

# HARVEST POINT CONSTRUCTION DRAWINGS

6/6/2025



## LEGEND EXISTING

— - - - -	PROPERTY BOUNDARY
— - - - -	STORM DRAIN LINE
— - - - -	WATER LINE
— - - - -	IRRIGATION LINE
— - - - -	GAS LINE
— - - - -	SEWER LINE
— - - - -	BURIED POWER LINE
— - - - -	AERIAL POWER LINE
— - - - -	COMMUNICATION LINE
— - - - -	CONTOUR MINOR
— - - - -	CONTOUR MAJOR
— - - - -	ASPHALT
— - - - -	OPEN FACE CURB AND GUTTER
— - - - -	FENCE
— - - - -	CONCRETE
XXXXXX	EXISTING TO BE REMOVED
⊗	WATER VALVE
ⓧ	WATER METER
⊗	FIRE HYDRANT
□	CATCH BASIN (STORMDRAIN BOX)
Ⓐ	STORMDRAIN MANHOLE
Ⓢ	SEWER MANHOLE
SCO	SEWER CLEANOUT
⊗	IRRIGATION VALVE
⌚	POWER POLE
E	ELECTRICAL BOX
C	COMMUNICATIONS BOX

## LEGEND PROPOSED

W	WATER LINE (SIZE SHOWN ON PLAN)
SD	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
IRR	IRRIGATION LINE (SIZE SHOWN ON PLAN)
G	GAS LINE
SS	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
E	BURIED POWER LINE
C	BURIED COMMUNICATION LINE
####	CONTOUR MAJOR
####	CONTOUR MINOR
ASPHALT	ASPHALT
CATCH CURB AND GUTTER	CATCH CURB AND GUTTER
SPILL CURB AND GUTTER	SPILL CURB AND GUTTER
CONCRETE SIDEWALK	CONCRETE SIDEWALK
— - - - -	BUILDING SETBACK
⊗	WATER VALVE
ⓧ	FIRE HYDRANT
ⓧ	WATER METER
Ⓐ	STORMDRAIN MANHOLE
□	STORMDRAIN BOX
■	STORMDRAIN CATCH BASIN
Ⓢ	SEWER MANHOLE

## GENERAL NOTES:

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SARATOGA SPRINGS DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- CONTRACTOR SHALL CONTACT 'BLUE STAKES' PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND SARATOGA SPRINGS CITY.
- 'PUBLIC IMPROVEMENT SUBJECT TO DESIETURE OR DAMAGE' IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SARATOGA SPRINGS.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

## PROJECT CONTACTS:

- CIVIL ENGINEER:  
WESTON SOUTHWICK  
889 NORTH 1880 WEST #47B  
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WSOUTHWICK@CSG.WORK  
P. 801.368.2060
- SURVEYOR:  
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498 WEST 100 SOUTH  
PROVIDENCE, UT 84332  
CBOWN@CSG.WORK  
P. 435.720.3761
- SARATOGA SPRINGS CITY ENGINEER & PUBLIC WORKS DIRECTOR:  
JEREMY LAPIN  
210 E 100 N  
SARATOGA SPRINGS, UT 84045  
JLAPIN@SARATOGASPRINGS-UT.GOV  
P. 801.766.6506 EXT. 171
- SARATOGA SPRINGS FIRE DEPARTMENT:  
995 W 1200 N  
SARATOGA SPRINGS, UT 84045  
SSFD@SARATOGASPRINGS.CITY.COM  
P. 801.766.6505
- ROCKY MOUNTAIN POWER:  
BUILDER'S HOTLINE  
1.800.469.3981  
ROCKYMOUNTAINPOWER.NET
- UTAH STORM WATER PERMIT:  
UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY  
DIVISION OF WATER QUALITY  
889 N 1880 W  
SALT LAKE CITY, UTAH 84116  
P. 801.536.4000  
<https://dep.utah.gov/water-quality/updes-reporting#construction>
- DOMINION ENERGY:  
BROOKE SMITH  
BROOKE.SMITH@DOMINIONENERGY.COM  
P. 801.789.1113

## 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-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED 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.

## STANDARD DRAWINGS & SPECIFICATIONS:

- SARATOGA SPRINGS CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.  
[HTTPS://SARATOGASPRINGS-UT.GOV/268/STANDARD-SPECIFICATIONS](https://SARATOGASPRINGS-UT.GOV/268/STANDARD-SPECIFICATIONS)
- THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

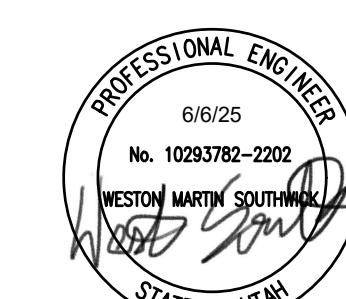
Sheet Index	
Sheet Number	Sheet Title
C101	COVER
C102	DEMOLITION PLAN
C103	SITE PLAN
C104	UTILITY PLAN
C105	GRADING & DRAINAGE PLAN
C106	EROSION CONTROL PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS



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HARVEST POINT  
2093 N HILLCREST ROAD  
SARATOGA SPRINGS, UT

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COVER

C101



① SITE SHEET KEY NOTES:  
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (7/C501)
2. STANDARD DUTY CONCRETE PAVEMENT (2/C501)
3. HEAVY DUTY CONCRETE PAVEMENT (4/C501)
4. CATCH CURB & GUTTER (6/C501)
5. SPILL CURB & GUTTER (6/C501)
6. CONCRETE WATERWAY (8/C501)
7. CONCRETE SIDEWALK/ROOFTOP/ROOFTOP/ROOFTOP (9/C501)
8. ADA RAMP (1/C502 & 2/C502)
9. STANDARD DUTY ASPHALT PAVEMENT (1/C501)
10. HEAVY DUTY ASPHALT PAVEMENT (3/C501)
11. DUMPSTER ENCLOSURE
12. 4" YELLOW PAINT STRIPE
13. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS (2/C503)
14. CONCRETE STAIRS
15. MOUNTABLE SPILL CURB (7/C502)
16. RETAINING WALL SEE STRUCTURAL PLANS
17. FENCE SEE LANDSCAPE PLANS
18. INSTALL WHEEL STOP
19. CLEAR SITE TRIANGLE
20. LIGHT POLE SEE ELECTRICAL PLANS

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. APPLY FOR AN ENCROACHMENT PERMIT AT <https://cityworks.saratogaspringscity.com/publicAccess/template/login.aspx>

PROJECT DATA	
PARCEL ID	41:802:0004
PARCEL SIZE	30,003 SF (0.69 AC)
BUILDING SIZE	5,068 SF
PARKING RATIO*	5 PER 1000 SF
REQUIRED PARKING	26 STALLS
PROVIDED PARKING	28 STALLS
REQUIRED ADA	2 STALLS
PROVIDED ADA	2 STALLS
LANDSCAPING	9,415 SF (31%)

\*PARKING RATIO DETERMINED BY COMMERCIAL BUILDING USE:  
 OFFICE, MEDICAL AND HEALTH CARE

**HARVEST POINT**  
 2093 N HILLCREST ROAD  
 SARATOGA SPRINGS, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 24-239  
 DRAWN BY: R. WEBER  
 PROJECT MANAGER: W. SOUTHWICK  
 ISSUED: 6/6/2025



**SITE PLAN**

C103

