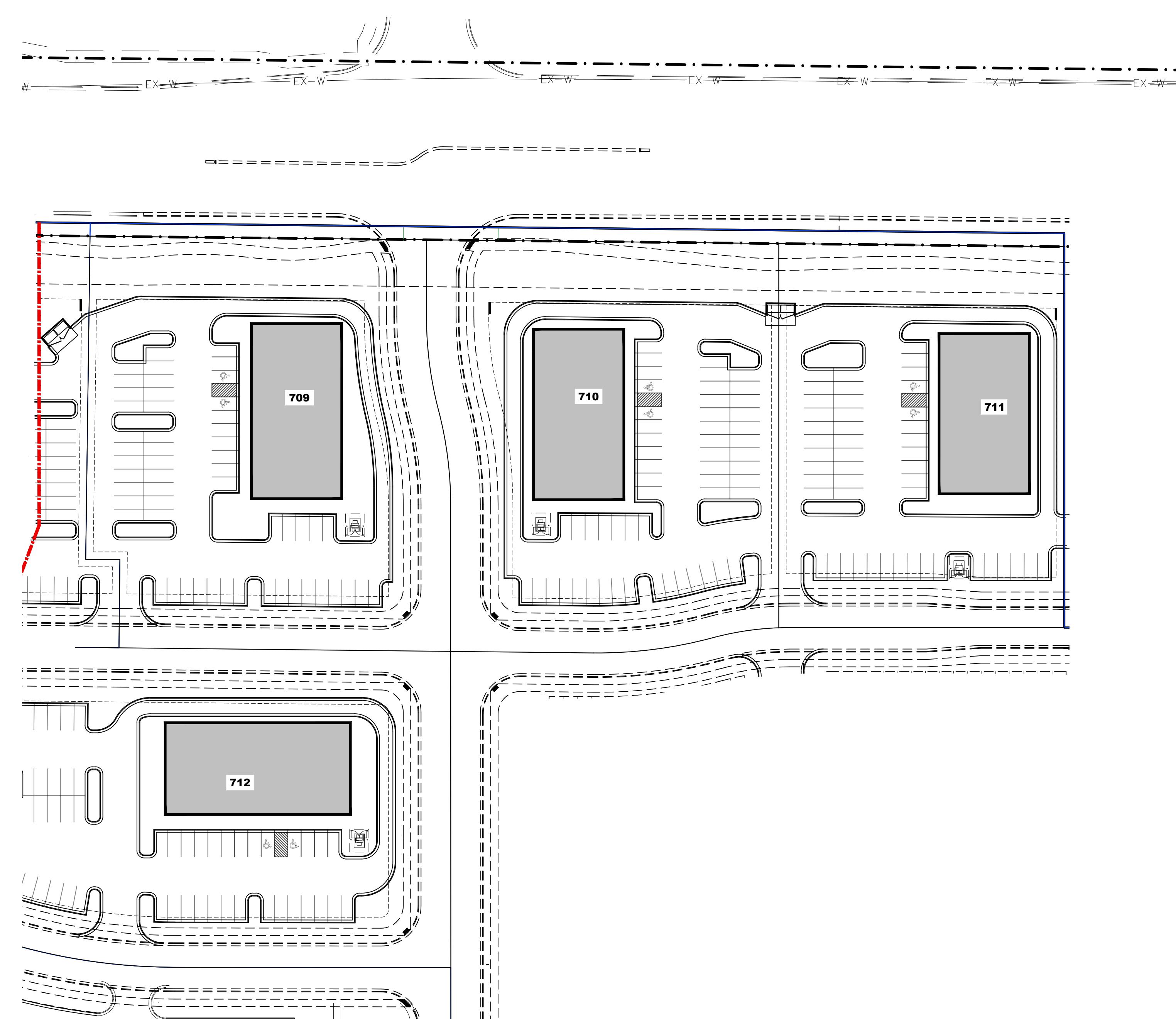
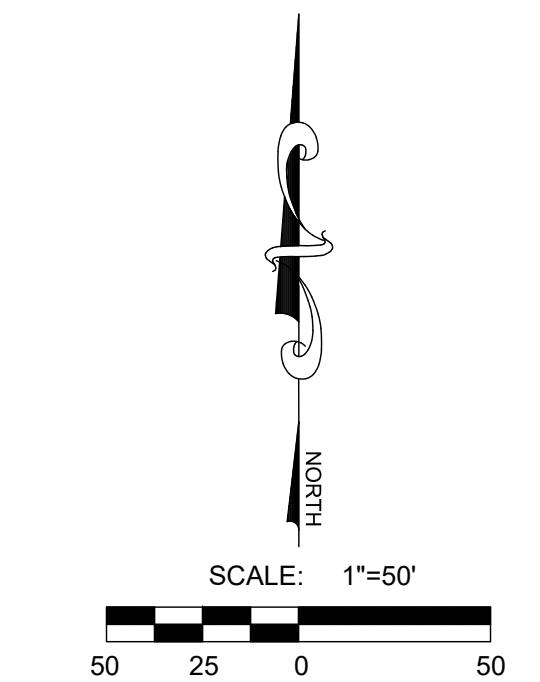


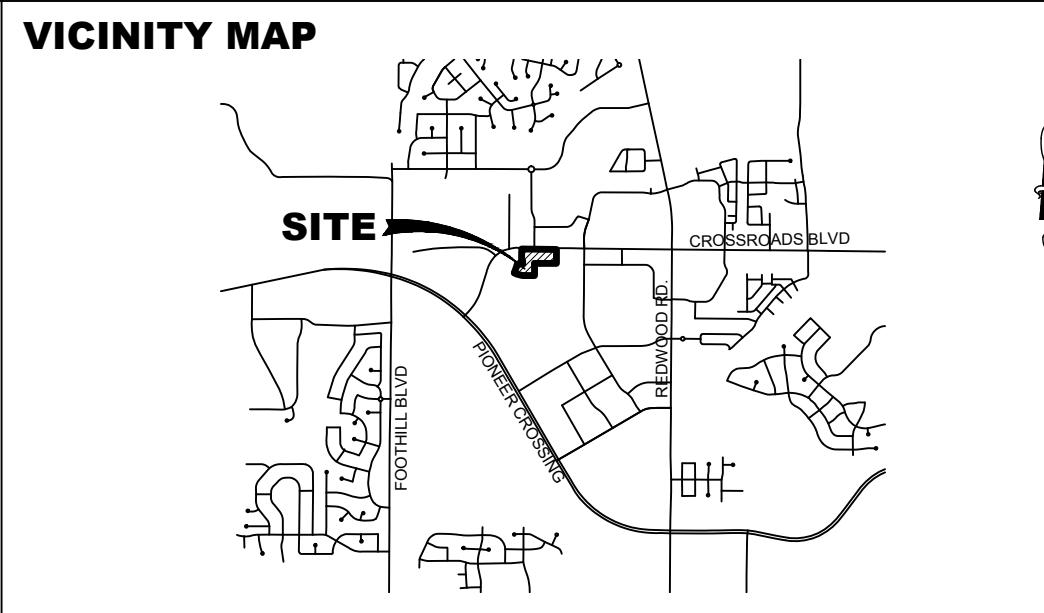
SARATOGA SPRINGS COMMERCIAL LOTS 709-712 CONCEPT PLANS

SARATOGA SPRINGS, UTAH



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)
	9" SEWER SERVICE	SS-3, (*3)
	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
	STORM DRAIN MANHOLE	SD-2, (*2)
	CURB INLET	SD-4
	COMBO BOX	SD-5
	4'x4' CATCH BASIN	(*2)
	3'x3' CATCH BASIN	(*2)
	INLET/OUTLET W/ GRATE	SD-6
	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	PI-1, PI-2, ST-7, (*2)
	SECONDARY WATER PIPE	PI-2, (*2)
	4" PIPE ELBOW (SW)	PI-2, (*2)
	22.5° PIPE ELBOW (SW)	PI-2, (*2)
	11.25° PIPE ELBOW (SW)	PI-3, PI-4A, PI-5C
	1" SINGLE SW SERVICE	PI-3, PI-5B, PI-5C
	1-1/2" DUAL SW SERVICE	PI-4
	SW SERVICE TO PARKS	PI-8, PI-13
	AIR-VAC VALVE (SW)	PI-11
	BACKFLOW PREVENTER	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 & G	ST-1, ST-2F
	SIDEWALK	ST-1
	STOP SIGN	ST-28
	STREET SIGN	ST-29
	SURVEY MONUMENT	ST-9, (*3)
	SPRINKLER CONDUIT	
	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	
	STREET MONUMENT	
	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 VALVE. 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%



SHEET 101	COVER
SHEET 102	PLAT G1 SUBDIVISION PLAT
SHEET 103	SITE PLAN
SHEET 201	EXISTING CONDITIONS
SHEET 301	UTILITY PLAN
	CONCEPTUAL GRADING PLAN

TABULATIONS

LOT 709:
LOT AREA: ±1.49 ACRES
LANDSCAPE AREA: ±0.27 ACRES (24%)
IMPERVIOUS AREA: ±1.12 ACRES
BUILDING AREA: ±7,198 SQFT
PARKING
REGULAR STALLS: 52 STALLS
HANDICAP STALLS: 2 STALLS
TOTAL PARKING PROVIDED: 54 STALLS

LOT 710:
LOT AREA: ±1.43 ACRES
LANDSCAPE AREA: ±0.30 ACRES (25%)
IMPERVIOUS AREA: ±1.13 ACRES
BUILDING AREA: ±7,015 SQFT
PARKING
REGULAR STALLS: 53 STALLS
HANDICAP STALLS: 2 STALLS
TOTAL PARKING PROVIDED: 55 STALLS

LOT 711:
LOT AREA: ±1.14 ACRES
LANDSCAPE AREA: ±0.24 ACRES (24%)
IMPERVIOUS AREA: ±0.90 ACRES
BUILDING AREA: ±6,588 SQFT
PARKING
REGULAR STALLS: 45 STALLS
HANDICAP STALLS: 2 STALLS
TOTAL PARKING PROVIDED: 47 STALLS

LOT 712:
LOT AREA: ±1.70 ACRES
LANDSCAPE AREA: ±0.25 ACRES (17%)
IMPERVIOUS AREA: ±1.45 ACRES
BUILDING AREA: ±7,750 SQFT
PARKING
REGULAR STALLS: 55 STALLS
HANDICAP STALLS: 2 STALLS
TOTAL PARKING PROVIDED: 57 STALLS

TOTAL:
TOTAL LOT AREA: ±5.76 ACRES
TOTAL LANDSCAPE AREA: ±1.06 ACRES (23%)
TOTAL IMPERVIOUS AREA: ±4.60 ACRES
TOTAL PARKING:
TOTAL HANDICAP STALLS: 8 STALLS
TOTAL PARKING PROVIDED: 205 STALLS

NOTES

- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SWERLINES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
- ALL CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES 8" & 6" TO BE C-900 PVC.
- MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
- NO SENSITIVE LANDS EXIST ON THIS PROPERTY.

DEVELOPER / OWNER

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

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 985-0555

PROJECT NAME

SARATOGA SPRINGS COMMERCIAL

LEI PROJECT #:
2014-1089

DRAWN BY:
BJP/BAP

DESIGNED BY:
BTG

SCALE:
1"=40'

DATE:
8/05/2025

SHEET

101

NOT FOR
CONSTRUCTION

SARATOGA SPRINGS COMMERCIAL LOTS 709-712 CONCEPT PLAN

SARATOGA SPRINGS, UTAH

SITE PLAN

SARATOGA SPRINGS, UTAH

REVISIONS

1 -

2 -

3 -

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