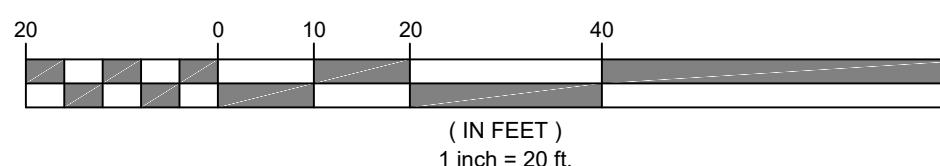


GRAPHIC SCALE



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This architectural site plan for Lot 3 illustrates the layout of the property, including the proposed building footprint, parking areas, and various site features. The plan is divided into several sections:

- Proposed Building:** The main building is shown with an "APPROX DRIVE THRU WINDOW" on the right side. It has a footprint of 10.0' wide by 24.0' deep, with a central entrance area of 18.0' wide by 4.5' deep.
- Parking:** The plan includes several parking areas:
 - CONCRETE ADA PARKING:** Located on the left side of the property, with dimensions of 9.0' wide by 26.0' deep.
 - ASPHALT PAVEMENT:** The main parking area, located to the right of the concrete parking, with dimensions of 26.0' wide by 9.0' deep.
 - CONCRETE PARKING:** A smaller parking area located near the center of the property, with dimensions of 9.0' wide by 18.0' deep.
 - ASPHALT PAVEMENT:** Located on the far right side of the property, with dimensions of 8.5' wide by 26.0' deep.
- Walkways and Sidewalks:** The property features several walkways and sidewalks:
 - 5' CONCRETE SIDEWALK:** Located on the left side of the property, with a "SIGN LOCATION" indicated.
 - 4' WALK:** Located on the top left and top right sections.
 - 6' WALK:** Located on the bottom left and bottom right sections.
 - ADA CROSS WALK:** Located in the center of the property, with dimensions of 4.5' wide by 18.0' deep.
- Snow Storage Areas:** Two snow storage areas are located on the top right and top left sections, each with dimensions of 9.0' wide by 26.0' deep.
- Proposed Features:** The plan includes several proposed features:
 - PROPOSED LIGHTING (TYP):** Located in various areas, including the top right, center, and bottom right sections.
 - PROPOSED FIRE HYDRANT:** Located in the center of the property, with dimensions of 9.0' wide by 26.0' deep.
 - 3' CONCRETE WATERWAY:** Located on the right side of the property, with dimensions of 3' wide by 26.0' deep.
 - PROPOSED DUMPSTER ENCLOSURE:** Located on the bottom left side of the property.
- Signage:** Various signs are indicated throughout the plan, including "SIGN LOCATION", "INSTALL DO NOT ENTER SIGNAGE", and "EXISTING 8.0' WALK".
- Building Labels:** The plan includes labels for "R&R TACTICAL" on the left and "PROPOSED BUILDING" in the center.
- Lot Boundary:** The property is labeled "LOT 3" on the right side.

LOT 3

LAND USE TABLE

- i. TOTAL PROJECT AREA: 147,574 SQFT
- ii. TOTAL NUMBER OF LOTS: 1, TOTAL NUMBER OF DWELLINGS: 0, TOTAL NUMBER OF BUILDINGS: 2
- iii. SQUARE FOOTAGE OF PROPOSED BUILDING FOOTPRINT: NORTH BUILDING MAIN FLOOR: 26,096, SECOND FLOOR: 5,302 SQFT. SOUTH BUILDING: 11,000 SQFT
- iv. NUMBER OF PROPOSED GARAGE PARKING SPACES: 0
- v. NUMBER OF PROPOSED SURFACE PARKING SPACES: 173 PROPOSED. 115 PROVIDED ON SITE, (3) ADDED PER CODE EXCEPTION, 58 SHARED PARKING AGREEMENT
- vi. PERCENTAGE OF BUILDABLE LAND: 134,142 SQFT (91%)
- vii. ACREAGE OF SENSITIVE LANDS: 0%
- viii. AREA AND PERCENTAGE OF OPEN SPACE OR LANDSCAPING: 44,000 SQFT (30%)
- ix. AREA TO BE DEDICATED AS RIGHT-OF-WAY: 0 SQFT
- x. NET DENSITY OF DWELLINGS BY ACRE: 0 SQFT
- xi. NUMBER OF OFF-STREET PARKING SPACES: 183 STALLS

LEGEND

— ADA ACCESSIBLE ROUTE

— ADA PARKING

→ TRAFFIC DIRECTION

GENERAL NOTE

1. STREET LIGHTING IS BY OTHERS.
2. SUBDIVISION DEVELOPER TO COMPLETE ALL OFFSITE DEVELOPMENT IMPROVEMENTS.
3. CONTRACTOR TO INSTALL 3" OF ASPHALT OVER 8" OF ROAD BASE OR 6" OF PORTLAND CEMENT CONCRETE OVER 4" OF DRAIN ROCK PER SECTION 4.6.2 OF GEOTECH REPORT AND AS SHOWN ON SITE PLAN.
4. ADA CURB RAMPS SHALL BE APWA 236. SEE DETAIL DT2.

ADA NOTES:

1. ALL ACCESSIBLE ROUTES, INCLUDING SIDEWALKS AND WALKWAYS, MAX WALKING SLOPE 1:20 (5%) AND CROSS SLOPE 1:48 (2%).
2. ACCESSIBLE PARKING STALL MAX SLOPE AND CROSS SLOPE IS 1:48 (2%).
3. CURB RAMPS MUST COMPLY WITH APWA PLAN NO. 235 AND CITY STANDARDS. SEE DETAIL SHEET DT2.
4. ALL EXTERIOR INGRESS / EGRESS DOORS HAVE LEVEL EXTERIOR LANDINGS WITH A 2% MAX SLOPE.
5. VAN ACCESSIBLE AND ACCESSIBLE PARKING STALL SIGNS AND SUPPORT POSTS FOR EACH ACCESSIBLE PARKING STALL AND IF SUCH SIGNS ARE LOCATED WHERE SUBJECT TO HUMAN IMPACT, RAISES THE BOTTOM OF THE SIGN TO 80 INCHES ABOVE THE WALKING SURFACE.

RIGHT OF WAY NOTE

1. 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 ONLINE.

LIGHTING NOTE

1. LIGHTING SHOWN DESIGNED BY OTHERS. SEE LIGHTING PLAN FOR PRECISE LOCATION AND LIGHT TYPE.

AS-BUILT SITE PL R&R TACTICAL

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**ARLAND ENGINEERING
& ASSOCIATES, INC.**

DESIGN: _____ SPM
PROJECT: _____ 1747

SHEET: SP

AS-BUILT UTILITY PLAN R&R LOCAL

SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

1

IGN: _____ SPM
JECT: _____ 1747
E: _____ 6-27-25
EET:
UP

UP

FEET:

SIGN: _____ SPM

6-27-25

MEAV
CFARLAND ENGINEERING
& ASSOCIATES, INC.

1

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

(IN FEET)
1 inch = 20 ft.

UTILITIES NOTE:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY AND SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING of ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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LEGEND

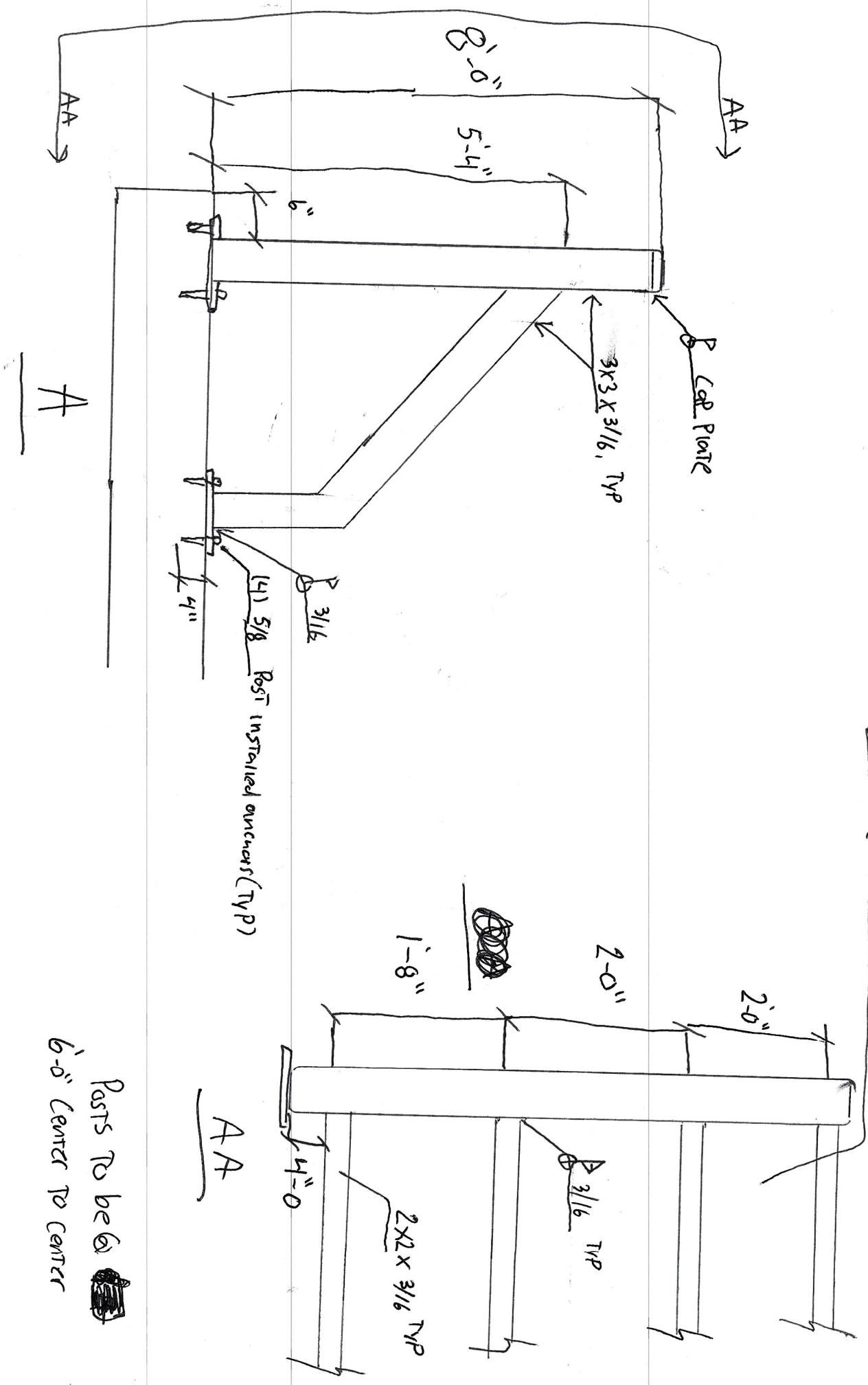
	SANITARY SEWER LINE
	SECONDARY WATER LINE (DRY)
	WATER LINE (SEE SIZE AND MATERIAL)
	STORM DRAIN CULVERT (SIZE AS NOTED)
	1" CULINARY WATER LATERAL
	6" SANITARY SEWER LATERAL
	STANDARD SEWER MANHOLE
	STANDARD FIRE HYDRANT
	WATER VALVE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	REMOVE EXISTING UTILITY

RIGHT OF WAY 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 ONLINE.

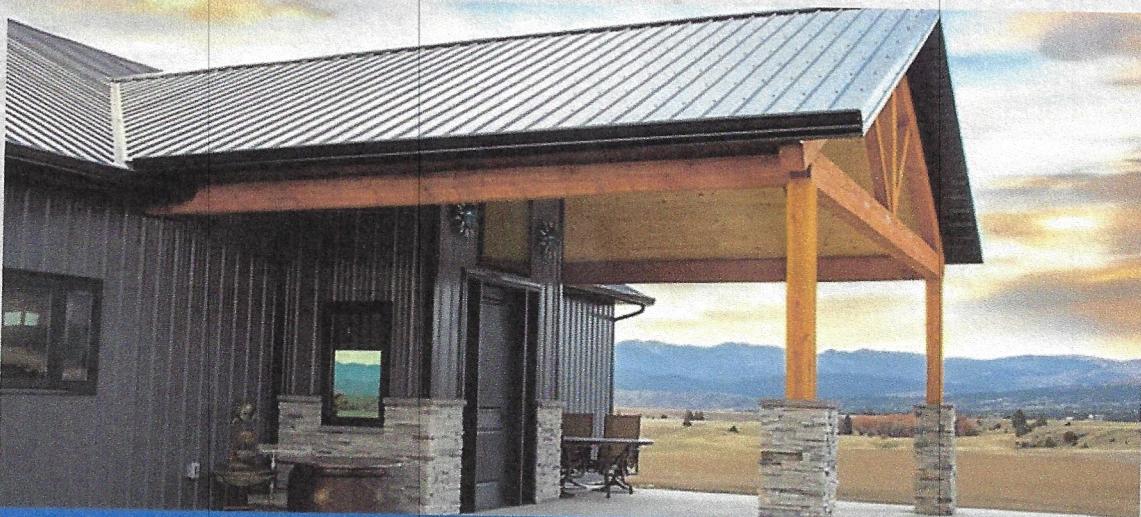
LOT 3

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Galvalume A2-50 Steel Sheets



PALMER'S
METALMART



PANEL SPECS

MATERIAL: **GALVALUME AZ-50 STEEL**

PROFILE: **3/4" RIB ON 9" CENTERS**

PITCH MINIMUM: **3/12**

FASTENER: **EXPOSED**

INSTALLATION: **SOLID SUBSTRATE, OPEN SPAN**

SPAN: **2' CAPABILITY**

MINIMUM LENGTH: **48"**

MAXIMUM LENGTH: **40'**

WARRANTY: **40 YEARS**