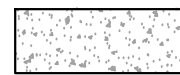
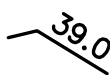


LOT 8, HARVEST POINT COMMERCIAL PLAT "A" SUBDIVISION
2177 NORTH HILLCREST ROAD
SARATOGA SPRINGS, UTAH 84045

DECEMBER 12, 2024

LEGEND			
----	PROPERTY LINE		EXISTING FIRE HYDRANT
- - - -	EASEMENT LINE		PROPOSED FIRE HYDRANT
-4240.0----	PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT
-4240.0----	EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT
=====	EXISTING CURB		PROPOSED PARKING LOT LIGHT
=====	PROPOSED CURB AND GUTTER		EXISTING WATER METER
=====	PROPOSED CURB WALL		EXISTING WATER VALVE
=====	REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE
- - - SS----	EXISTING SEWER		EXISTING OVERHEAD POWER POLE
- - - SS----	PROPOSED SEWER		TOP BACK CONCRETE
- - - W----	EXISTING WATER	FF	FINISHED FLOOR
- - - W----	PROPOSED WATER	HW	HIGH WATER
- - - F----	EXISTING FIRE LINE	TOG	TOP OF GRATE
- - - F----	PROPOSED FIRE LINE	TOL	TOP OF LID
- - - SD----	EXISTING STORM DRAIN	IE	INVERT ELEVATION
- - - SD----	PROPOSED STORM DRAIN	EX	EXISTING
- - - RD----	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
- - - G----	EXISTING GAS	TA	TOP OF ASPHALT
- - - G----	PROPOSED GAS	TC	TOP OF CONCRETE
- - - OHP----	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
- - - UGP----	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
- - - UGP----	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
- - - T----	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
- - - T----	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
- - - FO----	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
- - - FO----	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
	PROPOSED CONCRETE		TBC CALLOUT UNLESS OTHERWISE DESIGNATED
	PROPOSED ASPHALT		
	PROPOSED LANDSCAPING		



VICINITY MAP
NOT TO SCALE

CITY STANDARD NOTES:

- i. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- ii. 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.
- iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- iv. Existing Utilities have been noted to the best of Engineers knowledge, however it is owners and Contractors responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction.
- v. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
- vi. The City reserves the right to conduct post-installation inspections to verify compliance with the Citys requirements and approved Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
- vii. All exterior lighting shall meet IESNA full-cutoff criteria.

PROJECT AREA	30,833 SQ.FT.	0.71 ACRES	100.00 %
LOT AREA	30,833 SQ.FT.	0.71 ACRES	100.00 %
LOT IMPERVIOUS AREA	17,538 SQ.FT.	0.40 ACRES	56.88 %
LOT BUILDING AREA	4,015 SQ.FT.	0.09 ACRES	13.02 %
LOT LANDSCAPE AREA	13,295 SQ.FT.	0.31 ACRES	43.12 %
R.O.W. DEDICATION AREA	0 SQ.FT.	0.00 ACRES	0.00 %
SENSITIVE LANDS AREA	558 SQ.FT.	0.01 ACRES	1.81 %
SENSITIVE LANDS % OF OPEN SPACE	0.04 %		
NUMBER OF BUIDLINGS	1		
NUMBER OF SURFACE PARKING	25		
NUMBER OF GARAGE PARKING	0		
NET DENSITY OF DWELLINGS	1.41 BUILDINGS/ACRE		
% OF BUILDABLE LAND	0.13 %		
PAVEMENT	10,667 SQ.FT.		
UNTREATED BASE COURSE	10,667 SQ.FT.		
GRANULAR BORROW	10,667 SQ.FT.		
CURB & GUTTER	564 LF		
SIDEWALK	248 LF		
ADA RAMPS	2 EACH		

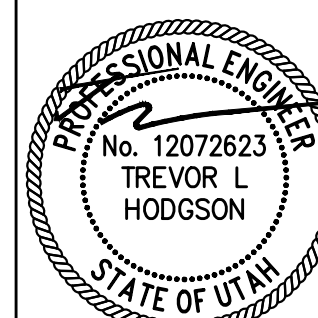
<u>SHEET INDEX</u>	
CV	COVER SHEET
	PLAT
C0.1	EXISTING SITE PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C4.2	DETAIL SHEET
C4.3	DETAIL SHEET
C4.4	DETAIL SHEET
C4.5	DETAIL SHEET

CIVIL ENGINEER:

CIR
ENGINEERING, L.L.C.
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

ARCHITECT:

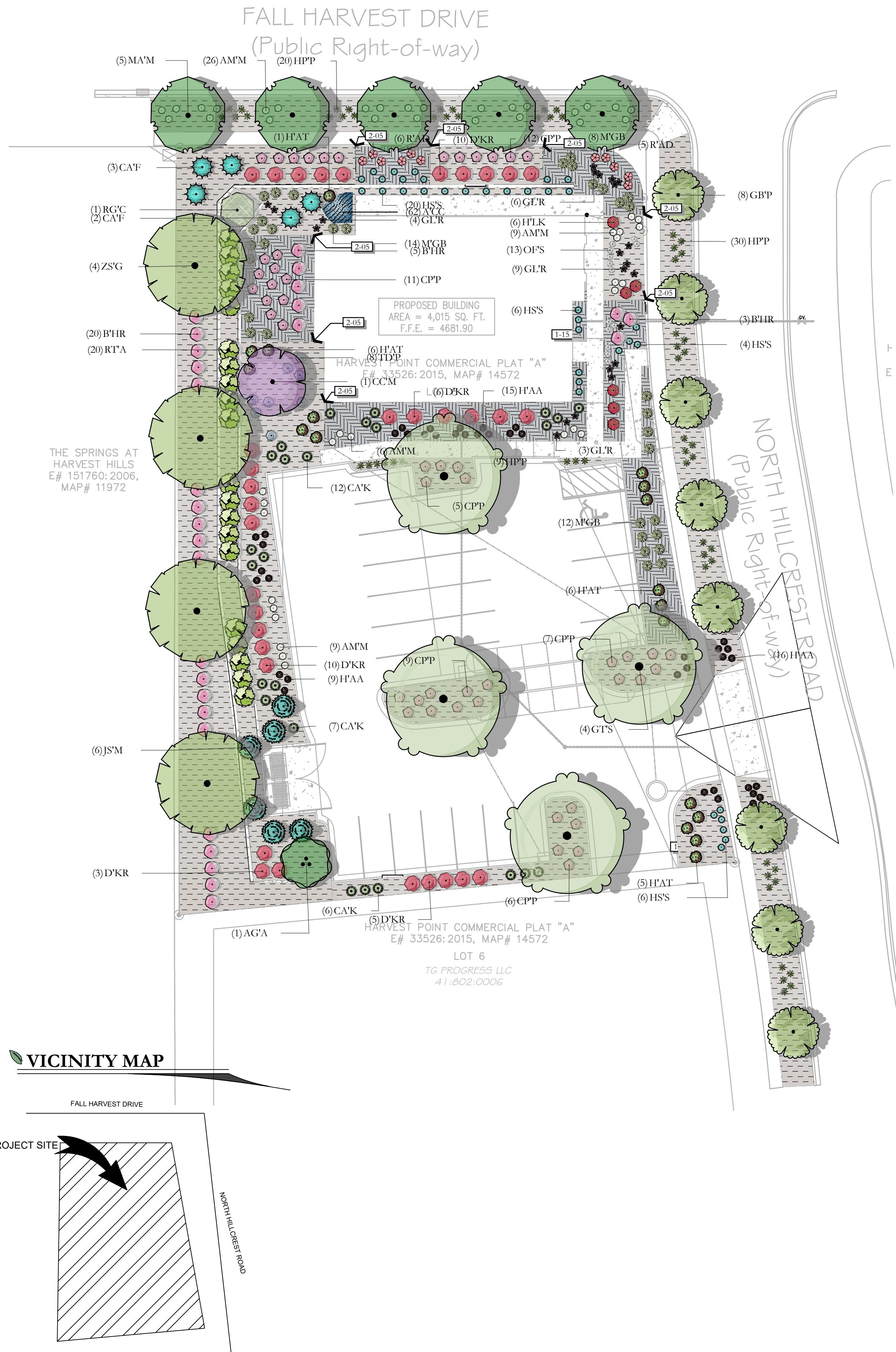
MINT ARCHITECTURE
7585 SOUTH UNION PARK AVE. STE. 100
SANDY, UT 84047
CONTACT PERSON: COREY MIDDLETON
PH: (801) 996-3646



SHEET NO.

CV

PROJECT ID: E23-097	DATE: 12/12/24
FILE NAME: PRJ-RDO	SCALE:



SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	13,234 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,218 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	12
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	7
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	112 lf

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CA'F	5	Cedrus atlantica glauca 'Fastigiata' Columnar Blue Atlas Cedar	B & B		6'
	J'S'M	6	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'
DECIDUOUS TREES						
	AG'A	1	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B	Multi-trunked	
	CC'M	1	Cercis canadensis 'Merlot' Merlot Eastern Redbud	15 gal	1.5"Cal	
	GB'P	8	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2"Cal	
	GT'S	4	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B	2"Cal	
	MA'M	5	Maackia amurensis 'JFS-Schieffelt' TM Maackia	B & B	2"Cal	
	ZS'G	4	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal	
DECIDUOUS SHRUBS						
	AM'M	50	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal		
	B'T'R	28	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush	5 gal		
	CP'P	50	Cytisus purpureus Purple Broom	5 gal		
	D'K'R	34	Diervilla x 'G2X885411' Kodiak® Red Diervilla	5 gal		
	H'A'T	18	Hibiscus syriacus 'Antong Two' Lil Kim® Dwarf Rose of Sharon	5 gal		
	HL'K	6	Hibiscus syriacus 'SHMR38' TM Lil' Kim Red Rose of Sharon	5 gal		
	RG'C	1	Rhus glabra 'Laciniata' Cutleaf Smooth Sumac	5 gal		
	RT'A	20	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS						
	H'P'P	59	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal		
GRASSES						
	CA'K	25	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	HS'S	36	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal		
	M'G'B	34	Miscanthus sinensis 'Gold Bar' Gold Bar Maiden Grass	1 gal		
PERENNIALS						
	GL'R	22	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal		
	H'A'A	40	Hemerocallis x 'Always Afternoon' Lavender Daylily	1 gal		
	O'F'S	13	Oenothera fremontii 'Shimmer' Shimmer Evening Primrose	1 gal		
	TD'P	8	Tanacetum densum amani Partridge Feather	1 gal		
ROSES						
	R'A'D	11	Rosa x 'Meimirote' Apricot Drift® Rose	5 gal		
GROUND COVERS						
	AV'CC	62	Ajuga reptans 'Chocolate Chip' Chocolate Chip Carpet Bugle	flat		

ISSUE DATE
12/11/2024

PROJECT NUMBER
UT24164

PLAN INFORMATION
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

DATE
XX-XX-XX

GRAPHIC SCALE: 1" = 20'

0' 10' 20' 40' 80'

PROJECT INFORMATION
LINROSE DENTAL
NORTH HILLCREST ROAD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
MINT ARCHITECTURE
ATT: JORDAN DEJARNETT
801-996-3646
JDEJARNETT@DESIGNWITHMINT.COM

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LICENSE STAMP
PKJ DESIGN GROUP
ARCHITECT
J. J. JARVIS
12/28/21-5/31/24
ELECTRONIC
STATE OF UTAH

DRAWING INFO
PLOT: JTA
DRAWN: SAV
CHECKED: JMA
PLOT DATE: 12/11/2024

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

	ST-01 STUCCO FINISH
	HB-01 HARDIE BOARD
	BR-01 BRICK VENEER
	TR-01 WHITE TRIM
	TR-02 BLACK TRIM
	SS-01 STANDING SEAM METAL ROOF

 EXTERIOR MATERIAL LEGEND

