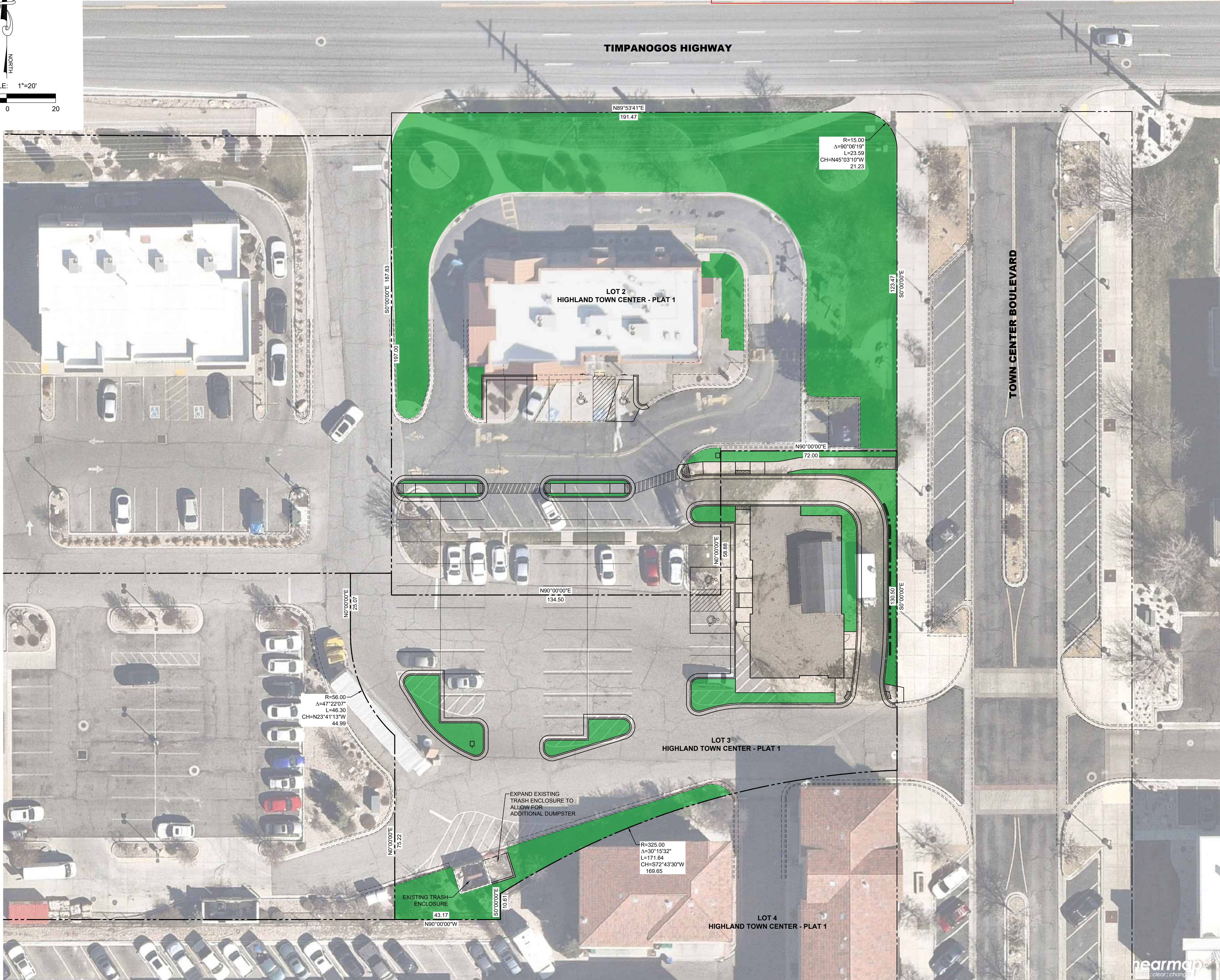
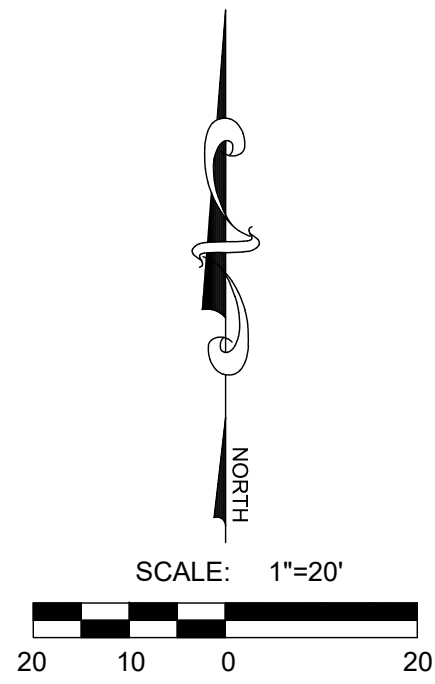


INFORMATIONAL PURPOSES ONLY
~~ NOT FINAL ~~ NOT APPROVED ~~
SUBJECT TO REVISION PRIOR TO
APPROVAL



VICINITY MAP

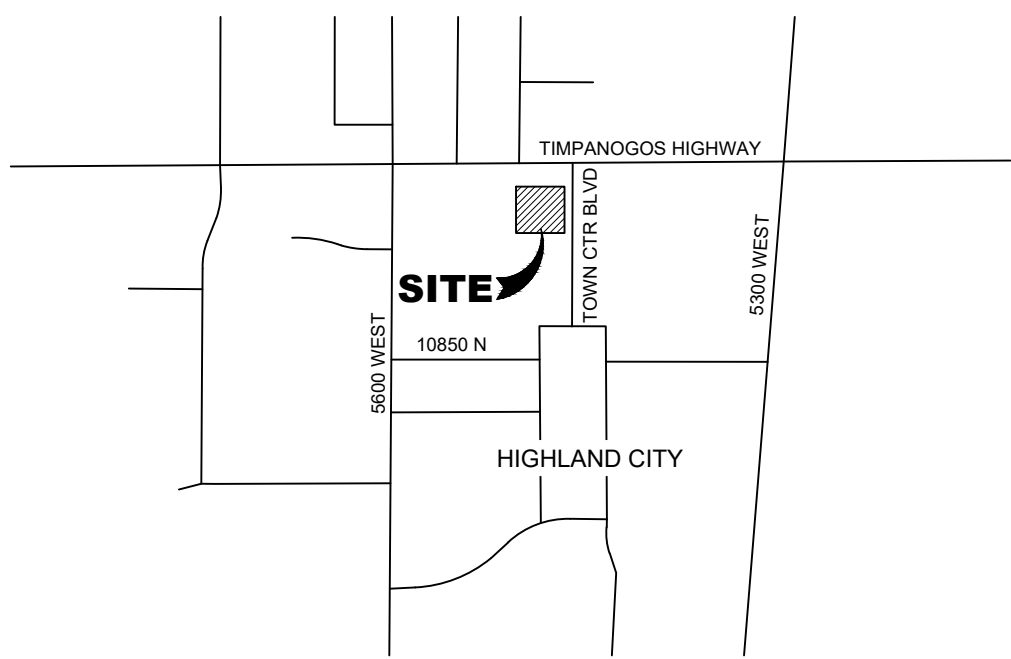


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TABULATIONS

EXISTING ZONE:	TOWN CENTER OVERLAY
LOTS 2 & 3 AREA:	1.42 ACRES
LOT 3 AREA:	0.58 ACRES
BUILDING AREA:	42,552 S.F.
PARKING REQUIRED	
REGULAR STALLS:	23 STALLS
HANDICAP STALLS:	2 STALLS
PARKING PROVIDED	
REGULAR STALLS:	47 STALLS
HANDICAP STALLS:	4 STALLS
LANDSCAPING REQUIRED FOR LOTS 2 & 3 - 9,264 SF	15%
LANDSCAPING PROVIDED FOR LOTS 2 & 3 - 16,421 SF	26.5%

LEGAL DESCRIPTION

LOT 3, HIGHLAND TOWN PLAZA SUBDIVISION & LOT 2 HIGHLAND TOWN CENTER, PLAT 1, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

WPI 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) 798-0555

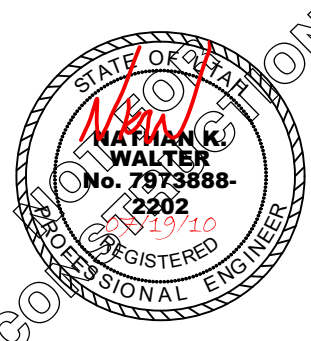
PROJECT NAME

WPI HIGHLAND



CIVIL
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SURVEY

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HIGHLAND TOWN PLAZA - LOT 3
10969 NORTH TOWN CENTER BOULEVARD, HIGHLAND, UTAH

COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2024-0026

DRAWN BY:

RWH

DESIGNED BY:

BTG

SCALE:

1"=20'

DATE:

07/02/2025

SHEET

101