

DESCRIPTION	AREA	%
HARDSCAPE	31,383 SQFT	41%
LANDSCAPE	26,438 SQFT	34%
BUILDINGS	19,064 SQFT	25%
TOTAL	76,885 SQFT	100%

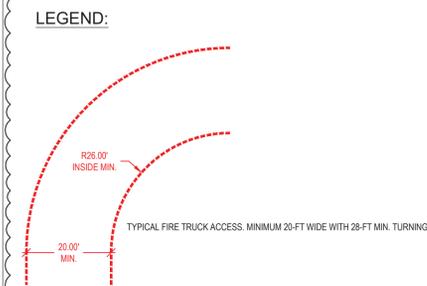
GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - ② CONCRETE CURB WALL.
 - ③ CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - ④ CONCRETE SIDEWALK, PER APWA PLAN NO. 231 DETAIL ON SHEET C5.01.
 - ⑤ 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
 - ⑥ 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
 - ⑦ ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - ⑧ ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
 - ⑨ VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
 - ⑩ PAINTED ADA SYMBOL. SEE DETAIL 'C3', SHEET C5.01.
 - ⑪ 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
 - ⑫ 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - ⑬ DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

PARKING PROVIDED:

TOTAL:	90 STALLS PROVIDED
	90 STALLS REQUIRED
	82 STALLS (ONSITE)
	8 (OFFSITE)
	4 ADA STALLS

RECREATION AMENITY AREA: 208 SQ.FT.
 OFFSITE PARKING (6 STALLS)



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RED ROCK FLATS PHASE 2
SOUTH 1410 HIGHWAY 191
MOAB, UT 84532
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION
1	02-19-26	CITY COMMENTS 2

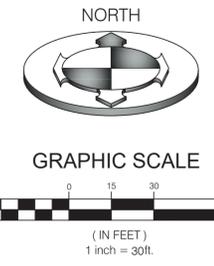
PROJECT NO: 25482
 DRAWN BY: TJO
 CHECKED BY: CCW
 DATE: 02-19-2026

CIVIL SITE PLAN
C1.01

Blue Stakes of UTAH 811
 Bluestakes.org

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	SIDEWALK THICKENED EDGE	3/CDT.01
4	4' WATER WAY PER APWA #211	
5	ADA RAMP	1/CDT.02
6	VAN ADA SIGN	1/CDT.02
7	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
8	RELEASE CURB & GUTTER	2/CDT.01
9	SAWCUT PER UDOT STDS	
10	STOP SIGN & BAR PER UDOT STDS	1/CDT.03
11	UDOT ASPHALT PAVEMENT SECTION WITH GRANULAR BORROW	1/CSP.02

PH. 1 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	26,687	23.4
HARDSCAPE	54,013	47.4
LANDSCAPE	33,235	29.2
TOTAL	113,935	100.0

PH. 2 AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	6,600	38.8
HARDSCAPE	7,000	41.2
LANDSCAPE	3,400	20.0
TOTAL	17,000	100.0

*ESTIMATED BASED ON PROPOSED PHASE 2 LAYOUT

TOTAL AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	33,287	25.4
HARDSCAPE	61,013	46.6
LANDSCAPE	36,635	28.0
TOTAL	130,935	100.0

*ESTIMATED BASED ON PROPOSED PHASE 2 LAYOUT

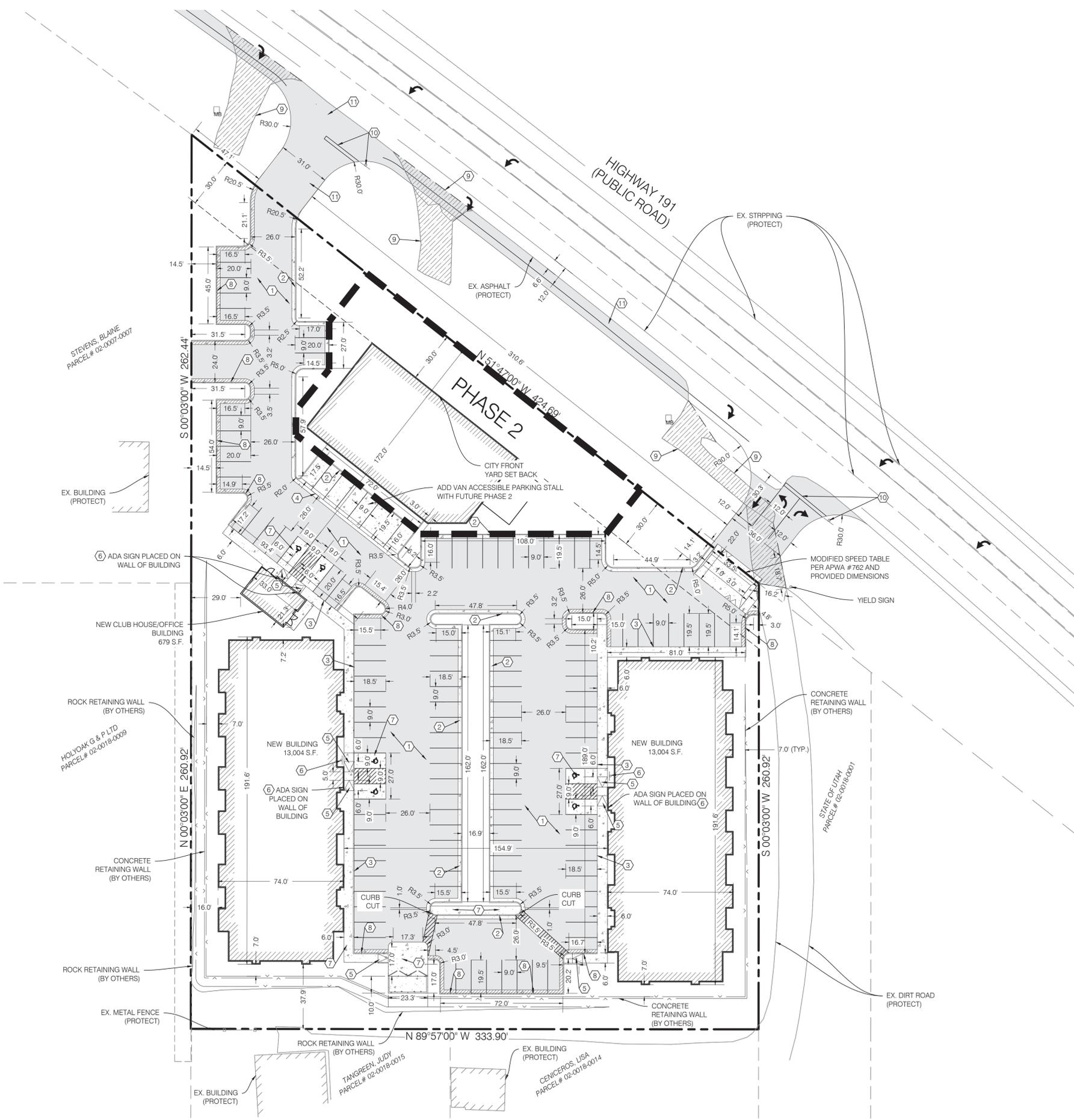
NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	128	6
TOTAL	134	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH UDOT STANDARDS AND SPECIFICATIONS

ACCESSIBLE ROUTE ACCESS NOTE:
THERE IS NO ACCESSIBLE PUBLIC WAY, OR SIDEWALK, IN THE RIGHT OF WAY. THE ACCESSIBLE ROUTE BEGINS AT THE VAN ACCESSIBLE PARKING STALLS.



PROJECT NO. 2103091

SITE PLAN

CSP.01 4 OF 14

10/25

No. 10360773

M. CHRIS POULSEN

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PROFESSIONAL ENGINEER

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MOAB CITY, UTAH



