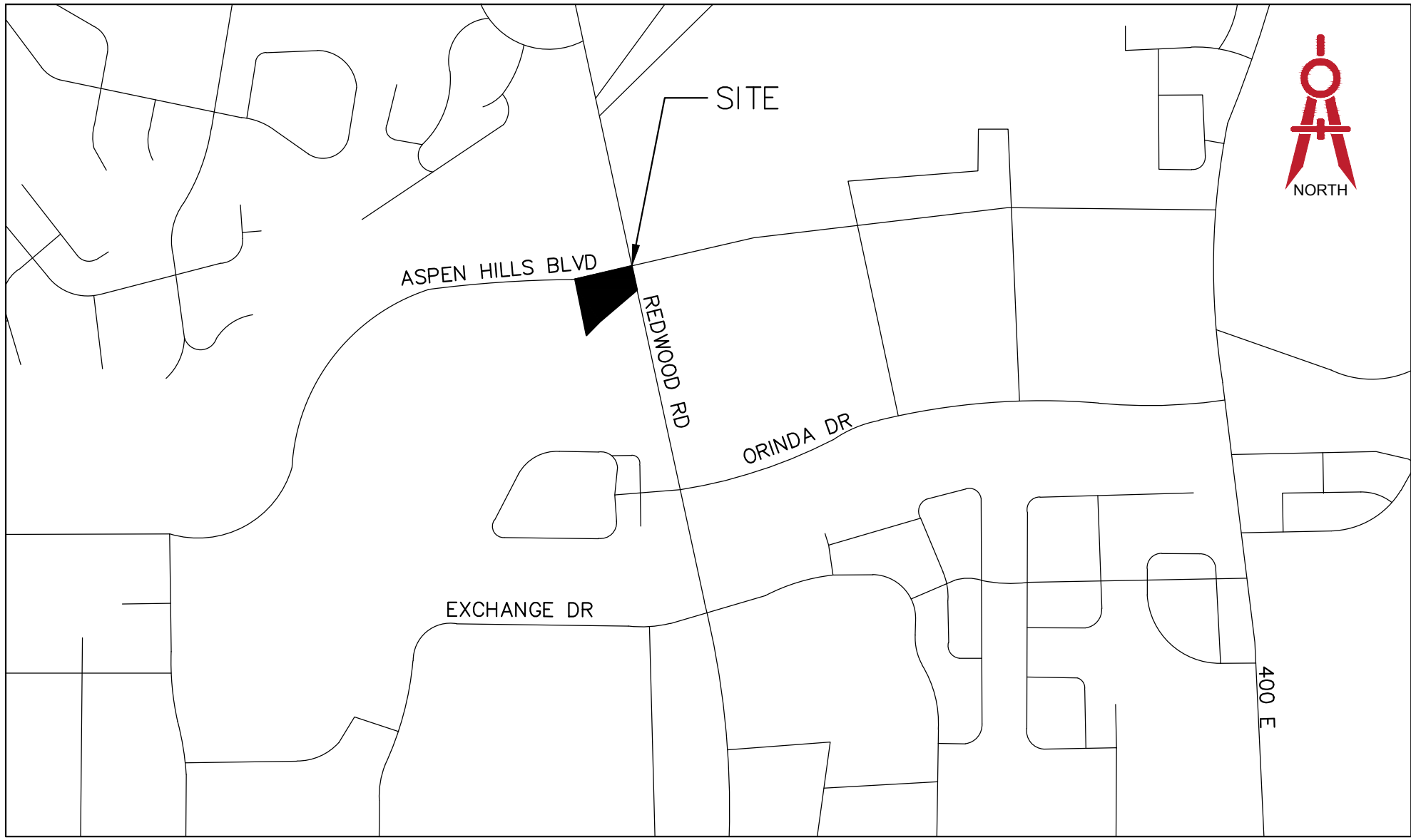


SARATOGA SPRINGS MEDICAL OFFICE

SARATOGA SPRINGS, UT

VICINITY MAP

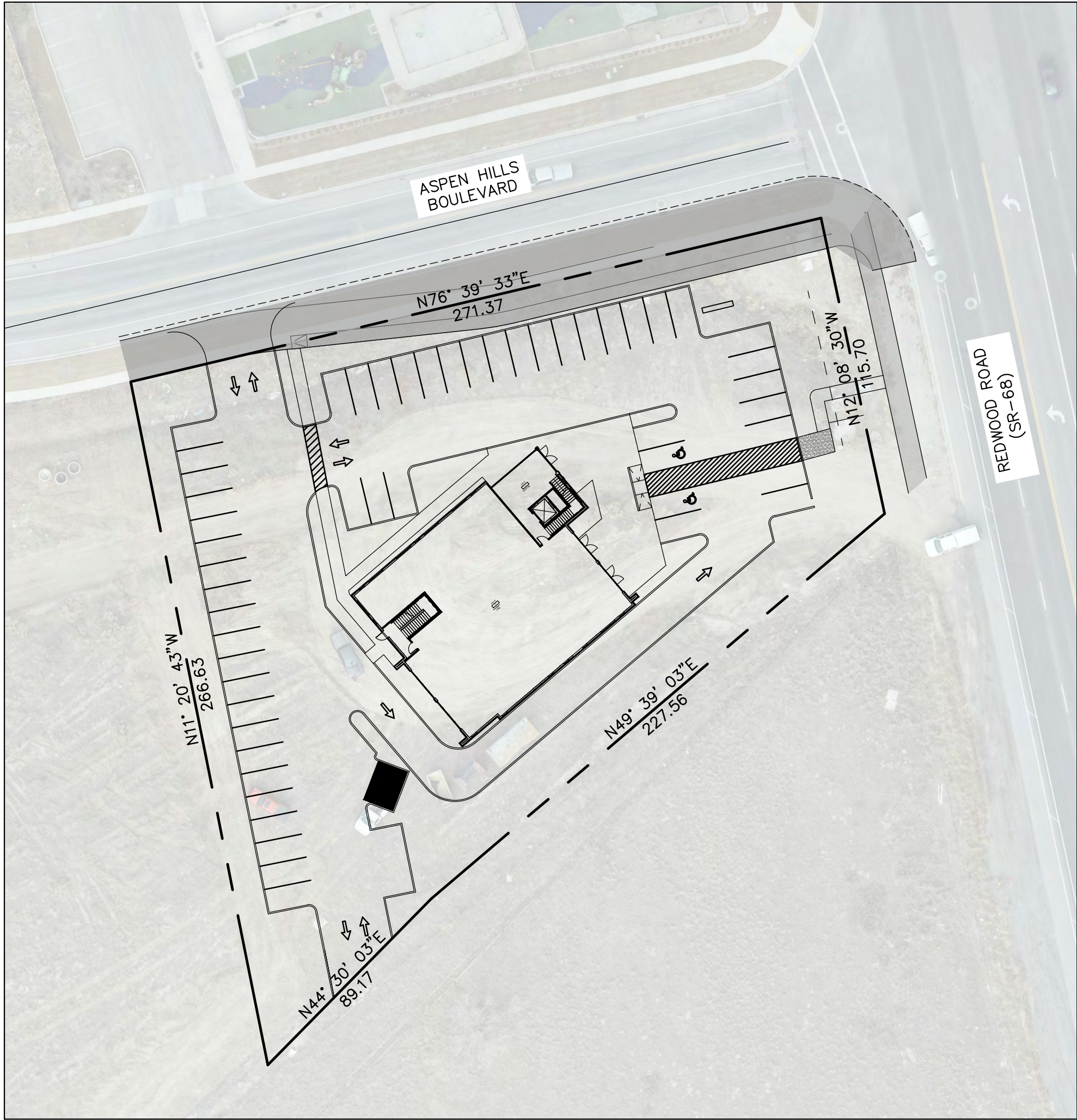


NOT TO SCALE

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

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



SITE MAP

1"=40'

INDEX

- C-0 Cover Sheet
- C-1 Existing Topography
- C-2 Site Plan
- C-3 Grading Plan
- C-4 Drainage Plan
- C-5 Utility Plan
- C-6 Details
- C-7 Utility Details
- C-8 Stormwater Pollution Prevention Plan
- C-9 SWWP Details
- L-1 Landscape Plan

SITE DATA

LOT AREA:	49,038	SF (1.13 ACRES)
BUILDING AREA:	10,647	SF± 21.7%
PAVEMENT AREA:	23,582	SF± 48.1%
LANDSCAPE AREA:	14,809	SF± 30.2%

TOTAL IMPERVIOUS AREA: 34,410 SF± 70.2%

ZONING: RC (REGIONAL COMMERCIAL)

CITY STANDARD NOTES:

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

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.

ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, HOWEVER IT IS THE 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.

POST-ACCEPTANCE ALTERATION TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.

THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.

ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

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ELEVATE
ENGINEERING

SARATOGA SPRINGS MEDICAL OFFICE
COVER SHEET
31 WEST ASPEN HILLS BLVD SARATOGA SPRINGS, UT



SHEET:

C-0

DATE:

Sep 20, 2024

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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LARVIN@ELEVATEENG.COM

44' X 280' CLEAR VIEW TRIANGLE
NO OBSTRUCTIONS TALLER THAN 3.5'
WITHIN TRIANGLE

FIRE HYDRANT

ASPEN HILLS
BOULEVARD

36' PAVEMENT

NEW INSTALLED RIGHT TURN
LANE AND IMPROVEMENTS

PROPOSED SIGN

PROPOSED 3 FOOT
LANDSCAPING BERM
ALONG FRONTAGE

89' PAVEMENT

PROPOSED 3 FOOT
LANDSCAPING BERM TO BE
MODIFIED FOR PEDESTRIAN ACCESS

INSTALL COMMERCIAL DRIVE APPROACH
FOR CLEANING & MAINTENANCE OF
STORM DRAIN MANHOLES CAPABLE OF
SUPPORTING H-20 VEHICLE
SEE SHEET C-5 FOR DETAILS

REDWOOD ROAD
(SR-68)

31' X 280' CLEAR VIEW TRIANGLE
NO OBSTRUCTIONS TALLER THAN 3.5'
WITHIN TRIANGLE

20' SEWER EASEMENT
39345:2010

26.00 PROPOSED
CROSS ACCESS EASEMENT

PROPOSED PEDESTRIAN ACCESS

PROPOSED BUILDING
10,647 SQ FT

INSTALL 6' OPAQUE FENCE
COORDINATE W/ WESTERN HILLS
DEVELOPER FOR FENCE DESIGN

20' STORM DRAIN
EASEMENT 76821:2011

30.00 BUILDING SETBACK

15' PUBLIC UTILITY
EASEMENT 72098:2011

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING
UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED
WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER,
LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

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:	49,038	SF (1.13 ACRES)
BUILDING AREA:	10,647	SF± 21.7%
PAVEMENT AREA:	23,582	SF± 48.1%
LANDSCAPE AREA:	14,809	SF± 30.2%

ZONING: RC (REGIONAL COMMERCIAL) W/ BP APPROVED USES
PERMITTED USE
PARCEL ID#: 580230197

BUILDING DATA

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

PARKING TABULATION

REQUIRED:
OFFICE, MEDICAL & HEALTHCARE: 5 STALLS PER 1000 SQ FT
(4,465/1000 = 4.65) 4.65 X 5 STALLS = 23.25 STALLS

RETAIL SALES: 4 STALLS PER 1000 SF
(5,001/1000 = 5) 5 X 4 = 20 STALLS

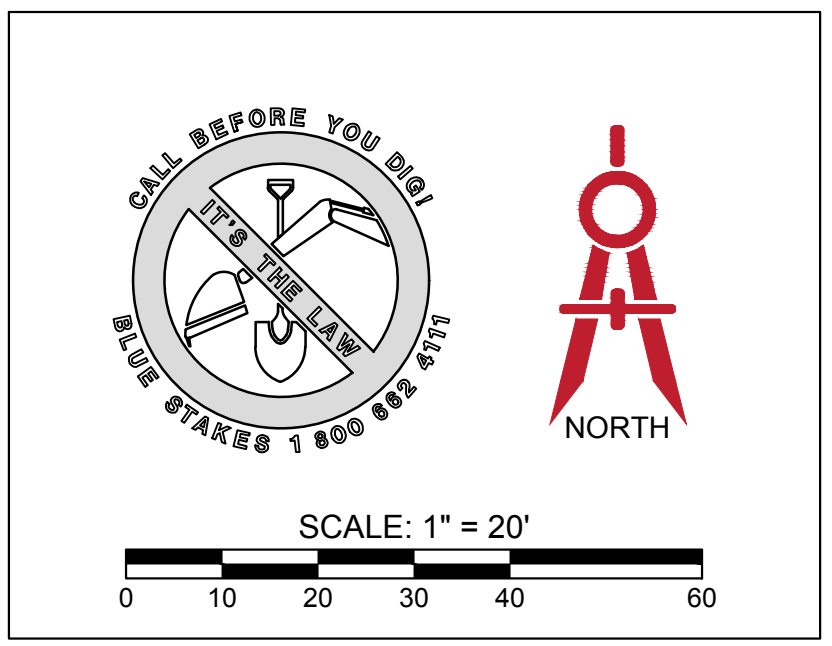
TOTAL REQUIRED: 44 STALLS

PROVIDED: 51 STALLS
2 ADA STALLS

NOTES:

- PROPOSED 5' SIDEWALK PER CITY STANDARD DWG ST-1.
SEE SHEET C-4 FOR DETAILS.
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER
CITY STANDARD DWG ST-5B. SEE SHEET C-4 FOR DETAILS.
- PROPOSED 24" HIGH BACK CURB & GUTTER TYPE PER
CITY STANDARD DWG ST-2B. SEE SHEET C-4 FOR DETAILS.
- PROPOSED 6" CURB WALL PER CITY STANDARD DWG
ST-2C. SEE SHEET C-4 FOR DETAILS.
- PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN
(TYPICAL).
- PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL PLAN
SHEETS FOR DETAILS.

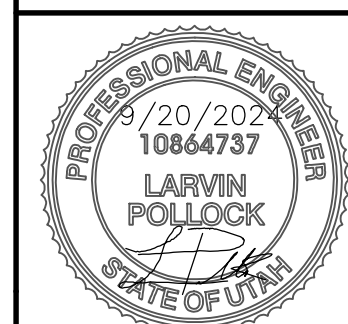
NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE
OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR
TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY.
CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.



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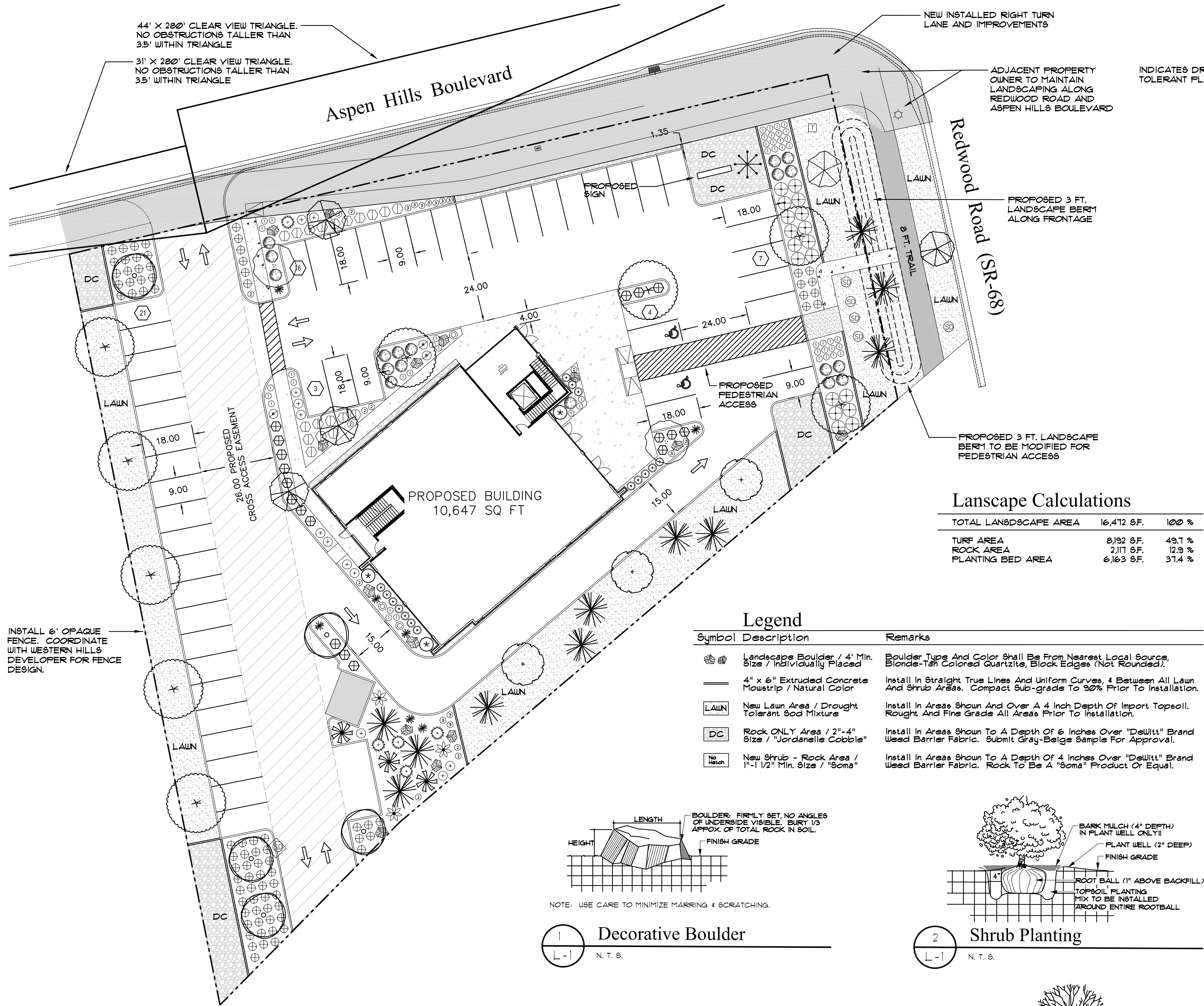
ELEVATE
ENGINEERING

SARATOGA SPRINGS MEDICAL OFFICE
SITE PLAN
31 WEST ASPEN HILLS BLVD SARATOGA SPRINGS, UT



SHEET:
C-2

DATE:
Sep 20, 2024

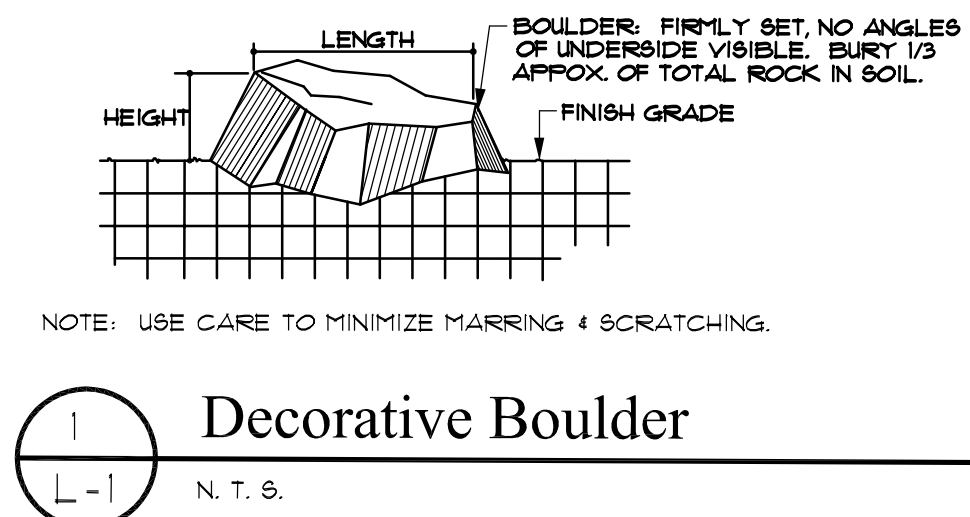


INSTALL 6' OPAQUE FENCE, COORDINATE WITH WESTERN HILLS DEVELOPER FOR FENCE DESIGN.

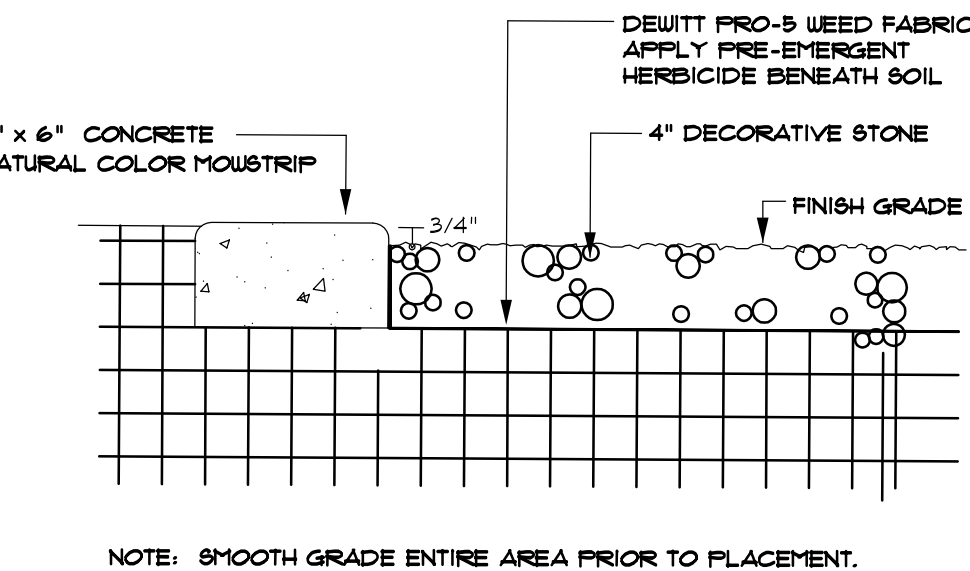
Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@rdldesign.com

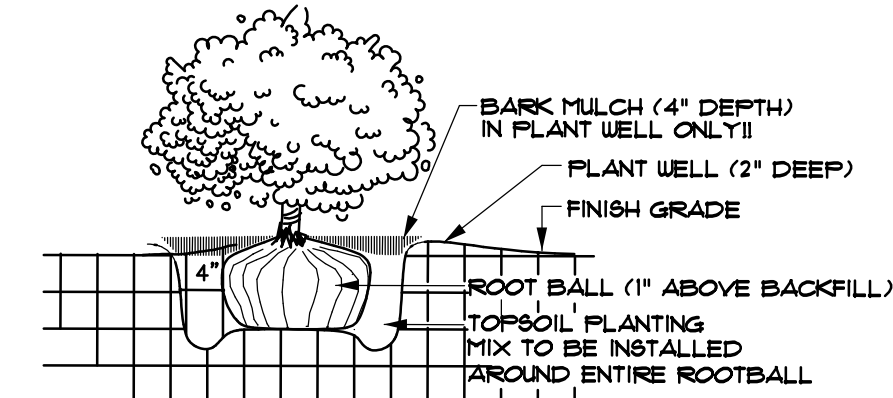
Scale in Feet : 1"=20'-0"



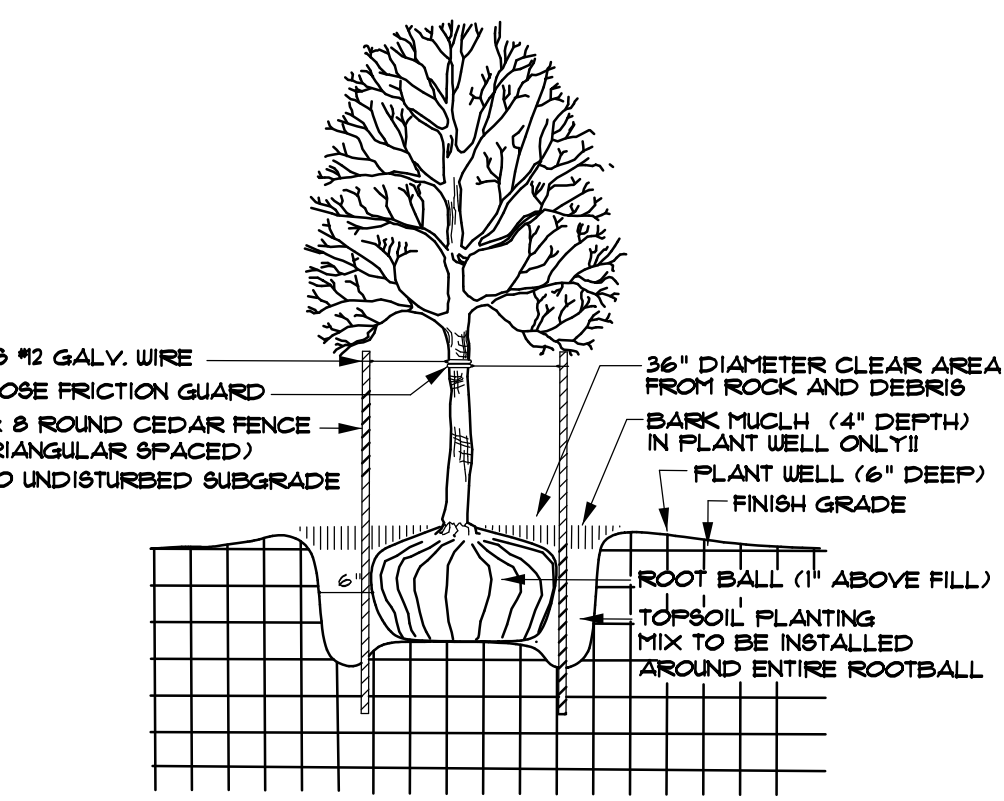
1 Decorative Boulder
N.T.S.



3 Mowstrip / Stone Mulch
N.T.S.



2 Shrub Planting
N.T.S.



4 Tree Planting
N.T.S.

Landscape Calculations

TOTAL LANDSCAPE AREA	16,472 SF.	100 %
TURF AREA	8,92 SF.	49.7 %
ROCK AREA	2,111 SF.	12.9 %
PLANTING BED AREA	6,163 SF.	37.4 %

Legend

Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Size / Individually Placed	Boulder Type and Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4' Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Drought Tolerant Sod Mixture	Install In Areas Shown And Over A 4 Inch Depth Of Import Topsoil, Rough And Fine Grade All Areas Prior To Installation.
	Rock ONLY Area / 2"-4" Size / "Jordanelle Cobbles"	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray-Beige Samples For Approval.
	New Shrub - Rock Area / 1"-1 1/2" Min. Size / "Soma"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Soma" Product Or Equal.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Cercis canadensis 'Merlot'	Merlot Redbud	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Crataegus crue-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
1		Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11		Pinus flexilis 'Vanderwolfi'	Vanderwolfi Limber Pine	6'-8' Height B & B	Full Throughout Specimen
1		Pinus leucodermis heidreichii	Dwarf Bosnian Pine	6'-8' Height B & B	Full Throughout Specimen
4		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
5		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
9		Zeicola serrata 'Village Green'	Village Green Zeicola	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Berberis thunb. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
15		Buxus japonica 'Julia Jane'	Julia Jane Boxwood	5 Gallon	18"-24" Height
3		Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon	24"-30" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
5		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
3		Rhus typhina 'Baltiger'	Tiger Eyes Sumac	5 Gallon	30"-36" Height
18		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
12		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
7		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
18		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
20		Helictotrichon sempervirens	Blue Oat Grass	5 Gallon	15"-18" Height
18		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	18"-24" Height
3		Pennisetum alopec. 'Hansini'	Hansini Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
47		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
11		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
12		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes

- All lawn areas shall receive a 4" depth of topsoil, all plantings areas an 8 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be "Agriform" brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative rock as specified, and over "DeWitt" Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- Final project certification to be completed by Owner/Contractor.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas. Grading tolerances to be +/- 1" of ultimate acceptable grade.
- PLANTING AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK-ONLY AREAS : Six (6) inches below finish grade. This will allow for the installation of a 5"-6" depth of decorative cobble, leaving it slightly below finish grade and concrete areas. Grading tolerances to be +/- 1" of ultimate acceptable grade.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.