

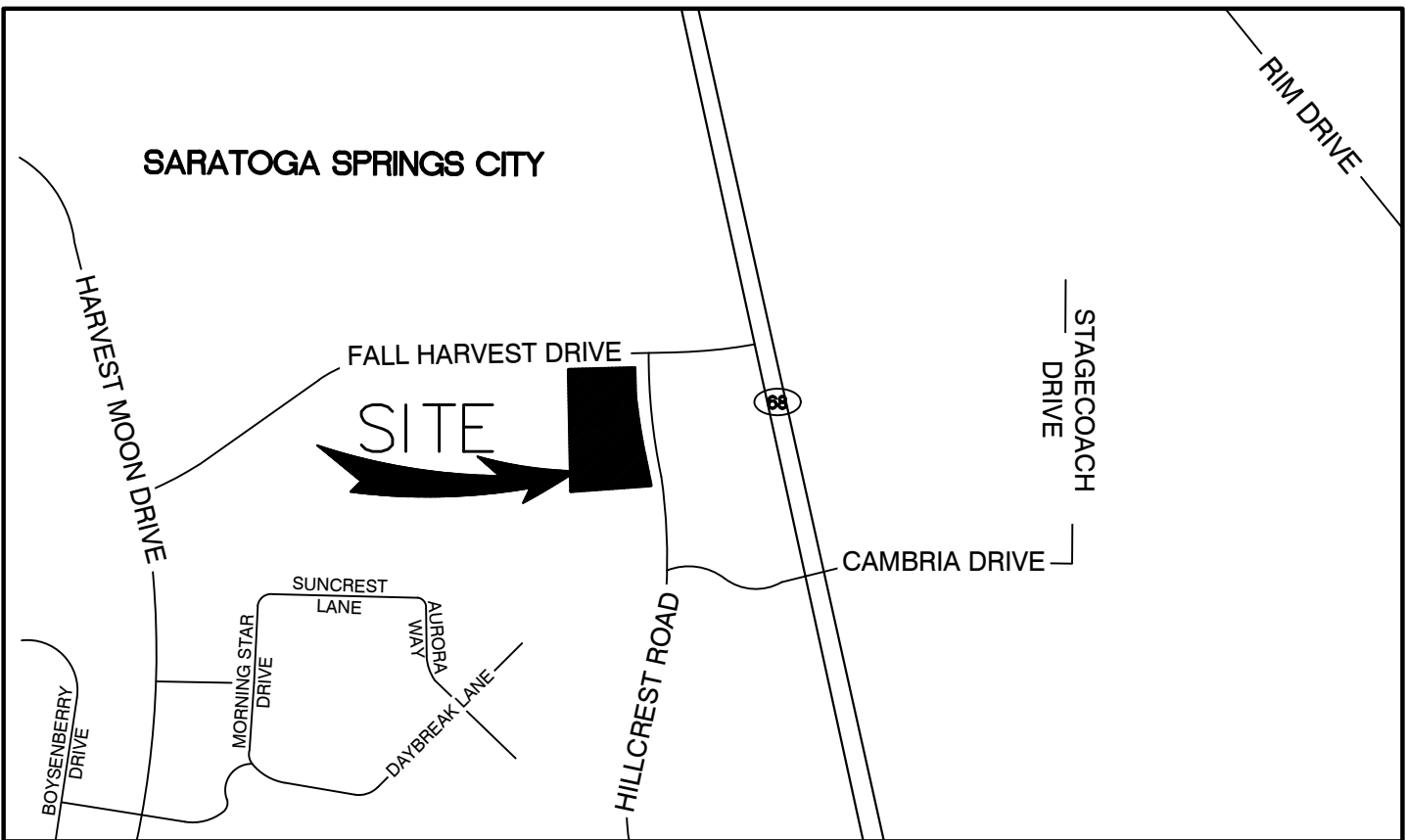
# REDWOOD MEDICAL

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

SEPTEMBER 18, 2025

### LEGEND

---	PROPERTY LINE	⊗	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⊗	PROPOSED FIRE HYDRANT
-4240.0---	PROPOSED GRADE CONTOURS	⊗	EXISTING STREET LIGHT
-4240.0---	EXISTING GRADE CONTOURS	⊗	PROPOSED STREET LIGHT
=====	EXISTING CURB	⊗	PROPOSED PARKING LOT LIGHT
=====	PROPOSED CURB AND GUTTER	⊗	EXISTING WATER METER
=====	PROPOSED CURB WALL	⊗	EXISTING WATER VALVE
=====	REVERSE PAN CURB & GUTTER	⊗	EXISTING GATE VALVE
---SS---	EXISTING SEWER	⊗	EXISTING OVERHEAD POWER POLE
---SS---	PROPOSED SEWER	⊗	TBC
---W---	EXISTING WATER	⊗	TOP BACK CONCRETE
---W---	PROPOSED WATER	⊗	FF
---F---	EXISTING FIRE LINE	⊗	FINISHED FLOOR
---F---	PROPOSED FIRE LINE	⊗	HW
---SD---	EXISTING STORM DRAIN	⊗	HIGH WATER
---SD---	PROPOSED STORM DRAIN	⊗	TOG
---RD---	PROPOSED ROOF DRAIN	⊗	TOP OF GRATE
---G---	EXISTING GAS	⊗	TOL
---G---	PROPOSED GAS	⊗	TOP OF LID
---OHP---	EXISTING OVERHEAD POWER	⊗	IE
---UGP---	EXISTING UNDERGROUND POWER	⊗	INVERT ELEVATION
---UGP---	PROPOSED UNDERGROUND POWER	⊗	EX
---T---	EXISTING TELEPHONE LINE	⊗	EXISTING
---T---	PROPOSED TELEPHONE LINE	⊗	NG
---FO---	EXISTING FIBER OPTIC LINE	⊗	NATURAL GROUND
---FO---	PROPOSED FIBER OPTIC LINE	⊗	TA
▨	PROPOSED CONCRETE	⊗	TOP OF ASPHALT
▨	PROPOSED ASPHALT	⊗	TC
▨	PROPOSED LANDSCAPING	⊗	TOP OF CONCRETE
		⊗	EC
		⊗	EDGE OF CONCRETE
		⊗	EA
		⊗	EDGE OF ASPHALT
		⊗	TOW
		⊗	TOP OF WALL
		⊗	TC
		⊗	TOP OF GRAVEL
		⊗	TL
		⊗	TOP OF LANDSCAPING
		⊗	TS
		⊗	TOP OF SIDEWALK
		⊗	PROP
		⊗	PROPOSED
		39.0	TBC
			CALLOUT UNLESS OTHERWISE DESIGNATED



VICINITY MAP  
NOT TO SCALE

### SHEET INDEX

CV	COVER SHEET
	RECORD OF SURVEY
C0.1	EXISTING CONDITIONS & DEMO PLAN
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN (NORTH)
C1.2	SITE PLAN (SOUTH)
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
C4.2	DETAIL SHEET

### 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 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.
- Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
- The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and approved 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.

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

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:



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

ARCHITECT:



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



SHEET NO.

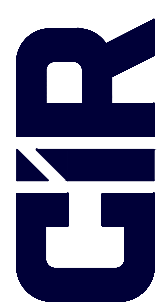
CV

PROJECT ID: E24-180  
DATE: 09/18/25  
FILE NAME: PRJ-SMOB  
SCALE:

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

COVER SHEET

CIVIL ENGINEERING  
+ SURVEYING



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

DESIGNER:  
PROJECT ENGINEER:

REVISIONS

BY

DATE





NET DENSITY = 2.2 DWELLINGS/ACRE

NOTE:

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

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.

NOTE:

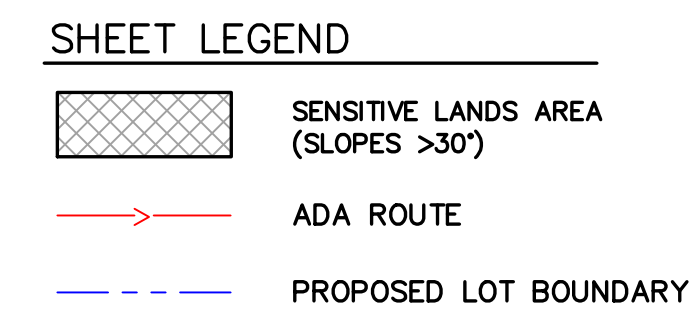
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**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.

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.

LOT AREA NOTE:  
MINIMUM LOT SIZE: 0.209 ACRES  
AVERAGE LOT SIZE: 0.283 ACRES



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

[illegible]

**CIR** | **CIVIL ENGINEERING**  
+ **SURVEYING**

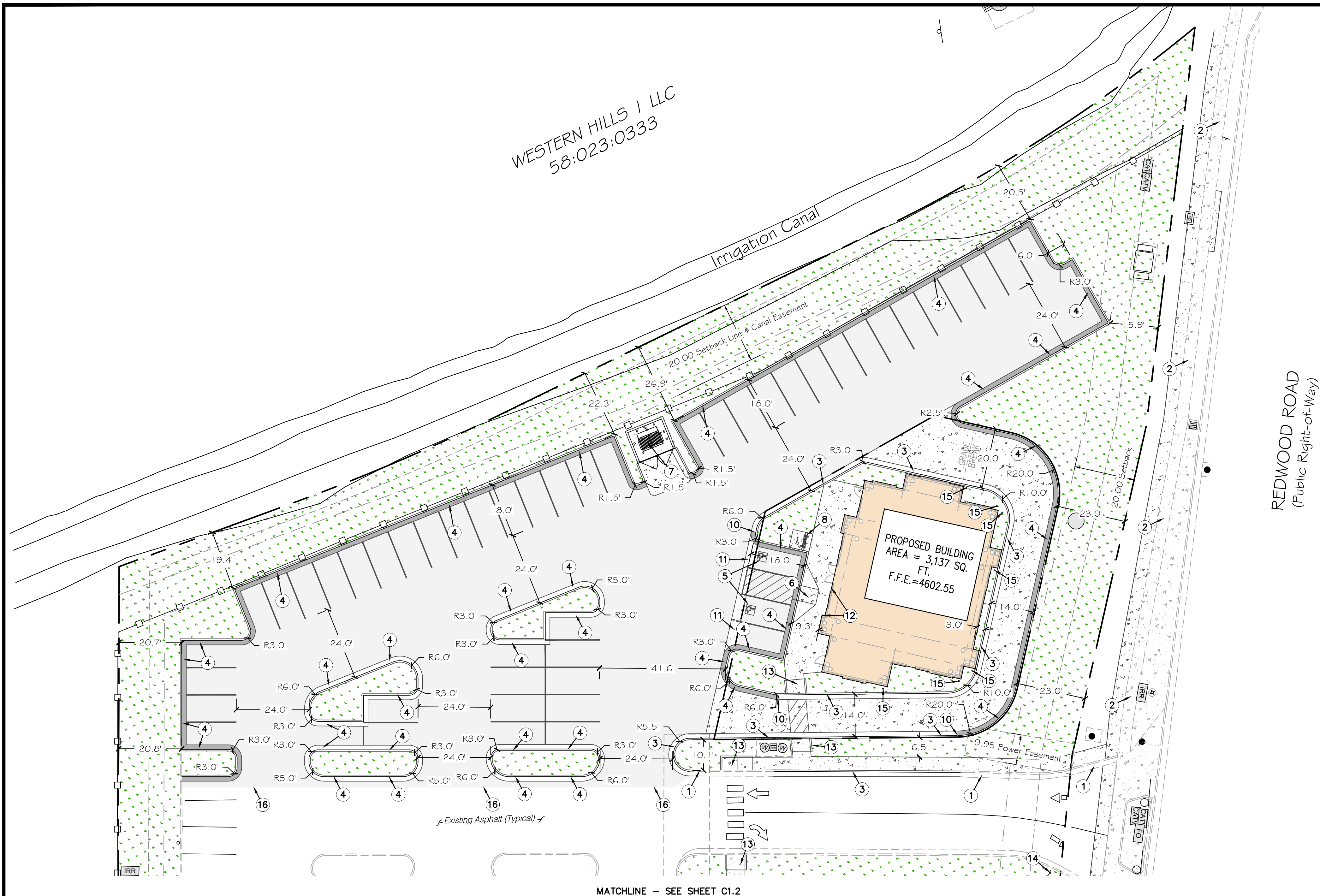
10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah • 801-949-6286

REDWOOD MEDICAL  
1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045  
OVERALL SITE PLAN

SHEET NO. <b>C1.0</b>	
PROJECT ID <b>E24-180</b>	DATE: <b>09/18/25</b>
FILE NAME: <b>PRJ-SMOB</b>	SCALE: <b>1"=30'</b>







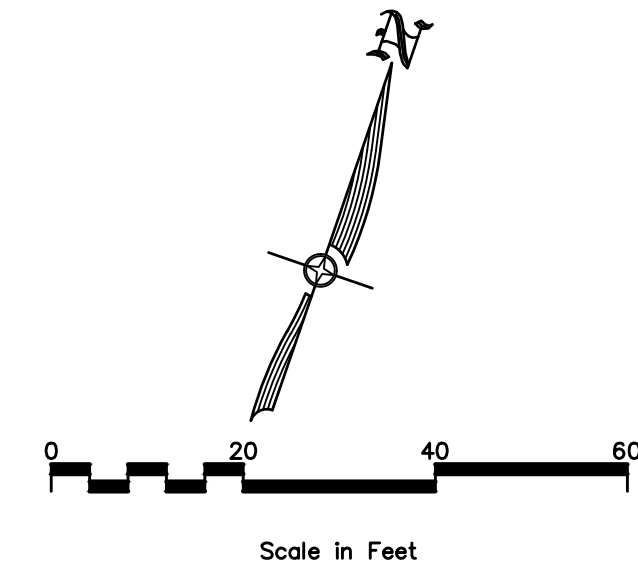
REDWOOD ROAD  
(Public Right-of-Way)

## SITE PLAN KEYNOTES

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







- ① EXISTING CURB & GUTTER, TO REMAIN.
- ② EXISTING 4.0' SIDEWALK, TO BE WIDENED TO 8.0' TOTAL.
- ③ EXISTING PARKING STALLS.
- ④ EXISTING HANDICAP STALLS AND STRIPING, TO BE REPLACED.
- ⑤ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C4.0.
- ⑥ PROPOSED ADA SIGN. SEE DETAIL 4/4.0.
- ⑦ PROPOSED CONCRETE SIDEWALK.
- ⑧ EXISTING HANDICAP STALLS AND STRIPING, TO REMAIN.
- ⑨ PROPOSED 24" FALL-OUT CURB & GUTTER. SEE CITY DETAIL ST-2D ON SHEET C4.1.
- ⑩ SAWCUT EXISTING ASPHALT IN ORDER TO PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT.

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