

Jacob Ranch Marketplace - Phase 1

Redwood Road & Ring Road Saratoga Springs, Utah, 84045

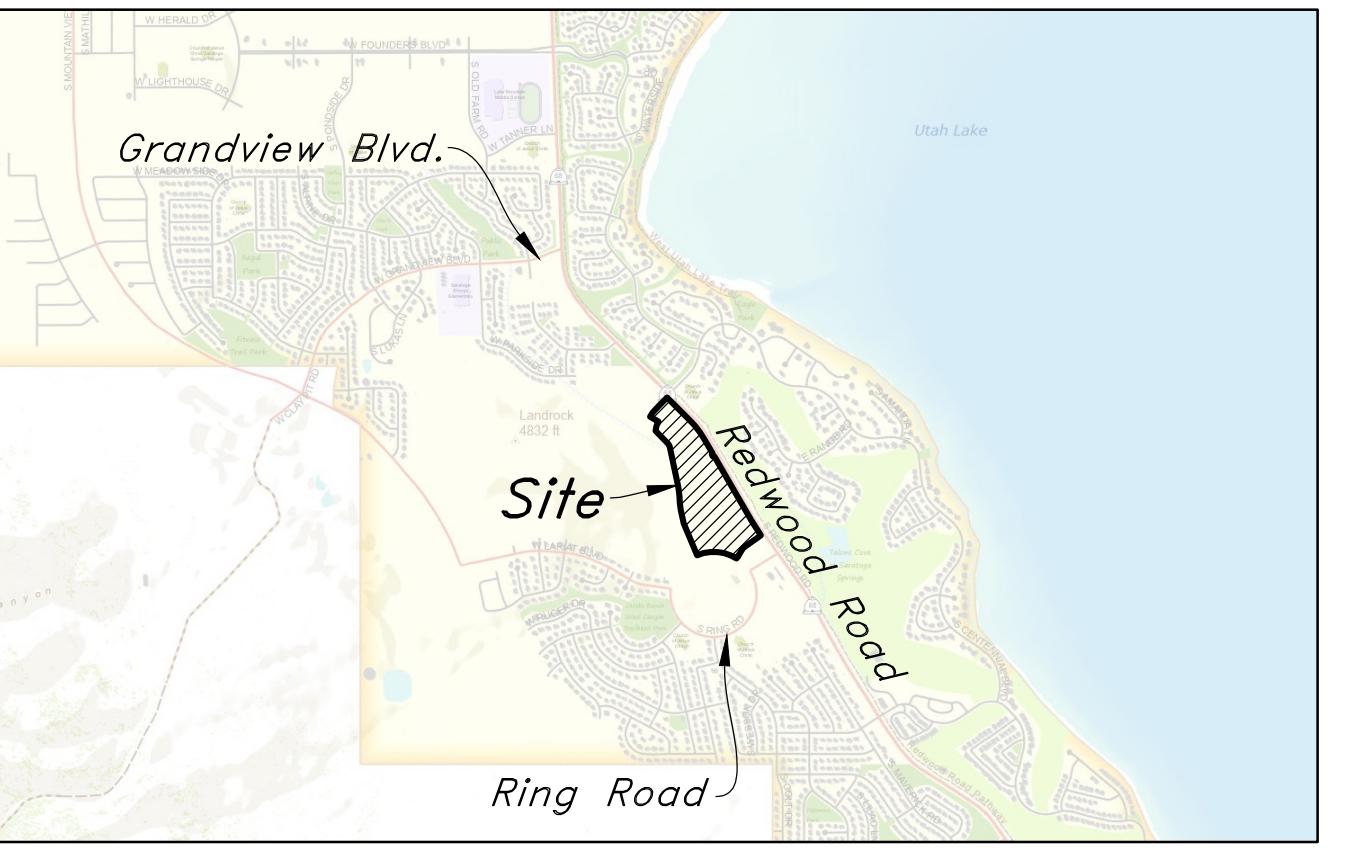
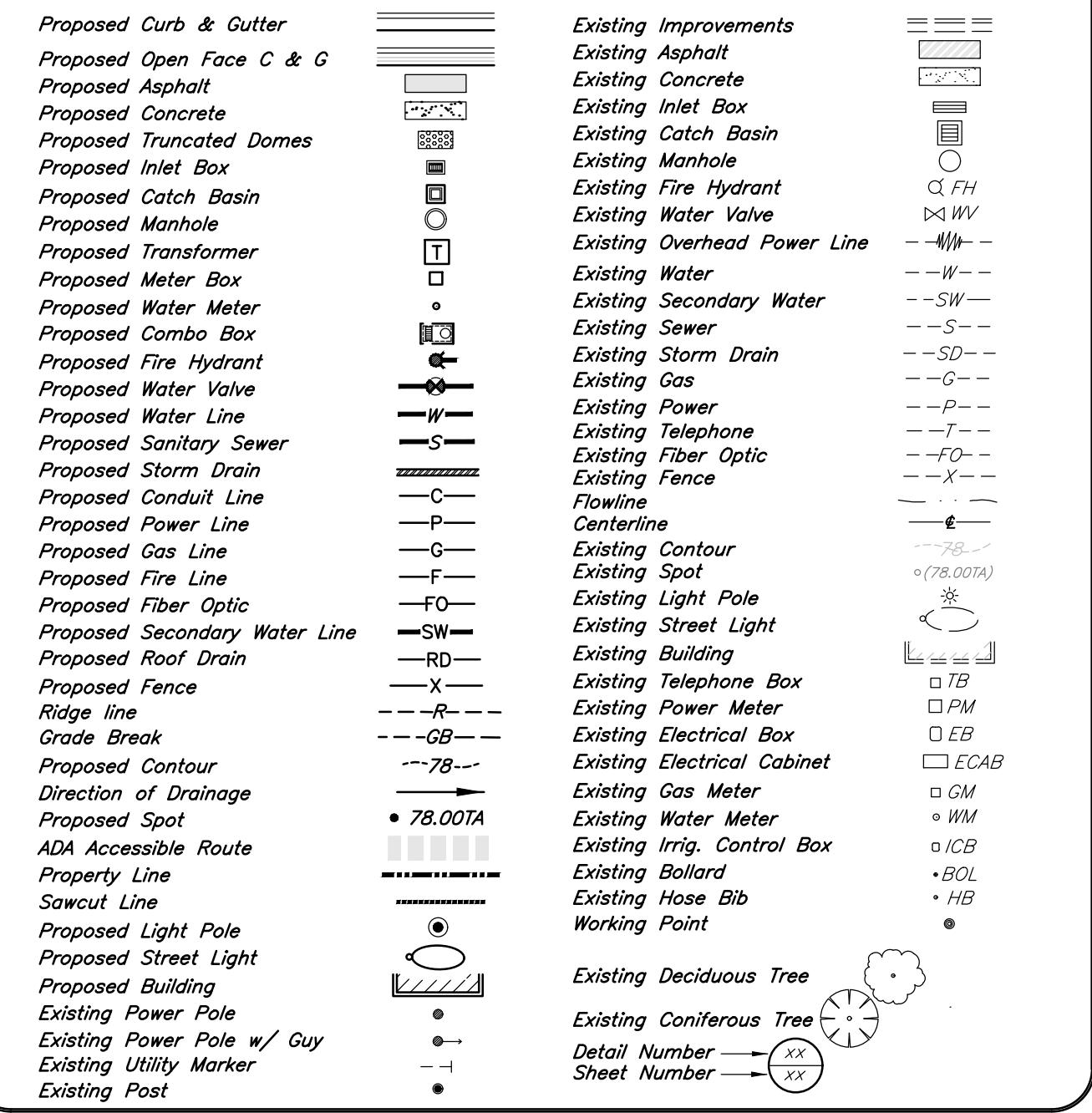
City Standard Notes

1. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
2. 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.
3. All construction shall comply to the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
4. Existing Utilities have been noted to the best of Engineers knowledge, however it is the owner's and contractor's responsibility to locate utilities in the field and notify City Engineer and City if discrepancies exist prior to continuing any construction.
5. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review and acceptance.
6. 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.
7. All exterior lighting shall meet IESNA full-cut-off criteria.

Abbreviations

BCR	Begin Curb Return
BOL	Bollard
BRW	Finish Grade - Bottom of Retaining Wall
CATV	Cable Television Box
CB	Catch Basin
CMP	Corrugated Metal Pipe
COB	Cleanout Box
COTG	Cleanout to Grade
EA	Edge of Asphalt
EB	Electrical Box
EC	End of Curve
ECR	End Curb Return
FF	Finished Floor
9	Ground
GB	Grade Break
GM	Gas Meter
HB	Hose Bib
HP	High Point
I	Irrigation Line
ICB	Irrigation Control Box
Lip	Lip of Gutter
LP	Light Pole
MH	Manhole
Mon	Monument
PC	Point of Curvature
PCC	Point of Compound Curvature
PI	Point of Intersection
PM	Power Meter
PP	Power Pole
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
RCP	Reinforced Concrete Pipe
RD	Roof Drain
SB	Signal Box
SD	Storm Drain
SDMH	Storm Drain Manhole
SMH	Sewer Manhole
SP	Signal Pole
SS	Sanitary Sewer
SVZ	Sight Visibility Zone
SW	Secondary Water
TA	Top of Asphalt
TB	Telephone Box
TBC	Top Back of Curb
TG	Top of Grate
TMH	Telephone Manhole
TP	Top of Concrete
TRW	Finish Grade - Top of Retaining Wall
TW	Top of Walk
VC	Vertical Curve
VPC	Vertical Point of Curve
VPT	Vertical Point of Tangency
WL	Waterline
WP	Working Point
WV	Water Valve

Legend



Vicinity Map
Not to Scale

Civil Sheet Index

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C1.3	Phase 1 Easement Exhibit
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C6.4	Details
C6.5	Details

UDOT General Notes

1. All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
2. The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hours and days shall be in accordance with the limitations of the encroachment permit.
3. 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.
4. Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
5. Owner, developer, and/or contractor is required to hire an independent company for utility relocation within the UDOT right-of-way.
6. All signs installed on the UDOT right-of-way must be high intensity grade (type XI sheeting) with a B3 slip base. install all signs per UDOT SN series Standard Drawings.
7. Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified - Coordination with certain state agencies).

Designed by: JW
Drafted by: JW
Client Name: Corner Partners
23-049 CV
REV 1, 9-Jul-2025 Addressed City Comments DATE DESCRIPTION

Owner:

Jacob Ranch Marketplace, LLC
Address: 300 West 200 South, Suite 3003
Salt Lake City, Utah 84101

Civil Engineer:

AWA
Address: 2010 North Redwood Road
Salt Lake City, Utah 84116
Phone: (801) 521-8529

Geotechnical Engineer:

GSH
Address: 473 West 4800 South
Salt Lake City, Utah 84123
Phone: (801) 685-9190

Phase 1 Site Data Table:

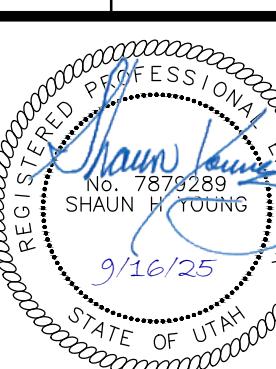
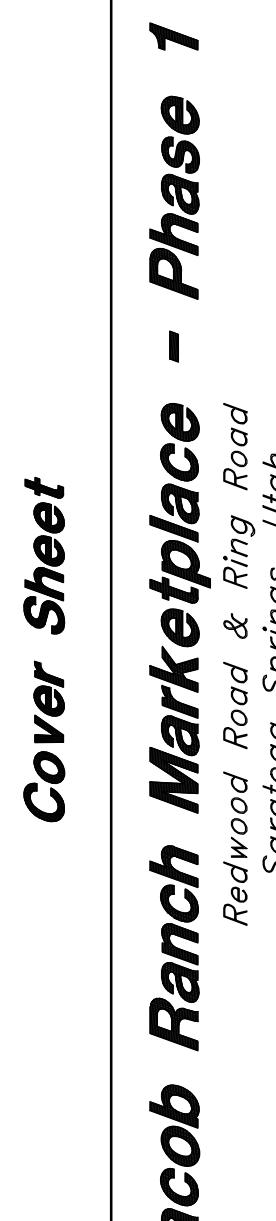
Phase 1 Area = 714,441 s.f. (16.40 ac.)
Total Lots = 10
Road Area = 49,553 s.f. (1.14 ac) (6.95%)
Undeveloped Area = 664,888 s.f. (15.26 ac) (93.05%)
Detention Basin Landscape Area = 1,031 sq. ft.
Ring Road ROW Dedication = 18,893 sq. ft.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0285F dated June 19, 2020. Flood Zone X is defined as Areas determined to be outside the 0.2% annual floodplain. (No Shading)

Benchmark

Brass Cap Monument for the North Quarter Corner of Section 2, T6S, R1W, SLB&M
Elevation = 4582.12 feet Geod 18 Ortho height per Utah County Tie No. 33-24
4582.17' measured,
Observed 7 Aug, 2024



Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
UTILITY LOCATION INC.
www.bluestakes.org
1-800-622-4111

5 Sep, 2025

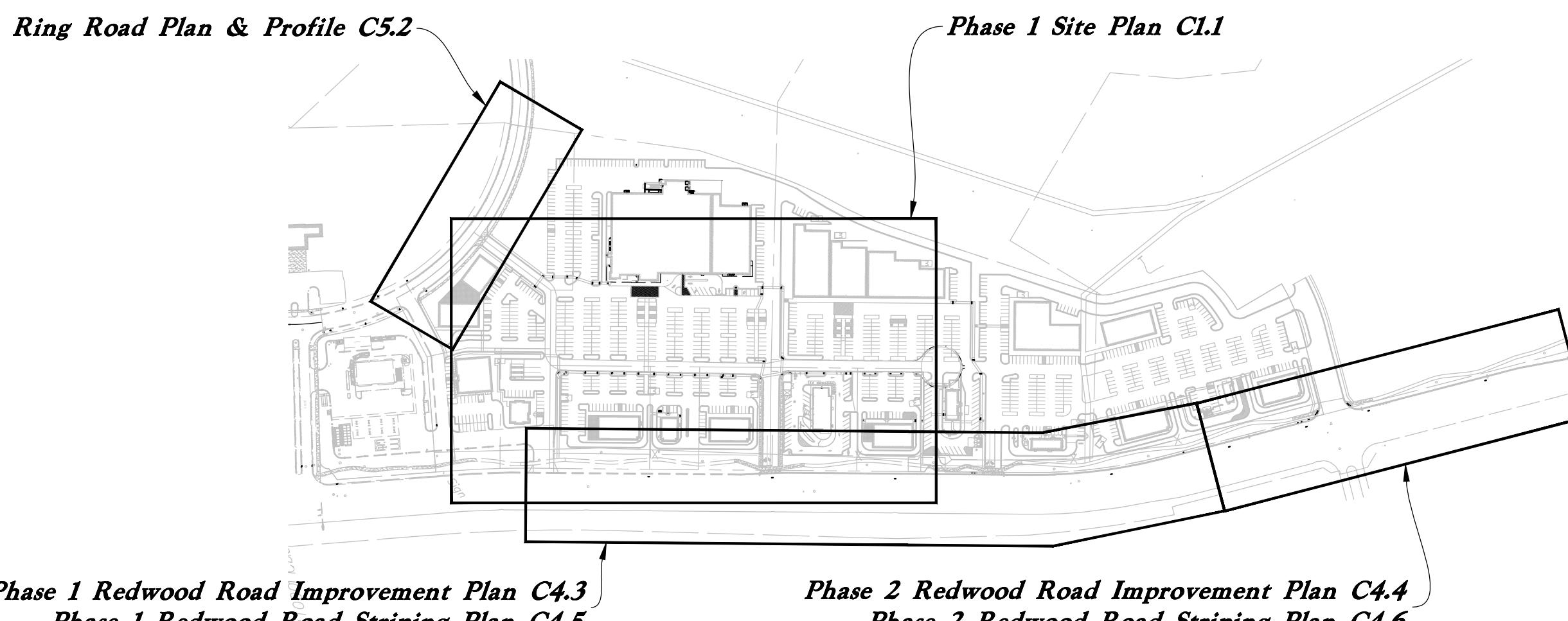
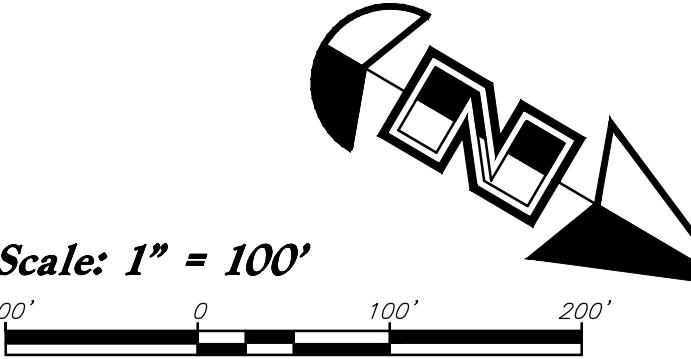
SHEET NO.

CO.0

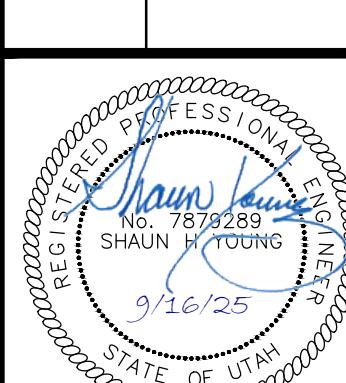
Phase 1 Future Estimated Quantities:
 Phase 1 Area = 714,278 s.f. (16.40 ac.)
 Phase 1 Impervious Area = 475,958 s.f. (10.93 ac.)
 Phase 1 Landscape Area = 139,204 s.f. (3.20 ac.)
 Phase 1 Building Area = 99,116 s.f. (2.28 ac.)
 Phase 1 Parking Provided = 495 stalls

Phase 2 Future Estimated Quantities:
 Phase 2 Area = 549,950 s.f. (12.62 ac.)
 Phase 2 Impervious Area = 340,915 s.f. (7.82 ac.)
 Phase 2 Landscape Area = 114,236 s.f. (2.62 ac.)
 Phase 2 Building Area = 94,799 s.f. (2.17 ac.)
 Phase 2 Parking Provided = 441 stalls

Overall Future Estimated Quantities:
 Total Area = 1,264,228 s.f. (29.02 ac.)
 Impervious Area = 816,873 s.f. (18.75 ac.) (64.61%)
 Landscape Area = 253,440 s.f. (5.82 ac.) (20.05%)
 Building Area = 193,915 s.f. (4.45 ac.) (15.34%)
 Total Parking Provided = 936 stalls (45 Accessible Stalls)



Sheet Key Map



6 Aug, 2025

SHEET NO.

C1.0

Designed by: JW	1	9-Jul-2025	Addressed City
Drafted by: JW	REV	DATE	Comments
Client Name:			
Corner Partners			
23-049 SP			



Jacob Ranch Marketplace - Phase 1
Redwood Road & Ring Road
Scratogia Springs, Utah