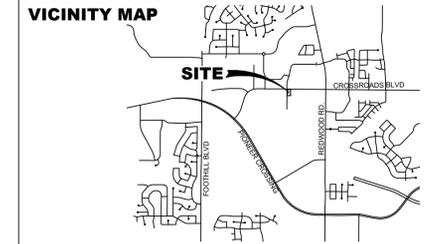


SARATOGA SPRINGS COMMERCIAL LOT 402



3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

TABLE OF CONTENTS

SHEET 1	COVER
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SHEET 4	UTILITY PLAN
SHEET 5	GRADING PLAN
SHEET 6	CONTEXT PLAN
SHEET 7	DETAILS

TABLATIONS

OVERALL AREA	1.05 ACRES
EX. RIGHT-OF-WAY AREA	0.24 ACRES
SITE AREA	0.81 ACRES
PERVIOUS AREA (OPEN SPACE)	0.16 ACRES (20%)
IMPERVIOUS AREA (SITE)	0.50 ACRES (62%)
BUILDING AREA	0.15 ACRES (18%)
BUILDING SQ. FT.	
PARKING REQ'D (5 PER 1000 SQ. FT.)	33 STALLS
PARKING PROVIDED	
REGULAR STALLS	47 STALLS
HANDICAP STALLS (ADA REQ'D)	2 STALLS
SENSITIVE LANDS (DETENTION BASIN)	
	0.00 ACRES

NOTES

- PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, ALL SUBCONTRACTORS, AND THE PROPERTY OWNER.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
- NO FLOOD PLANS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
- PARKING LOT LIGHTS DESIGNED TO NOT SHINE ON THE CONDO PROJECT.
- IRRIGATION PLAN TO BE PROVIDED FOLLOWING INITIAL COMMENTS FROM CITY ON THE LANDSCAPING PLAN.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY TO STANDARDS TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH. CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER OR CITY IF DISCREPANCIES EXIST.
- 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 UNLESS OTHERWISE APPROVED BY THE CITY.

LEGEND

EXISTING	EXISTING	PROPOSED
WATER METER		
WATER	EX-W	W
WATER VALVE		
FIRE HYDRANT		
SEWER	EX-SS	SS
SEWER MANHOLE		
STORM DRAIN	EX-SD	SD
STORM DRAIN MANHOLE		
STORM DRAIN CURB INLET		
PI	EX-PI	PI
PI VALVE		
FENCE		
FLOW CURB & GUTTER		
SENSITIVE LANDS AREA		
NEW CONCRETE		
FLOW ARROW		
LIGHT POLE		

DEVELOPER / OWNER

WPI ENTERPRISES INC.
5455 WEST 11000 NORTH SUITE 202
HIGHLAND UT 84003
(801) 467-7000

CITY CONTACT INFO

SARATOGA SPRINGS
1307 N. COMMERCE DR.
SARATOGA SPRINGS, UT. 84045
(801) 766-9793

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

SARATOGA SPRINGS PROFESSIONAL
BUILDING LLC.

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS COMMERCIAL
SARATOGA SPRINGS, UTAH

COVER

REVISIONS

1	
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LEI PROJECT #:

2014-0089

DRAWN BY:

BAP/BJP

DESIGNED BY:

BTG

SCALE:

1" = 20'

DATE:

02/04/2020

SHEET

1

CROSS ROADS BLVD.

S89°23'05"E 183.47

LOT 402

N0°00'00"E 249.63

S0°00'00"E 248.55

EAST 1,324.78

LAKE DR.

N89°43'27"W 183.47

LEGEND

EXISTING	PROPOSED	DETAILS
BOUNDARY LINE		
STREET CENTERLINE		
EASEMENT LINE		
LOT LINES		
SEWER PIPE		SS-1, ST-7, (2)
SEWER MANHOLE		SS-2, SS-2A, (2)
4" SEWER SERVICE		SS-3, (5)
STORM DRAIN PIPE (RCP)		SD-1, ST-7, (2)
STORM DRAIN MANHOLE		SS-2, (2)
CURB INLET		SD-2
COMBO BOX		SD-4
4x4" CATCH BASIN		(2)
3x3" CATCH BASIN		(2)
INLET/OUTLET W/ GRATE		SD-5
CULINARY WATER PIPE		DW-1, DW-2, DW-3, ST-7, (2)
45" PIPE ELBOW (W)		DW-2, DW-3, (2)
22.5" PIPE ELBOW (W)		DW-2, DW-3, (2)
11.25" PIPE ELBOW (W)		DW-2, DW-3, (2)
FIRE HYDRANT		DW-4
3/4" SERVICE & METER (W)		DW-5
PRV (W)		DW-10A, DW-10B, DW-15
AIR-VAC VALVE (W)		DW-12, DW-15
2" BLOW-OFF (W)		DW-13A, DW-15
2" TEMP. BLOW-OFF (W)		DW-13B, DW-15
VALVE (W & SW)		(1)"(2)
TEE		DW-2, (2)
CROSS		DW-2, (2)
SECONDARY WATER PIPE		PI-1, PI-2, ST-7, (2)
45" PIPE ELBOW (SW)		PI-2, (2)
22.5" PIPE ELBOW (SW)		PI-2, (2)
11.25" PIPE ELBOW (SW)		PI-2, (2)
1" SINGLE SW SERVICE		PI-3, PI-5A, PI-5C
1-1/2" DUAL SW SERVICE		PI-3, PI-5B, PI-5C
SW SERVICE TO PARKS		PI-4
AIR-VAC VALVE (SW)		PI-8, PI-13
BACKFLOW PREVENTER		PI-11
2" BLOW-OFF (SW)		PI-12A, PI-13
2" TEMP. BLOW-OFF (SW)		PI-12B, PI-13
30" C&G (COLLECTOR)		ST-1, ST-2A
24" C&G (LOCAL)		ST-1, ST-2C
24" SHED C&G		ST-1, ST-2F
SIDEWALK		ST-1
STOP SIGN		ST-28
STREET SIGN		ST-28
SURVEY MONUMENT		ST-29
SPRINKLER CONDUIT		ST-9, (13)
FENCE		LS-14, LS-15, DET. 1 SH. D-4
STREET LIGHT LOCAL		LP-1, LP-1B, LP-1C, LP-4, LP-6
STREET LIGHT COLLECTOR		LP-2, LP-2B, LP-2C, LP-5, LP-6
POWER POLE		
DITCH		
FIBER OPTIC		
GAS		
OVERHEAD POWER		
FLOW ARROW		
CONTOURS		
100' YEAR FLOOD ROUTE		
MATCH LINE		
DRIVE APPROACH		ST-4
ADA RAMP		ST-5A, ST-5B, ST-5C, ST-5E
TRAIL		ST-15A, ST-34, (4)

- (1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
- (2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
- (3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
- (4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
- (5) SEWER SERVICE MINIMUM SLOPE 2%

BOUNDARY DESCRIPTION

A portion of the Northwest Quarter of Section 14 Township 5 South, Range 1 West, Salt Lake Base & Meridian more particularly described as follows:
Beginning at a point located N0°22'47"E 990.34 feet along the Quarter Section Line and East 1508.25 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West Salt Lake Base & Meridian; thence North 249.63 feet; thence S89°23'05"E 183.47 feet; thence South 248.55 feet; thence N89°43'27"W 183.47 feet to the point of beginning.
Contains: ±1.05 Acres



NORTHWEST CORNER OF SECTION 14, T5S, R1W, SLB&M (2002 UTAH COUNTY MONUMENT)

SECTION LINE-BASIS OF BEARING N0°22'47"E 2650.61

989.67

WEST 1/4 CORNER OF SECTION 14, T5S, R1W, SLB&M (FOUND 1990 UTAH COUNTY MONUMENT)

U:\LAND DESKTOP PROJECTS\2014-1488 SARATOGA SPRINGS COMMERCIAL LOT 402\DWG 240209.rvt AM



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

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NOT FOR
 CONSTRUCTION

SARATOGA SPRINGS COMMERCIAL
 SARATOGA SPRINGS, UTAH
 SITE PLAN

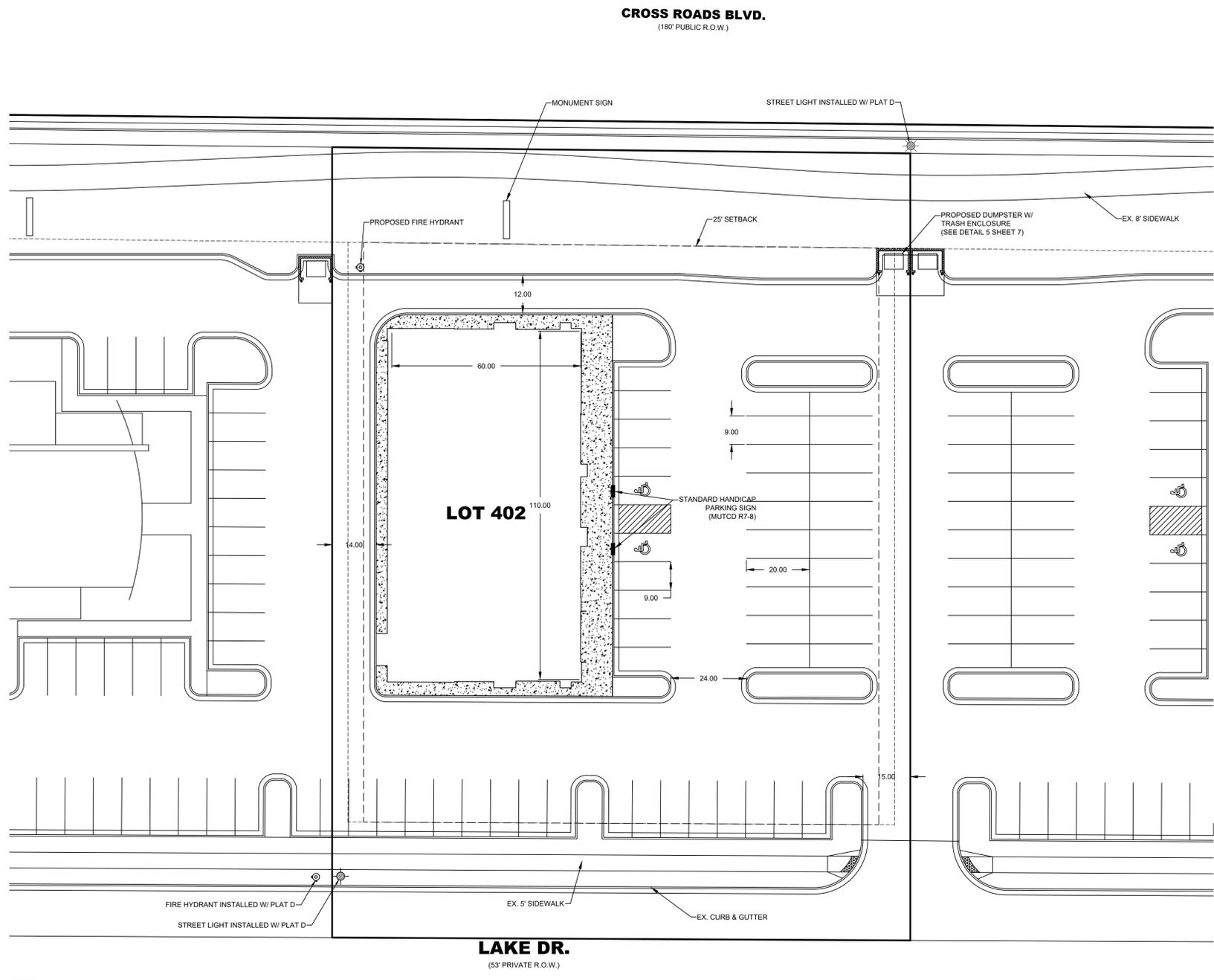
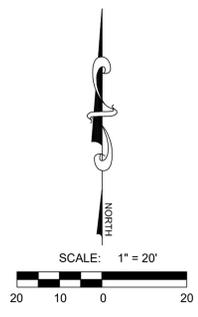
REVISIONS

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LEI PROJECT #:
2014-0089
 DRAWN BY:
BAP/BJP
 DESIGNED BY:
BTG
 SCALE:
1" = 20'
 DATE:
02/04/2020

SHEET
3

NOTES
 1. 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. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.



LOT 402 DATA TABLE

DESCRIPTION	QUANTITY	U/M
3" ASPHALT	19502	SQFT.
UNTREATED BASE COURSE	19502	SQFT.
GRANULAR BORROW	19502	SQFT.
CURB & GUTTER	1095	LFT.
SIDEWALK	385	LFT.
ADA RAMPS	1	EA.

LEGEND

EXISTING	PROPOSED	DETAILS
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
SS	SS	SEWER PIPE
SS	SS	SEWER MANHOLE
SS	SS	4" SEWER SERVICE
SS	SS	STORM DRAIN PIPE (RCP)
SS	SS	STORM DRAIN MANHOLE
SS	SS	CURB INLET
SS	SS	COMBO BOX
SS	SS	4x4' CATCH BASIN
SS	SS	3x3' CATCH BASIN
SS	SS	INLET/OUTLET W/ GRATE
SS	SS	CULINARY WATER PIPE
SS	SS	45" PIPE ELBOW (W)
SS	SS	22.5" PIPE ELBOW (W)
SS	SS	11.25" PIPE ELBOW (W)
SS	SS	FIRE HYDRANT
SS	SS	3/4" SERVICE & METER (W)
SS	SS	PRV (W)
SS	SS	AIR-VAC VALVE (W)
SS	SS	2" BLOW-OFF (W)
SS	SS	2" TEMP. BLOW-OFF (W)
SS	SS	VALVE (W & SW)
SS	SS	TEE
SS	SS	CROSS
SS	SS	SECONDARY WATER PIPE
SS	SS	45" PIPE ELBOW (SW)
SS	SS	22.5" PIPE ELBOW (SW)
SS	SS	11.25" PIPE ELBOW (SW)
SS	SS	1" SINGLE SW SERVICE
SS	SS	1-1/2" DUAL SW SERVICE
SS	SS	SW SERVICE TO PARKS
SS	SS	AIR-VAC VALVE (SW)
SS	SS	BACKFLOW PREVENTER
SS	SS	2" BLOW-OFF (SW)
SS	SS	2" TEMP. BLOW-OFF (SW)
SS	SS	30" C&G (COLLECTOR)
SS	SS	24" C&G (LOCAL)
SS	SS	24" SHED C&G
SS	SS	SIDEWALK
SS	SS	STOP SIGN
SS	SS	STREET SIGN
SS	SS	SURVEY MONUMENT
SS	SS	SPRINKLER CONDUIT
SS	SS	FENCE
SS	SS	STREET LIGHT LOCAL
SS	SS	STREET LIGHT COLLECTOR
SS	SS	POWER POLE
SS	SS	DITCH
SS	SS	FIBER OPTIC
SS	SS	GAS
SS	SS	OVERHEAD POWER
SS	SS	FLOW ARROW
SS	SS	CONTOURS
SS	SS	100 YEAR FLOOD ROUTE
SS	SS	MATCH LINE
SS	SS	DRIVE APPROACH
SS	SS	ADA RAMP
SS	SS	TRAIL



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 (5) SEWER SERVICE MINIMUM SLOPE 2%

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blu line designs
 planning | landscape architecture | design
 8719 S. Sandy Parkway
 Sandy, UT 84070
 p 801.913.7994

SARATOGA COMMERCIAL
 PLAT D
 SARATOGA SPRINGS, UTAH

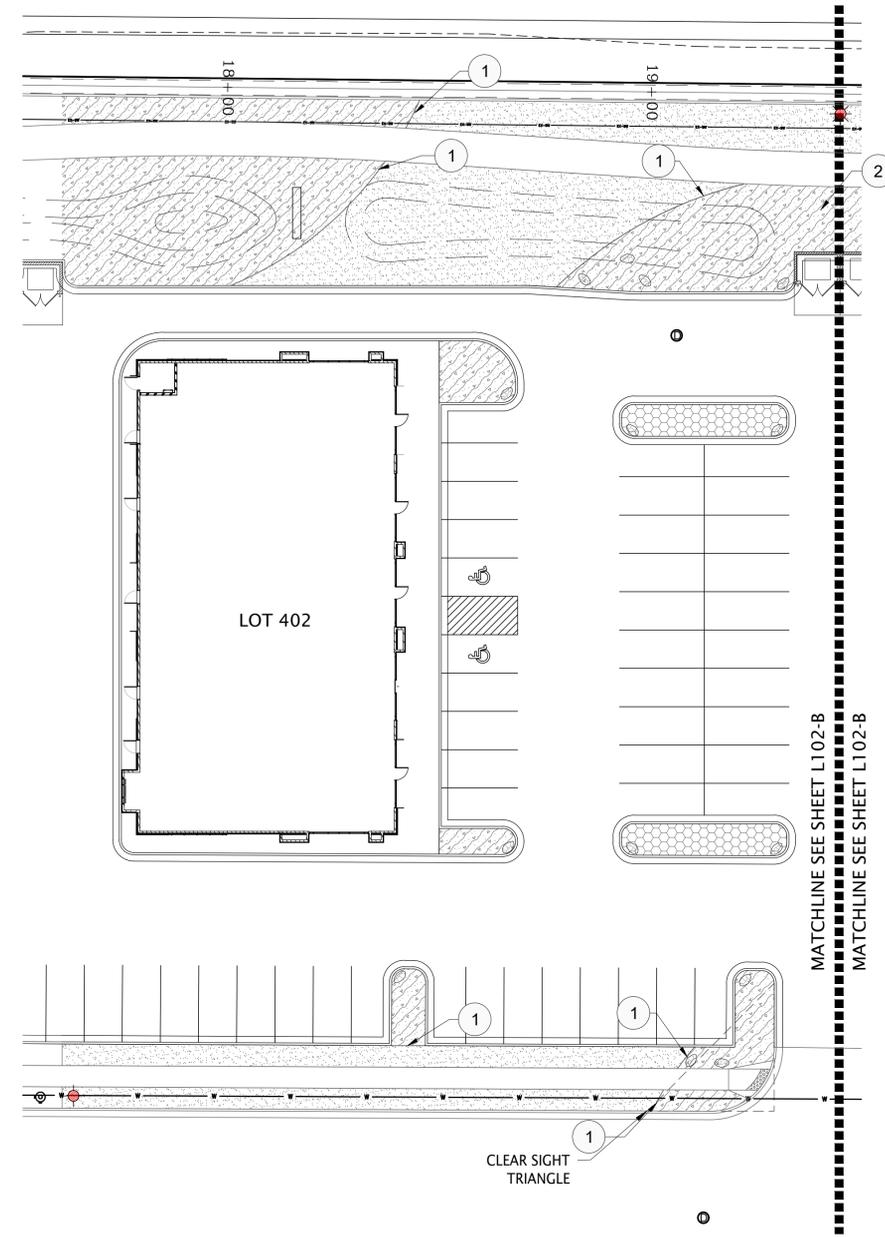
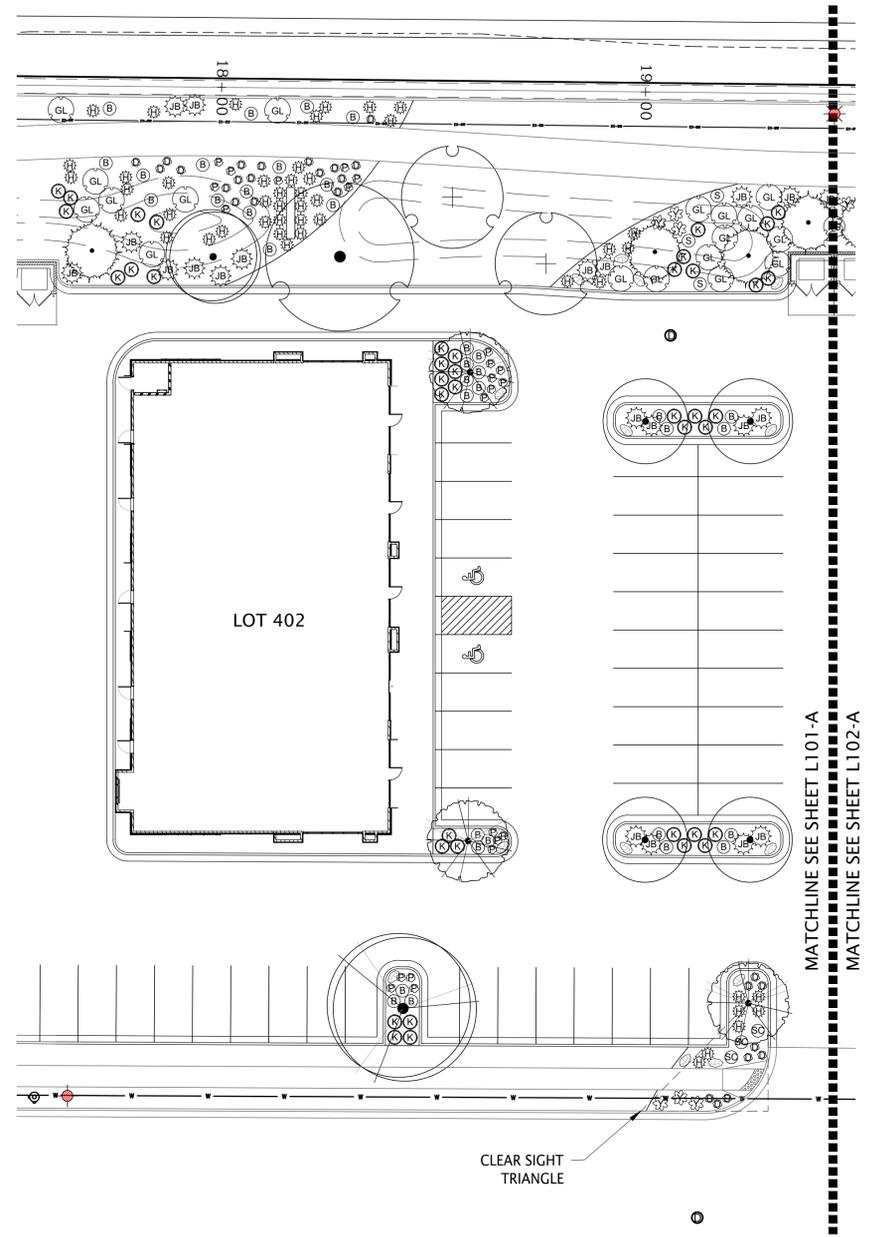
REVISIONS	
NO.	DESCRIPTION

Stamp
 STATE OF UTAH
 CORE A
 02/05/2020
 Licensed Landscape Architect

Designed By: CB
 Drawn By: CB
 Date: 02/05/2020
 Checked By: CS
 Project No: 19-151

Drawing Title
 LANDSCAPE &
 GROUNDCOVER
 PLAN
 LOT 402
 Drawing number
 L101

SITE PLAN SUBMITTAL



A LOT 402 LANDSCAPE PLAN
 SCALE: 1"=20'

B LOT 402 GROUNDCOVER PLAN
 SCALE: 1"=20'

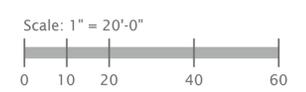
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	ACER TRUNCATUM 'PACIFIC SUNSET' TM / PACIFIC SUNSET MAPLE		PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY
	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' / THORNLESS HONEY LOCUST		ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA
	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE		ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE		BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE		EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
			JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER
			PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK
			RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
			ROSA MEIDLAND SERIES 'FIRE' / FIRE MEIDLAND ROSE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	GRASSES	BOTANICAL / COMMON NAME	GROUND COVERS	BOTANICAL / COMMON NAME
	SPIRAEA X BUMALDA 'CRISPA' / CRISP LEAF SPIREA		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS		POA PRATENSIS / KENTUCKY BLUEGRASS
	YUCCA FILAMENTOSA 'HOFFER BLUE' / HOFFER BLUE ADAM'S NEEDLE		PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS		
	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY				
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY				
	SALVIA X SUPERBA 'MAY NIGHT' / MEADOW SAGE				

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	4" X 6" EXTRUDED MOW CURBING - SEE DETAILS
	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT
	BLONDE "BROWNS CANYON" BOULDERS 3' - 5' DIAMETER; 1/3 @ 3' DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER
	FUTURE LANDSCAPE - TO BE COORDINATED WITH LANDSCAPE DESIGN OF FUTURE PAD. LANDSCAPE TO MATCH SURROUNDING COMMON AREA LANDSCAPE
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS



(n)



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

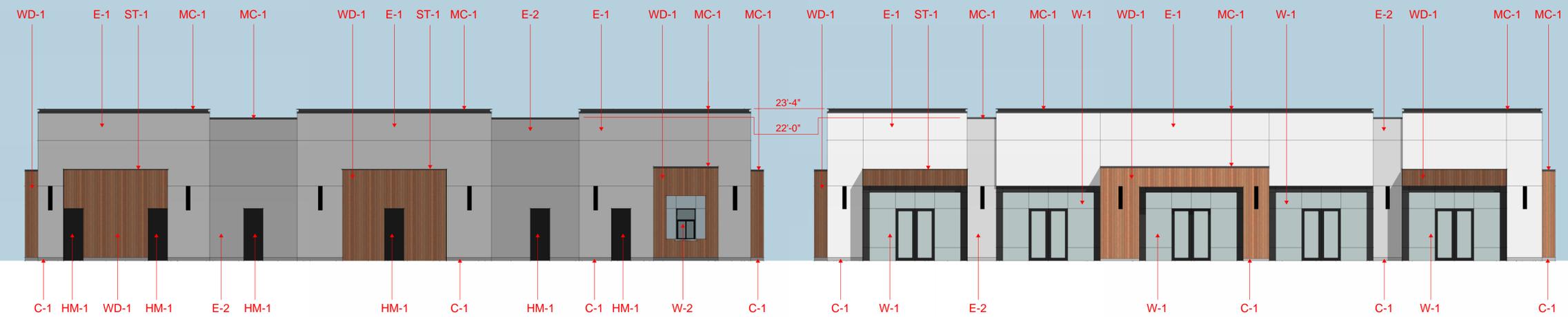


NORTHEAST PERSPECTIVE

SARATOGA SPRINGS RETAIL BUILDING LOT 402 (6,600 S.F.)

FINISH SCHEDULE

E-1	EIFS - DRYVIT, MOONLIGHT
E-2	EIFS - DRYVIT, MOUNTAIN FOG
WD-1	SIMULTATE WOOD - NICHHA, VINTAGE WOOD, CEDAR
W-1	ALUMINUM STOREFRONT - EXTRA DARK BRONZE
W-2	DRIVE-THRU WINDOW - EXTRA DARK BRONZE
ST-1	PAINTED STEEL PLATE FRAME (SHADOW BOX), BM 2128-10 BLACK BEAUTY
HM-1	PAINTED HOLLOW METAL DOOR & FRAME - BM 2128 BLACK BEAUTY
MC-1	PREFINISHED METAL CAP - EXTRA DARK BRONZE
C-1	EXPOSED CONCRETE FOUNDATION WITH PLASTER FINISH

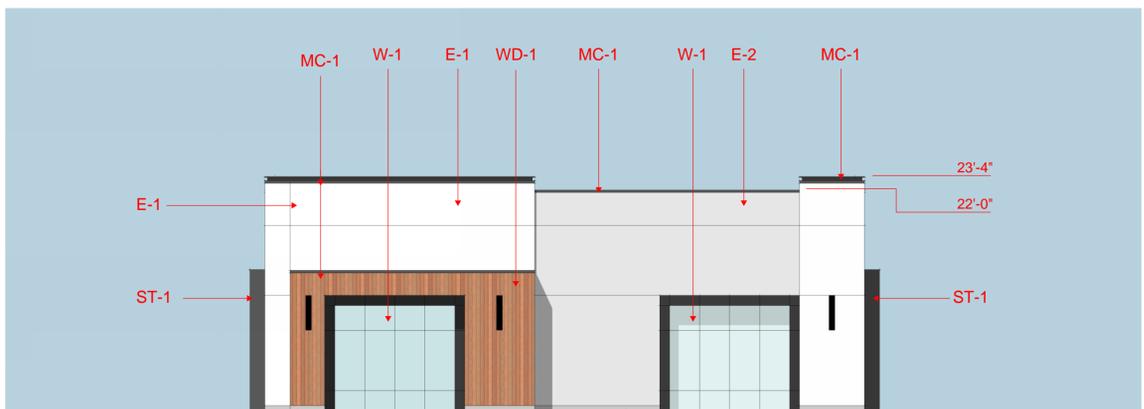


EAST ELEVATION (BACK)

EIFS	1,863 SF	70%
SIMULTATE WOOD	511 SF	19%
CONCRETE	47 SF	2%
GLAZING SYSTEM	40 SF	1%
PREFINISHED METAL	73 SF	3%
H.M. DOOR & FRAME	143 SF	5%
TOTAL	2,677 SF	100%

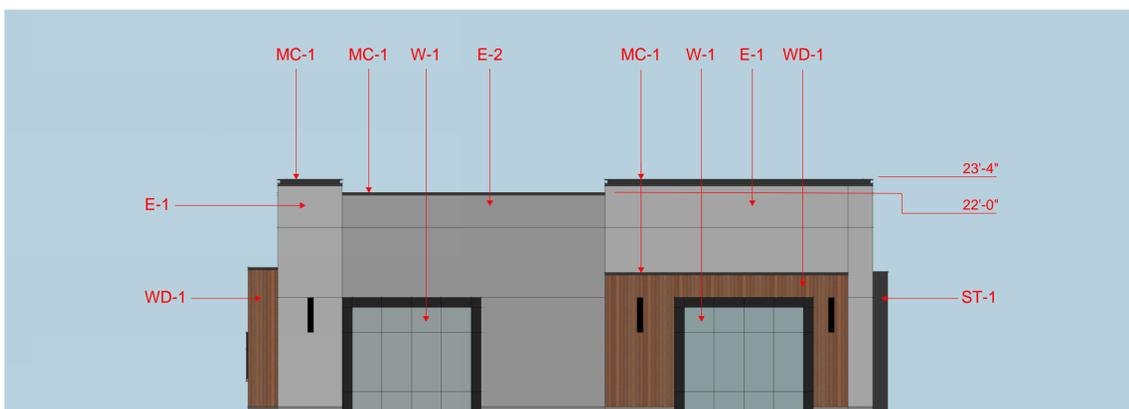
WEST ELEVATION (FRONT)

EIFS	1,380 SF	51%
SIMULTATE WOOD	315 SF	11%
CONCRETE	17 SF	1%
GLAZING SYSTEM	920 SF	34%
PREFINISHED METAL	80 SF	3%
TOTAL	2,712 SF	100%



NORTH ELEVATION (RIGHT SIDE)

EIFS	876 SF	60%
SIMULTATE WOOD	176 SF	12%
CONCRETE	17 SF	1%
GLAZING SYSTEM	322 SF	22%
PREFINISHED METAL	39 SF	2%
PAINTED STEEL FRAME	40 SF	3%
TOTAL	1,470 SF	100%



SOUTH ELEVATION (LEFT SIDE)

EIFS	876 SF	59%
SIMULTATE WOOD	206 SF	14%
CONCRETE	17 SF	1%
GLAZING SYSTEM	322 SF	22%
PREFINISHED METAL	39 SF	3%
PAINTED STEEL FRAME	20 SF	1%
TOTAL	1,480 SF	100%

