

APRIL 30, 2025



CV COVER SHEET
PLAT
C0.1 EXISTING SITE PLAN
C0.2 EASEMENT PLAN
C0.3 RECORD OF SURVEY
C1.0 SITE PLAN
C2.0 GRADING PLAN
C2.1 DRAINAGE PLAN
C3.0 UTILITY PLAN
C3.1 FUTURE UTILITY PLAN
C4.0 DETAIL SHEET
C4.1 DETAIL SHEET
C4.2 DETAIL SHEET
C4.3 DETAIL SHEET
A101 LOT #304 MAIN FLOOR PLAN
A201 LOT 304 EXTERIOR ELEVATIONS
SP501 LOT #304 SITE PLAN DETAILS
E010 ELECTRICAL COVER SHEET
E020 ENERGY COMPLIANCE CERTIFICATE
E050 ELECTRICAL SPECIFICATIONS
ES101 SITE ELECTRICAL PLAN
ED102 SITE PHOTOMETRIC PLAN
E101 ELECTRICAL PLAN
E151 LIGHTING PLAN
E501 ELECTRICAL DIAGRAMS
E502 INTERIOR INSTALLATION DETAILS
E503 EXTERIOR INSTALLATION DETAILS
E600 SCHEDULES
LP-100 LANDSCAPE OVERALL PLAN
LP-101 LANDSCAPE COVER
LP-501 LANDSCAPE DETAILS
IR-100 IRRIGATION OVERALL PLAN
IR-101 IRRIGATION COVER
IR-501 IRRIGATION DETAILS
IR-502 IRRIGATION DETAILS
IR-503 IRRIGATION DETAILS

- 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 owner's 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 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.
- vii. All exterior lighting shall meet IESNA full-cutoff criteria.

THIS PROJECT LIES IN A FEMA
DESIGNATED ZONE X WHICH IS DEFINED
AS AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PER PANEL 145 OF 1450
EFFECTIVE DATE: JUNE 19, 2020

PROJECT SUMMARY			
LOT AREA	349,531 SQ.FT.	8.02 ACRES	100.00 %
PROJECT AREA	88,078 SQ.FT.	2.02 ACRES	25.20 %
PROPOSED IMPERVIOUS AREA	78,351 SQ.FT.	1.80 ACRES	22.42 %
PROPOSED BUILDING AREA	25,482 SQ.FT.	0.58 ACRES	7.25 %
PROPOSED LANDSCAPE AREA	10,093 SQ.FT.	0.23 ACRES	2.88 %
PROPOSED R.O.W. DEDICATION AREA	0 SQ.FT.	0.00 ACRES	0.00 %
PROPOSED SENSITIVE LANDS AREA	0 SQ.FT.	0.00 ACRES	0.00 %
PROPOSED SENSITIVE LANDS % OF OPEN SPACE	0.00 %		
PROPOSED NUMBER OF BUILDINGS	1		
PROPOSED NUMBER OF SURFACE PARKING	106		
PROPOSED NUMBER OF GARAGE PARKING	0		
PROPOSED NET DENSITY OF DWELLINGS	0.49 BUILDINGS/ACRE		
% OF BUILDABLE LAND	100.00 %		
PROPOSED PAVEMENT	62,969 SQ.FT.		
PROPOSED UNTREATED BASE COURSE	62,969 SQ.FT.		
PROPOSED GRANULAR BORROW	0 SQ.FT.		
PROPOSED CURB & GUTTER	1,670 LF		
PROPOSED SIDEWALK	1,052 LF		
PROPOSED ADA RAMPS	6 FEACH		

CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKER 1 800 692 4377

SHEET NO.	
CV	
PROJECT ID	DATE:
E24-021	04/30/25
FILE NAME:	SCALE:
PRJ-TC4	

SARATOGA TOWN CENTER—304
1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

COVER SHEET



10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

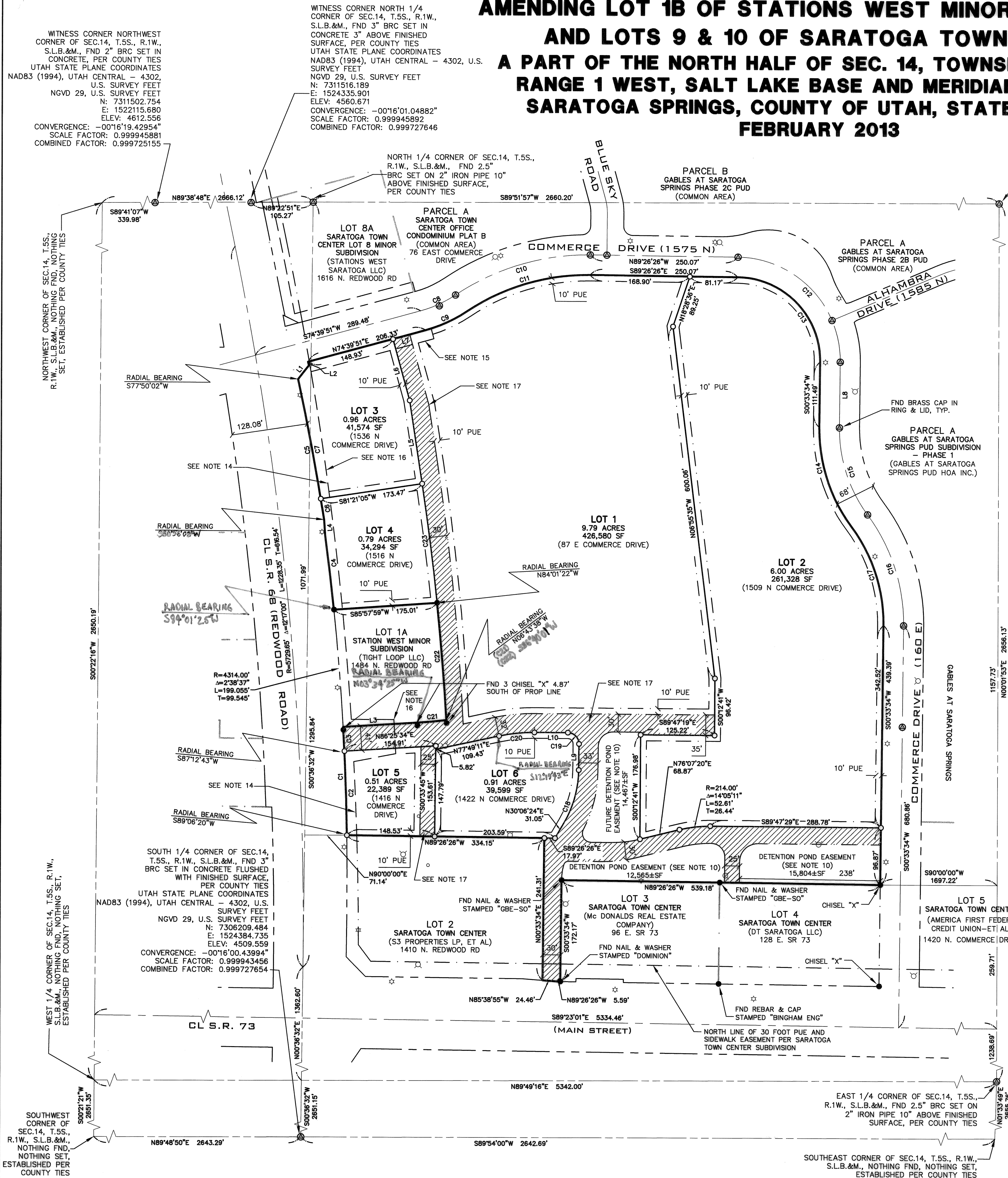
DESIGNER: TLH	PROJECT ENGINEER: TLH
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CIR
ENGINEERING, L.L.C.
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

ARCHITECT:
DIVERSIFIED DESIGN SERVICES
6236 SOUTH TURPIN STREET
MURRAY, UT 84107
CONTACT PERSON: BRANDON LUNDEEN
PH: (801) 347-2369

Saratoga Town Center No. 2

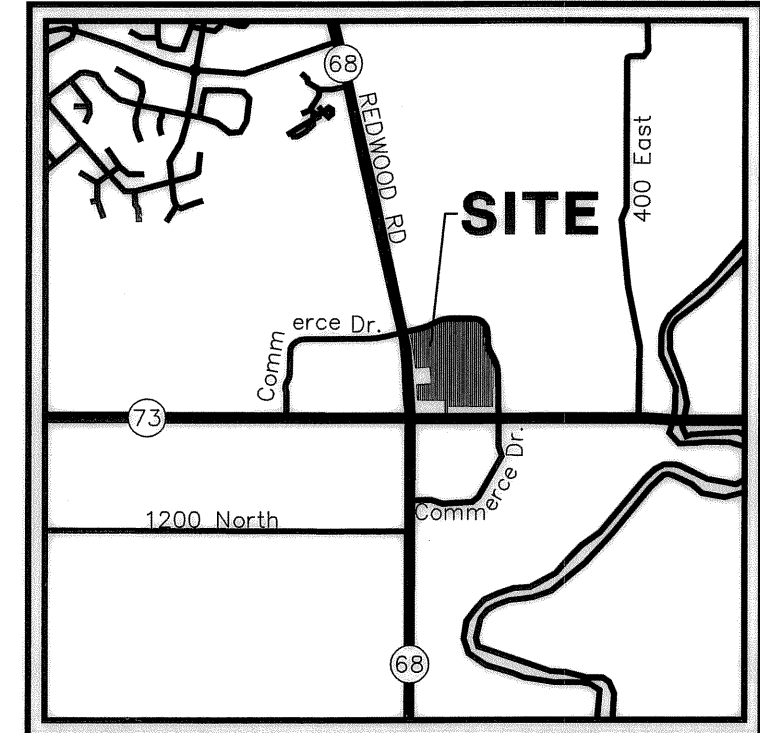
AMENDING LOT 1B OF STATIONS WEST MINOR SUBDIVISION AND LOTS 9 & 10 OF SARATOGA TOWN CENTER A PART OF THE NORTH HALF OF SEC. 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH FEBRUARY 2013



NORTHEAST CORNER OF SEC.14, T.5S., R.1W., S.L.B.&M., FND 2.5" BRC SET ON 2" IRON PIPE 10" ABOVE FINISHED SURFACE, PER COUNTY TIES
UTAH STATE PLANE COORDINATES
NAD83 (1994), UTAH CENTRAL - 4302, U.S. SURVEY FEET
N: 7311516.189
E: 1524335.501
ELEV: 4560.677
CONVERGENCE: -001'01.04882"
SCALE FACTOR: 0.999945892
COMBINED FACTOR: 0.999727646

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	4314.00'	226°17'	183.57'	91.80'
C2	4314.00'	153°37'	142.57'	71.28'
C3	4313.98'	032°40'	41.00'	20.50'
C4	4314.00'	140°58'	126.71'	63.36'
C5	4459.29'	308°04'	241.36'	120.71'
C6	4459.29'	027°44'	35.97'	17.98'
C7	4459.29'	238°20'	205.39'	102.71'
C8	200.00'	184°05'	65.34'	32.96'
C9	234.00'	181°05'	76.45'	38.57'
C10	400.00'	343°48'	241.65'	124.64'
C11	366.00'	343°48'	221.11'	114.04'
C12	175.00'	90°00'00"	274.89'	175.00'
C13	141.00'	90°00'00"	221.48'	141.00'
C14	275.00'	37°18'12"	179.04'	92.82'
C15	241.00'	37°18'12"	156.91'	81.35'
C16	309.00'	37°18'12"	201.18'	104.30'
C17	275.00'	37°18'12"	179.04'	92.82'
C18	180.00'	293°44'49"	92.93'	47.52'
C19	180.00'	90°22'01"	29.87'	19.12'
C20	276.50'	122°29'18"	60.27'	30.25'
C21	900.00'	3°09'12"	49.53'	24.77'
C22	4314.00'	238°39'	198.10'	99.57'
C23	4314.00'	242°19'	203.69'	101.86'

LINE	BEARING	LENGTH
L1	N37°57'20"E	29.69'
L2	N134°33'55"W	6.38'
L3	N86°25'34"E	125.50'
L4	N4°06'07"W	27.01'
L5	S8°38'55"E	142.14'
L6	N15°15'24"W	107.89'
L7	N74°39'51"E	57.40'
L8	S0°33'34"W	111.49'
L9	N0°31'35"E	44.41'
L10	S89°50'25"E	56.67'



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS AND PUBLIC DEDICATIONS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NOS HARN STATIONS:

"RED BUTTE CORRS ARP" (PID: AF9633), ADJUSTED BY NOS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: A15835), ADJUSTED BY NOS IN JUNE 2000, "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15836), ADJUSTED BY NOS IN JUNE 2000, AND "HEBER GPS BASE STATION ARP" (PID: A15834), ADJUSTED BY NOS IN JUNE 2000.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, T.5S., R.1W., S.L.B.&M.; SHOWN HEREON AS S89°51'57"W.

NOTES

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.9997273675 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

2. FLOOD ZONE: THIS PROPERTY IS IN ZONE X, OF OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP NO. 490209015C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2002.

3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION. NO BUILDING PERMITS SHALL BE ISSUED FOR THIS SUBDIVISION UNTIL ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF SARATOGA SPRINGS. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICES REGARDING THE DEVELOPMENT OF THE PROPERTY.

4. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONDITION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

5. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE ROADS AND PRIVATE UTILITY SYSTEMS INSTALLED FOR THE ACCESS AND SERVICE OF LOTS 2, 3, 4, 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, 4, & 10 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT INCLUDING BUT NOT LIMITED TO ROADS, SIDEWALKS, STREET LIGHTS, IRRIGATION MAINS & LATERALS, AND DRAINAGE LINES & BASINS.

6. THE OWNER OF LOTS 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ALONG THE FRONTAGE OF REDWOOD ROAD AND STATE ROAD 73 FOR THE ENTIRE SARATOGA TOWN CENTER SUBDIVISION.

7. PLAT AND LOTS ARE SUBJECT TO ANY AND ALL CONDITIONS, SETBACKS, AND RESTRICTIONS CONTAINED WITHIN THOSE CERTAIN MASTER DEVELOPMENT AGREEMENTS, AND DECLARATION AS FOLLOWS: MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED AUGUST 02, 2005, AS ENTRY #83727-2005, AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED SEPTEMBER 12, 2006, AS ENTRY #19581-2006, FIRST AMENDMENT TO AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED DECEMBER 22, 2009, AS ENTRY #130688-2009, AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED OCTOBER 06, 2008 AS ENTRY #132916-2008.

8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

9. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS PERTAINING TO BONDS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

10. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND EASEMENTS, INCLUDING THE FUTURE DETENTION POND SHOWN HEREON FOR THE PURPOSE OF DETAINING STORM WATER DRAINAGE FOR LOTS 2, 3, 4, 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT.

11. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

12. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE ROADS AND STREETS.

13. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

14. EAST LINE OF 30 FOOT PUE AND SIDEWALK EASEMENT PER SARATOGA TOWN CENTER SUBDIVISION.

15. PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975-2010, OFFICIAL RECORDS.

16. PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975-2010, OFFICIAL RECORDS.

17. ALL PRIVATE ROADS & UTILITY EASEMENTS HAVE PUBLIC ACCESS. AFFECTS AND BENEFITS ALL LOTS OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT.

18. FOR BUILDING SETBACK AND HEIGHT RESTRICTIONS REFER TO NOTE #7 AND REFERENCED RECORD DOCUMENTS.

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THAT THE SAME AS SHOWN ON THIS PLAT, IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

LEGAL DESCRIPTION

ALL OF LOT 1B STATIONS WEST MINOR SUBDIVISION, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 36842-2012, MAP NO. 13654, OFFICIAL RECORDS, TOGETHER WITH ALL OF LOTS 9 AND 10 OF SARATOGA TOWN CENTER, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 131021-2006, MAP NO. 11899, OFFICIAL RECORDS; SAID LAND BEING PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF UTAH, CITY OF SARATOGA SPRINGS.

LESS AND EXCEPTING THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO THE WARRANTY DEED RECORDED AS ENTRY NO. 62974-2010 ON JULY 29, 2012, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF COMMERCE DRIVE AS SHOWN ON THE PLAT OF SAID SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH, WHICH IS 84.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE ENGINEER STATION 617+64.86, WHICH POINT IS 6.01 FT. S89°38'52"W ALONG THE NORTH LINE OF SAID NW1/4 AND 271.17 FT. S002°10'08"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S14°45'52"E 53.7 FT. THENCE S37°56'00"W 28.69 FT. TO A POINT 61.73 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE ENGINEER STATION 617+39.59 WHICH IS A POINT ON A 4.589.29 FT. RADIAL CURVE TO THE RIGHT (NOTE: RADIUS BEARS S82°18'25"W); THENCE S04°07'27"E 27.01 FT. TO A POINT ON A 4.314.00 FT. RADIAL CURVE TO THE RIGHT (NOTE: RADIUS BEARS S82°18'25"W); THENCE S04°07'27"E 27.01 FT. TO THE SOUTH LINE OF SAID CURVE 509.32 FT. TO THE SOUTH LINE OF LOT 1, 05 SAID SARATOGA TOWN CENTER SUBDIVISION WHICH IS 64.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE ENGINEER STATION 609+73.51; THENCE N89°27'44"W ALONG SAID SOUTH LINE 13.15 FT. TO THE SOUTHWEST CORNER OF SAID LOT 1, SARATOGA TOWN CENTER SUBDIVISION WHICH IS A POINT ON A 5.788.88 FT. RADIAL CURVE TO THE LEFT (NOTE: RADIUS BEARS S88°03'54"W); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND SAID CURVE 796.62 FT. TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N74°39'51"E 28.08 FT. TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE EAST LINE OF LOT 2, AS SHOWN ON THE PLAT OF SAID SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899 ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH, WHICH IS 306.68 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE ENGINEER STATION 607+33.63 WHICH POINT IS 392.28 FT. N89°51'45"E ALONG THE NORTH LINE OF SAID NE1/4 AND 1,317.92 FT. S000°15'15"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S85°39'30"E 24.46 FT. TO A POINT 421.08 FT. PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE STATION 607+31.99; THENCE N89°27'46"W 24.40 FT. THENCE N00°32'16"E 1.62 FT. TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS AND DISTANCES BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1983 AT GROUND, UTAH CENTRAL ZONE, BASED UPON UTAH DEPARTMENT OF TRANSPORTATION SURVEY CONTROL SHEETS FOR FEDERAL AID PROJECT STP-0088(42)26 SR-68 REDWOOD ROAD, BANGERTER HWY TO SARATOGA SPRINGS ENVIRONMENTAL ASSESSMENT STUDY FEBRUARY 8, 2008)

CONTAINS 18.96 ACRES, MORE OR LESS
JEFFERSON COUNTY RECORDER
2013 Apr 10 2121 PM 06 Fee \$6.00 BY CLS
RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT F. MYERS THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

SARATOGA TOWN CENTER NO. 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF JOHN E. WILFONG HAVE/HAS HEREUNTO SET THIS 29 DAY OF FEBRUARY A.D., 2013.

STATIONS WEST-SARATOGA, LLC,
AN OHIO LIMITED LIABILITY COMPANY

By: Robert F. Myers
ITS MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF Ohio S.S.
COUNTY OF Hamilton

ON THE 29 DAY OF FEBRUARY A.D., 2013, PERSONALLY APPEARED BEFORE ME, JOHN E. WILFONG WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ROBERT F. MYERS IS THE MANAGER OF SAID STATIONS WEST-SARATOGA, LLC, AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID STATIONS WEST-SARATOGA, LLC.

AND THE SAID JOHN E. WILFONG EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN VERMONT COUNTY, OHIO

MY COMMISSION EXPIRES: 2-1-2015

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES OF THE PERPETUAL USE OF THE PUBLIC. THIS DAY OF FEBRUARY A.D. 2013.

MAYOR JOHN E. WILFONG ATTEST: JOHN E. WILFONG
CITY RECORDER (SEE SEAL BELOW)

CLC ASSOCIATES
231 WEST 800 SOUTH
SUITE A
SALT LAKE CITY
UTAH 84101
P 801 363 5605
F 801 363 5604
CLC@CLC.COM

PROJECT #: 12-0054
DATE: 02-04-13
DRAWN BY: DM
CHECKED BY: BM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY THE CITY ATTORNEY.

LEHI CITY POST OFFICE
APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY POST OFFICE REPRESENTATIVE

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY THE CITY ENGINEER.

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY THE CITY ENGINEER.

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BY THE CITY ENGINEER.

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APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY THE CITY ENGINEER.

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEBRUARY A.D., 2013,
BY THE CITY ENGINEER.

QUESTAR GAS COMPANY
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.

ROCKY MOUNTAIN POWER
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.

COMCAST CABLE TELEVISION
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.

FIRE CHIEF APPROVAL
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY FIRE CHIEF.

PLANNING COMMISSION APPROVAL
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE PLANNING COMMISSION.

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.

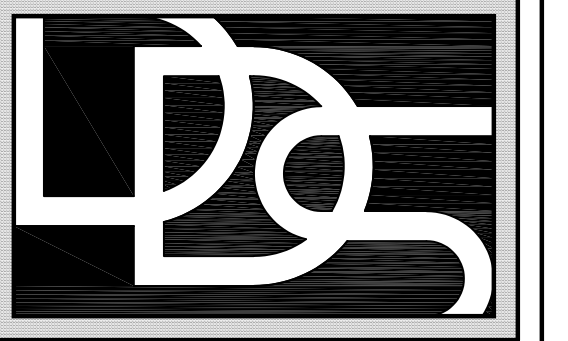
SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ATTORNEY.

LEHI CITY POST OFFICE
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY POST OFFICE REPRESENTATIVE

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.

CLERK-RECORDER
APPROVED THIS 29 DAY OF FEB A.D., 2013,
BY THE CITY ENGINEER.





Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

PROJECT NAME:
HADCO DEVELOPMENT
Saratoga Springs Town Center
LOT 304
SARATOGA SPRINGS, UTAH

PROJECT INFO.

PROJECT NO.:	2024-044
CAD FILE NAME:	304 A201 Ext Elevations V2
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	01-02-2025

REVISIONS

REV.	DATE	DESCRIPTION
△	DATE	DESCRIPTION

SHEET TITLE:

LOT 304
EXTERIOR ELEVATIONS

A 201

SHEET 2 OF 3



304 WEST ELEVATION AREA:	
TOTAL AREA:	4,524 Sq. Ft.
GLASS AREA:	1,380 Sq. Ft. (30.5% OF AREA)
TOTAL AREA W/O GLASS:	3,144 Sq. Ft.
INSUL. METAL PANEL AREA:	1,128 Sq. Ft. (35.6% OF AREA)
STUCCO FINISH AREA:	456 Sq. Ft. (14.5% OF AREA)
SPLIT FACED BLOCK AREA:	284 Sq. Ft. (8.4% OF AREA)
STONE VENEER AREA:	480 Sq. Ft. (15.3% OF AREA)
ARCH. METAL AREA:	816 Sq. Ft. (25.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,380 Sq. Ft. THERE IS 720 Sq. Ft. OF GLASS IN THIS AREA FOR 52.2%.



304 EAST ELEVATION AREA:	
TOTAL AREA:	4,524 Sq. Ft.
GLASS AREA:	1,380 Sq. Ft. (30.5% OF AREA)
TOTAL AREA W/O GLASS:	3,144 Sq. Ft.
INSUL. METAL PANEL AREA:	1,128 Sq. Ft. (35.6% OF AREA)
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THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,380 Sq. Ft. THERE IS 720 Sq. Ft. OF GLASS IN THIS AREA FOR 52.2%.



304 SOUTH ELEVATION AREA:	
TOTAL AREA:	6,244 Sq. Ft.
GLASS AREA:	2,160 Sq. Ft. (34.6% OF AREA)
TOTAL AREA W/O GLASS:	4,084 Sq. Ft.
INSUL. METAL PANEL AREA:	1,212 Sq. Ft. (29.7% OF AREA)
STUCCO FINISH AREA:	600 Sq. Ft. (14.7% OF AREA)
SPLIT FACED BLOCK AREA:	308 Sq. Ft. (7.5% OF AREA)
STONE VENEER AREA:	860 Sq. Ft. (21.1% OF AREA)
ARCH. METAL AREA:	1,104 Sq. Ft. (27.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,867 Sq. Ft. THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%.



304 NORTH ELEVATION AREA:	
TOTAL AREA:	6,244 Sq. Ft.
GLASS AREA:	2,160 Sq. Ft. (34.6% OF AREA)
TOTAL AREA W/O GLASS:	4,084 Sq. Ft.
INSUL. METAL PANEL AREA:	1,212 Sq. Ft. (29.7% OF AREA)
STUCCO FINISH AREA:	600 Sq. Ft. (14.7% OF AREA)
SPLIT FACED BLOCK AREA:	308 Sq. Ft. (7.5% OF AREA)
STONE VENEER AREA:	860 Sq. Ft. (21.1% OF AREA)
ARCH. METAL AREA:	1,104 Sq. Ft. (27.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,867 Sq. Ft. THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%.



DOVE GRAY IMP WALL PANEL
WITH BRNZ. ANOD. ALUM. WINDOWS



CHARCOAL GRAY ARCH. METAL PANEL



DOVER WHITE FLAT STONE VENEER
BEEHVE BRICK AND STONE



CHARCOAL BLOCK
SUNROC SPLIT-FACED



BRONZE ANOD. ALUM.
STORE FRONT WINDOWS / DOORS



BLACK PAINTED / POWDER COATED AWNINGS

NOTES:

BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINTENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.