

PROJECT ENGINEER:
 LARVIN POLLOCK
 ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 (801) 718-5993
 LARVIN@ELEVATEENG.COM

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

LOT AREA:	51,105	SF (1.17 ACRES)
BUILDING AREA:	4,600	SF ± 9.0%
PAVEMENT AREA:	XX,XXX	SF ± XX.X%
LANDSCAPE AREA:	XX,XXX	SF ± XX.X%

ZONING: A (AGRICULTURAL)
 PROPOSED RE-ZONE: RC (REGIONAL COMMERCIAL)
 PERMITTED USE
 PARCEL ID#: 580230197



BUILDING DATA

SETBACKS:
 FRONT=10 FEET
 REAR=30 FEET OR BUILDING HEIGHT, WHICHEVER IS GREATER
 SIDE=10 FEET OR BUILDING HEIGHT, WHICHEVER IS GREATER

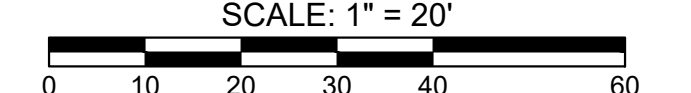
PARKING TABULATION

REQUIRED: 4 STALLS PER 1000 SQ FT (37 STALLS)
 PROVIDED: 38 STALLS
 1 ADA STALL



SCALE: 1" = 20'

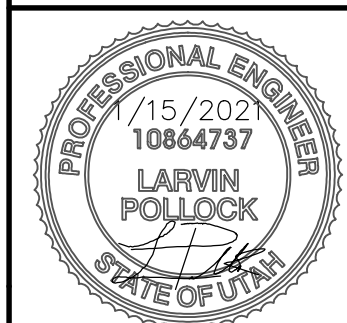


NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
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 PHONE: (801) 718-5993
 larvin@elevateeng.com



J WALEB SITE
 SITE PLAN
 ASPEN HILLS BLVD & REDWOOD RD SARATOGA SPRINGS, UT



SHEET:
C-1

DATE:
 Jan 15, 2021

PROJECT ENGINEER:
 LARVIN POLLOCK
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LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

LOT AREA:	51,105	SF (1.17 ACRES)
BUILDING AREA:	7,000	SF ± 13.7%
PAVEMENT AREA:	XX,XXX	SF ± XX.X%
LANDSCAPE AREA:	XX,XXX	SF ± XX.X%

ZONING: A (AGRICULTURAL)
 PROPOSED RE-ZONE: RC (REGIONAL COMMERCIAL)
 PERMITTED USE
 PARCEL ID#: 580230197

BUILDING DATA

SETBACKS:
 FRONT=10 FEET
 REAR=30 FEET OR BUILDING HEIGHT, WHICHEVER IS GREATER
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PARKING TABULATION

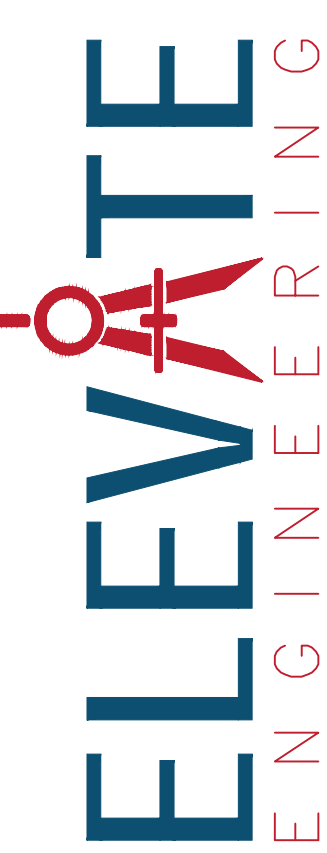
REQUIRED: 4 STALLS PER 1000 SQ FT (56 STALLS)
 PROVIDED: 56 STALLS
 1 ADA STALL



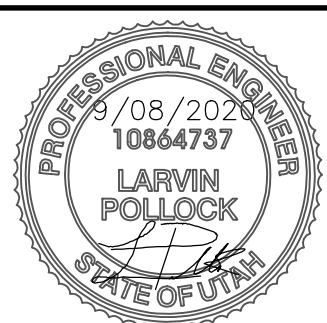
SCALE: 1" = 20'

NO.	REVISIONS	BY	DATE

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J WALEB SITE
 SITE PLAN
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SHEET:
C-1

DATE:
 Sep 08, 2020