

SARATOGA SPRINGS COMMERCIAL LOT 611

10
11
15
14
SECTION LINE/BASIS OF BEARING
N 22° 24' E 2650.61

EAST 1725.01

S89°43'27"E 278.44

POINT OF
BEGINNING

LAKE DRIVE
(EX 53' PRIVATE ROW)

SCALE: 1"=20'
20 10 0 20

SHORELINE DRIVE
(EX 64' ROW - PRIVATE)

OFF STREET TRUCK
UNLOADING AREA

N 0°00'00"E 238.32

PATIO ADDITION

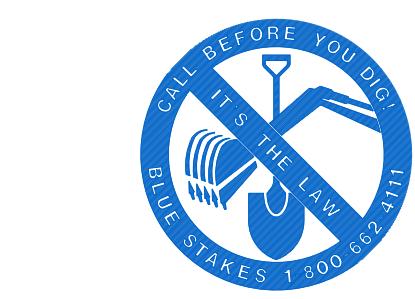
S 0°00'00"E 265.90

N 90°00'00"W 49.65

N 74°47'05"W 110.21

S 90°00'00"W 122.44

WEST 1/4 CORNER OF
SECTION 14, T55, R1W, SLB&M
(FOUND 1990 UTAH COUNTY MONUMENT)



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, HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER OF RECORD, CITY ENGINEER, AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- 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 PLAINS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES, STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SANITARY SEWER, STORM DRAIN, OR OTHER UTILITY 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-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTANCE LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED 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.

LEGEND

EXISTING	PROPOSED	DETAILS
—	—	BOUNDARY LINE
—	—	STREET CENTERLINE
—	—	EASEMENT LINE
—	—	LOT LINES
—	—	SEWER LINE
—	—	SEWER MANHOLE
—	—	4" SEWER SERVICE
—	—	STORM DRAIN PIPE (RCP)
—	—	CURB INLET
—	—	COMBO BOX
—	—	4x4' CATCH BASIN
—	—	INLET/OUTLET W/ GRATE
—	—	CULINARY WATER PIPE
—	—	45° PIPE ELBOW (W)
—	—	22.5° PIPE ELBOW (W)
—	—	11.25° PIPE ELBOW (W)
—	—	PIPE HYDRANT
—	—	3/4" SERVICE & METER (W)
—	—	PRV(W)
—	—	AIR-VAC VALVE (W)
—	—	2" BLOW-OFF (W)
—	—	2" TEMP. BLOW-OFF (W)
—	—	VALVE (W & SW)
—	—	TEE
—	—	CROSS
—	—	SECONDARY WATER PIPE
—	—	45° PIPE ELBOW (SW)
—	—	22.5° PIPE ELBOW (SW)
—	—	11.25° PIPE ELBOW (SW)
—	—	1" SINGLE SW SERVICE
—	—	1-1/2" DUAL SW SERVICE
—	—	SW. SERVICE TO PARKS
—	—	AIR-VAC VALVE (SW)
—	—	BACKFLOW PREVENTER
—	—	2" BLOW-OFF (SW)
—	—	2" TEMP. BLOW-OFF (SW)
—	—	30" C&G (COLLECTOR)
—	—	24" C&G (LOCAL)
—	—	24" SHED C&G
—	—	SIDEWALK
—	—	STOP SIGN
—	—	STREET SIGN
—	—	SURVEY MONUMENT
—	—	SPRINKLER CONDUIT
—	—	FENCE
—	—	STREET LIGHT LOCAL
—	—	STREET LIGHT COLLECTOR
—	—	POWER POLE
—	—	DITCH
—	—	FIBER OPTIC
—	—	GAS
—	—	OVERHEAD POWER
—	—	FLOW ARROW
—	—	CONTOURS
—	—	100 YEAR FLOOD ROUTE
—	—	MATCH LINE
—	—	STREET MONUMENT
—	—	DRIVE APPROACH
—	—	ADA RAMP
—	—	ST-4
—	—	ST-5A, ST-5B, ST-5C, ST-5E
—	—	ST-15A, ST-34, (*4)
—	—	(*1) POLYLINE & 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%

(*1) POLYLINE & 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%

VICINITY MAP

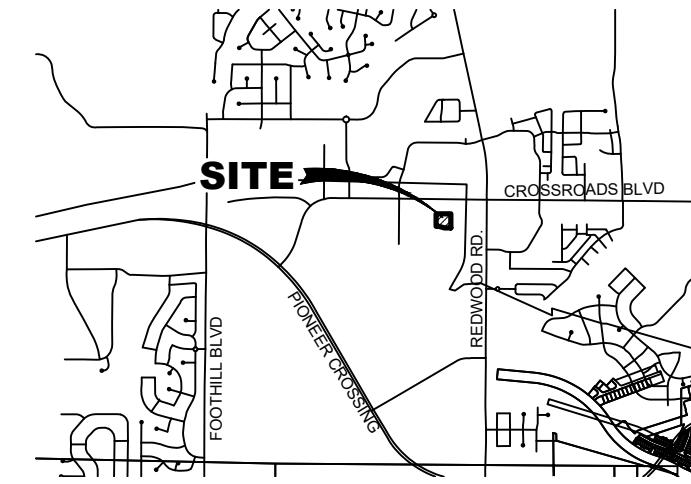


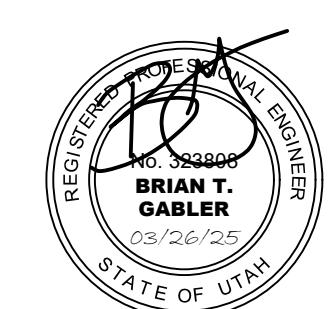
TABLE OF CONTENTS

COVER	COVER
NOTES	NOTES
SHEET 1	EXISTING CONDITIONS
SHEET 2	SITE PLAN
SHEET 3	UTILITY PLAN
SHEET 4	GRADING PLAN
SHEET 5	CONTEXT/SITE ANALYSIS PLAN
SHEET 6	DETAILS
SHEET 7	DETAILS
E102 - E601	PHOTOMETRIC & ELECTRICAL DETAILS
LP 101 - LP 501	LANDSCAPE & IRRIGATION PLANS

LEI
- A Utah Corporation -

ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.3393
office@lei-eng.com
www.lei-eng.com



WPI - SARATOGA COMMERCIAL LOT 611

SARATOGA SPRINGS, UTAH

COVER

REVISIONS
1 ELECTRICAL REVISIONS/ PARKING UPDATE 5/26/2024 BJP
2 PATIO ADDITION UPDATE 3/26/2025 RWH
3 -
4 -
5 -

LEI PROJECT #:
2014-1089
DRAWN BY:
BJP
DESIGNED BY:
DAF
SCALE:
1"=20'
DATE:
8/9/2023
HEET

COVER

DEVELOPER / OWNER

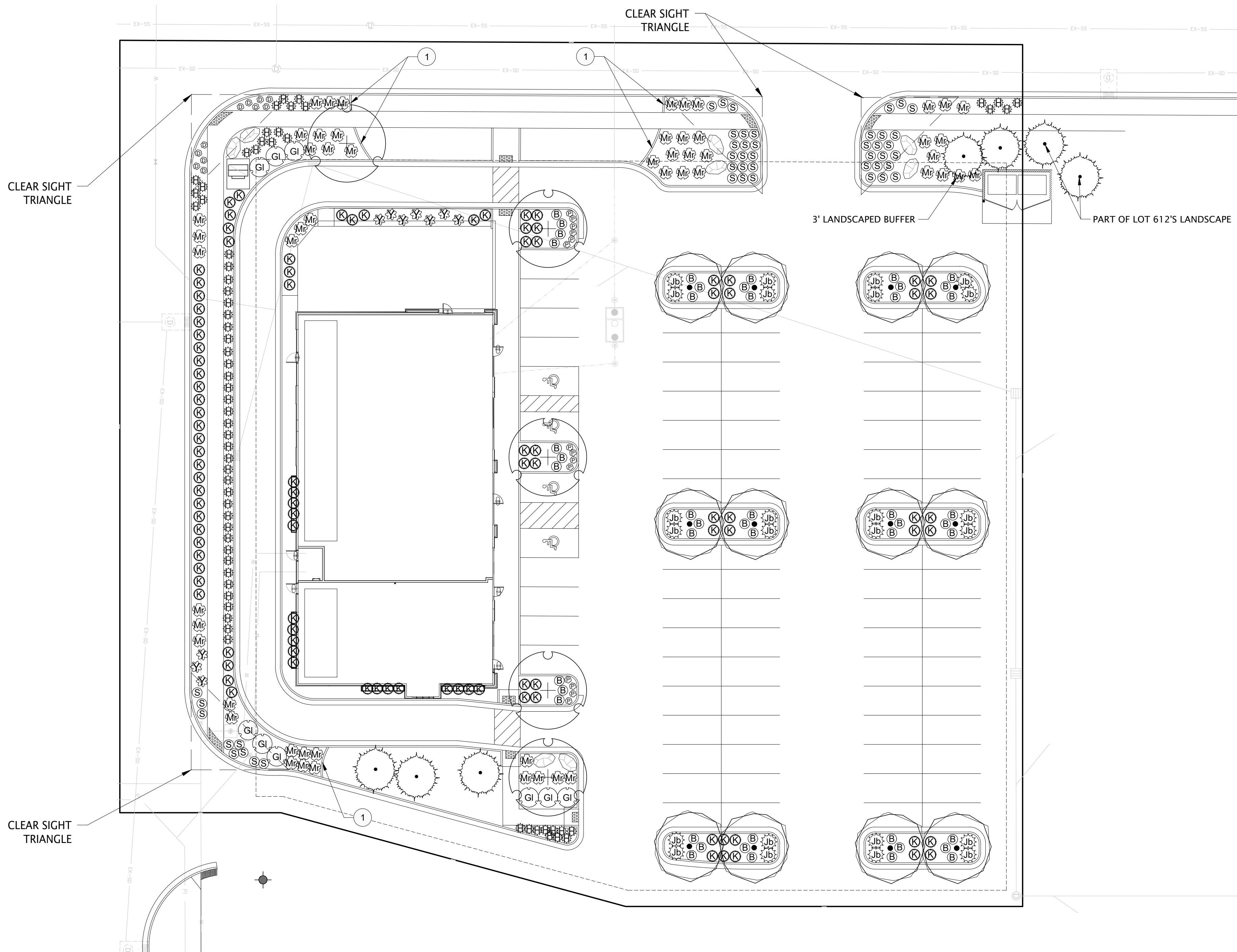
WPI ENTERPRISES INC.
5455 WEST 11000 NORTH SUITE 202
HIGHLAND, UT 84003
(801) 467-7000

CITY CONTACT INFO

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

PROJECT NAME

SARATOGA SPRINGS PROFESSIONAL
BUILDING LLC
127 W LAKE DRIVE
SARATOGA SPRINGS, UT 84045



A LOT 611 LANDSCAPE PLAN

SCALE: 1"=20'

LANDSCAPE NOTES:
 1. ALL LANDSCAPING WITHIN CLEAR SIGHT TRIANGLE SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN 3'.
 2. AT LEAST 50% OF THE LANDSCAPED AREA SHALL BE COVERED WITH LIVE VEGETATION AT MATURITY.

PLANT SCHEDULE

SYMBOL

BOTANICAL / COMMON NAME

TREES

ACER TRUNCATUM 'PACIFIC SUNSET' TM / PACIFIC SUNSET MAPLE
 H: 30 FT
 W: 25 FT
 LOW WATER USE



CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS COCKSPUR HAWTHORN
 H: 25 FT
 W: 22 FT
 LOW WATER USE



PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE
 H: 30 FT
 W: 15 FT
 LOW WATER USE EVERGREEN

SYMBOL

BOTANICAL / COMMON NAME

SHRUBS

BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY
 H: 2 FT
 W: 3 FT
 LOW WATER USE

JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER
 H: 1 FT
 W: 6 FT
 LOW WATER USE EVERGREEN



RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
 H: 3 FT
 W: 8 FT
 LOW WATER USE



ROSA MEIDLAND SERIES 'FIRE' / FIRE MEIDLAND ROSE
 H: 2 FT
 W: 4 FT
 MODERATE WATER USE



YUCCA FILAMENTOSA 'HOFER BLUE' / HOFER BLUE ADAM'S NEEDLE
 H: 3 FT
 W: 3 FT
 LOW WATER USE EVERGREEN

ANNUALS/PERENNIALS

HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY
 H: 18 IN
 W: 24 IN
 LOW WATER USE

HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
 H: 12 IN

W: 12 IN
 LOW WATER USE

SALVIA X SUPERBA 'MAY NIGHT' / MEADOW SAGE
 H: 2 FT

W: 2 FT
 LOW WATER USE

GRASSES

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
 H: 5 FT
 W: 3 FT
 LOW WATER USE

PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
 H: 2 FT
 W: 2 FT
 LOW WATER USE

GROUND COVERS

POA PRATENSIS / KENTUCKY BLUEGRASS

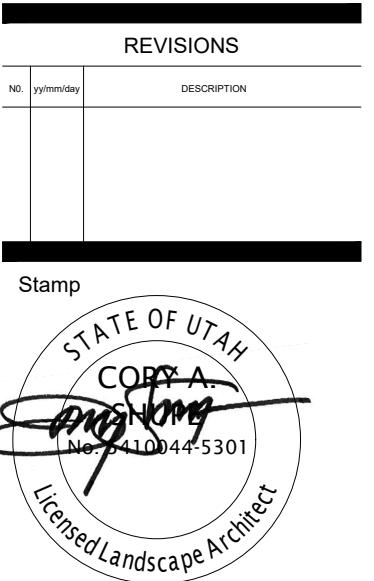
REFERENCE NOTES SCHEDULE

SYMBOL

DESCRIPTION

6" X 6" EXTRUDED MOW CURBING - SEE DETAILS

BLONDE "BROWNS CANYON" BOULDERS 3" - 5" DIAMETER: 1/3 @ 3" DIAMETER, 1/3 @ 4" DIAMETER AND 1/3 @ 5" DIAMETER

SARATOGA COMMERCIAL
LOT 611
SARATOGA SPRINGS, UTAH

SITE PLAN SUBMITTAL

Drawing number

LP101



n

Drawing number