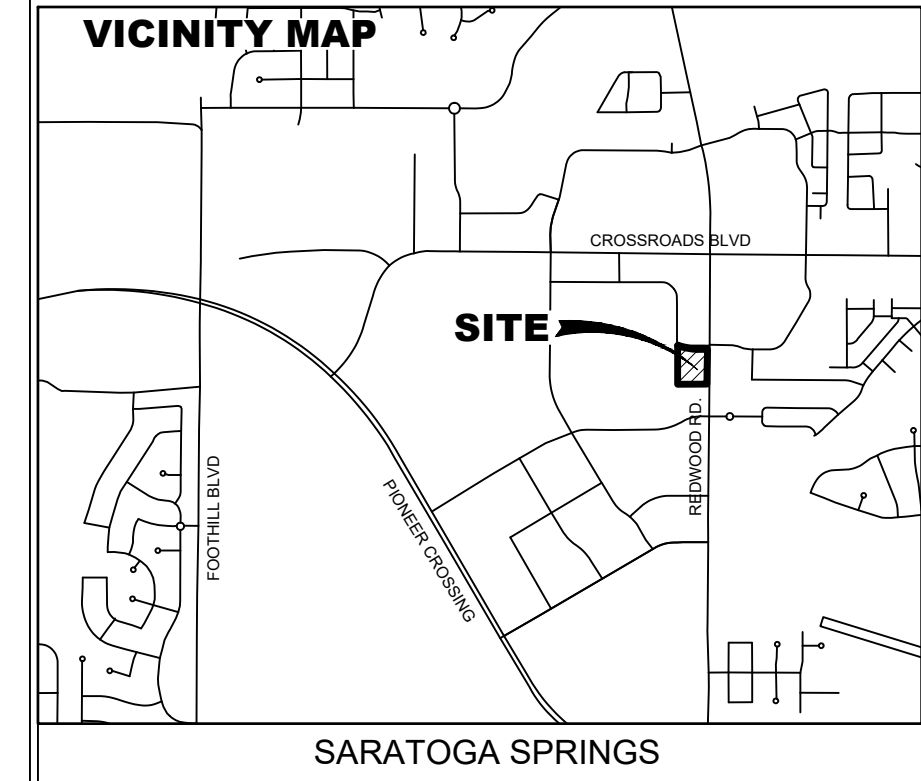




SARATOGA SPRINGS COMMERCIAL LOTS 606 CONCEPT PLAN SARATOGA SPRINGS, UTAH

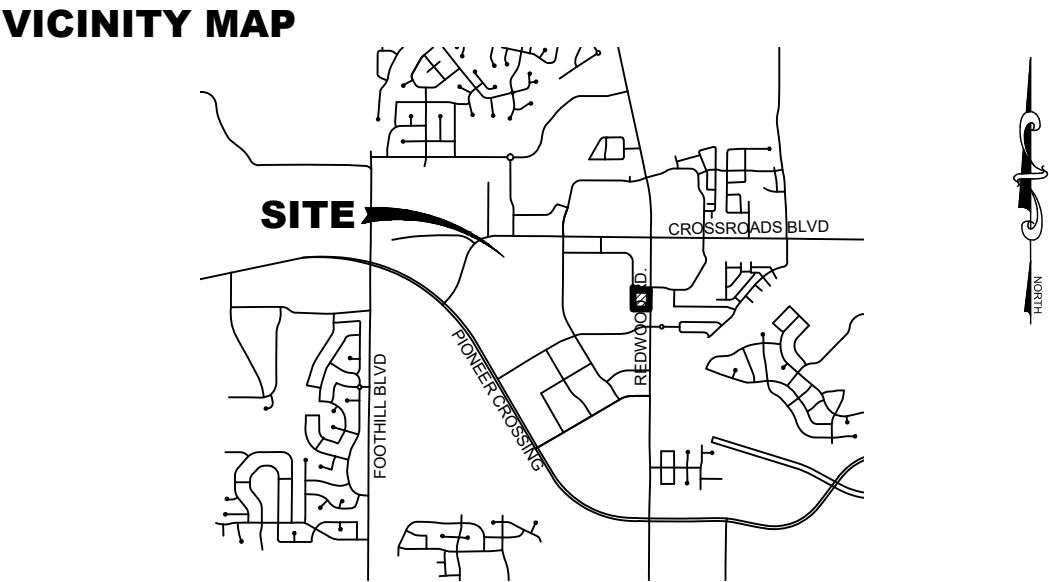
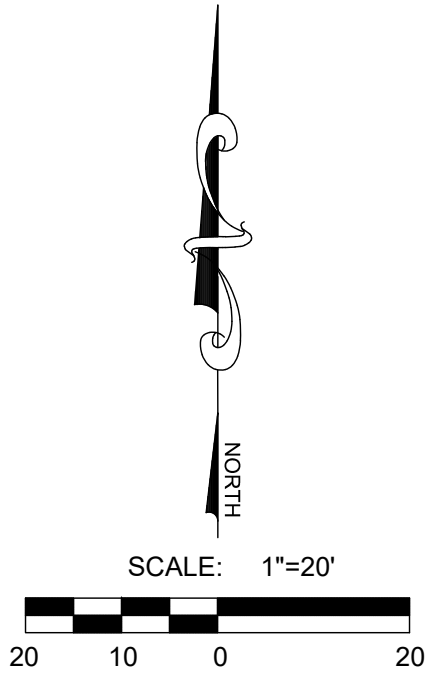


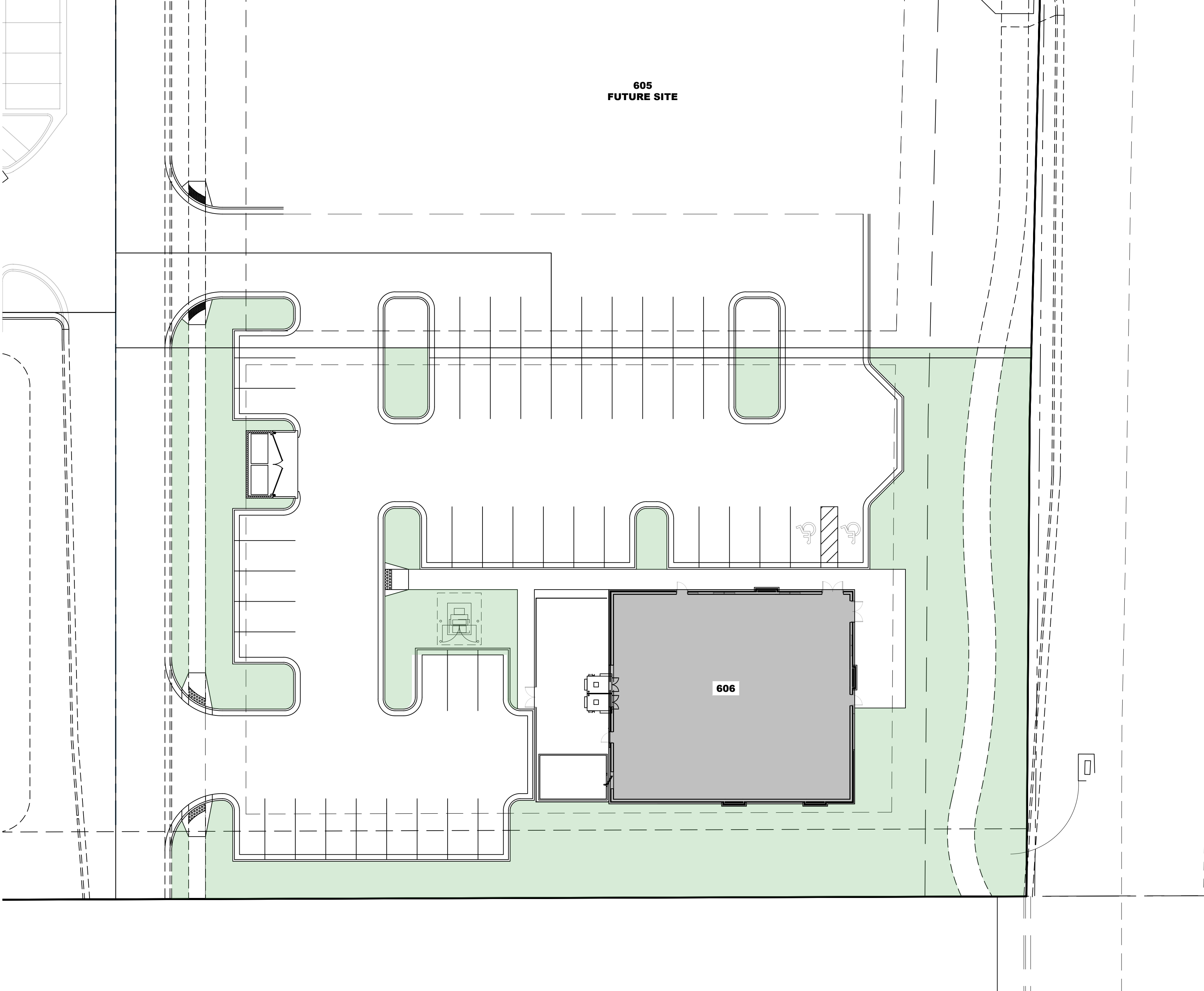
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SHEET 301	CONCEPTUAL GRADING PLAN

TABULATIONS

LOT 606:	
EXISTING LOT AREA:	±1.03 ACRES
PROPOSED LOT AREA:	±1.08 ACRES
LANDSCAPE AREA:	±0.30 ACRES (29%)
IMPERVIOUS AREA:	±0.52 ACRES
BUILDING AREA:	±4,612 SQFT
PARKING	
REGULAR STALLS:	45 STALLS
HANDICAP STALLS:	2 STALLS
TOTAL PARKING PROVIDED:	47 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 SEWER LINES.
 - 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.



LEGEND

EXISTING	PROPOSED	BOUNDARY LINE	DETAILS
---	---	STREET CENTERLINE	
---	---	EASEMENT LINE	
---	---	LOT LINES	
---	---	SEWER PIPE	SS-1, ST-7, (*2)
---	---	SEWER MANHOLE	SS-2, SS-2A, (*2)
---	---	6" 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
---	---	4'x4' CATCH BASIN	(*2)
---	---	3'x3' 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, (*3)
---	---	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)

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

DEVELOPER / OWNER	ENGINEER
WPI ENTERPRISES INC. 5455 WEST 11000 NORTH SUITE 202 HIGHLAND, UT 84003 (801) 467-7000	LEI CONSULTING ENGINEERS 3302 NORTH MAIN SPANISH FORK, UTAH 84660 (801) 798-0555
PROJECT NAME	SARATOGA SPRINGS COMMERCIAL

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PLANNERS**
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office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

SARATOGA COMMERCIAL LOT 606 CONCEPT PLAN
SARATOGA SPRINGS, UTAH
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