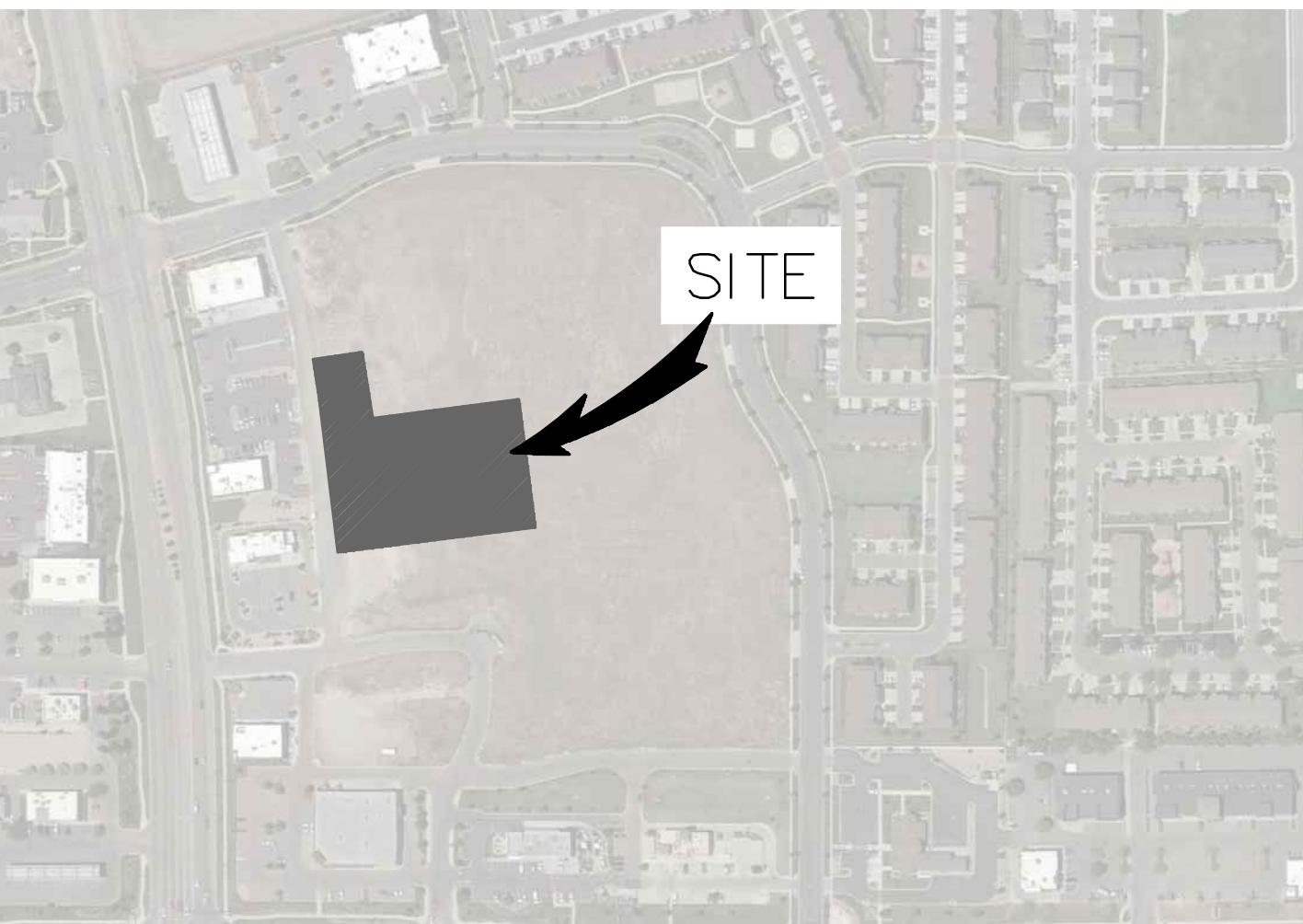
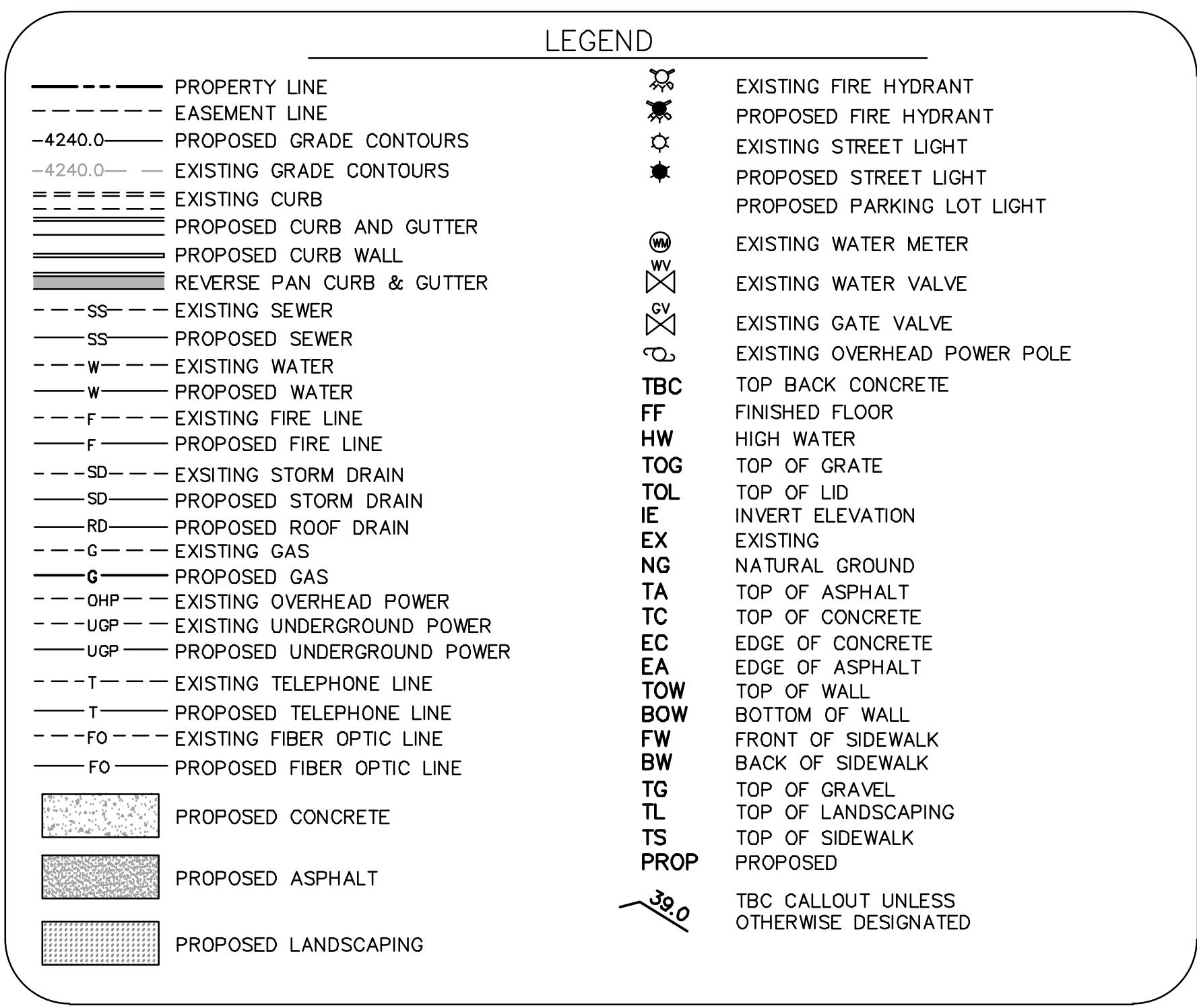


SARATOGA TOWN CENTER - 304

1508 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

APRIL 30, 2025



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
CV	COVER SHEET
	PLAT
C0.1	EXISTING SITE PLAN
C0.2	EASEMENT PLAN
	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

CITY STANDARD 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 with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- Existing Utilities have been noted to the best of Engineers knowledge, however it is owner's and contractor's responsibility to locate utilities in field and notify City Engineer and City If discrepancies exist prior to continuing any construction.
- 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-cut-off criteria.

FEMA NOTE:
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

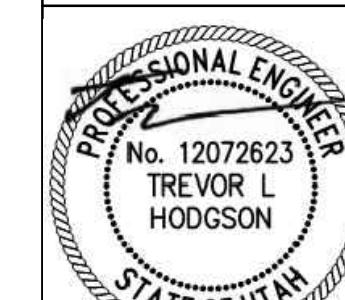
PROJECT SUMMARY			
LOT AREA	349,531 SQ.FT.	8.02 ACRES	100.00 %
PROJECT AREA	88,075 SQ.FT.	2.02 ACRES	25.20
PROPOSED IMPERVIOUS AREA	78,351 SQ.FT.	1.80 ACRES	22.42 %
PROPOSED BUILDING AREA	25,482 SQ.FT.	0.58 ACRES	7.29 %
PROPOSED LANDSCAPE AREA	10,093 SQ.FT.	0.23 ACRES	2.89 %
PROPOSED R.O.W. DEDICATION 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	52,869 SQ.FT.		
PROPOSED UNTREATED BASE COURSE	52,869 SQ.FT.		
PROPOSED GRANULAR BORROW	0 SQ.FT.		
PROPOSED CURB & GUTTER	1,670 LF		
PROPOSED SIDEWALK	1,052 LF		
PROPOSED ADA RAMPS	6 EACH		

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

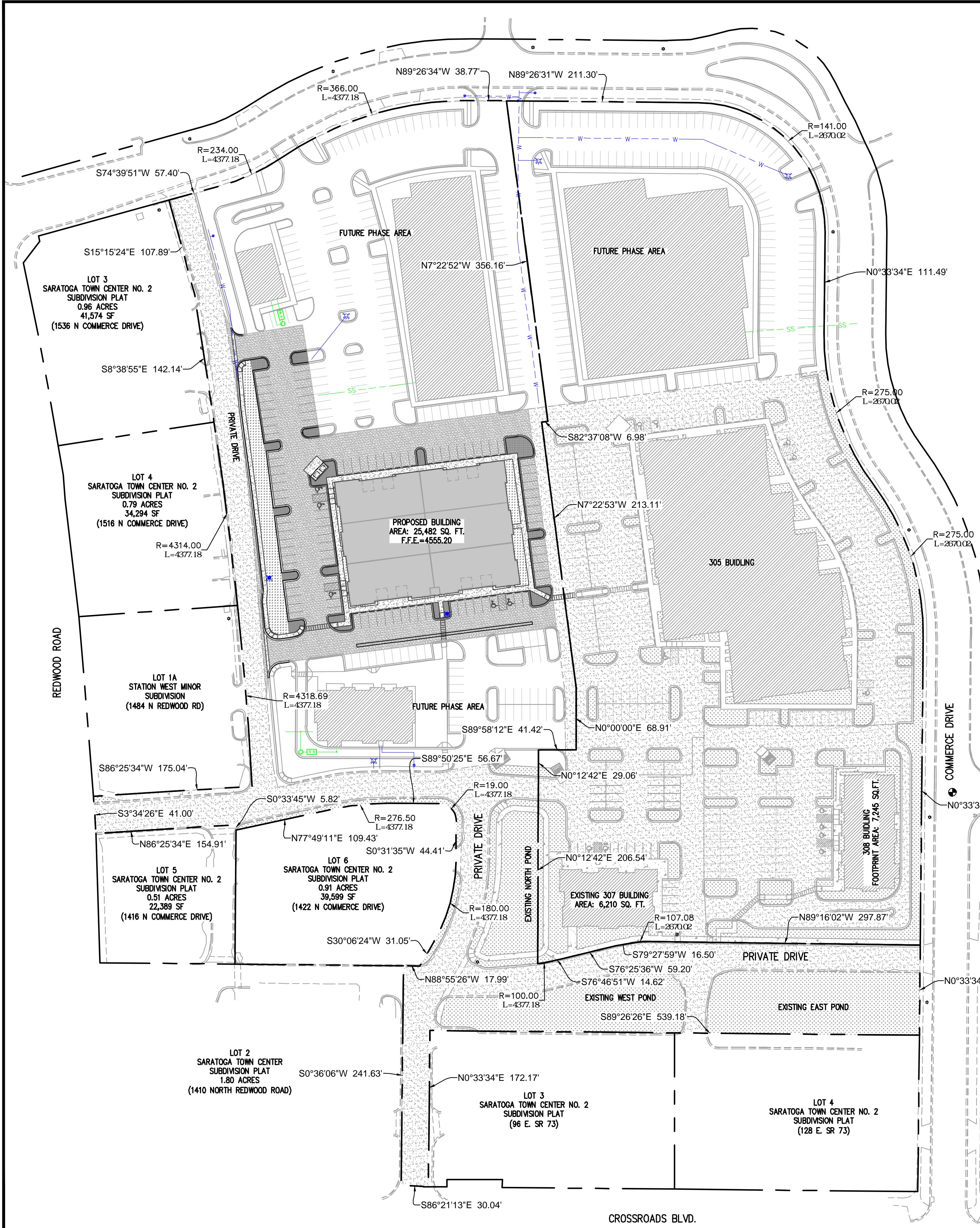
COVER SHEET

CIR CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UT 84095 - PE: 801-949-6296



CALL BEFORE YOU DIG
811
SHEET NO. CV
PROJECT ID: E24-021
DATE: 04/30/25
CONTACT PERSON: BRANDON LUNDEEN
FILE NAME: PRJ-TC4
PHONE: (801) 347-2369
SCALE: 1:1000



COMPLIANCE NOTE: THIS PROJECT COMPLIES
WITH THE CITY'S ADOPTED LAND USE
ELEMENT OF THE GENERAL PLAN

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

OUTDOOR DISPLAY NOTE:

1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
3. DISPLAY AREAS SHALL NOT BLOCK BUILDING ENTRIES OR EXITS, PEDESTRIAN WALKS, OR PARKING SPACES IN FRONT OF THE BUILDING. OUTDOOR DISPLAY AREAS SHALL NOT SPILL INTO WALKWAYS OR ANY DRIVE AISLE ADJACENT TO A BUILDING.

SEE COVER SHEET FOR PROJECT LEGEND

E:
IMPROVEMENTS SHOWN WITHIN THE
URE PHASE AREA OF THE SITE ARE
WN FOR REFERENCE ONLY. NO
STRUCTION IS BEING PROPOSED IN THE
URE PHASE AREA AT THIS TIME.

ENTION NOTE:
DRAINAGE REPORT FOR ALL DRAINAGE
CALCULATIONS.

ENTION NOTE:
DRAINAGE REPORT FOR ALL DRAINAGE
CALCULATIONS.

LOT AREAS:

	SQ. FT. / ACRES
LOT	349,531 SQ. FT. / 8.02 ACRES
BUILDING FOOTPRINT	25,482 SQ. FT. / 0.58 ACRES
PROPOSED ASPHALT	42,074 SQ. FT. / 0.97 ACRES
EXISTING ASPHALT	66,094 SQ. FT. / 1.52 ACRES
TOTAL LANDSCAPING	50,721 SQ. FT. / 1.16 ACRES
PARKING LANDSCAPING	3,121 SQ. FT. / 0.07 ACRES
REMAINING LANDSCAPING	6,879 SQ. FT. / 0.16 ACRES
EXISTING LANDSCAPING	40,720 SQ. FT. / 0.93 ACRES
PROPOSED CONCRETE	178,500 SQ. FT. / 4.10 ACRES
EXISTING CONCRETE	8,647 SQ. FT. / 0.20 ACRES
FUTURE PHASE	0 SQ. FT. / 0.00 ACRES

LOT 304 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	38,757 SQ. FT.	
PARKING AREA LANDSCAPING	3,121 SQ. FT.	(5% OF PARKING AREA: 1,938 SQ. FT. REQ'D)
TOTAL LANDSCAPING	50,721 SQ. FT.	(20% OF LOT: 69,906 SQ. FT. REQ'D) REMAINING LANDSCAPING WILL BE PROVIDED IN FUTURE PHASE AREAS

LOT 304 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
RECREATION FACILITY	25,482 SQ. FT.	54 (101.93)(4 STALLS/1000)
TOTAL REQUIRED:	102 (101.93)	
TOTAL PROVIDED:	106	(ADDITIONAL 7 STALLS TO BE PROVIDED WITH AN OFFSITE PARKING AGREEMENT)
ACCESSIBLE SPACES		5 (5 REQ'D 101 TO 150)

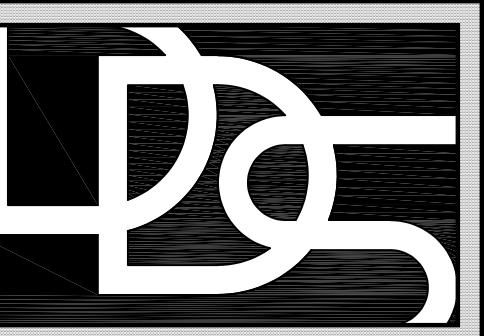
SARATOGA TOWN CENTER - 304
1508 NORTH REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

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

A circular professional engineer seal. The outer ring contains the words "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom, both in a stylized font. The inner circle contains the number "No. 12072623" at the top, the name "TREVOR L" in the middle, and "HODGSON" at the bottom. A signature "Trevor L. Hodgson" is written across the center of the inner circle.

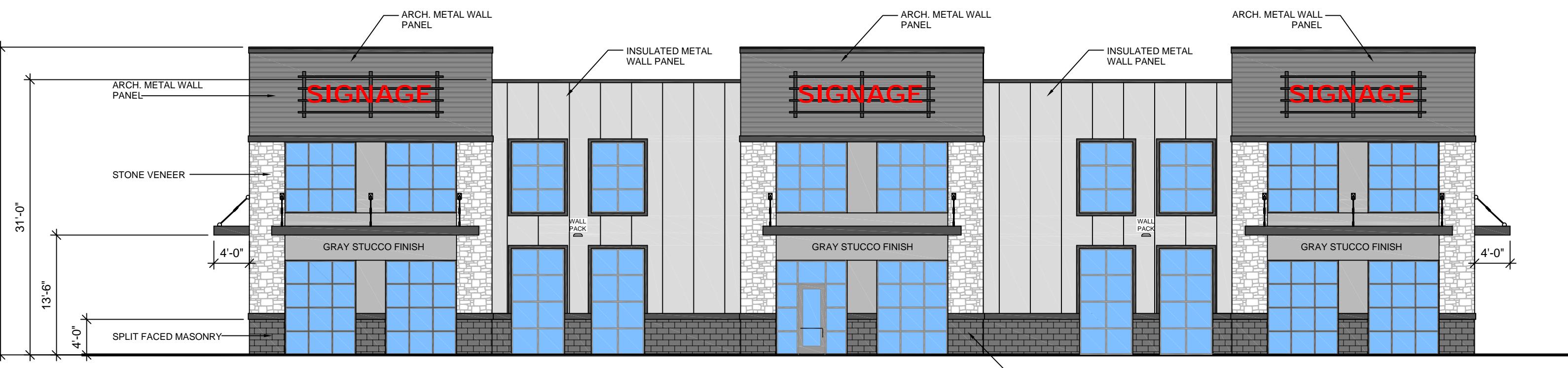
SHEET NO.	
C1.0	
PROJECT ID	DATE:
E24-021	04/30/25
FILE NAME:	SCALE:
BP I-TC4	1"-60'

PROJECT ID	DATE:
E24-021	04/30/25
FILE NAME:	SCALE:
PP I-TC4	1"-60'



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

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



304
WEST ELEVATION

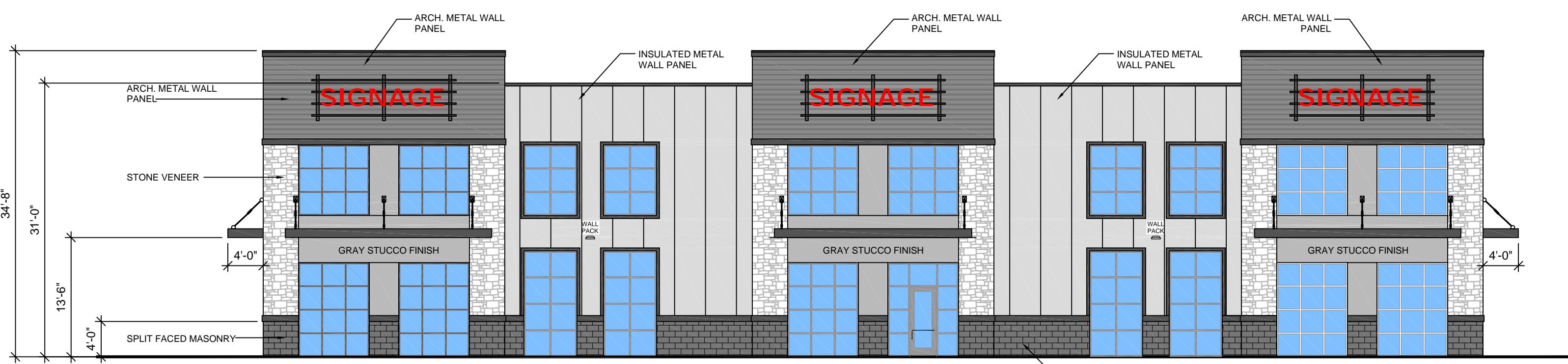
SCALE: 3/32" = 1'-0"

D / A201

ROOF DRAIN NOTE:
ALL ROOF DRAINS, CONDUITS, PIPING, MAINTENANCE STAIRS,
LADDERS AND OTHER RELATED SERVICES WILL BE LOCATED
ON THE INTERIOR OF THE BUILDING.

304 WEST ELEVATION AREA:
TOTAL AREA: 4,924 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.
(35.8% OF AREA)
STUCCO FINISH AREA: 452 Sq. Ft.
(14.5% OF AREA)
SPLIT FACED BLOCK AREA: 264 Sq. Ft.
(8.4% OF AREA)
STONE VENEER AREA: 480 Sq. Ft.
(15.3% OF AREA)
ARCH. METAL AREA: 816 Sq. Ft.
(26.0% 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

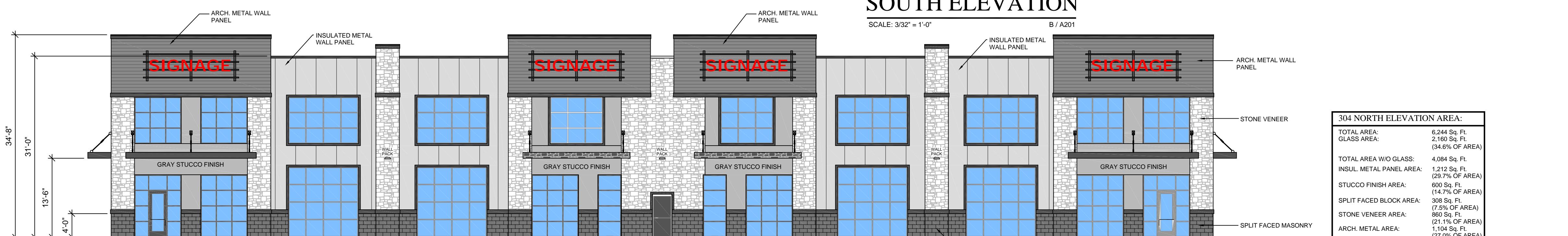
SCALE: 3/32" = 1'-0"

304 EAST ELEVATION AREA:
TOTAL AREA: 4,924 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.
(35.8% OF AREA)
STUCCO FINISH AREA: 452 Sq. Ft.
(14.5% OF AREA)
SPLIT FACED BLOCK AREA: 264 Sq. Ft.
(8.4% OF AREA)
STONE VENEER AREA: 480 Sq. Ft.
(15.3% OF AREA)
ARCH. METAL AREA: 816 Sq. Ft.
(26.0% 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 SOUTH ELEVATION AREA:
TOTAL AREA: 5,244 Sq. Ft.
GLASS AREA: 1,608 Sq. Ft.
(34.6% OF AREA)
TOTAL AREA W/O GLASS: 3,636 Sq. Ft.
INSUL. METAL PANEL AREA: 1,212 Sq. Ft.
(33.7% OF AREA)
STUCCO FINISH AREA: 600 Sq. Ft.
(14.4% OF AREA)
SPLIT FACED BLOCK AREA: 356 Sq. Ft.
(7.5% OF AREA)
STONE VENEER AREA: 860 Sq. Ft.
(20.0% OF AREA)
ARCH. METAL AREA: 1,104 Sq. Ft.
(27.0% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 1,687 Sq. Ft.
THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%



304
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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 1,687 Sq. Ft.
THERE IS 1,120 Sq. Ft. OF GLASS IN THIS AREA FOR 59.4%



304
NORTH ELEVATION

SCALE: 3/32" = 1'-0"

A / A201



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



CHARCOAL GRAY ARCH. METAL PANEL



DOVER WHITE FLAT STONE VENEER
BEEHIVE 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.

HADCO DEVELOPMENT
Saratoga Springs Town Center
LOT 304

A NEW BUILDING FOR :

PROJECT NAME:

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

REV	DATE	DESCRIPTION	
		DATE	DESCRIPTION

SHEET TITLE:		
LOT 304 EXTERIOR ELEVATIONS		