

SARATOGA TOWN CENTER - LOT 308
LOT 308, SARATOGA TOWN CENTER NO. 3 SUBDIVISION PLAT
1457 NORTH COMMERCE DRIVE
SARATOGA SPRINGS, UTAH 84045

MARCH 7, 2023
REVISED OCTOBER 18, 2023
REVISED DECEMBER 15, 2023
REVISED MARCH 6, 2024
REVISED MAY 9, 2024
REVISED JUNE 6, 2024
REVISED SEPTEMBER 5, 2025

LEGEND
PROPERTY LINE
EASEMENT LINE
PROPOSED GRADE CONTOURS
EXISTING GRADE CONTOURS
EXISTING CURB
PROPOSED CURB AND GUTTER
PROPOSED CURB WALL
REVERSE PAN CURB & GUTTER
EXISTING SEWER
PROPOSED SEWER
EXISTING WATER
PROPOSED WATER
EXISTING FIRE LINE
PROPOSED FIRE LINE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED ROOF DRAIN
EXISTING GAS
PROPOSED GAS
EXISTING OVERHEAD POWER
EXISTING UNDERGROUND POWER
PROPOSED UNDERGROUND POWER
EXISTING TELEPHONE LINE
PROPOSED TELEPHONE LINE
EXISTING FIBER OPTIC LINE
PROPOSED FIBER OPTIC LINE
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED LANDSCAPING
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED PARKING LOT LIGHT
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING GATE VALVE
EXISTING OVERHEAD POWER POLE
TOP BACK CONCRETE
FINISHED FLOOR
HIGH WATER
TOP OF GRATE
TOP OF LID
INVERT ELEVATION
EXISTING
NATURAL GROUND
TOP OF ASPHALT
TOP OF CONCRETE
EDGE OF CONCRETE
EDGE OF ASPHALT
TOP OF WALL
BOTTOM OF WALL
FRONT OF SIDEWALK
BACK OF SIDEWALK
TOP OF GRAVEL
TOP OF LANDSCAPING
TOP OF SIDEWALK
PROPOSED
TBC CALLOUT UNLESS OTHERWISE DESIGNATED



VICINITY MAP
NOT TO SCALE

SHEET INDEX
CV COVER SHEET
C0.1 EXISTING SITE PLAN
C0.2 EXISTING RECORDED PLAT
C1.0 SITE PLAN
C2.0 GRADING PLAN
C2.1 DRAINAGE PLAN
C2.2 GRADING PLAN
C3.0 UTILITY PLAN
C4.0 DETAIL SHEET
C4.1 DETAIL SHEET
C4.2 DETAIL SHEET
C4.3 DETAIL SHEET
E001 SITE PHOTOMETRIC PLAN
LP-100 LANDSCAPE PLAN COVER
LP-101 LANDSCAPE PLAN
LP-501 LANDSCAPE DETAILS
IR-100 IRRIGATION PLAN COVER
IR-101 IRRIGATION PLAN
IR-501 IRRIGATION DETAILS
IR-502 IRRIGATION DETAILS
IR-503 IRRIGATION DETAILS
LP-COLOR LANDSCAPE PLAN COLOR

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 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.

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

Table with 4 columns: Description, Area (SQ. FT.), Area (ACRES), and Percentage. Rows include Lot 308 Project Area, Lot 308 Lot Area, Lot 308 Impervious Area, Lot 308 Building Area, Lot 308 Landscape Area, Lot 308 R.O.W. Dedication Area, Lot 308 Sensitive Lands Area, Lot 308 Sensitive Lands % of Open Space, Lot 308 Number of Buildings, Lot 308 Number of Surface Parking, Lot 308 Number of Garage Parking, Lot 308 Net Density of Dwellings, Lot 308 % of Buildable Land, Lot 308 Pavement, Lot 308 Untreated Base Course, Lot 308 Granular Borrow, Lot 308 Curb & Gutter, Lot 308 Sidewalk, and Lot 308 ADA Ramps.

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

AE URBIA
909 SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

Vertical sidebar containing:
- Project title: SARATOGA TOWN CENTER - LOT 308
- Address: 1457 NORTH COMMERCE DRIVE, SARATOGA SPRINGS, UT 84045
- Sheet title: COVER SHEET
- Professional Engineer seal for Trevor Hodgson, State of Utah, No. 12072623
- Project ID: E22-101, Date: 03/07/23
- File Name: PRJ-TCB
- Scale:
- Revisions table with columns: NO, REVISIONS, BY, DATE
- Designer: TLH, Project Engineer: TLH

LOT 308 AREAS:

	SQ. FT. / ACRES
LOT 308	57,237 SQ. FT. / 1.31 ACRES
BUILDING FOOTPRINT	7,300 SQ. FT. / 0.17 ACRES
PROPOSED ASPHALT	28,367 SQ. FT. / 0.65 ACRES
EXISTING ASPHALT	2,929 SQ. FT. / 0.07 ACRES
TOTAL LANDSCAPING	11,376 SQ. FT. / 0.28 ACRES
PARKING LANDSCAPING	4,127 SQ. FT. / 0.09 ACRES
REMAINING LANDSCAPING	7,249 SQ. FT. / 0.17 ACRES
PROPOSED CONCRETE	7,007 SQ. FT. / 0.16 ACRES
EXISTING CONCRETE	258 SQ. FT. / 0.01 ACRES

OFFSITE IMPROVEMENT AREAS:

	SQ. FT. / ACRES
TOTAL IMPROVEMENT AREA	3,342 SQ. FT. / 0.08 ACRES
PROPOSED ASPHALT	2,884 SQ. FT. / 0.07 ACRES
PROPOSED CONCRETE	32 SQ. FT. / 0.00 ACRES
PROPOSED LANDSCAPING	426 SQ. FT. / 0.01 ACRES

LOT 308 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	27,912 SQ. FT.	
PARKING AREA LANDSCAPING	4,127 SQ. FT.	(5% OF PARKING AREA: 1,396 SQ. FT. REQ'D)
TOTAL LANDSCAPING	11,376 SQ. FT.	(20% OF LOT: 11,447 SQ. FT. REQ'D)

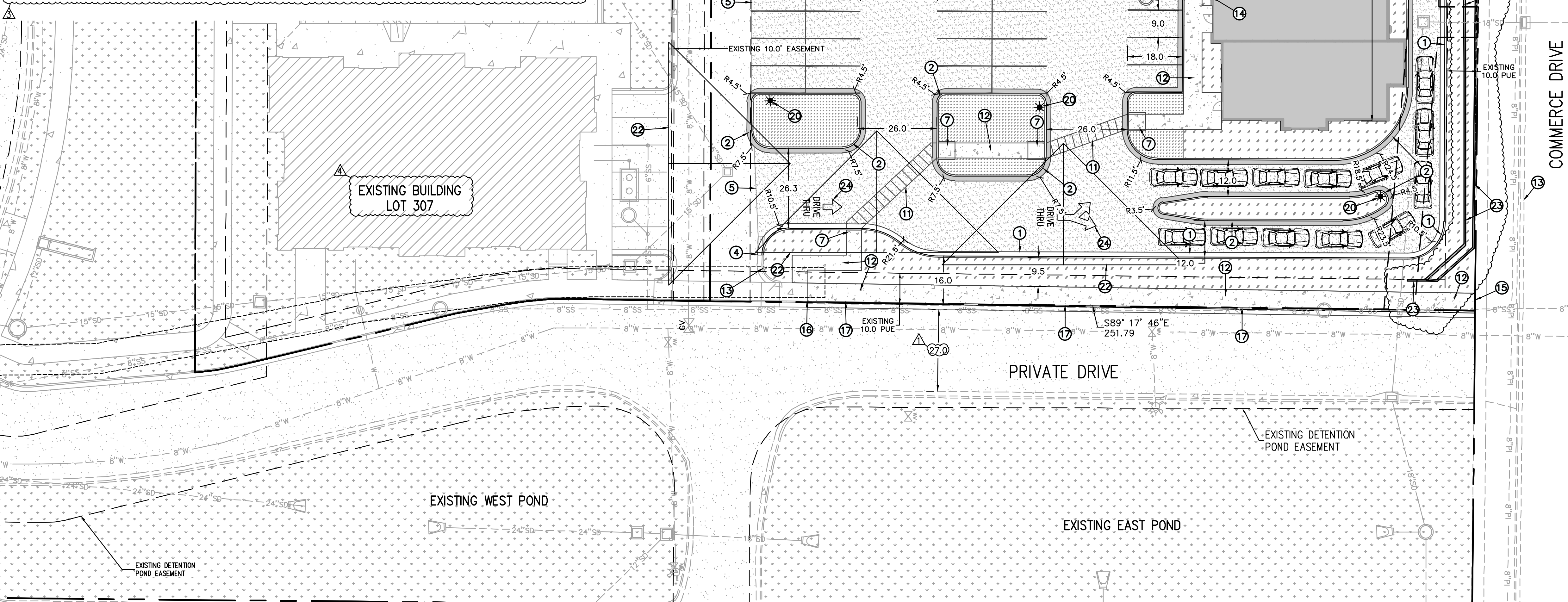
SUBDIVISION LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
LOT 5	426 SQ. FT.	
LOT 6	8,372 SQ. FT.	
LOT 7	6,838 SQ. FT.	
LOT 8	11,376 SQ. FT.	
LOT 9	40,215 SQ. FT.	

TOTAL PROVIDED	67,226 SQ. FT.	(20% OF SUBDIVISION 137,559 SQ. FT. REQ'D)
REMAINING TO BE PROVIDED IN LOTS 301-305	70,333 SQ. FT.	

LOT 308 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'M'T
RESTAURANT	5,690 SQ. FT.	57 (56.90)(1/100)
RESTAURANT, TAKE-OUT	1,610 SQ. FT.	9 (8.05)(5/1000)
TOTAL REQUIRED:	66	
TOTAL PROVIDED:	67	
ACCESSIBLE SPACES	4 (3 REQ'D 51 TO 75)	



DETENTION NOTE:
SEE DRAINAGE REPORT FOR ALL DRAINAGE CALCULATIONS.

NOTE:
ANY IMPROVEMENTS SHOWN WITHIN THE FUTURE PHASE AREA OF THE SITE ARE SHOWN FOR REFERENCE ONLY. NO CONSTRUCTION IS BEING PROPOSED IN THE FUTURE PHASE AREA AT THIS TIME.

OUTDOOR DISPLAY NOTE:

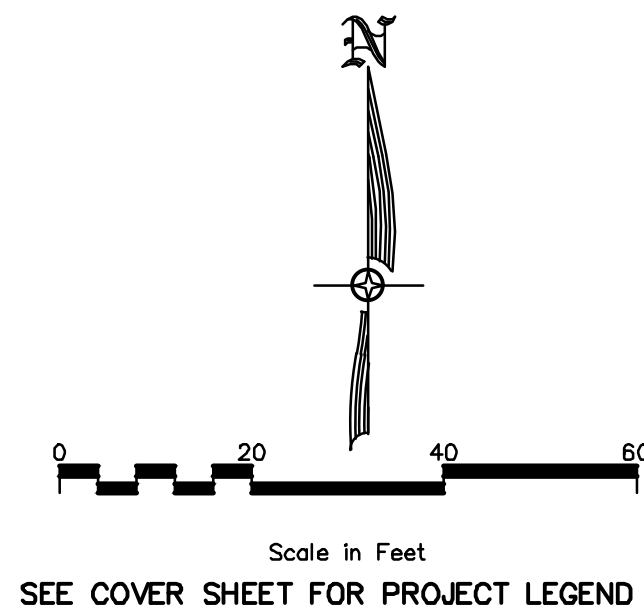
1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
 2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
 3. DISPLAY AREAS SHALL NOT BLOCK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

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.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

FUTURE PHASE AREA



SITE PLAN NOTES:

1. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
2. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
3. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER. MIN LENGTH 3'.
4. MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
5. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
6. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 8/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 5/C4.0.
9. PROPOSED RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL SCHEDULE AND SEE SHEET C2.0 FOR ELEVATIONS
10. INSTALL TRASH ENCLOSURE. SEE SHEET A100 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
11. INSTALL 5' WIDE PAINTED PEDESTRIAN WALKWAY.
12. INSTALL 6' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
13. EXISTING CURB & GUTTER.
14. PROPOSED ADA SIGN. SEE DETAIL 9/4.0.
15. MATCH PROPOSED SIDEWALK TO EXISTING SIDEWALK.
16. MATCH PROPOSED CURB TO EXISTING CURB.
17. PROPOSED CURB PER SARATOGA STD ST-2B/C4.3.
18. INSTALL 4' SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET 4.2.
19. PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
20. PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
21. EXISTING DRIVE APPROACH TO BE REMOVED AND REPLACED WITH PROPOSED CURB PER SARATOGA STD. ST-2B/C4.3.
22. CLEAR SIGHT TRIANGLE.
23. PROPOSED SIMPLYBILT RETAINING WALL. SEE SHEET C4.0 FOR DETAILS AND SEE SHEET C2.0 FOR ELEVATIONS
24. PROPOSED DRIVE-THRU ROAD STRIPING.
25. EXISTING STREET LIGHT.

NO.	COMMENTS	DATE	BY	REVISIONS	PROJECT ENGINEER: TLH
1	COMMENTS	10/16/23	TLH		
2	COMMENTS	12/15/23	TLH		
3	COMMENTS	03/06/24	TLH		
4	COMMENTS	05/09/24	TLH		
5	COMMENTS	06/06/24	TLH		
6	COMMENTS	09/05/25	TLH		

CIVIL ENGINEERING + SURVEYING

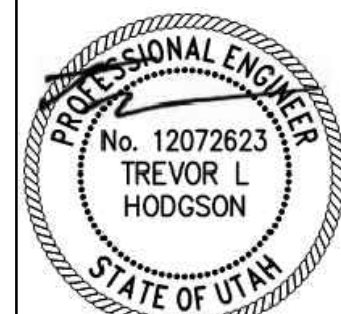
CIR

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

SARATOGA TOWN CENTER - LOT 308

1457 NORTH COMMERCE DRIVE, SARATOGA SPRINGS, UT 84045

SITE PLAN



SHEET NO.	C1.0
PROJECT ID	E22-101
DATE	03/07/23
FILE NAME	PRJ-TCB
SCALE	1"=20'

