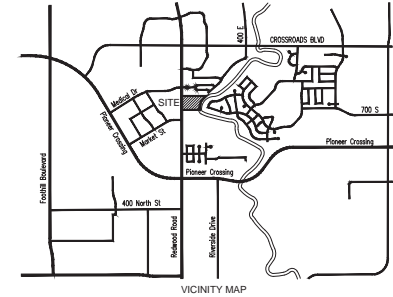


River View Plaza & River View Townhomes



OVERALL PROPERTY DESCRIPTION

Commencing at a point located North 00°36'28" East along the quarter Section line 1326.29 feet and East 67.36 feet from the South quarter corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 0°22'39" East along the easterly boundary line of Redwood Road 546.36 feet; thence South 89°21'19" East 941.29 feet; thence South 78°47'51" West 5.83 feet; thence South 42°38'41" West 288.90 feet; thence South 121°7'41" West 337.41 feet; thence North 89°21'19" West 671.59 feet to the point of beginning.

Area = 414,573 sq.ft. or 9.52 Acres

Sheet Index

1.0	Cover Sheet
1.1	General Notes
1.2	Existing Condition Plan
2.0	Concept Plan
3.0	Preliminary Utility Plan

	Square Footage	Acres	Percent of total
Total Area	227,993	5.23	100
Total Building / Pad Area	48,833	1.12	21
Total Hard Surface Area	125,185	2.87	55
Total Impervious Area	174,018	3.99	76
Total Landscaped Area	53,975	1.24	24

Community Commercial Zone

	Square Footage	Acres	Percent of total
Total Area	121,486	2.79	100
Total Building / Pad Area	34,556	0.79	21
Total Hard Surface Area	12,627	0.29	55
Total Impervious Area	47,183	1.08	76
Total Landscaped Area	74,303	1.70	24

MSN Residential Zone

Street Right of Way = 45,979 sq.ft. or 1.05 Acres

Symbol	Description
Proposed 8" Sanitary Sewer Main	Proposed 8" Sanitary Sewer Main (size noted on plan)
Existing Sanitary Sewer Main	Existing Sanitary Sewer Main (size noted on plan)
Proposed Outfury Water Main	Proposed Outfury Water Main (size noted on plan)
Existing Outfury Water Main	Existing Outfury Water Main (size noted on plan)
Proposed Storm Drain pipe	Proposed Storm Drain pipe (size noted on plan)
Existing Storm Drain pipe	Existing Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
Existing Power lines	Existing Power lines
New underground Power lines	New underground Power lines
Outside Boundary line	Existing surface improvements
Existing Sidewalk	Existing Sidewalk
Existing Contour Elevation	Existing Contour Elevation
Finish Contour Elevation	Finish Contour Elevation
Finish Spot Elevation	Finish Spot Elevation
Drainage Flow Direction	Drainage Flow Direction
Water Meter	Water Meter (size noted on plan)
Outfury Water Valve	Outfury Water Valve
Fire Hydrant	Fire Hydrant
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Storm Drain Manhole	Storm Drain Manhole
Storm Drain Box	Storm Drain Box
to	top of asphalt
to	top of sidewalk
to	back of top of curb
to	back of top of sidewalk
to	Sanitary Sewer Manhole
to	Storm Drain Manhole
to	Water Valve
to	Gas valve
to	Water Meter
to	edge of existing asphalt
to	Public Utility Easement

City Offices

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Owen Jackson

Planning Department

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: David Stroud

Public Works Department

Public Works Dir: Jeremy Lapin
801-766-6506 x171

Public Safety

Saratoga Springs Police Department
367 S. Saratoga Road
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

Engineering

Gordon Miner, PE
1307 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager:
Chris Klingel
801-766-6506 x171

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Project Address:

1032 North Redwood Road
Saratoga Springs, Utah 84045

Developer/Owner:

Osmond Development LLC
Jared Osmond
881 West State Road #140-446
Pleasant Grove, UT 840602
801-473-8660

Engineer/Land Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = A (Agricultural) Current
MU Zone Proposed
Total Property Area = 414,573 sq.ft. or 9.52 Acres
Total number of Buildings = 6

TOTAL COMMERCIAL ACREAGE - 5.74 ACRES 250,185 SQUARE FEET
RETAIL BUILDINGS - 29,656 SQUARE FEET (212 STALLS - 7.0 STALLS / 1,000 SQ.FT.)
OFFICE BUILDING - 18,700 SQUARE FEET (94 STALLS - 5.0 STALLS / 1,000 SQ.FT.)
TOTAL RESIDENTIAL ACREAGE - 3.77 ACRES 164,402 SQUARE FEET
39 DWELLING UNITS - 10.34 UNITS PER ACRE WITH 99 STALLS MORE THAN 2.25 STALLS / UNIT

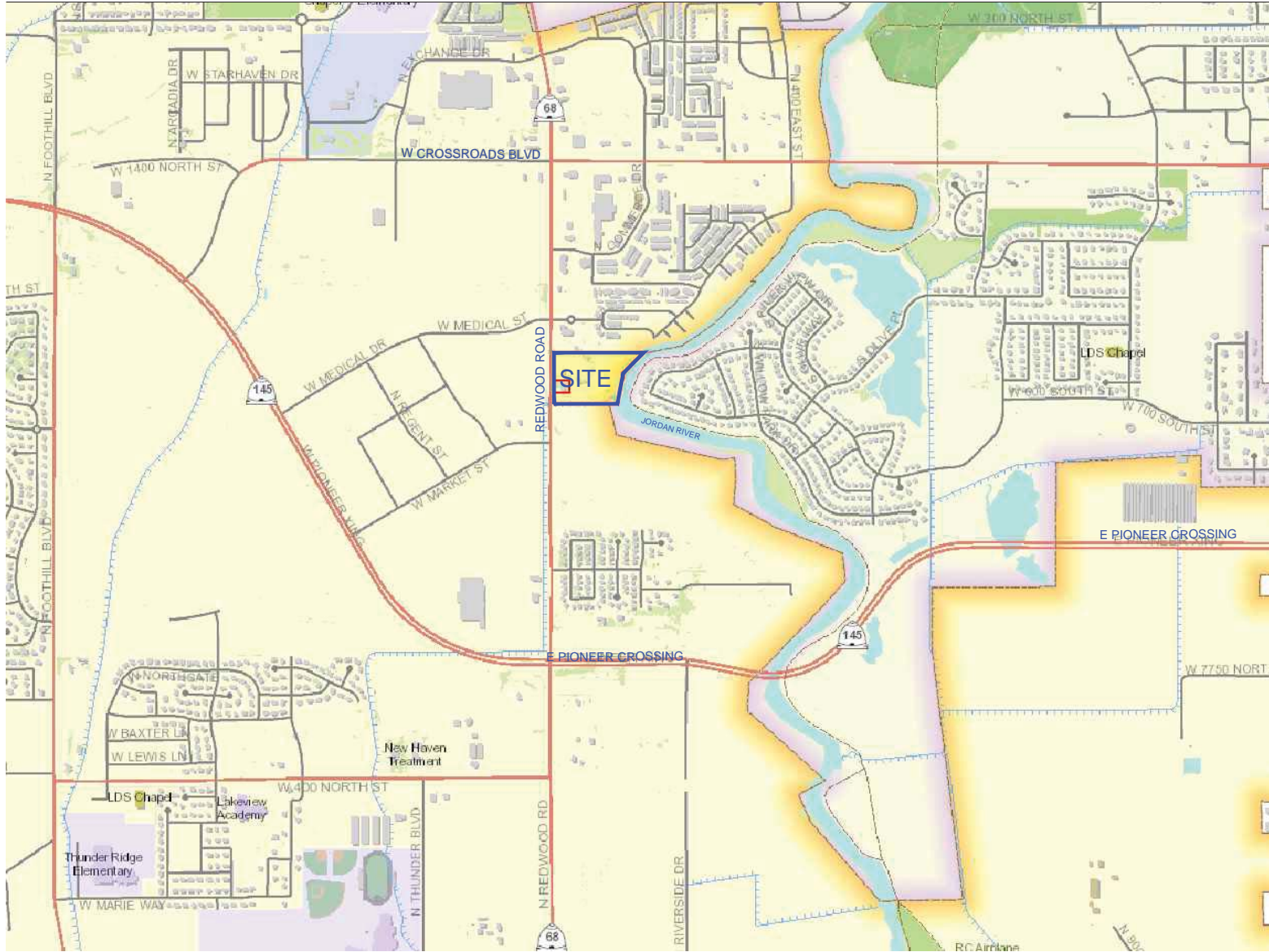
Parking Requirements

Total Retail/Office Space = 48,833 sq.ft. 4 stalls/1000 sq.ft. = 195 Parking stalls required, 257 shown
Residential Units = 2.25 stalls / Unit = 90 Parking stalls required, 98 shown

ADA Spaces Required = 7 ADA Accessible spaces
ADA Spaces shown = 12 (10 Van accessible spaces)



NORTH
1" = 500'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah
Area Vicinity Map
Saratoga Springs

Revisions

Date
10-10-2019
Scale
1" = 500'
By
TD
Tracing No.
L

Sheet No.
C



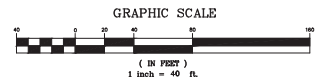
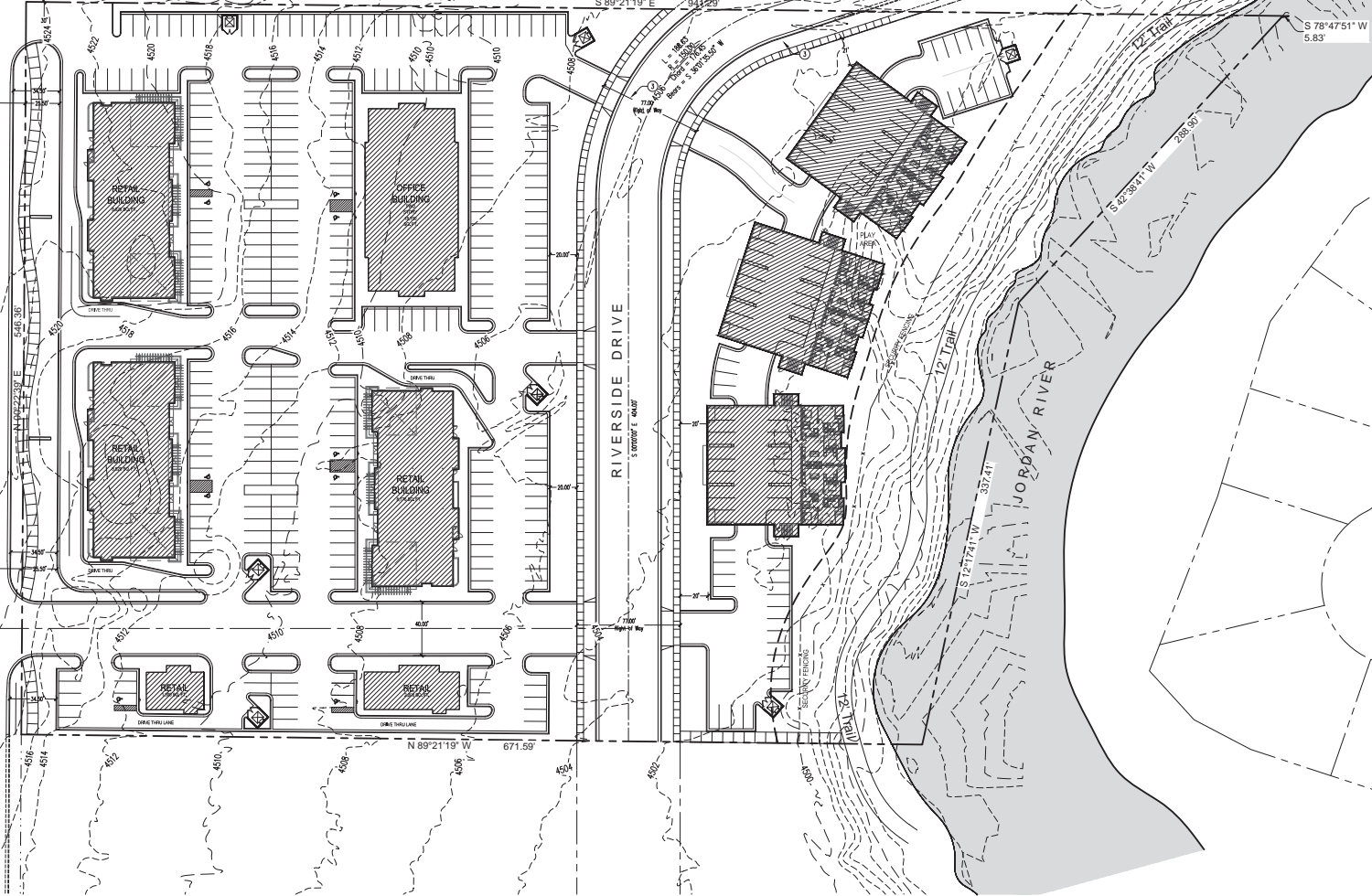
NORTH
1" = 40'

COSTCO

REDWOOD ROAD

RIVERSIDE DRIVE

JORDAN RIVER



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

River View Plaza & River View Townhomes
Concept Plan
Saratoga Springs
Utah

Revisions

Date:
12-3-2019
Scale:
1" = 40'
By:
TD
Tracing No.
L

Sheet No.
C - 2.0