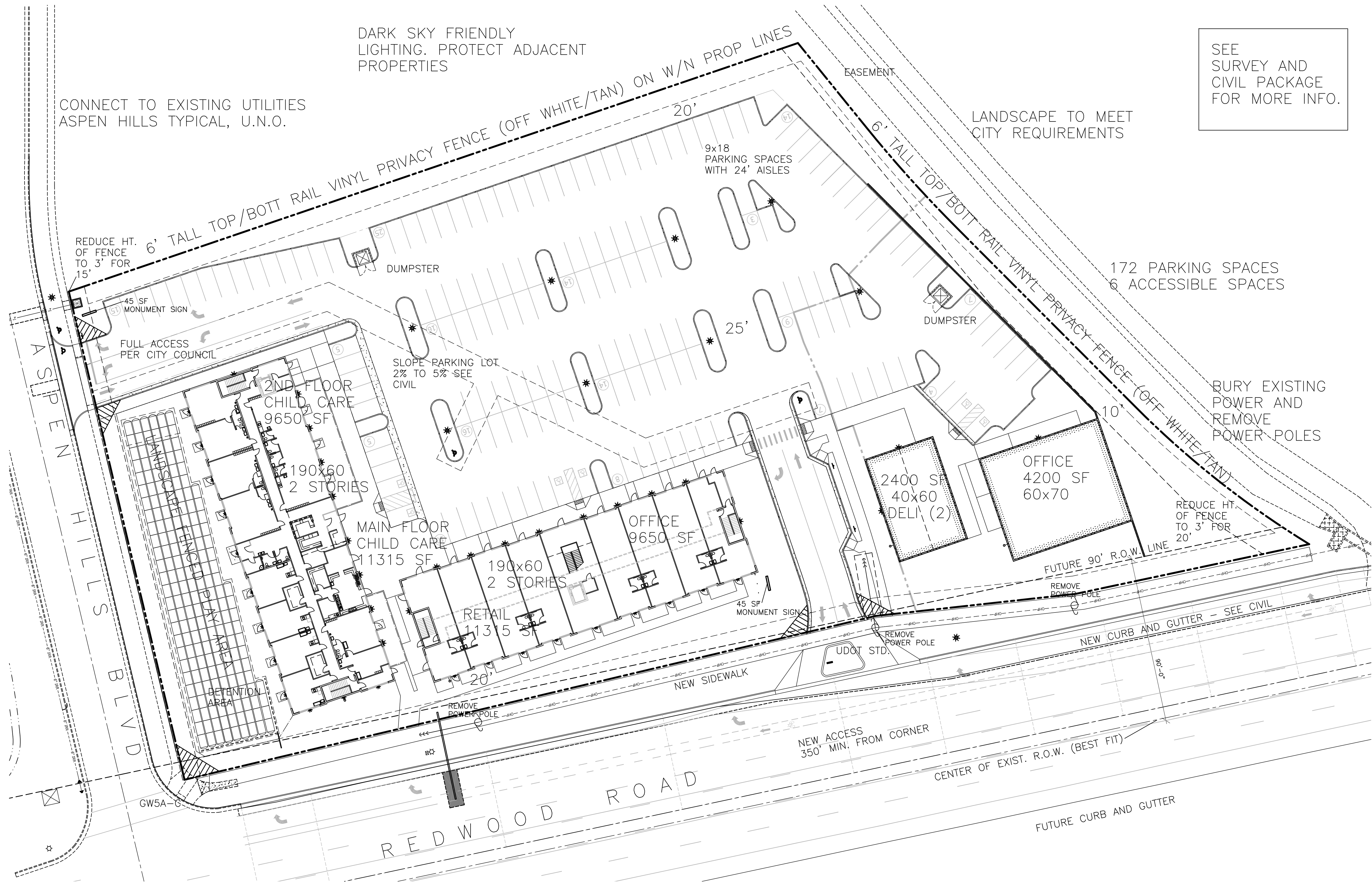


PROJECT SUMMARY

GROSS LAND AREA	158,097 SF 3.63 ACRES
GROSS BUILDING AREA FOOTPRINT	30,800 SF
LAND TO BUILDING RATIO	5.13
NO. OF PARKING SPACES	172
NO. OF PARKING FOR OFFICE 13,850 SF	56 4/1000 SF
NO. OF PARKING DELI 2,400 SF	12
NO. OF PARKING RETAIL 11,315 SF	46
NO. OF PARKING CHILDCARE 295C/24S	83 59C + 24S
TOTAL PARKING REQ. 12.7% SHARED PARKING PROVIDED	197 167 172
OFFICE/CHILDCARE	34,815 SF
RETAIL/DELI	13,715 SF
TOTAL GROSS SF	48,530 SF

CHILD CARE PARKING 1/5 STUDENTS
1 PER STAFF. OFFICE 4 / 1000 SF

- UDOT NOTES**
- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
 - Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
 - ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30–6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
 - Replace all pavement markings in kind (tape with tape and paint with paint). Install all point lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
 - All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
 - All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
 - Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
 - No road cuts allowed on this job.
 - For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50–150 psi) UDOT spec. 03575.
 - All utilities within the paved surface must be bored.
 - For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
 - Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
 - Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
 - Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspections services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
 - Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
 - Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
 - All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.



DARK SKY FRIENDLY LIGHTING. PROTECT ADJACENT PROPERTIES

CONNECT TO EXISTING UTILITIES ASPEN HILLS TYPICAL, U.N.O.

SEE SURVEY AND CIVIL PACKAGE FOR MORE INFO.

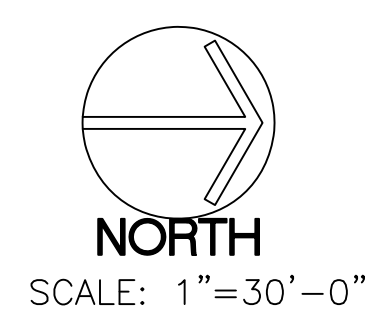
SEE SURVEY AND CIVIL PACKAGE FOR MORE INFO.

BUILDING TYPE III-B

SITE WATER CAN NOT ENTER UDOT R.O.W. DRAIN TO C.B. AS SHOWN

MAINTAIN BIKE LINE

50 M.P.H. AT THIS LOCATION SLOWING TO 45 M.P.H.



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No.	Revisions	Date

Project Title
ABC GREAT BEGINNINGS
1821 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84043

Sheet Title
SITE PLAN - OVERALL, SIGN/UDOT NOTES

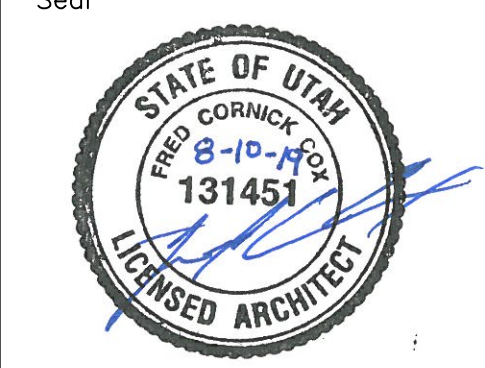
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ABC-SS-A001-H912

Drawn by:

Reviewed by:

Date Issued:
AUGUST 12, 2019

Seal



Sheet No.
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