVY-DUTY CONCRETE (BROOM FINISH)
[Pattern]	---	PROPOSED ASPHALT (BY OTHERS)
[Pattern]	---	PROPOSED LIGHT-DUTY ASPHALT
[Pattern]	---	PROPOSED HEAVY-DUTY ASPHALT
---	---	PROPOSED 6" CONCRETE HEADER CURB

PROPOSED JOINT LAYOUT

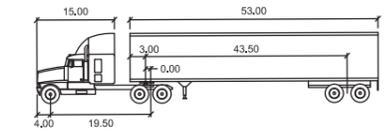
---	---	PROPOSED EXPANSION JOINT
---	---	PROPOSED CONTRACTION/SAW CUT JOINT

STATE OF UTAH
 COUNTY OF UTAH
 CITY OF SARATOGA SPRINGS

TOTAL PROJECT AREA:	4.49 ACRES
TOTAL NUMBER OF LOTS:	1
TOTAL NUMBER OF BUILDINGS:	1
SQUARE FOOTAGE OF BUILDING:	21,930 S.F.
PARKING REQUIRED:	4 SPACES/1000 S.F. GROSS FLOOR AREA 21,930 S.F. = 88 SPACES REQUIRED
PARKING PROVIDED:	88 SPACES (INCLUDING 4 H/C)

NOTES

1. ALL NEW WORK SHOWN IN THESE PLANS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
2. NO WORK SHALL COMMENCE, INCLUDING DEMOLITION, UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
3. EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
4. ALL TRAFFIC STRIPING AND MARKING SHALL BE THERMOPLASTIC WITHIN UDOT RIGHT OF WAY.
5. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT udot.utah.gov/go/2012standards.
6. ITEMS NOTED AS "BY OTHERS" ARE TO BE CONSTRUCTED WITHIN THE SCOPE OF CONSTRUCTION OF THE SUBDIVISION DEVELOPER.



WB-65

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

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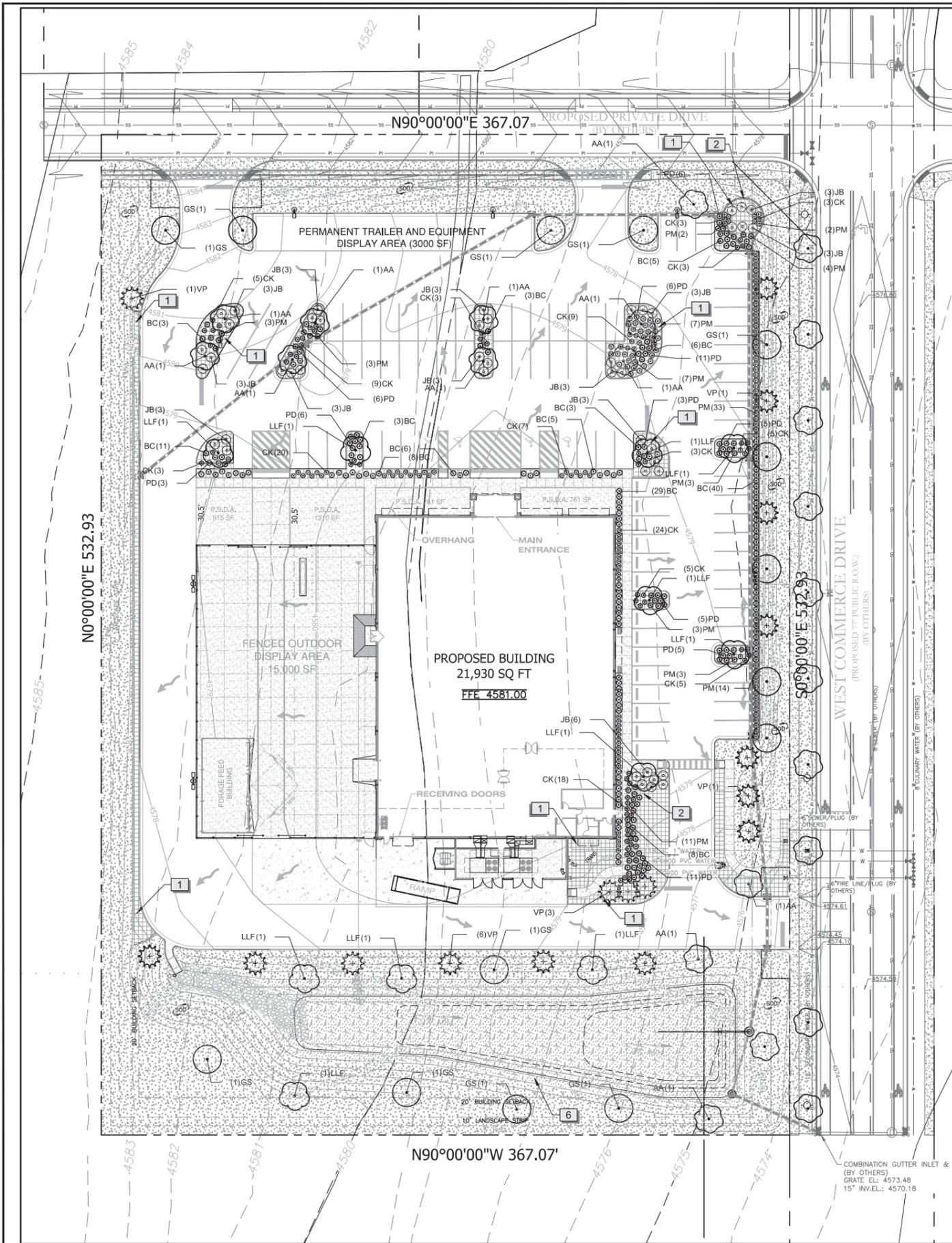
Revisions: REVISIONS PER CITY 11.23.2015

Revisions: REVISIONS PER CITY 10.02.2015

Revisions: REVISIONS PER CITY 08.26.2015

C4.0
 Site Plan

Sheet Number: _____



CITY OF SARASOTA SPRINGS LANDSCAPE ORDINANCE REQUIREMENTS

Item	Requirements	Site Requirements	Total Requirements	Total Provided
Total Site	195,623.00 s.f.	195,623.00 s.f.	195,623.00 s.f.	195,623.00 s.f.
Min. Landscape Area (25%)	48,905.75 s.f.	67,780.00 s.f.	48,905.75 s.f.	35%
Required Item	Requirements	Site Requirements	Total Requirements	Total Provided
Minimum Deciduous Trees	7+1 per additional 3000 s.f.	18.30	19 trees	31
Minimum Evergreen Trees	5+1 per additional 3000 s.f.	16.30	17 trees	17
Minimum Shrubs	25+1 per additional 3000 s.f.	36.30	37 shrubs	475
Minimum Percentage of Required Turf	25%	12,226.44	12,227 s.f.	43,271 s.f.
Percentage of Required Planting and Shrub Beds	Not more than 75%	36,679.31	36,680 s.f.	5,040 s.f.
Required Parking Trees	Single Row Parking stalls requires 1 tree per planter. Double Row Parking stalls require 2 trees per planter.	17	17	17

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	1 1/2"-3" OQUIRRH GRAVEL varying in size w/weed barrier fabric - 3.5" Depth Sorensen Sand and Gravel 7382 W New Bingham Hwy 801.569.2327 - Gravel to be a min. of two colors	93.91 cy	
2	Concrete Edging for Shrub Beds	335 lf	
6	3-4" OQUIRRH COBBLE w/weed barrier fabric - 6" Depth Sorensen Sand and Gravel 7382 W New Bingham Hwy 801.569.2327 - Gravel to be a min. of two colors	243.84 cy	

PLANT SCHEDULE

DECIDUOUS SHADE TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	AA	23	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2" Cal	50' x 40'	Specimen Quality
	GS	14	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2" Cal	45' x 50'	
	LLF	11	Tilia cordata	Littleleaf Linden	30 gal	2" Cal	40' x 35'	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	VP	17	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	B & B	6'-8" Ht	25' x 15'	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	BC	134	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	3' X 3'	36" o.c.	
	PD	67	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	3' X 3'	33" o.c.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	JB	45	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" x 7"	60" o.c.	
	PM	96	Pinus mugo 'Mops'	Mugo Pine	5 gal	3' X 3'	36" o.c.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	CK	133	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	30"	30" o.c.	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SOD	47,321 sf	Chanshare Imperial Blue	Imperial Blue Sod	sod			http://www.chanshare.com

1 LANDSCAPE PLANTING PLAN
Scale: 1" = 30'



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1205 Paris Avenue Architecture
Suite 205 Planning
Nashville, TN 37212 Interior Architecture



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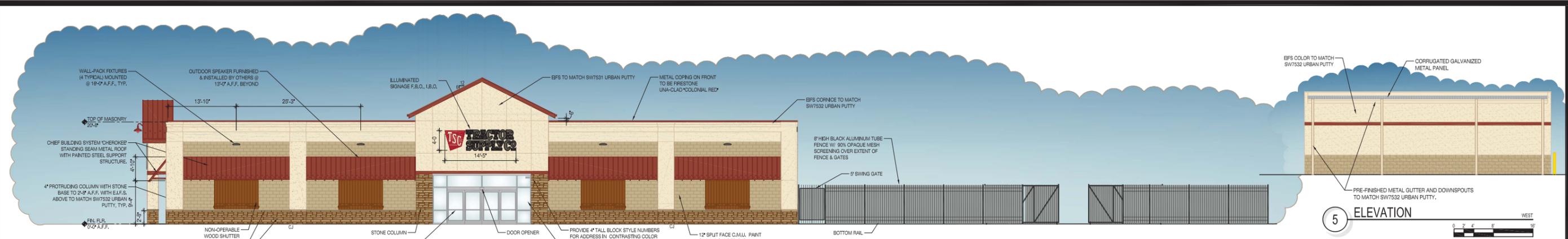
LANDSCAPE PLANTING PLAN

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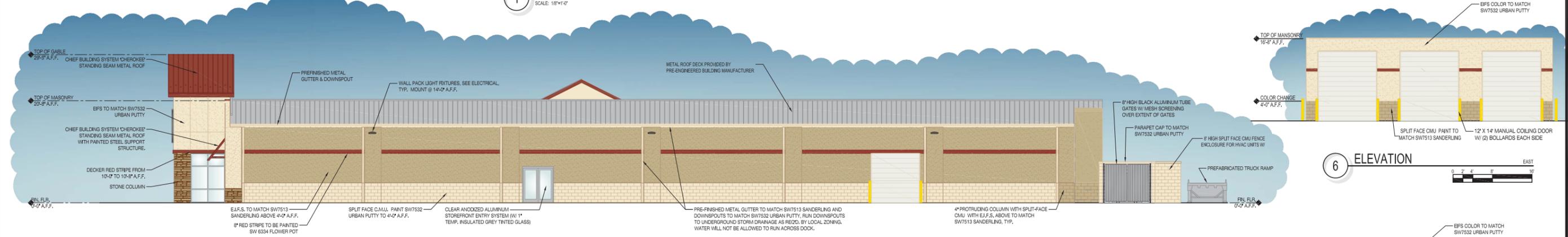
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Revisions: 10.02.2015
Revisions: 11.18.2015
Revisions: _____

LP100

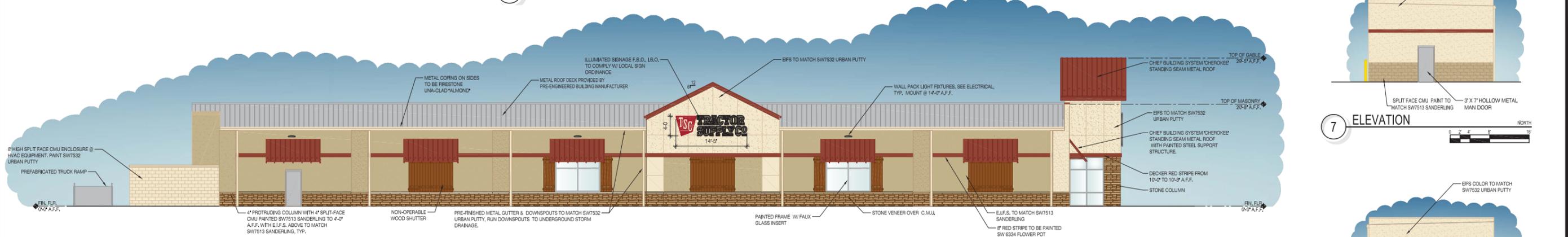
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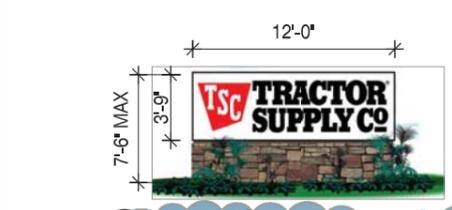
1 ELEVATION
SCALE: 1/8"=1'-0"
FRONT



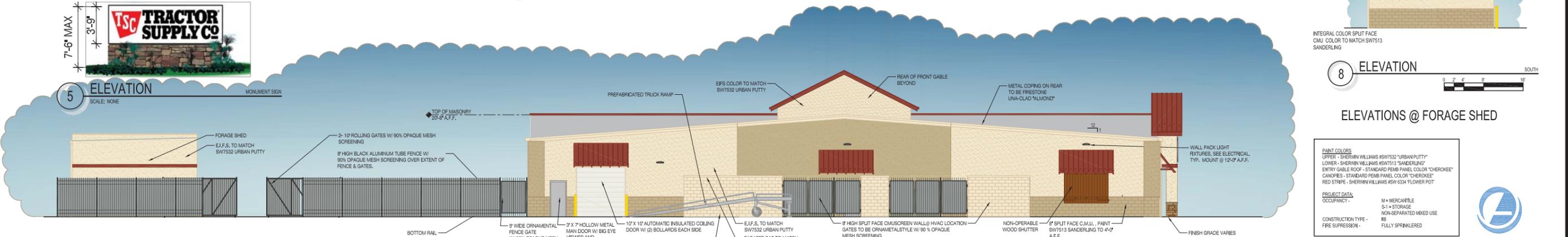
2 ELEVATION
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RIGHT



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



5 ELEVATION
SCALE: NONE
MONUMENT SIGN



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

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

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

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

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

ELEVATIONS @ FORAGE SHED

PAINT COLORS	
UPPER - SHERWIN WILLIAMS #SW7532 'URBAN PUTTY'	
LOWER - SHERWIN WILLIAMS #SW7513 'SANDERLING'	
ENTRY GABLE ROOF - STANDARD PEMB PANEL COLOR 'CHEROKEE'	
CANOPES - STANDARD PEMB PANEL COLOR 'CHEROKEE'	
RED STRIPE - SHERWIN WILLIAMS #SW 6334 'FLOWER POT'	
PROJECT DATA	
OCCUPANCY -	M = MERCANTILE
CONSTRUCTION TYPE -	S-1 = STORAGE
	NON-SEPARATED MIXED USE
	IBS
	FULLY SPRINKLERED

