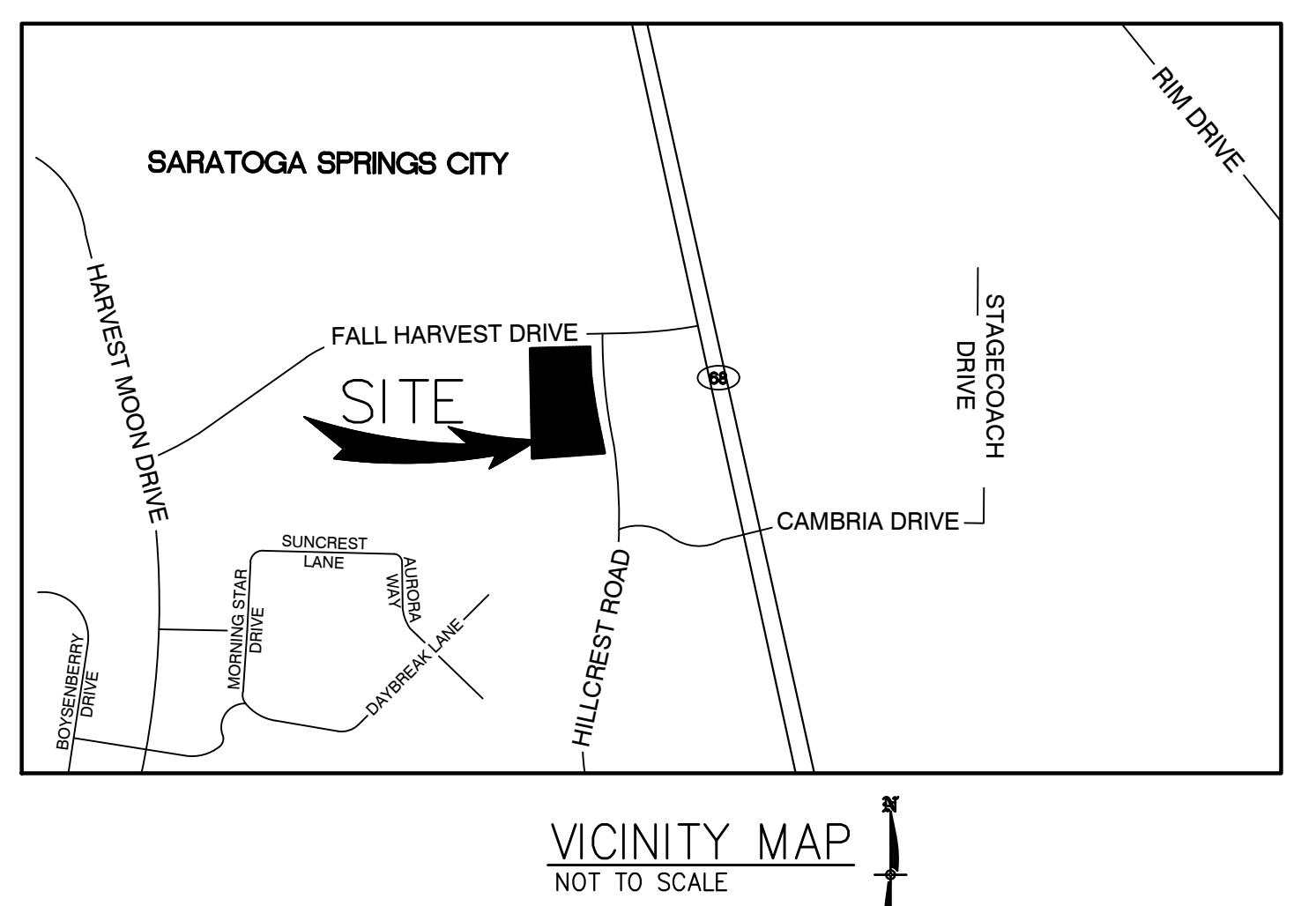
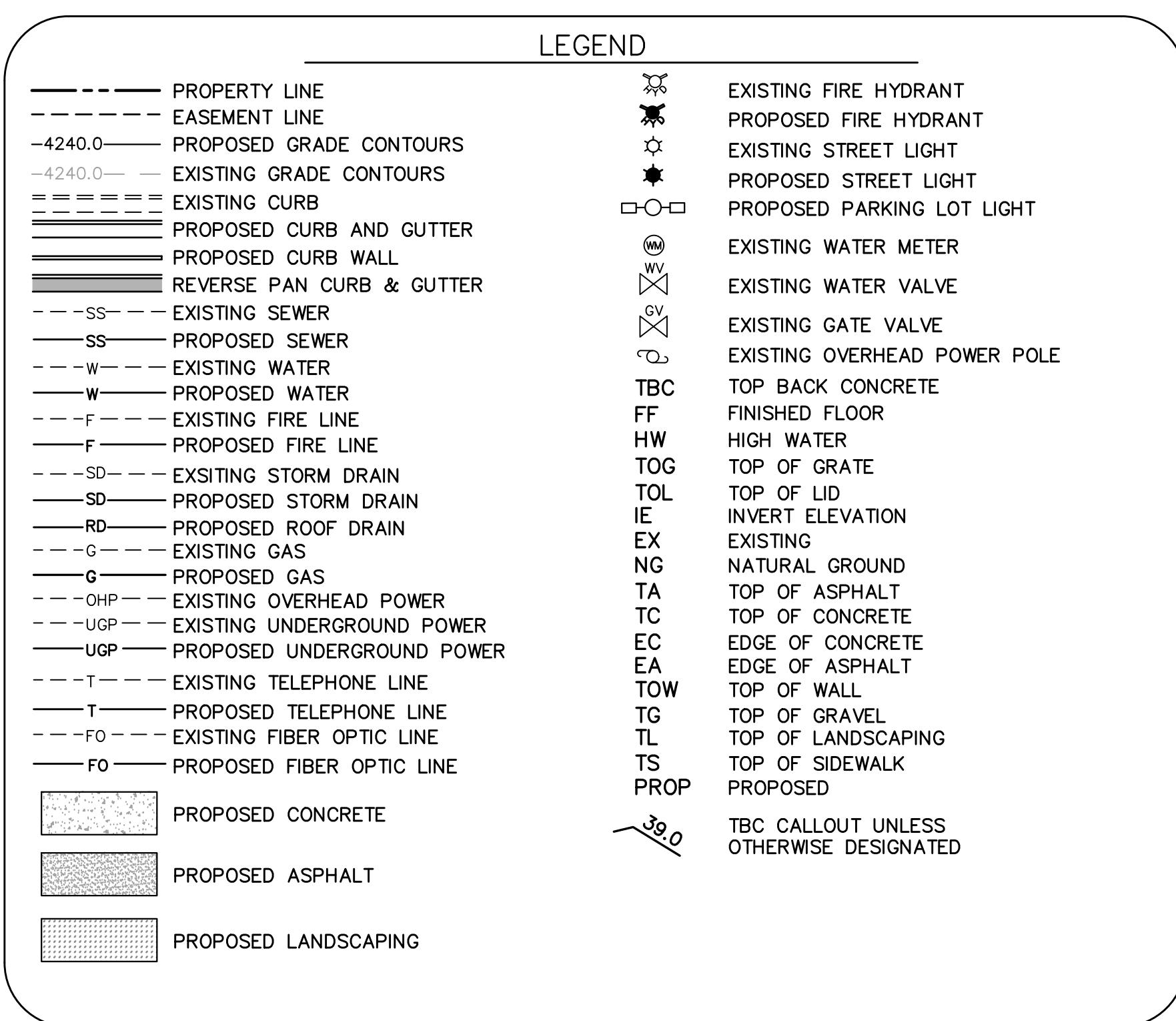


NORTH SARATOGA RETAIL

CIVIL SITE PLANS 1843 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84045

MAY 07, 2025



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 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.
- 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 meetIESNA full-cut-off criteria.

NORTH SARATOGA RETAIL
1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

COVER SHEET

CIR | **CIVIL ENGINEERING**
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

SHEET NO. **CV**
PROJECT ID: **E24-180** DATE: **05/07/25**
FILE NAME: **PRJ-SMOB** SCALE: **1:1000**

CIVIL ENGINEER:

CIR | **CIVIL ENGINEERING**
+ SURVEYING

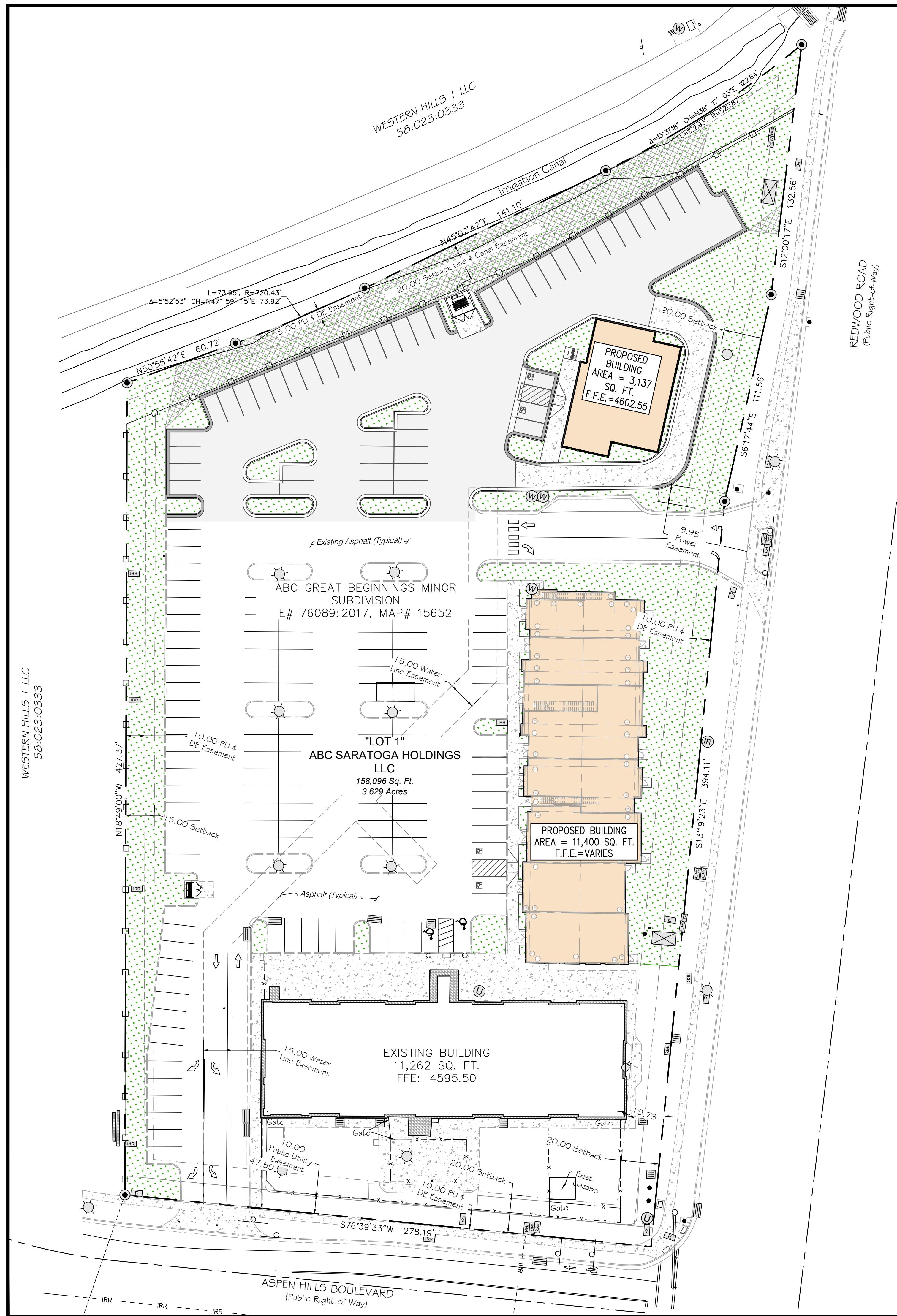
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

ARCHITECT:

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
CONTACT PERSON: JOHN L DAVIS
PH: (801) 487-0715





LOT AREAS:

	SQ. FT.	/	ACRES.
LOT OVERALL	158,096	/	3.629
EXISTING BUILDING	12,249	/	0.281
BUILDING 1 FOOTPRINT	11,568	/	0.266
BUILDING 2 FOOTPRINT	3,137	/	0.072
EXISTING ASPHALT	48,364	/	1.110
PROPOSED ASPHALT	19,560	/	0.449
EXISTING LANDSCAPING	7,095	/	0.163
PROPOSED LANDSCAPING	27,559	/	0.633
PROPOSED CONCRETE	35,658	/	0.819

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	34,654

21.92 % PROVIDED

NOTES:

1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

SQ. FT.	CITY REQ'T
CHILD CARE CENTER	12,249
RESTAURANT (TAKEOUT)	3,137
RETAIL SALES	11,568
TOTAL REQUIRED	162
TOTAL PROVIDED	172
EXISTING PARKING PROVIDED	122
PROPOSED PARKING PROVIDED	50
ACCESSIBLE SPACES	6 (6 REQ'D 151 TO 200)

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

EXISTING CHILD CARE CENTER	12,249	81	(1 STALL PER STAFF MEMBER + 1 STALL PER 5 STUDENTS)
RETAIL SALES	10,643	43	(4 STALLS PER 1,000 SQ.FT)
MEDICAL OFFICE	5,545	28	(5 STALLS PER 1,000 SQ.FT)
RESTAURANT (TAKEOUT)	3,137	16	(5 STALLS PER 1,000 SQ.FT)
TOTAL REQUIRED	168		
TOTAL PROVIDED	172		
PROPOSED PARKING PROVIDED	50		
ACCESSIBLE SPACES	6		(6 REQ'D 151 TO 200)

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

OUTDOOR DISPLAY NOTE:

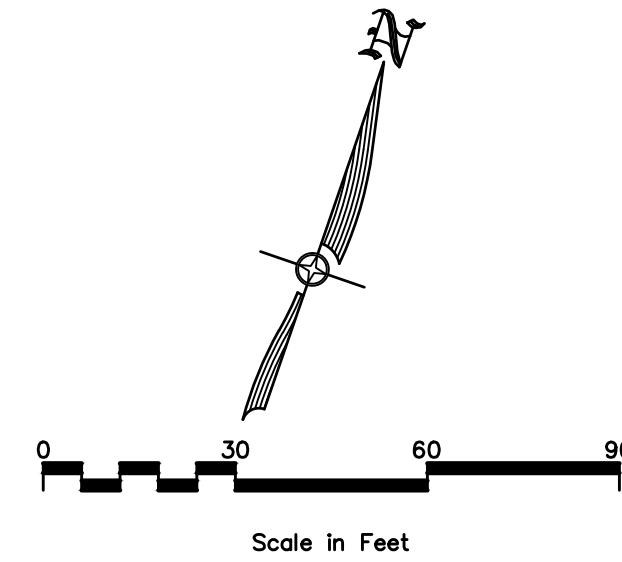
1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
3. DISPLAY AREAS SHALL NOT BLOCK 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.

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.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://CITYWORKS.SARATOGASPRINGS.CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX)

DETENTION NOTE:

SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

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



SHEET LEGEND
 SENSITIVE LANDS AREA (SLOPES >30°)

LEGAL DESCRIPTION:
LOT 1, ABC GREAT BEGINNINGS MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AUGUST 7, 2017 AS ENTRY NO. 76089:2017.

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6236

NORTH SARATOGA RETAIL
1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045
OVERALL SITE PLAN

NORTH SARATOGA RETAIL

1843 N REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

PROJECT NO.
24.100

DWN BY / CHK BY

Author

TITLE

ELEVATIONS

24X36 SHEET #

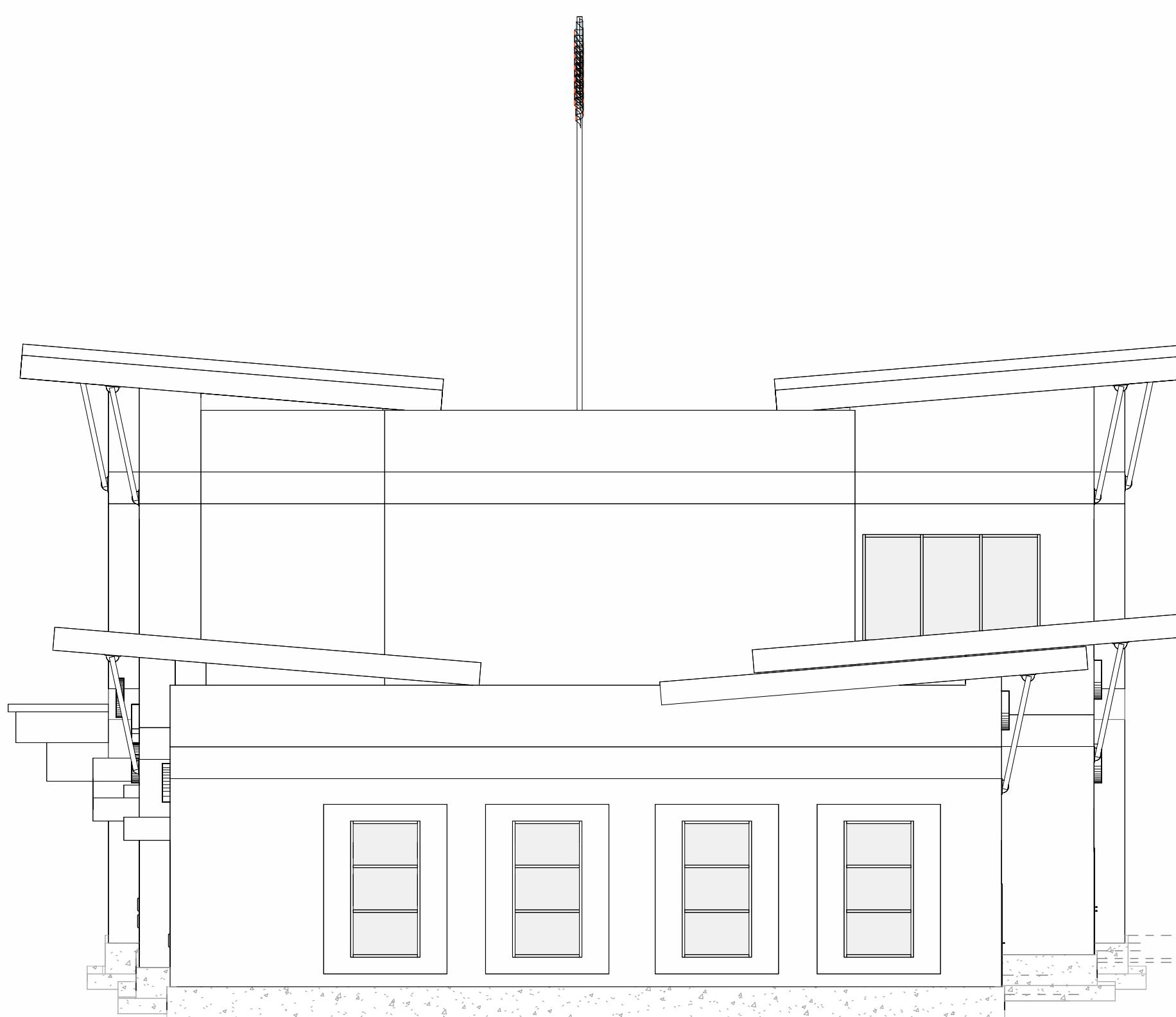
A201

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1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH - EAST ELEVATION

SCALE:

PROJECT CHRONOLOGY

PROJECT NO.

24.100

DWN BY / CHK BY

Author

TITLE

ELEVATIONS

24X36 SHEET #

A201

NORTH SARATOGA RETAIL

1843 N REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY

PROJECT NO.
24.100

DWN BY / CHK BY

AL / JLD

TITLE

ELEVATIONS

24X36 SHEET #

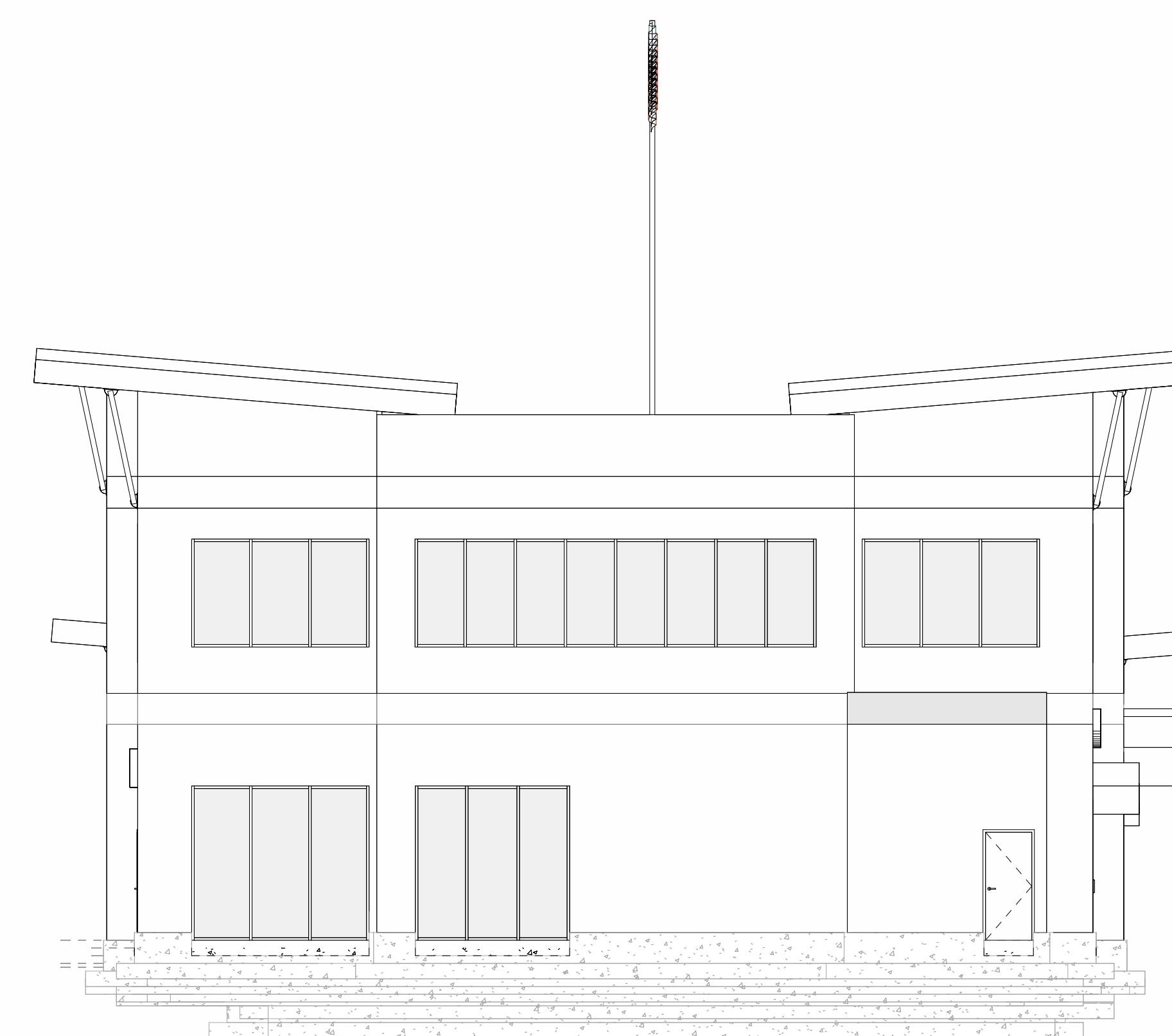
A202

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1 **WEST ELEVATION**

SCALE: 1/8" = 1'-0"



2 **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

3 **NORTH - WEST ELEVATION**
SCALE:

