

**CONCEPT TABULATIONS**

TOTAL ACREAGE	7.62 ACRES
TOTAL PARCELS	6
TOTAL PARCEL AREA	7.1 ACRES
PRIVATE ROADWAY	0.52 ACRES, 800 LF
1500 NORTH IMPROVEMENTS	0.71 ACRES, 725 LF
REDWOOD RD IMPROVEMENTS	0.73 ACRES, 600 LF

**PARCEL TABULATIONS**

**PARCEL A**

TOTAL AREA	1.45 ACRES
BUILDING RETAIL AREA	12,231 SQFT
REQ PARKING	49
PROVIDED PARKING	64
LANDSCAPE %	15.4

**PARCEL B**

TOTAL AREA	1.36 ACRES
BUILDING RETAIL AREA	7,386 SQFT
REQ PARKING	29
PROVIDED PARKING	69
LANDSCAPE %	39

**PARCEL C**

TOTAL AREA	1.08 ACRES
BUILDING RETAIL AREA	13,000 SQFT
REQ PARKING	52
PROVIDED PARKING	53
LANDSCAPE %	26.6

**PARCEL D**

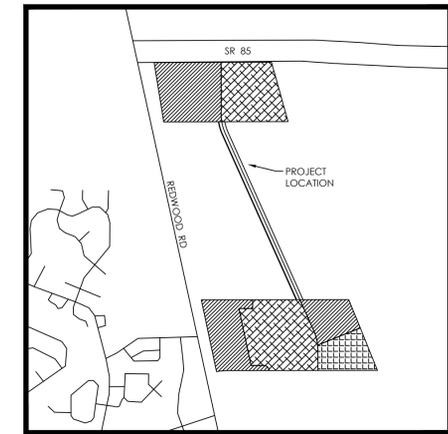
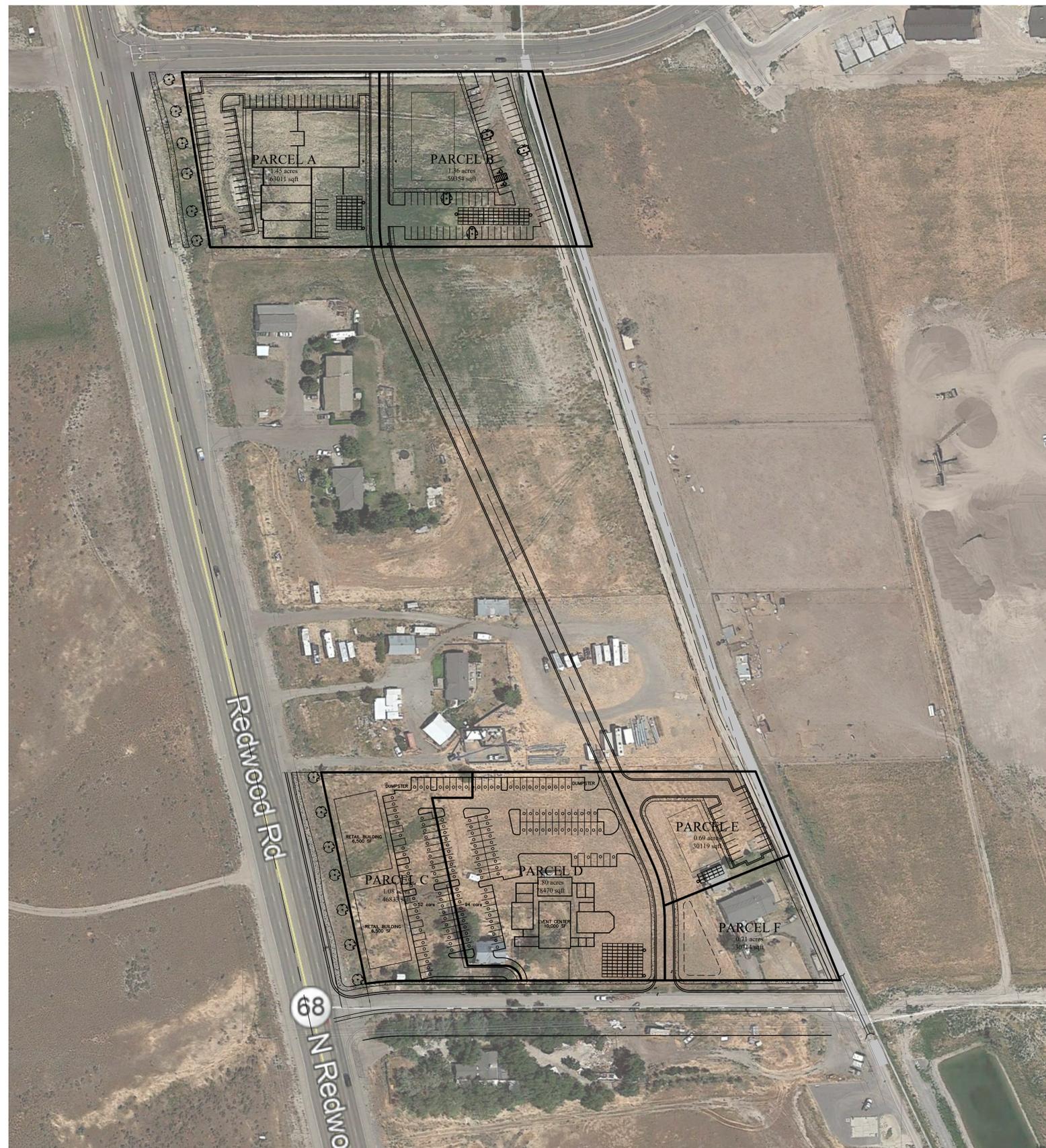
TOTAL AREA	1.8 ACRES
BUILDING RETAIL AREA	10,000 SQFT
REQ PARKING	100
PROVIDED PARKING	94
LANDSCAPE %	32.0

**PARCEL E**

TOTAL AREA	0.69 ACRES
BUILDING RETAIL AREA	3,768 SQFT
REQ PARKING	15
PROVIDED PARKING	21
LANDSCAPE %	39.0

**PARCEL F**

TOTAL AREA	0.71 ACRES
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VICINITY MAP  
N.T.S



# THE HUB AT SARATOGA SPRINGS

SARATOGA SPRINGS, UTAH  
2/14/2020  
19-0401

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



## PHASING NARRATIVE

THE HUB AT SARATOGA SPRINGS SUBDIVISION WILL CONSIST OF PARCELS A THROUGH F, WITH IMPROVEMENTS TO REDWOOD ROAD ALONG ADJACENT SITES. 1500 NORTH WILL ALSO BE CONSTRUCTED FROM THE REDWOOD ROAD INTERSECTION TO THE UTAH LAKE DISTRIBUTING CANAL (1/4 WIDTH PLUS 5'). THE UTAH LAKE DISTRIBUTING CANAL WILL BE PIPED UNDER THE CROSSING OF 1500 N PER ULDC STDS. ALL PROPOSED UTILITIES WILL TO BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH INDIVIDUAL SITE PLANS. INDIVIDUAL SITE PLANS WILL BE SUBMITTED WITH EACH LOT, AND PARCEL A AND D WILL BE SUBMITTED FIRST. LOTS B, C, AND E WILL BE DEVELOPED AT A FUTURE UNDETERMINED DATE. PARCEL F WILL REMAIN UNCHANGED.

## SEWER NARRATIVE

ALL SEWER SERVICE FOR EACH INDIVIDUAL PARCEL WILL DRAIN TO AN EXISTING SSMH NEAR THE CANAL WITHIN THE ROW OF 1500 N. PARCEL A AND B WILL BE SERVICED FROM AN 8" SEWER LINE THAT RUNS ALONG THE WEST SIDE OF THE CANAL (APPROX. 1450 LF) FROM THE EXISTING MANHOLE. PARCEL E WILL ALSO BE PROVIDED SEWER FROM THIS LINE. PARCEL C AND D WILL BE SERVICED FROM A PROPOSED 8" SEWER LINE TO BE PLACED WITHIN THE ROW OF 1500 N PER SARATOGA SPRINGS STDS, THAT WILL ALSO CONNECT TO THE EXISTING SSMH NEAR THE CANAL LOCATED IN 1500 N.

## STORM DRAIN NARRATIVE

STORM WATER FOR THE ENTIRE SUBDIVISION DRAINS SOUTH EAST TO THE EXISTING STORM DRAIN MANHOLE NEAR THE CANAL WITHIN THE FUTURE 1500 N ROW. APPROXIMATELY 1185' OF STORM DRAIN PIPE IS TO BE INSTALLED TO CONNECT THE EXISTING STORM DRAIN MANHOLES TO THE SOUTH EAST OF THIS PROPERTY. DETENTION PONDS AND UNDERGROUND DETENTION AREAS ARE TO BE PROVIDED PER SARATOGA SPRINGS CITY SPECIFICATIONS. STORM WATER FOR PARCELS A AND B DRAIN TO UNDERGROUND DETENTION AREAS IN THE PARKING LOTS ON THE EAST SIDE OF THE PROPERTY WHERE IT WILL BE DETAINED AND RELEASED PER SARATOGA SPRINGS STDS.

## WATER NARRATIVE

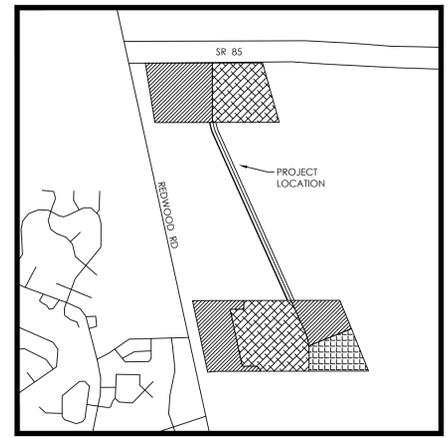
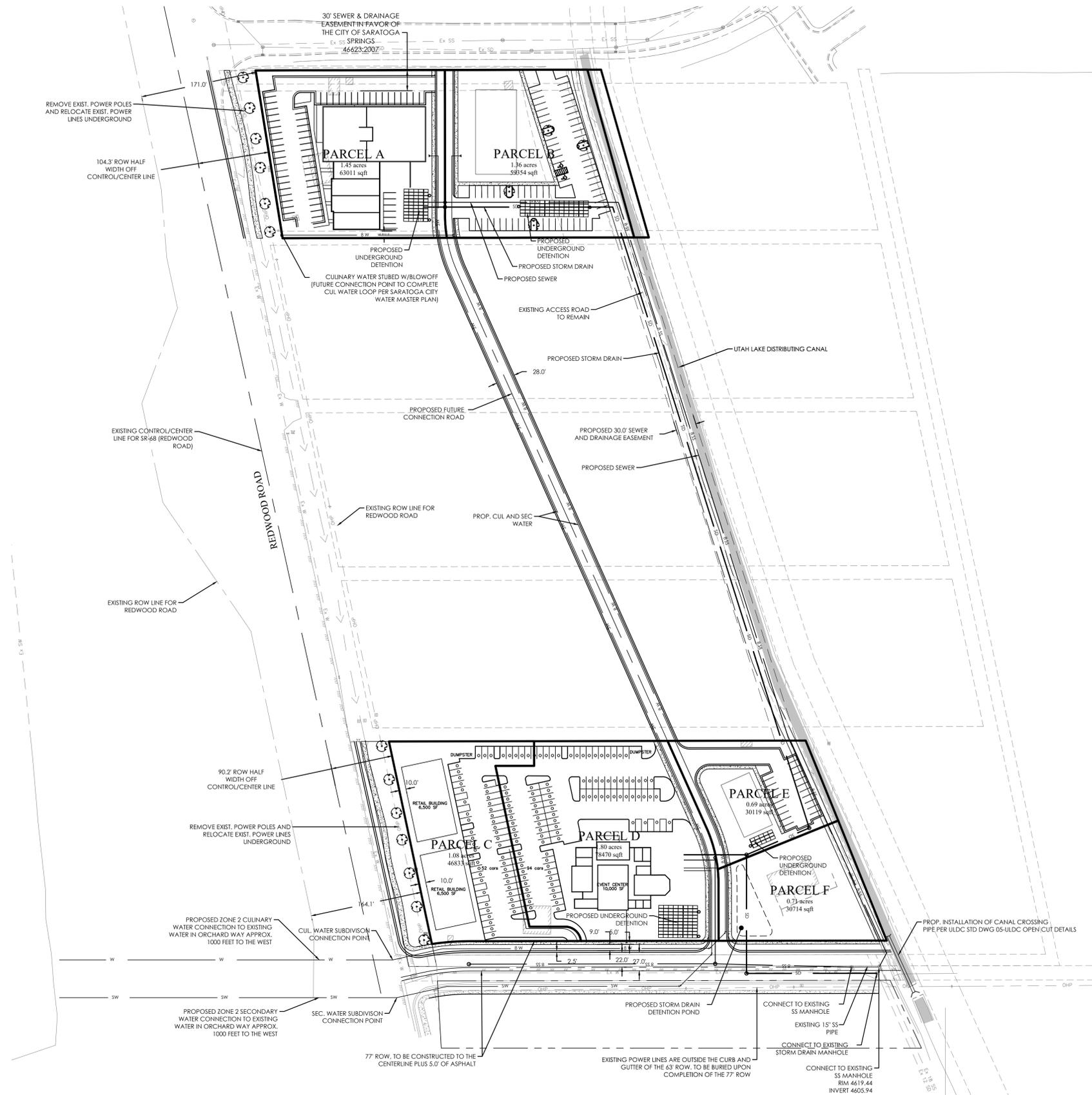
PROPOSED CULINARY AND SECONDARY WATER FOR THE SUBDIVISION WILL BE CONNECTED TO WATER LINES PROVIDED BY SARATOGA SPRINGS NEAR THE 1500 N REDWOOD ROAD INTERSECTION. BOTH LINES WILL CONTINUE EAST DOWN 1500 N, THEN TURN NORTHWEST AND CONTINUE UP ALONG THE FUTURE CONNECTION ROAD. BOTH LINES WILL STUB HALFWAY UP THE CENTER OF PARCEL A AND B WITH BLOWOFFS. THE CULINARY LINE WILL ALSO EXTEND WEST AT THE TEE (NEAR THE SOUTH BOUNDARY OF PARCEL A AND B) TO A TEMPORARY BLOWOFF. THIS LINE WILL ULTIMATELY RECONNECT AT THE BLOWOFF TO A FUTURE CUL. WATER LINE (PER THE SARATOGA SPRINGS MASTER WATER PLAN) TO COMPLETE THE LOOP FOR THE SUBDIVISION CUL. WATER SERVICE.

## GAS, PHONE, AND CABLE NARRATIVE

GAS, PHONE, AND CABLE TO BE LOOPED THROUGH ENTIRE PROJECT. ALL SERVICES CONNECT TO EXISTING SERVICES IN REDWOOD ROAD.

### NOTE:

CENTERLINE FOR REDWOOD ROAD IS USED AS CONTROL LINE. REDWOOD ROAD HAS VARIABLE RIGHT OF WAY WIDTH IN THIS SECTION.



VICINITY MAP  
N.T.S.

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SARATOGA SPRINGS, UTAH

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*PARCEL A*

**EMPIRE FLOORING BUILDING**  
EMPIRE FLOORING  
SARATOGA SPRINGS - LOT 9 1.33 ACRES

Revision Date    Revision Number

PROJECT NO.    Project Number  
DATE    00.00.00  
DRAWN BY    Author  
CHECKED BY    Checker

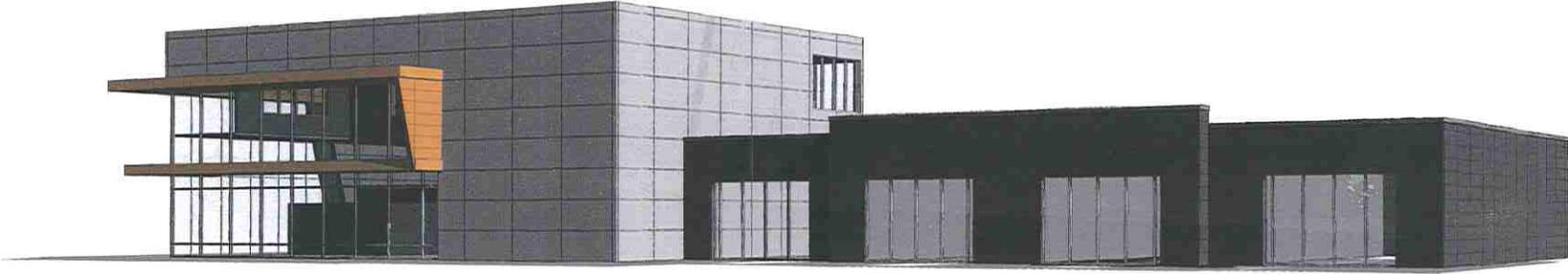
SHEET DESCRIPTION  
3D ELEVATIONS

SHEET NUMBER

**A-9.01**



SCALE: 3D View 1 **1**



SCALE: 3D View 3 **2**

**EMPIRE FLOORING BUILDING**  
EMPIRE FLOORING  
SARATOGA SPRINGS - LOT 9 1.33 ACRES

Revision Date	Revision Number

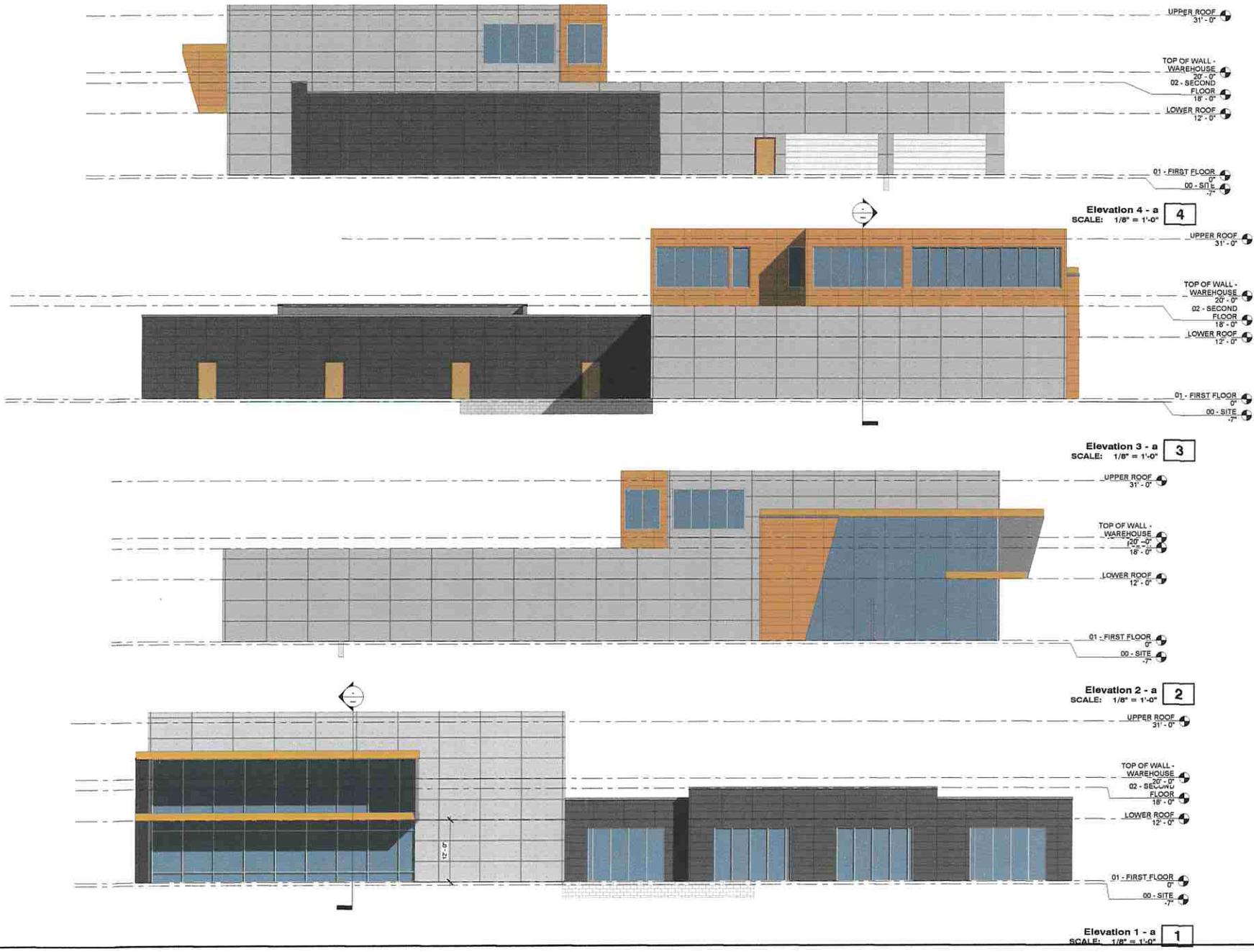
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DRAWN BY	Author
CHECKED BY	Checker

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EMPIRE FLOORING

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**A-2.01**





Small trees  
with  
flowers

1/8

Reception Center Parcel D