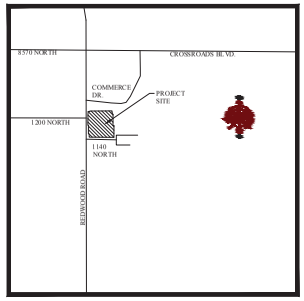
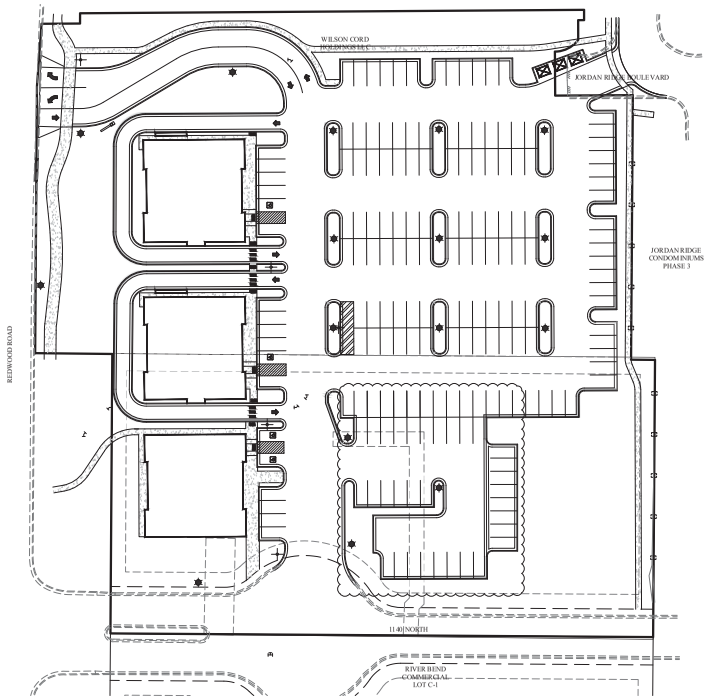
THE POINT AT SARATOGA SPRINGS

PREPARED FOR:
NAI PREMIER
LOCATED IN:
SARATOGA SPRINGS



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	Final Plat
C3	DEMO PLAN
C4.0	SITE PLAN
C4.1	UDOT SITE PLAN
C5	GRADING PLAN
C6	DRAINAGE PLAN
C7	SEWER PLAN
C8	WATER PLAN
D1	STORM TECH LAYOUT
D2	MC-4500 ISOLATOR ROW
D3	MC-4500 CROSS SECTION
D4	MC-4500 MISC DETAILS DET
D5	SARATOGA STANDARD DETAILS
D6	SARATOGA STANDARD DETAILS
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS
PH	PHOTOMETRIC PLAN

AREA TABULATIONS	
IMPERVIOUS AREA:	81,160 SF
LOT BUILDING AREA:	13,800 SF
FUTURE BUILDING AREA:	10,000 SF
LANDSCAPE AREA:	54,665 SF
RIGHT-OF-WAY AREA:	10,755 SF
TOTAL AREA:	170,380 SF

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS STANDARD PLANS AND SPECIFICATIONS.

ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
CONTACT: SEAN ALT

OWNER/DEVELOPER
NAI PREMIER
45 WEST 10000 SOUTH, SUITE 104
SANDY, UTAH 84070
(801) 619-2701
CONTACT: MARLON HILL

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

THOMAS M. ROMNEY
STATE OF UTAH

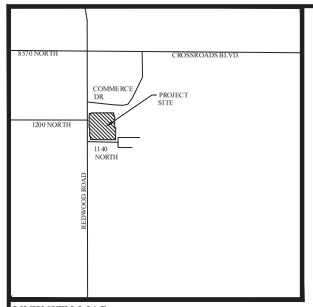
THE POINT AT SARATOGA SPRINGS
SARATOGA SPRINGS
COVER

REVISION BLOCK:		
#	DATE	DESCRIPTION
1	xxxx	xxxx
2	xxxx	xxxx
3	xxxx	xxxx
4	xxxx	xxxx
5	xxxx	xxxx
6	xxxx	xxxx

COVER

Scale:	1"=40'	Drawn:	SGA
Date:	09/19/18	Job #:	17-285
Sheet:	C1		

Z:_2017\17-285 Saratoga Retail Strip\dwg\in 17-285\17-285 COVER.dwg

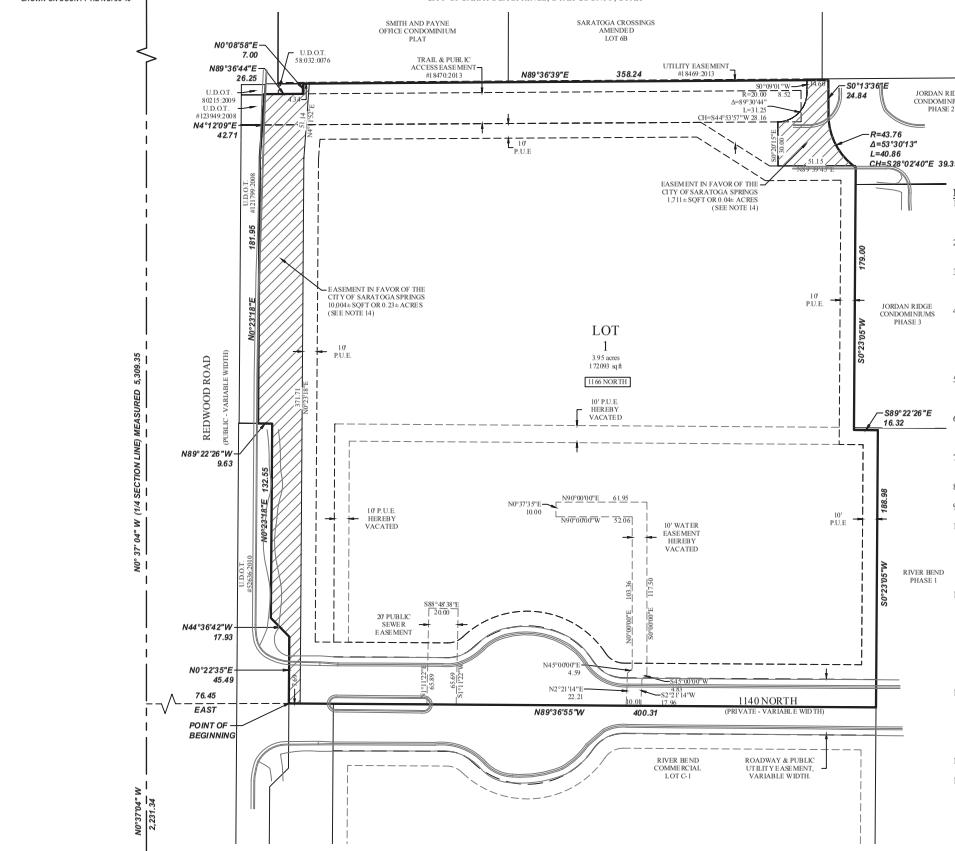


VICINITY MAP
N.T.S

PLAT A
THE POINT AT SARATOGA SPRINGS
SUBDIVISION

(AMENDING & VACATING LOT C-2 RIVERBEND COMMERCIAL SUBDIVISION & A PORTION OF PARCEL F, THE COVE AT JORDAN RIVER PHASE 9 PUD)
LOCATED IN THE SE1/4 OF SECTION 14, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- SECTION MONUMENT (FOUND)
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT

NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 15TH DAY OF MAY, 2018.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC ENGINEERING, INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERTAIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
14. THE HATCHED AREA IS AN EXCLUSIVE, PERPETUAL EASEMENT TO THE CITY OF SARATOGA SPRINGS FOR A PUBLIC ACCESS AND ROAD EASEMENTS, AND A UTILITY EASEMENT TO THE CITY OF SARATOGA SPRINGS AND UTILITY COMPANIES PURSUANT TO THE UTAH CODE SECTION 54-3-27. DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING, REPAIRING, AND REPLACING THE LANDSCAPING AND SIDEWALK IN THE HATCHED AREA IN PERPETUITY.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 o f the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

_____ _____
Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Entry No. 52636:2010 of the Official Records of Utah County, located N00°37'04"E along the 1/4 Section line 2,231.34 feet and East 76.45 feet from the South 1/4 Corner of Section 14, T5S, R1W, SL B&M (Basis of Bearing: N89°48'45"E along the Section line between the Southwest Corner and the South 1/4 Corner of said Section 14); thence along said deed the following 4 (four) courses and distances: N00°22'35"E 45.49 feet; thence N44°36'42"W 17.93 feet; thence N00°23'18"E 132.55 feet; thence N89°22'26"W 9.63 feet to the Southeast corner of that Real Property described in Deed Entry No. 121799:2008 of the Official Records of Utah County; thence N00°23'18"E along said deed 181.95 feet; thence N04°12'09"E along said deed and along the easterly lines of those Real Properties described in Deed Entry No. 123949:2008 and 80215:2009 of the Official Records of Utah County 42.71 feet; N89°36'44"E 26.25 feet; thence N0°08'58"E 7.00 feet to the Southerly line of SMITH AND PAYNE OFFICE CONDOMINIUM PLAT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°36'44"E along said plat and along the Southerly line and extension of SARATOGA CROSSINGS AMENDED LOT 6B, according to the Official Plat thereof on file in the Office of the Utah County Recorder 358.24 feet; thence S00°13'36"E 24.84 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 43.76 feet (radius bears: N88°42'26"E) a distance of 40.86 feet through a central angle of 53°30'13" Chord: S28°02'40"E 39.39 feet to the extension of the West line of Phase 3, JORDAN RIDGE CONDOMINIUMS, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S00°23'05"W along said plat and extension thereon 179.00 feet to the Northerly line of said Lot C-2, RIVER BEND COMMERCIAL; thence along said lot the following 3 (three) courses and distances: S89°22'26"E 16.32 feet; thence S00°23'05"W 188.98 feet; thence N89°36'55"W 400.31 feet to the point of beginning.

Contains: 172,093+/- sqft or 3.95 acres+/-
1 Lot

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

THE POINT AT SARATOGA SPRINGS
PLAT A

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof I have hereunto set my hand this_____ day of_____ a.d. 20_____.

Signature	Print Name	Title & Entity
Signature	Print Name	Title & Entity

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This_____ day of _____, A.D. 20_____.

_____ ATTEST:_____
APPROVED BY CITY MAYOR — CITY-RECORDER (SEE SEAL BELOW)

PLAT A
THE POINT AT SARATOGA SPRINGS
SUBDIVISION
(AMENDING & VACATING LOT C-2 RIVERBEND COMMERCIAL SUBDIVISION & A PORTION OF PARCEL F, THE COVE AT JORDAN RIVER PHASE 9 PUD)
LOCATED IN THE SE1/4 OF SECTION 14, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK - RECORDER SEAL
LICENSED LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN STATE OF UTAH		

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCIBIED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____ 20__

_____
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR COROPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____ 20__

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORP.

CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
Approved this_____ day of _____, A.D. 20_____	Approved by the Planning Director on this_____ day of _____, A.D. 20_____	Approved by the Land Use Authority on this _____ day of _____, A.D. 20_____	Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20_____
CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY

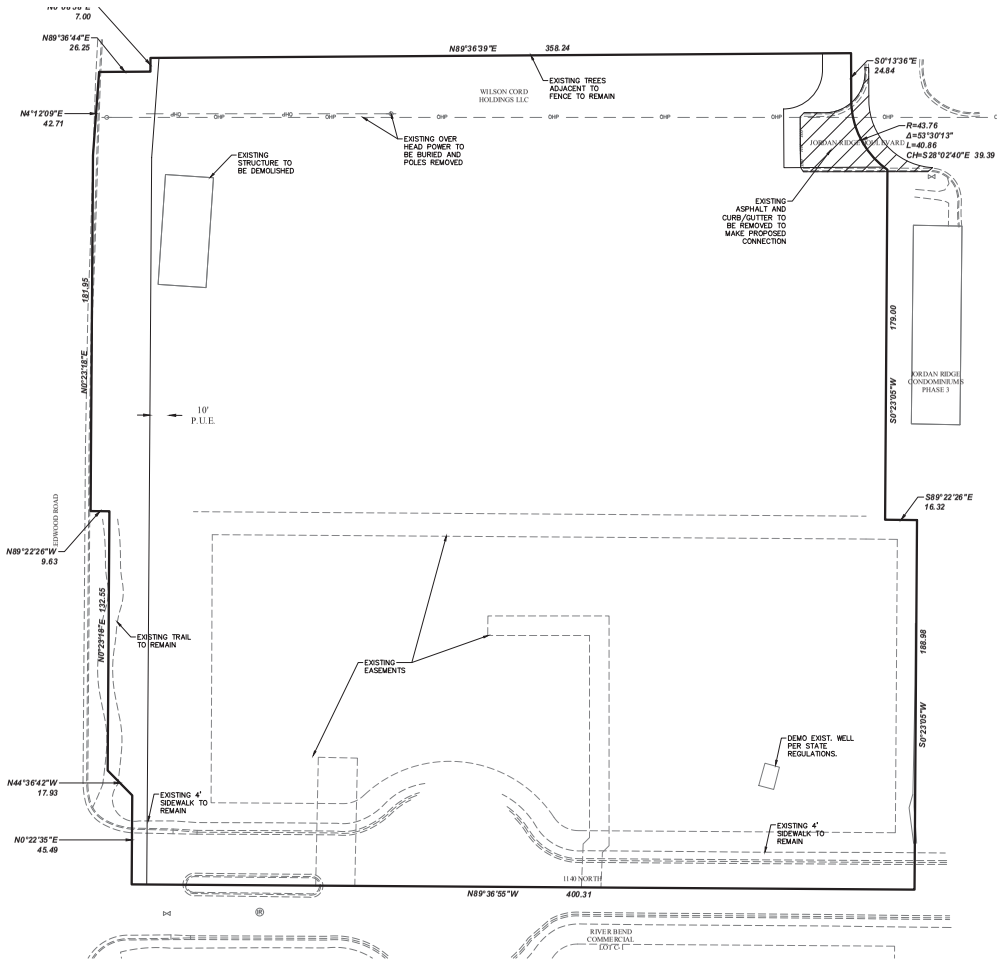
PUBLIC WORKS DIRECTOR	COMCAST CABLE TELEVISION	CITY ENGINEER	FIRE CHIEF APPROVAL	LEHI CITY POST OFFICE
Approved by the Public Works Director on this_____ day of _____, A.D. 20_____	Approved this_____ day of _____, A.D. 20_____	Approved by the City Engineer on this _____ day of _____, A.D. 20_____	Approved by the Fire Chief on this _____ day of _____, A.D. 20_____	Approved by Post Office Representative on this _____ day of _____, A.D. 20_____
PUBLIC WORKS DIRECTOR	COMCAST CABLE TELEVISION	CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

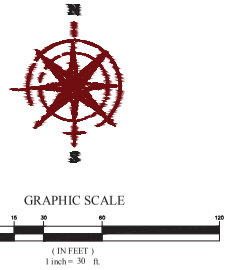
PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

Z:_2017\17-285 Saratoga Retail Site\design\17-285\dwg\plats\17-285 Final Plat.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- GATE VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 24" CATCH CURB AND GUTTER
- 24" REVERSE PAN CURB AND GUTTER





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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

THE POINT AT SARATOGA SPRINGS

SARATOGA SPRINGS

DEMO PLAN

REVISION BLOCK:		
#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DEMO PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/19/18	Job #:	17-285
Sheet:	C3		

Z:_2017\17-285_Saratoga Retail Strip\Vanilla\17-285 DEMO PLAN.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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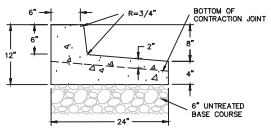
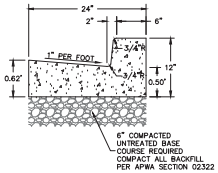
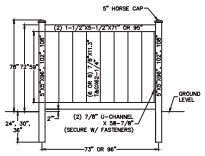


24" (SHED) CURB AND GUTTER



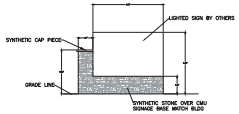
24" (CATCH) CURB AND GUTTER

NTS



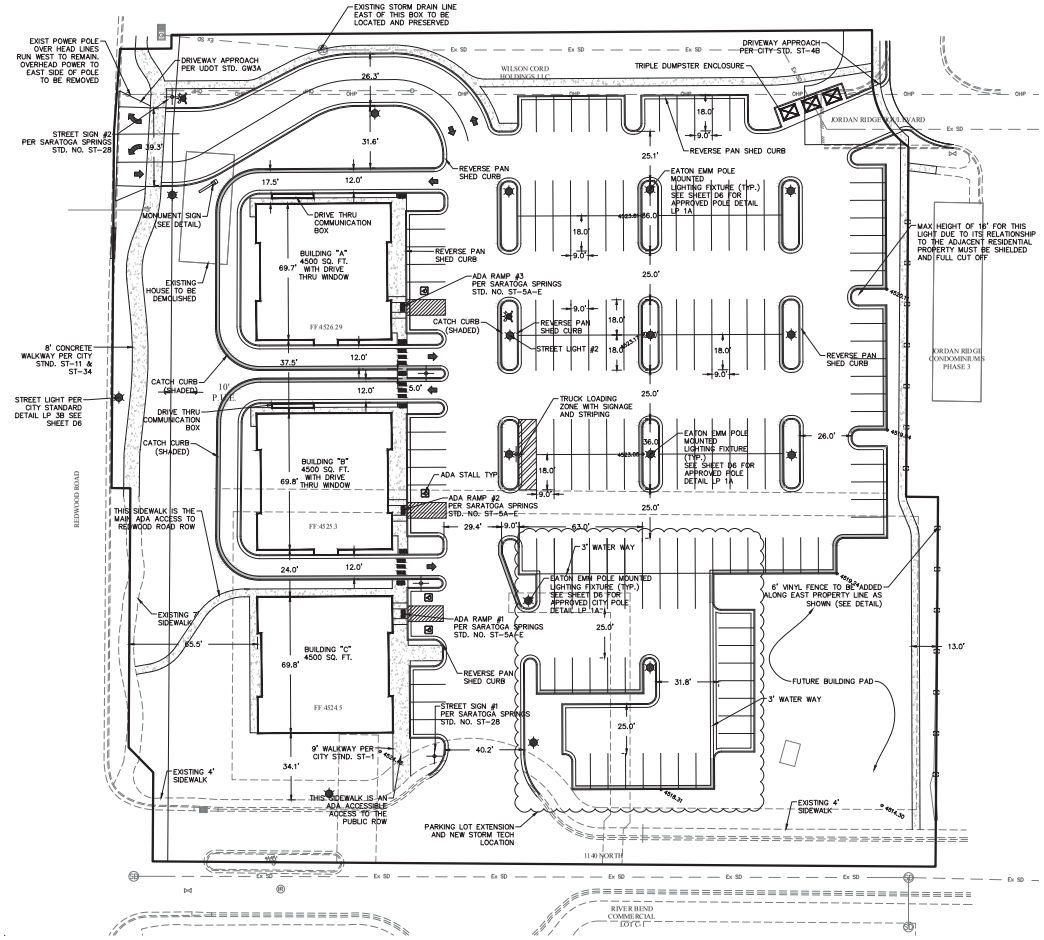
FENCE DETAIL (6' VINYL)

NTS



MONUMENT SIGN DETAIL

NTS



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DATA TABLE

ITEM	AMOUNT	CITY REQ.	%
TOTAL SITE AREA	172,834 SQ.FT.	N/A	100
TOTAL LANDSCAPE AREA	37,823 SQ.FT.	≥ 20%	21.9

PARKING TABULATIONS

BUILDING TYPE	SQ.FT.	CITY REQ. STALLS
RESTAURANT	9000 SQ.FT.	1 STALL PER 100 SQ.FT (90)
RETAIL	0 SQ.FT.	4 STALL PER 1000 SQ.FT (0)
*MEDICAL OFFICES	14500 SQ.FT.	5 STALL PER 1000 SQ.FT (73)
TOTALS:	23,500 SQ.FT.	MIN:163 MAX:204 STALLS
PROVIDED:		164 STALLS

* MEDICAL OFFICE VALUE INCLUDES A FUTURE BUILDING'S PROJECTED 10,000 SQ.FT.

SITE TABULATIONS

PAVEMENT:	81,160 SF
UNTREATED BASE COURSE:	81,160 SF
GRANULAR BORROW:	81,160 SF
CURB/GUTTER:	4,449 LF
4' SIDEWALK:	1,526 LF
8' SIDEWALK:	239 LF
DRIVE APPROACHES:	3
ADA RAMPS:	9
MONUMENTS:	1

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THE POINT AT SARATOGA SPRINGS

SARATOGA SPRINGS

SITE PLAN

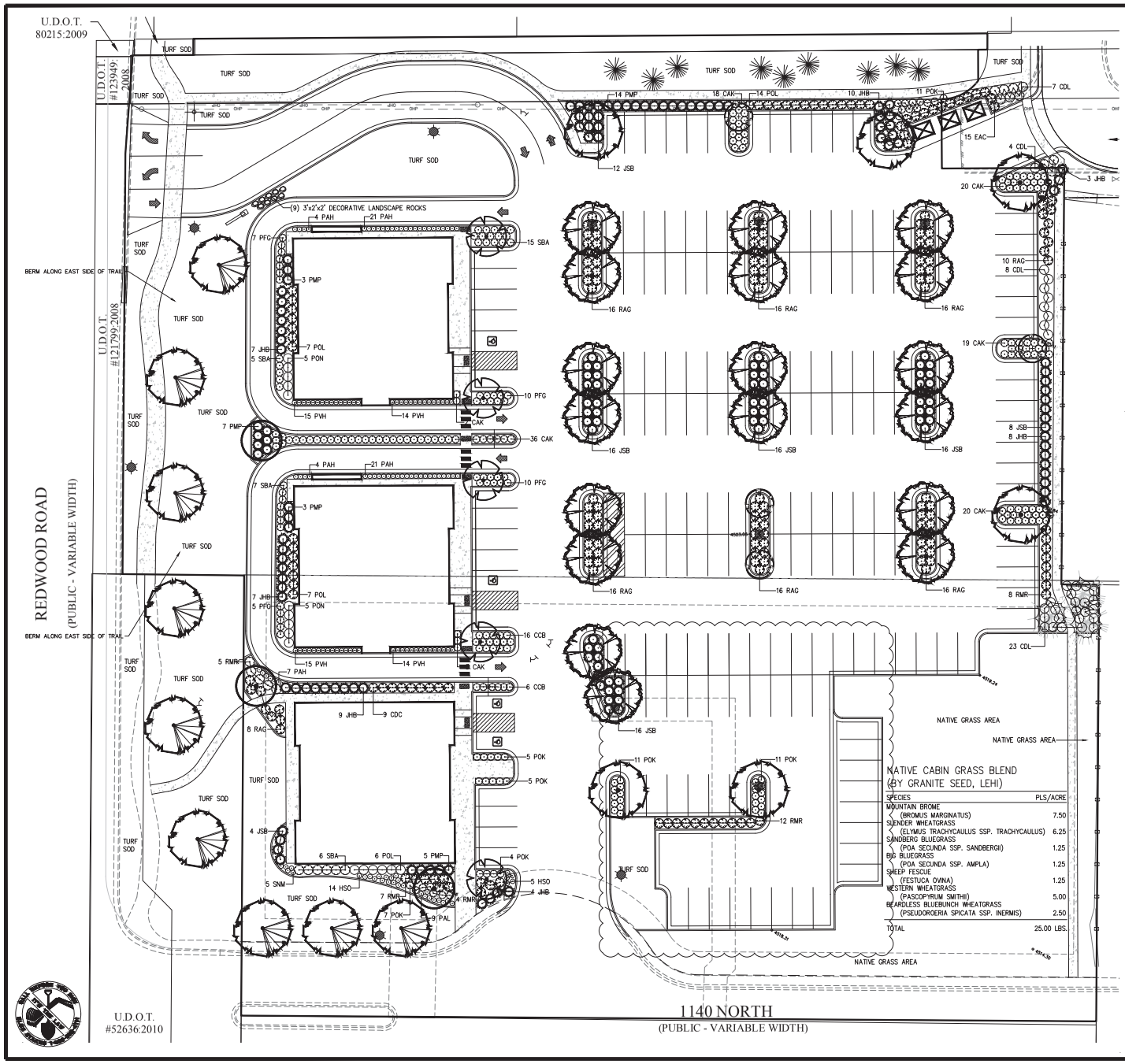
REVISION BLOCK

#	DATE	DESCRIPTION
0	-----	-----
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

SITE PLAN

Scale:	1"=30'	Drawn:	SGA
Date:	09/19/18	Job #:	17-285
Sheet:	C4.0		

Z:_2017\17-285 Saratoga Retail Strip\Develop\17-285 SITE PLAN.dwg



NATIVE CABIN GRASS BLEND
(BY GRANITE SEED, LEHI)

SPECIES	PLS/ACRE
MOUNTAIN BROME (BROMUS MARGINATUS)	7.50
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)	6.25
SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII)	1.25
BIG BLUEGRASS (POA SECUNDA SSP. AMPLA)	1.25
SHEEP FESCUE (FESTUCA OVINA)	1.25
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	5.00
BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROERIA SPICATA SSP. INERMIS)	2.50
TOTAL	25.00 LBS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TREE LEGEND

- Abies concolor candicans (3 total) Candicans White Fir 6' ht.
- Acer truncatum x platanoides 'Pacific Sunset' (9 total) Pacific Sunset Maple 2" cal. (Waterwise)
- Gleditsia triacanthos i. 'Shademaster' (6 total) Shademaster Honeylocust 2" cal.
- Koelreuteria paniculata (3 total) Goldenrain Tree 2" cal. (Waterwise)
- Pinus leucodermis 'Heldreichii' (9 total) Bosnian Pine 6' ht. (Waterwise)
- Prunus virginiana 'Canada Red' (5 total) Canada Red Chokecherry 2" cal. (Waterwise)
- Pyrus calleryana 'Chanticleer' (4 total) Chanticleer Flowering Pear 2" cal.
- Zelkova serrata 'Green Vase' (18 total) Green Vase Zelkova 2" cal. (Waterwise)

PLANT SCHEDULE

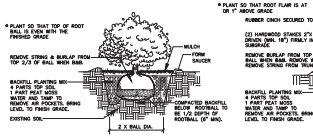
Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise	Maturation Size
SHRUBS						
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 Gal	22	YES	3'x3'
CDC	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gal	9	YES	2'x5'
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal	42	YES	1'x6'
EAC	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gal	15		6'x6'
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	48	YES	1'x6'
JSB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	88	YES	2'x6'
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	2 Gal	34	YES	4'x4'
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	2 Gal	10	YES	4'x4'
PMP	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 Gal	32	YES	4'x5'
PFG	Potentilla fruiticosa 'Goldfinger'	Goldfinger Potentilla	2 Gal	32	YES	3'x3'
RAG	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal	114	YES	2'x6'
RMR	Rosa 'Meidland Red'	Shrub Rose	5 Gal	36	YES	3'x5'
SBA	Spiraea burnalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	33		3'x4'
PERENNIALS & ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	118	YES	4'x2.5'
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	19	YES	1'x2'
PVH	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1 Gal	58	YES	3'x2'
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	57	YES	2'x2'
POK	Pennisetum orientale 'Karly Rose'	Karly Rose Fountain Grass	1 Gal	54	YES	2.5'x2.5'
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal	9	YES	18"x18"
SNM	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal	5	YES	18"x18"

LANDSCAPE NOTES:

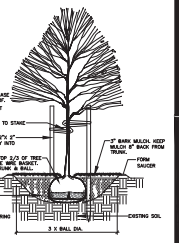
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC.
3. INSTALL CONCRETE EDGING/MOW STRIPS 6"X 6" BETWEEN PLANTING BEDS AND LAWN AREAS OR NATIVE GRASSES.
4. ALL PROPOSED ELECTRICAL TRANSFORMERS/ LARGE BOXES TO BE SCREENED WITH EVERGREEN SHRUBS. LOCATION TO BE DETERMINED ON SITE ONCE UTILITY BOXES HAVE BEEN INSTALLED

LANDSCAPE TABLE

ITEM	AMOUNT	CITY REQ.	%
TOTAL SITE AREA	172,834 SQ.FT.		100
TOTAL LANDSCAPE AREA	38,754 SQ.FT.	≥ 20%	22.4
LAWN (TURF GRASS)	26,927 SQ.FT.	≤ 70%	69.5
PLANTING BEDS	11,827 SQ.FT.		30.5
BARK MULCH	11,827 SQ.FT.		30.5
NATIVE GRASS	15,165 SQ.FT.		



A SHRUB PLANTING
NOT TO SCALE



B TREE PLANTING & STAKING
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LICENSED LANDSCAPE ARCHITECT No. 102994 ALAN K. WEAVER STATE OF UTAH 9/19/18

THE POINT AT SARATOGA SPRINGS
SARATOGA SPRINGS
LANDSCAPE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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3	----	----
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6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AW
Date:	09/19/18	Job #:	17-285
Sheet:	L1		

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