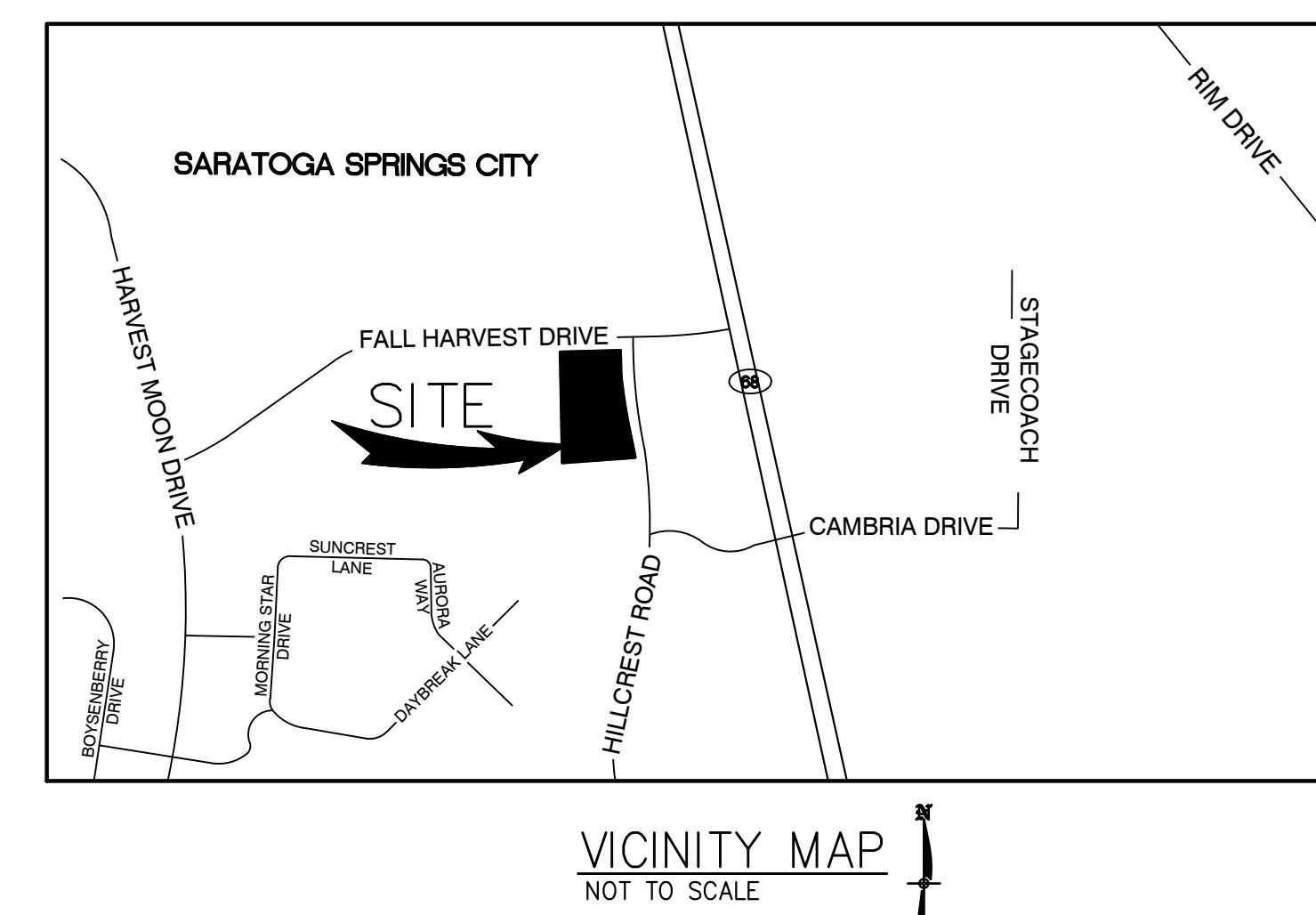
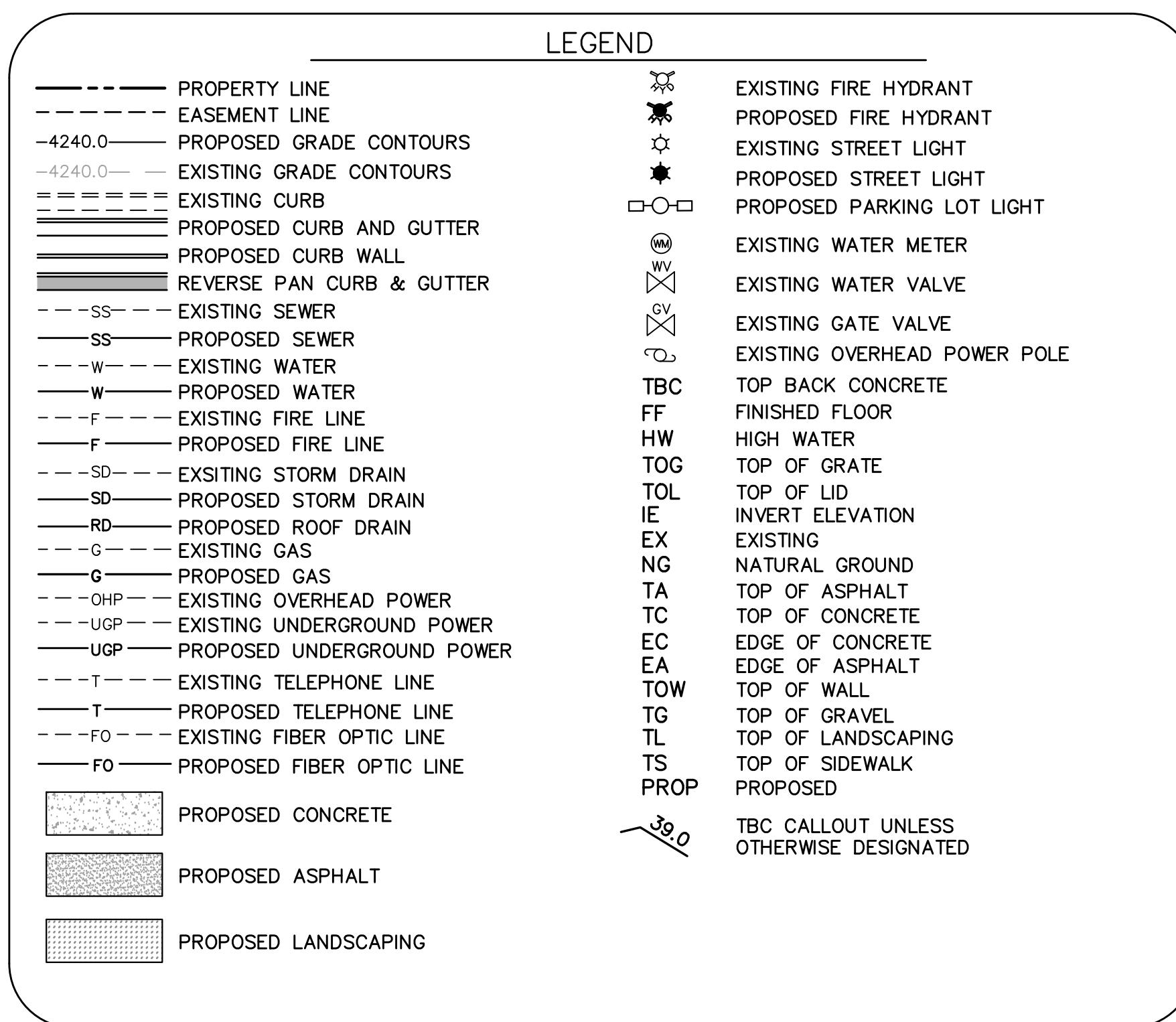


REDWOOD MEDICAL

CIVIL SITE PLANS 1843 NORTH REDWOOD ROAD SARATOGA SPRINGS, UTAH 84045

SEPTEMBER 18, 2025



CITY STANDARD NOTES:

- i. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
- ii. 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.
- iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
- iv. Existing Utilities have been noted to the best of Engineers knowledge, however it is 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.
- v. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
- vi. The City reserves the right to conduct post-installation inspections to verify compliance with the City requirements and approved Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
- vii. All exterior lighting shall meet IESNA full-cutoff criteria.

NOTE:
RETAINING WALLS IN EXCESS
OF 4' IN HEIGHT WILL
REQUIRE A BUILDING PERMIT.

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C0.1 EXISTING CONDITIONS & DEMO PLAN	
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C1.2 SITE PLAN (SOUTH)	
C2.0 GRADING & DRAINAGE PLAN	
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C4.0 DETAIL SHEET	
C4.1 DETAIL SHEET	
C4.2 DETAIL SHEET	

PROJECT AREA	158,096 SQ.FT.
LOT AREA	158,096 SQ.FT.
LOT IMPERVIOUS AREA	125,441 SQ.FT.
LOT BUILDING AREA	26,786 SQ.FT.
LOT LANDSCAPE AREA	32,655 SQ.FT.
R.O.W. DEDICATION AREA	0 SQ.FT.
SENSITIVE LANDS AREA	6,777 SQ.FT.
SENSITIVE LANDS % OF OPEN SPACE	20.75 %
NUMBER OF BUILDINGS	3
NUMBER OF SURFACE PARKING	172
NUMBER OF GARAGE PARKING	0
NET DENSITY OF DWELLINGS	0.83 BUILDINGS/ACRE
% OF BUILDABLE LAND	95.71 %
PAVEMENT	35,981 SQ.FT.
UNTREATED BASE COURSE	35,981 SQ.FT.
GRANULAR BORROW	35,981 SQ.FT.
CURB & GUTTER	1,524 LF
SIDEWALK	637 LF
ADA RAMPS	5 EACH

CIVIL ENGINEER:

CIR | CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

ARCHITECT:

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH SUITE 200
SALT LAKE CITY, UTAH 84109
CONTACT PERSON: JOHN L DAVIS
PH: (801) 487-0715



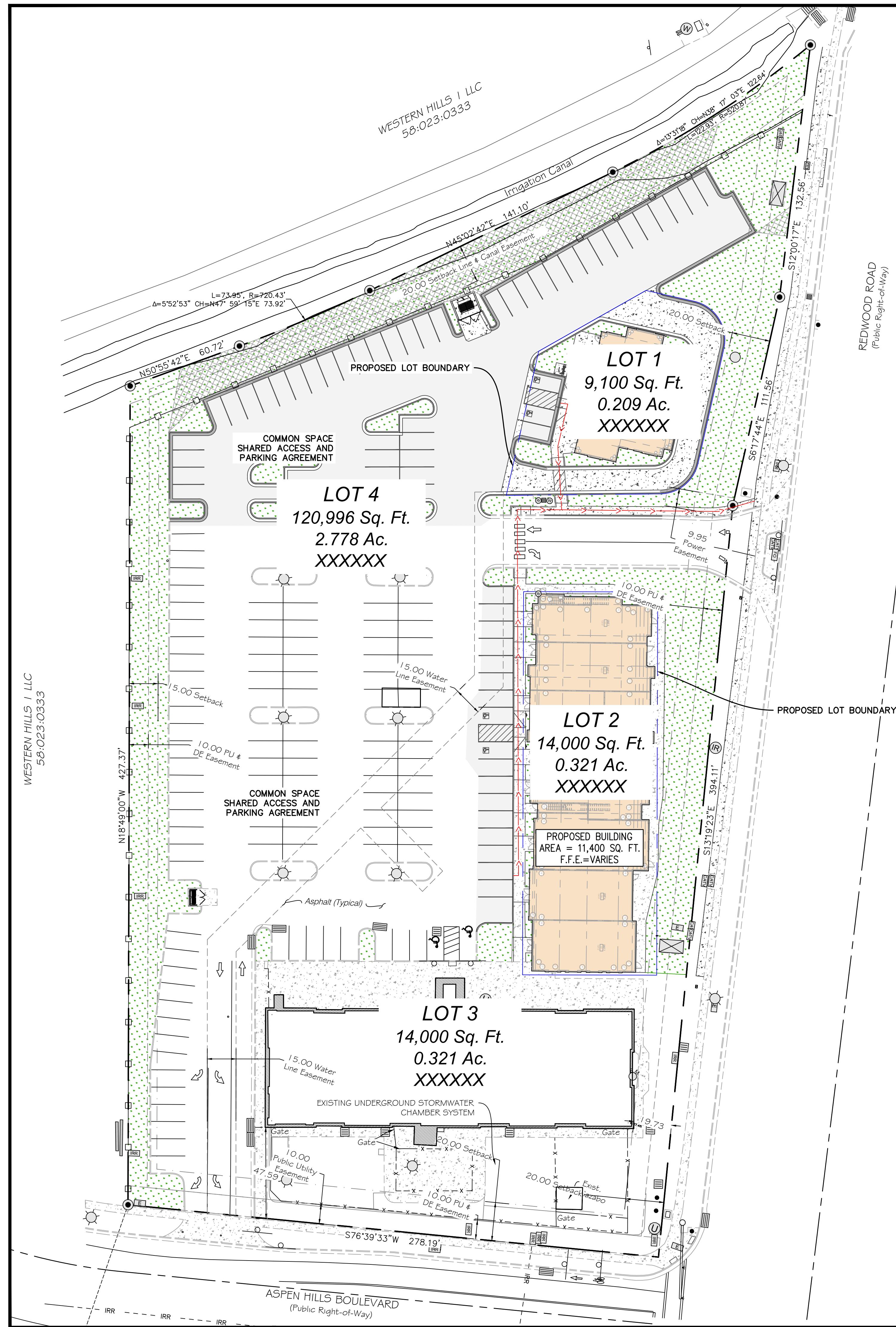
CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

REDWOOD MEDICAL
1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

COVER SHEET

SHEET NO.
CV
PROJECT ID: E24-18 DATE: 09/18/25
FILE NAME: PRJ-SMOB SCALE: 1:1000



LOT AREAS:		SQ. FT.	/	ACRES.	
	LOT OVERALL	158,096	/	3.629	
	EXISTING BUILDING	12,249	/	0.281	7.748%
	BUILDING 1 FOOTPRINT	10,240	/	0.235	6.477%
	BUILDING 2 FOOTPRINT	2,932	/	0.067	1.855%
	EXISTING ASPHALT	48,364	/	1.110	30.592%
	PROPOSED ASPHALT	22,367	/	0.513	14.148%
	EXISTING LANDSCAPING	7,095	/	0.163	4.488%
	PROPOSED LANDSCAPING	25,560	/	0.587	16.168%
	PROPOSED CONCRETE	36,383	/	0.835	23.013%
	BUILDABLE LAND	151,319	/	3.474	95.713%

NET DENSITY = 2.2 DWELLINGS/ACRE

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:		SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED		32,655	20%
		20.66	% PROVIDED

NOTES:

1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

CITY PARKING REQUIREMENTS:		SQ. FT.	CITY REQ'T
EXISTING CHILD CARE CENTER	12,249	81	(1 STALL PER STAFF MEMBER 1 STALL PER 5 STUDENTS)
RESTAURANT (TAKEOUT)	2,932	15	(5 STALLS PER 1,000 SQ. FT.)
RETAIL SALES	10,643	43	(4 STALLS PER 1,000 SQ. FT.)
MEDICAL OFFICE	5,545	28	(5 STALLS PER 1,000 SQ. FT.)

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

OUTDOOR DISPLAY NOTE:

1. ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
2. ALL DISPLAY AREAS SHALL BE CLEARLY DEFINED ON THE APPROVED SITE PLAN AND DESIGNATED ON THE SITE WITH A CONTRACTING COLORED, PAINTED, OR STRIPED SURFACE.
3. DISPLAY AREAS SHALL NOT BLOCK BUILDING ENTRIES OR EXITS, PEDESTRIAN WALKS, OR PARKING SPACES IN FRONT OF THE BUILDING. OUTDOOR DISPLAY AREAS SHALL NOT SPILL INTO WALKWAYS OR ANY DRIVE AISLE ADJACENT TO A BUILDING

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. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSITY.COM/PUBLICACCESS/TEMPLATE/LOCIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/locin.aspx)

DETENTION NOTE:
SEE DRAINAGE REPORT PREPARED WHEN FIRST BUILDING WAS CONSTRUCTED AND INITIAL SITE DEVELOPMENT OCCURRED. OVERALL SITE DEVELOPMENT ACCOUNTED FOR IN THE CURRENT EXISTING STORMWATER SYSTEM.

**COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH
THE CITY'S ADOPTED LAND USE ELEMENT OF THE
GENERAL PLAN**

LOT AREA NOTE:

SHEET LEGEND	
	SENSITIVE LANDS AREA (SLOPES >30°)
	ADA ROUTE
	PROPOSED LOT BOUNDARY

LEGAL DESCRIPTION:
LOT 1, ABC GREAT BEGINNINGS MINOR
SUBDIVISION, ACCORDING TO THE OFFICIAL
PLAT THEREOF, RECORDED AUGUST 7,
2017 AS ENTRY NO. 76089:2017.

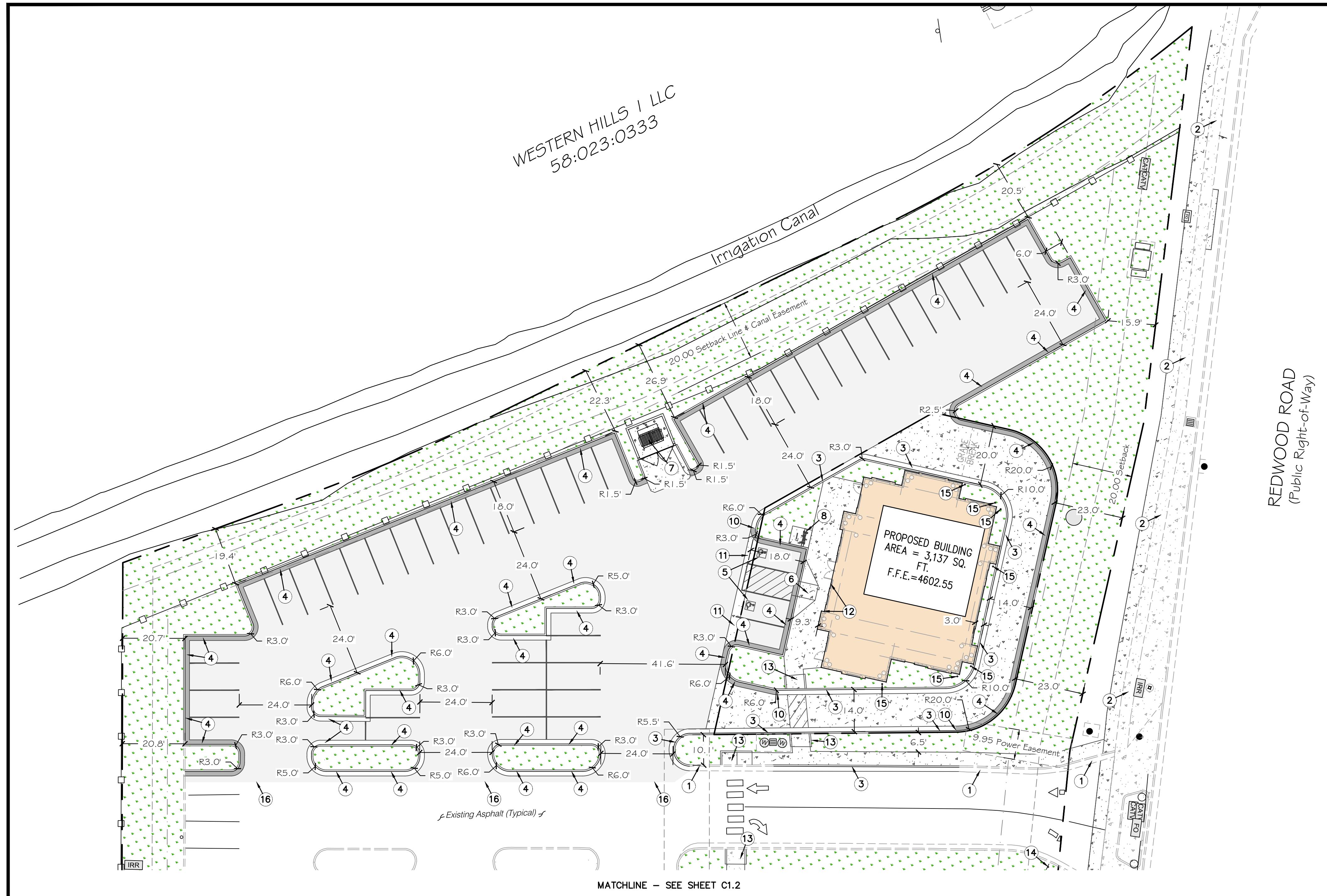
CIVIL ENGINEERING

LAND SURVEYING

11817 N REDWOOD ROAD SARATOGA SPRINGS UT 84015

OVERALL SITE PLAN

SHEET NO. **C1.0**
PROJECT ID **E24-180** DATE: **09/18/22**
FILE NAME: **PRJ-SMOB** SCALE: **1"=30'**



ADA NOTE: ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

OUTDOOR DISPLAY NOTE:

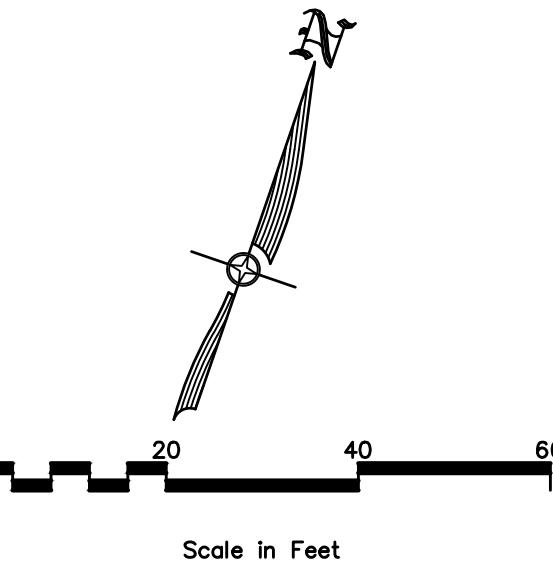
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DETENTION NOTE:

THIS OVERALL SITE WAS MASTER PLANNED AND STORM SYSTEM DESIGNED TO INCLUDE STORMWATER GENERATED BY FUTURE DEVELOPMENT OF UNDEVELOPED PORTIONS OF SITE. SEE ORIGINAL DRAINAGE REPORT (DRAINAGE REPORT ABC GREAT BEGINNINGS' MAY 2017) FOR ALL DRAINAGE CALCULATIONS.

COMPLIANCE NOTE: THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN



SITE PLAN KEYNOTES

- 1 EXISTING CURB & GUTTER.
- 2 EXISTING 4.0' SIDEWALK, TO BE WIDENED TO 8.0' TOTAL.
- 3 PROPOSED 24" CURB & GUTTER. SEE CITY DETAIL ST-2B ON SHEET C4.1.
- 4 PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.1.
- 5 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 3/C4.0.
- 6 ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
- 7 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 8 PROPOSED BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAIL. BIKE RACK TO BE PLACED ON CONCRETE.
- 9 PROPOSED CONCRETE SIDEWALK.
- 10 PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO FALL-OUT CURB & GUTTER. MIN LENGTH 3'.
- 11 PROPOSED 3' CONCRETE ROLL GUTTER. SEE DETAIL 2/C4.0.
- 12 PROPOSED ADA SIGN. SEE DETAIL 4/C4.0.
- 13 ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 5/C4.0.
- 14 PROPOSED "RIGHT TURN ONLY" SIGN.
- 15 PROPOSED BOLLARD.
- 16 SAWCUT EXISTING ASPHALT IN ORDER TO PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT.

CIR CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6236

REDWOOD MEDICAL
1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

SITE PLAN (NORTH)

SHEET NO.
C1.1



PROJECT ID: E24-180
DATE: 09/18/25
FILE NAME: PRJ-SMOB
SCALE: 1"=20'

