

# Jacob Ranch Marketplace - Phase 1

## Redwood Road & Ring Road Saratoga Springs, Utah, 84045

### City Standard Notes

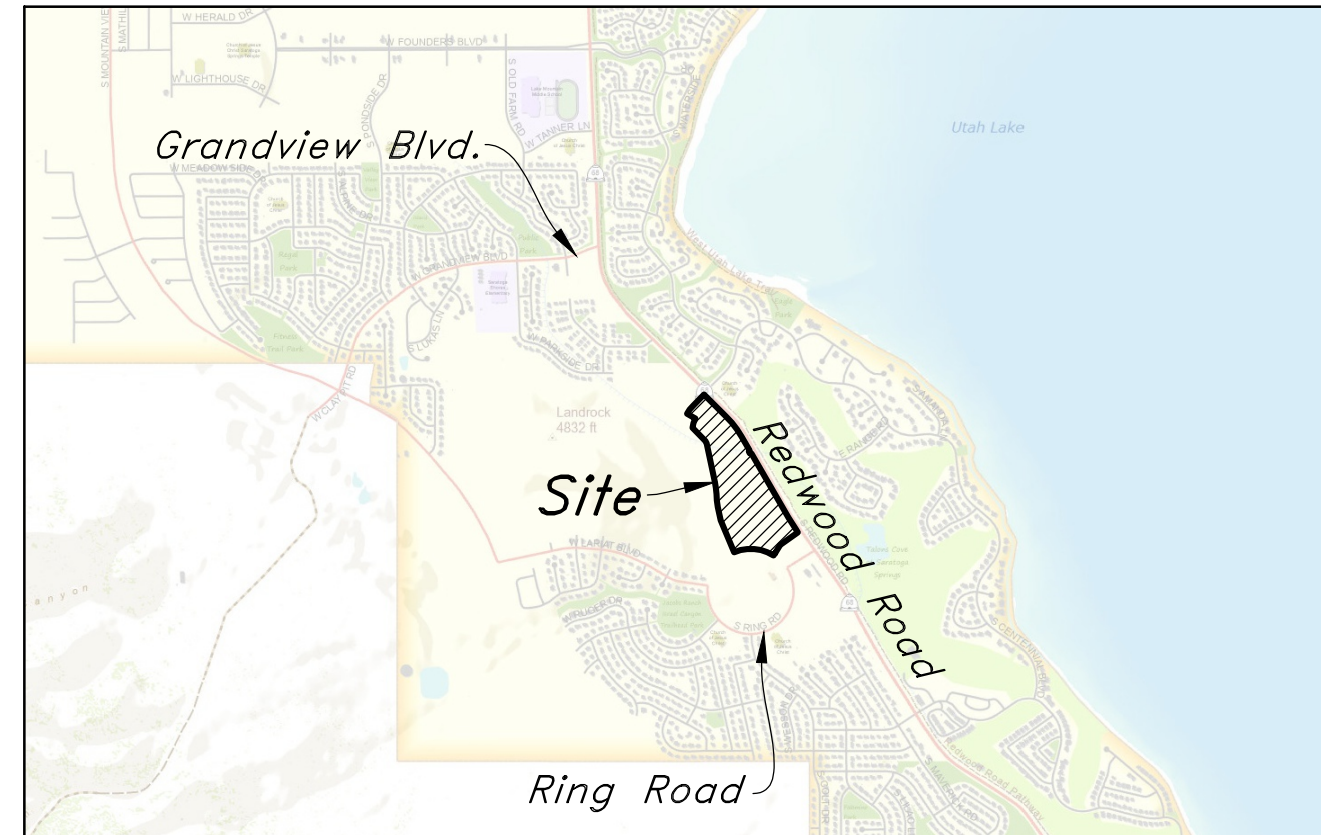
- Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- Contractor shall field verify locations and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.
- All construction shall comply to the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- 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.
- Post-acceptance alterations 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.

### Abbreviations

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

### Legend

Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Domes	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Combo Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fiber Optic	
Proposed Conduit Line	Existing Fence	
Proposed Power Line	Flowline	
Proposed Gas Line	Centerline	
Proposed Fire Line	Existing Contour	
Proposed Fiber Optic	Existing Spot	
Proposed Secondary Water Line	Existing Light Pole	
Proposed Roof Drain	Existing Street Light	
Proposed Fence	Existing Building	
Ridge line	Existing Telephone Box	
Grade Break	Existing Power Meter	
Proposed Contour	Existing Electrical Box	
Direction of Drainage	Existing Electrical Cabinet	
Proposed Spot	Existing Gas Meter	
ADA Accessible Route	Existing Water Meter	
Property Line	Existing Irrig. Control Box	
Sawcut Line	Existing Bollard	
Proposed Light Pole	Existing Hose Bib	
Proposed Street Light	Working Point	
Proposed Building	Existing Deciduous Tree	
Existing Power Pole	Existing Coniferous Tree	
Existing Power Pole w/ Guy	Detail Number	
Existing Utility Marker	Sheet Number	
Existing Post		



Vicinity Map  
Not to Scale

## Civil Sheet Index

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### UDOT General Notes

- All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
- 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 hour limitations will be listed in the limitations section of the encroachment permit.
- 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.
- Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
- Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
- 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.
- Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified - Coordination with certain state agencies).

### 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

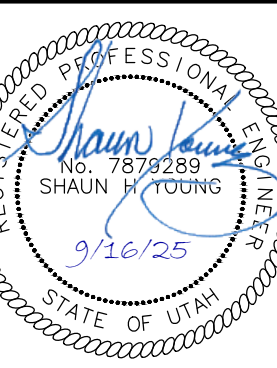
Brass Cap Monument for the North Quarter Corner of Section 2, T6S, R1W, SLB&M  
Elevation = 4582.12 feet Geoid 18 Ortho height per Utah County Tie No. 33-24  
4582.17' measured,  
Observed 7 Aug, 2024

Note:

Landscape and lighting plan shall be provided with each lots individual site plan



Cover Sheet  
Jacob Ranch Marketplace - Phase 1  
Redwood Road & Ring Road  
Saratoga Springs, Utah



5 Sep, 2025

SHEET NO.

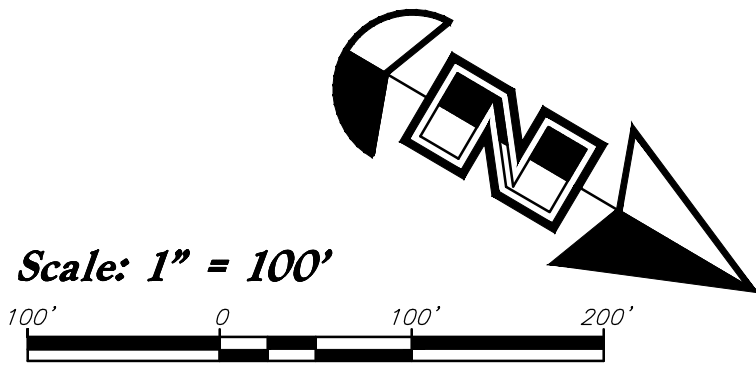
C0.0



Phase 1 Future Estimated Quantities:  
Phase 1 Area = 714,278 s.f. (16.40 ac.)  
Phase 1 Impervious Area = 475,958s.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%) Total  
Building Area = 193,915 s.f. (4.45 ac.) (15.34%) Total  
Parking Provided = 936 stalls (45 Accessible Stalls)



Phasing Improvement Legend

- Phase 1: Future Improvements
- Phase 1: Common Improvements
- Phase 2: Future Improvements



Ring Road Plan & Profile C5.2

Phase 1 Site Plan C1.1

Phase 1 Redwood Road Improvement Plan C4.3  
Phase 1 Redwood Road Striping Plan C4.5

Phase 2 Redwood Road Improvement Plan C4.4  
Phase 2 Redwood Road Striping Plan C4.6

Sheet Key Map

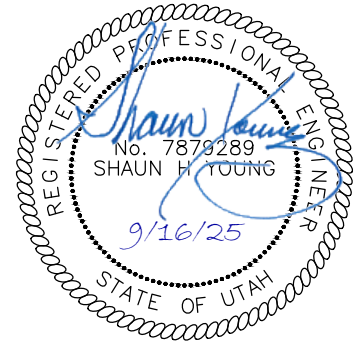


REV	DATE	DESCRIPTION
1	9 Jul 2025	Addressed City Comments

Designed by: JW  
Drafted by: JW  
Client Name: Corner Partners  
23-049 SP



Phasing Plan  
Jacob Ranch Marketplace - Phase 1  
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Saratoga Springs, Utah



6 Aug, 2025  
SHEET NO.  
**C1.0**