

SARATOGA SPRINGS COMMERCIAL LOT 611

NORTHWEST CORNER OF
SECTION 14, T5S, R1W, SLB&M
(2017 UTAH COUNTY MONUMENT)

SECTION LINE BASIS OF BEARING
N0°22'47"E 2650.61

EAST 1,725.01

S89°43'27"E 278.44

LAKE DRIVE
(EX 53' PRIVATE ROW)

POINT OF
BEGINNING

SHORELINE DRIVE
(EX 66' ROW - PRIVATE)

N0°00'00"E 238.32

N90°00'00"W 49.65

N74°47'05"W 110.21

S90°00'00"W 122.44

WEST 1/4 CORNER OF
SECTION 14, T5S, R1W, SLB&M
(FOUND 1990 UTAH COUNTY MONUMENT)

SCALE: 1"=20'

VICINITY MAP

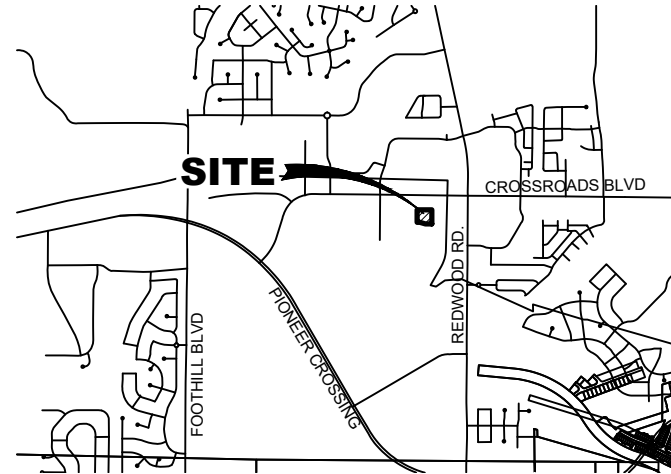


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TABULATIONS

LOT 611	
ZONING	RC
# OF BUILDINGS	1 BUILDING
# OF LOTS	1 LOT
DENSITY	0.52 UNITS/ ACRE

	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.64	71,250	100	
LOT AREA	1.31	57,074		
TOTAL ROW AREA	0.33	14,176	20	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.33	14176	20	
IMPERVIOUS AREA	1.43	62,092	87	
TOTAL LANDSCAPING	0.33	14250	20	
SITE LANDSCAPING	0.12	9158		
OFFSITE LANDSCAPING	0.12	5094		
BUILDING SQ. FT.	0.16	7,120		
SENSITIVE LANDS	0.00	0	0	
1,915 SQ. FT. RESTAURANT (1/100 S.F.)				20
5,205 SQ. FT. RETAIL (4/1000 S.F.)				21
TOTAL PARKING REQUIRED				41
PARKING PROVIDED				80
REGULAR STALLS				76
HANDICAP STALLS (ADA REQ'D)				4
BUILDABLE LAND EXCLUDING SETBACKS	1.10	48018	67	

LEGEND

EXISTING	EXISTING	PROPOSED
WATER METER	W-M	W-M
WATER	EX-W	W
WATER VALVE	EX-WV	WV
FIRE HYDRANT	EX-FH	FH
SEWER	EX-SS	SS
SEWER MANHOLE	EX-SM	SM
STORM DRAIN	EX-SD	SD
STORM DRAIN MANHOLE	EX-SDM	SDM
STORM DRAIN CURB INLET	EX-SDCI	SDCI
PI	EX-PI	PI
PI VALVE	EX-PIV	PIV
FENCE	EX-F	F
FLOW CURB & GUTTER	EX-FCG	FCG
SENSITIVE LANDS AREA	EX-SLA	SLA
NEW CONCRETE	EX-NC	NC
FLOW ARROW	EX-FA	FA
LIGHT POLE	EX-LP	LP

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)768-9793

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SARATOGA SPRINGS PROFESSIONAL
BUILDING LLC.
127 W LAKE DRIVE
SARATOGA SPRINGS, UT 84065

LEGEND

EXISTING	PROPOSED	DETAILS
BOUNDARY LINE	BOUNDARY LINE	
STREET CENTERLINE	STREET CENTERLINE	
EASEMENT LINE	EASEMENT LINE	
LOT LINES	LOT LINES	
SEWER PIPE	SEWER PIPE	SS-1, ST-7, (*2)
SEWER MANHOLE	SEWER MANHOLE	SS-2, SS-2A, (*2)
4" SEWER SERVICE	4" SEWER SERVICE	SS-3, (*5)
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	SD-2, (*2)
CURB INLET	CURB INLET	SD-2
COMBO BOX	COMBO BOX	SD-4
4'x4' CATCH BASIN	4'x4' CATCH BASIN	(*2)
3'x3' CATCH BASIN	3'x3' CATCH BASIN	(*2)
INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE	SD-5
CULINARY WATER PIPE	CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (*2)
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)	DW-2, DW-3, (*2)
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)	DW-2, DW-3, (*2)
11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)	DW-2, DW-3, (*2)
FIRE HYDRANT	FIRE HYDRANT	DW-4
3/4" SERVICE & METER (W)	3/4" SERVICE & METER (W)	DW-5
PRV (W)	PRV (W)	DW-10A, DW-10B, DW-15
AIR-VAC VALVE (W)	AIR-VAC VALVE (W)	DW-12, DW-15
2" BLOW-OFF (W)	2" BLOW-OFF (W)	DW-13A, DW-15
2" TEMP. BLOW-OFF (W)	2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
VALVE (W & SW)	VALVE (W & SW)	(*1)(*2)
TEE	TEE	DW-2, (*2)
CROSS	CROSS	DW-2, (*2)
SECONDARY WATER PIPE	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
45" PIPE ELBOW (SW)	45" PIPE ELBOW (SW)	PI-2, (*2)
22.5" PIPE ELBOW (SW)	22.5" PIPE ELBOW (SW)	PI-2, (*2)
11.25" PIPE ELBOW (SW)	11.25" PIPE ELBOW (SW)	PI-2, (*2)
1" SINGLE SW SERVICE	1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
1-1/2" DUAL SW SERVICE	1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
SW SERVICE TO PARKS	SW SERVICE TO PARKS	PI-4
AIR-VAC VALVE (SW)	AIR-VAC VALVE (SW)	PI-8, PI-13
BACKFLOW PREVENTER	BACKFLOW PREVENTER	PI-11
2" BLOW-OFF (SW)	2" BLOW-OFF (SW)	PI-12A, PI-13
2" TEMP. BLOW-OFF (SW)	2" TEMP. BLOW-OFF (SW)	PI-12B, PI-13
30" C&G (COLLECTOR)	30" C&G (COLLECTOR)	ST-1, ST-2A
24" C&G (LOCAL)	24" C&G (LOCAL)	ST-1, ST-2C
24" SHED C&G	24" SHED C&G	ST-1, ST-2F
SIDEWALK	SIDEWALK	ST-1
STOP SIGN	STOP SIGN	ST-28
STREET SIGN	STREET SIGN	ST-28
SURVEY MONUMENT	SURVEY MONUMENT	ST-29
SPRINKLER CONDUIT	SPRINKLER CONDUIT	ST-9, (*3)
FENCE	FENCE	LS-14, LS-15, DET. 1 SH. D-4
STREET LIGHT LOCAL	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
STREET LIGHT COLLECTOR	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
POWER POLE	POWER POLE	
DITCH	DITCH	
FIBER OPTIC	FIBER OPTIC	
GAS	GAS	
OVERHEAD POWER	OVERHEAD POWER	
FLOW ARROW	FLOW ARROW	
CONTOURS	CONTOURS	
100 YEAR FLOOD ROUTE	100 YEAR FLOOD ROUTE	
MATCH LINE	MATCH LINE	
STREET MONUMENT	STREET MONUMENT	
DRIVE APPROACH	DRIVE APPROACH	ST-4
ADA RAMP	ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
TRAIL	TRAIL	ST-15A, ST-34, (*4)

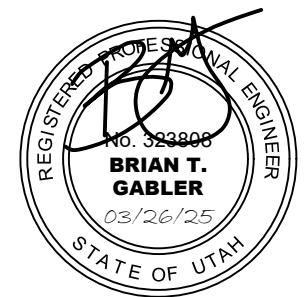
(*1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES.
(*2) SEE PLAN & PROFILE FOR SIZE & MATERIAL.
(*3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES.
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS.
(*5) SEWER SERVICE MINIMUM SLOPE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

NOTES

1. 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.
2. 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.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
5. NO FLOOD PLAINS OR WETLANDS INDICATED BY FEMA WITHIN SITE LIMITS.
6. CONTRACTOR SHALL FIELD 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.
7. 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.
8. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTANCE LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
9. 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.
10. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.



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WPI - SARATOGA COMMERCIAL LOT 611

SARATOGA SPRINGS, UTAH

COVER

REVISIONS

1	ELECTRICAL REVISIONS/ PARKING UPDATE 5/31/2024	BJP
2	PATIO ADDITION UPDATE 3/26/2025	RWH
3		

LEI PROJECT #:

2014-1089

DRAWN BY:

BJP

DESIGNED BY:

DAF

SCALE:

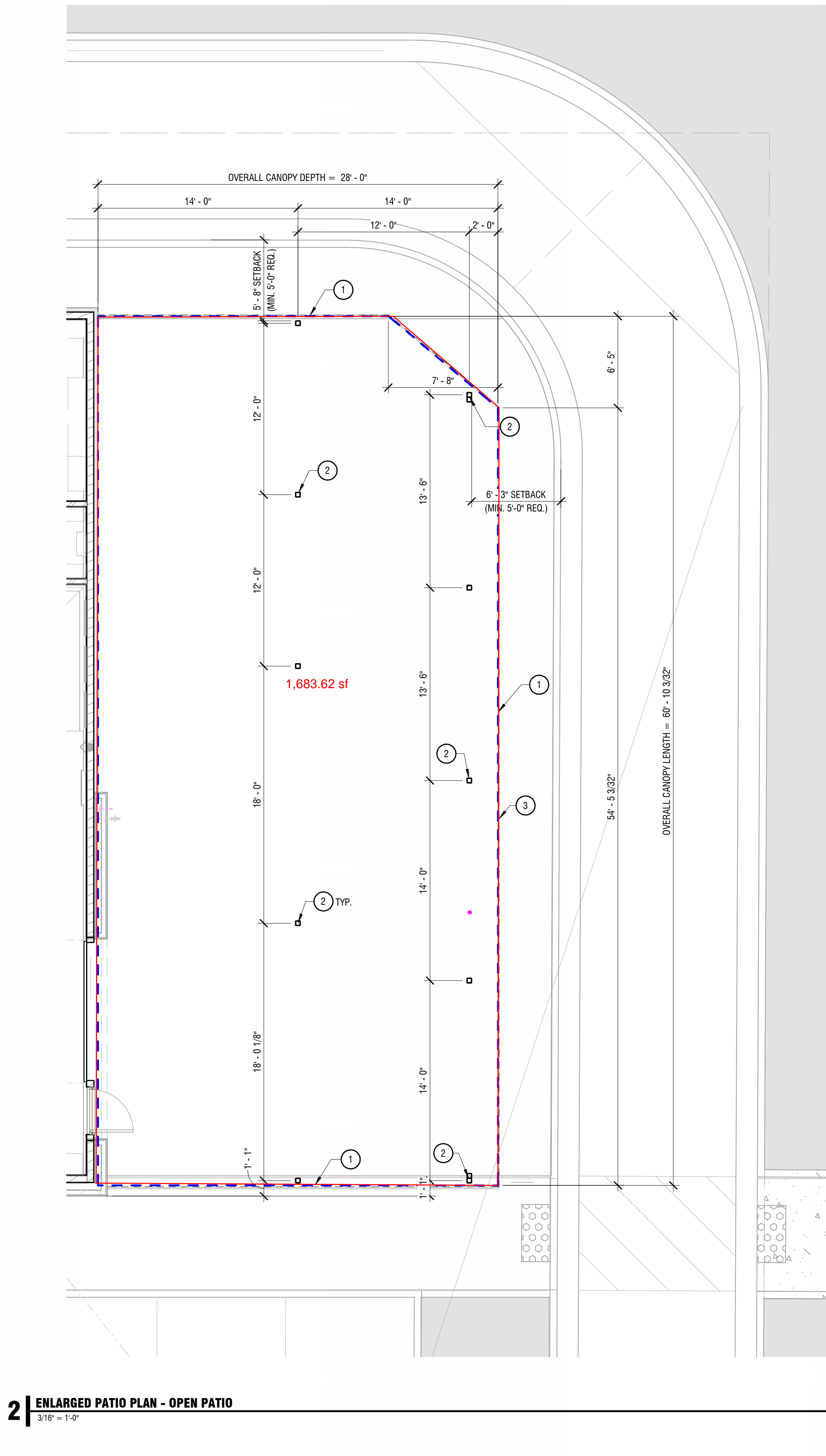
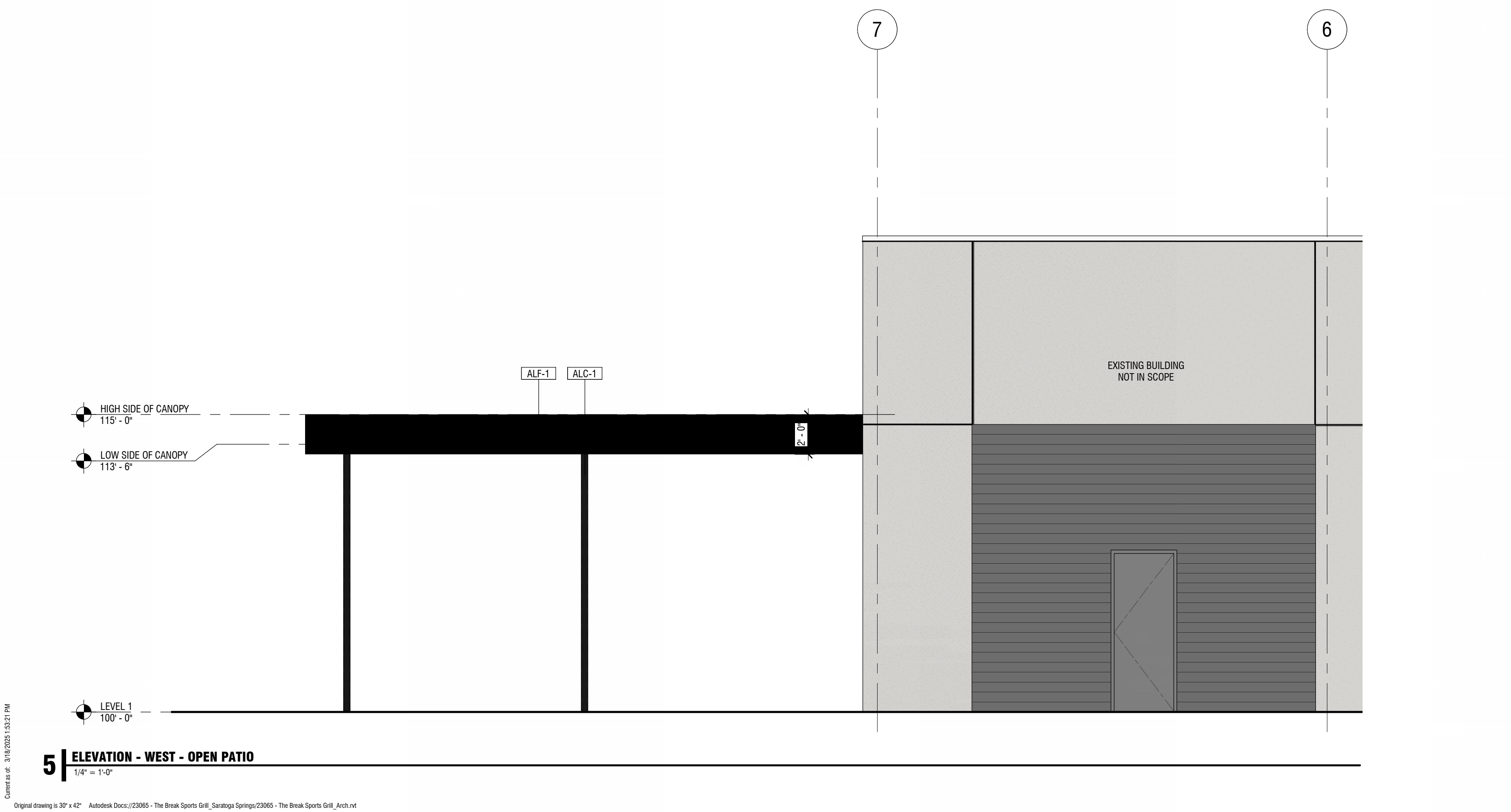
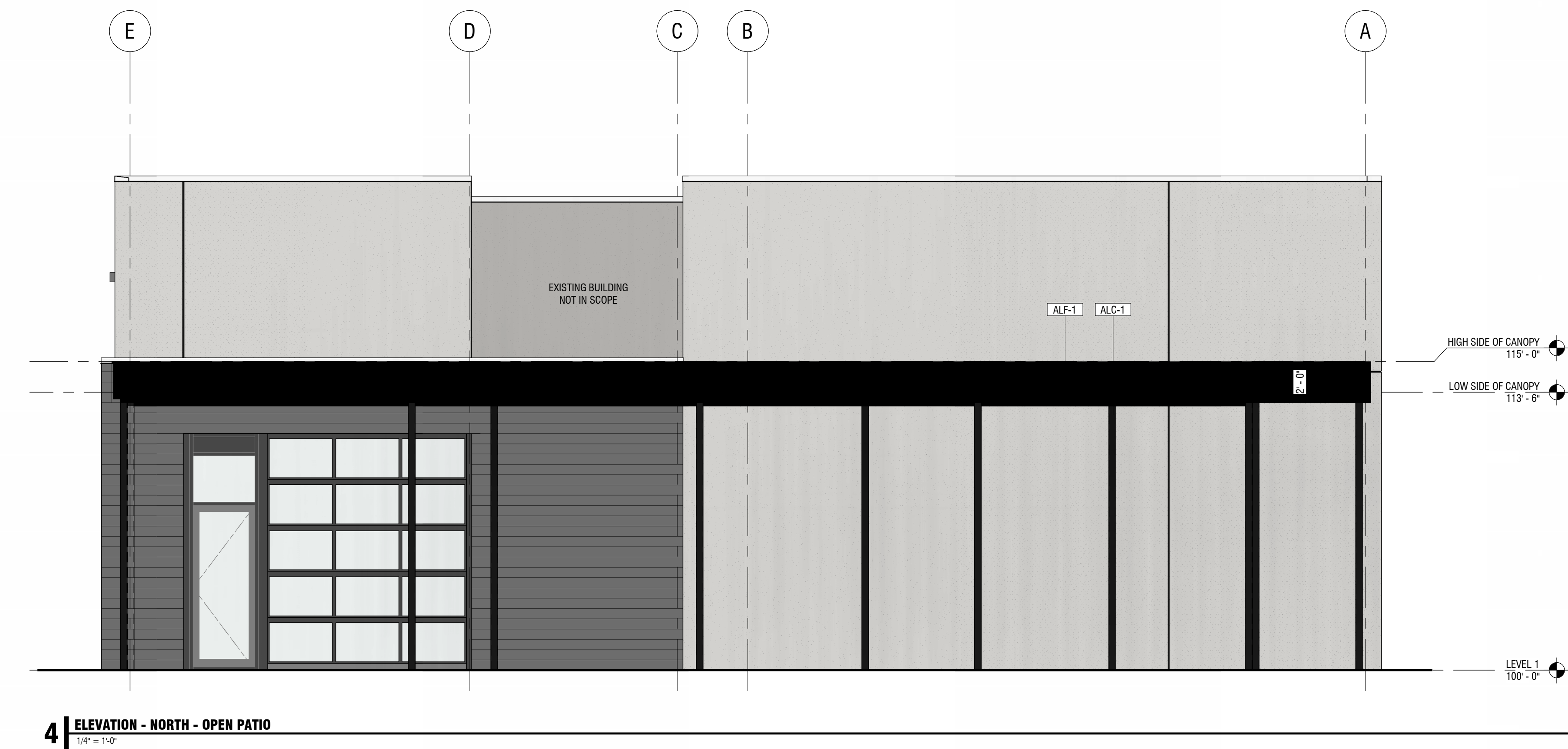
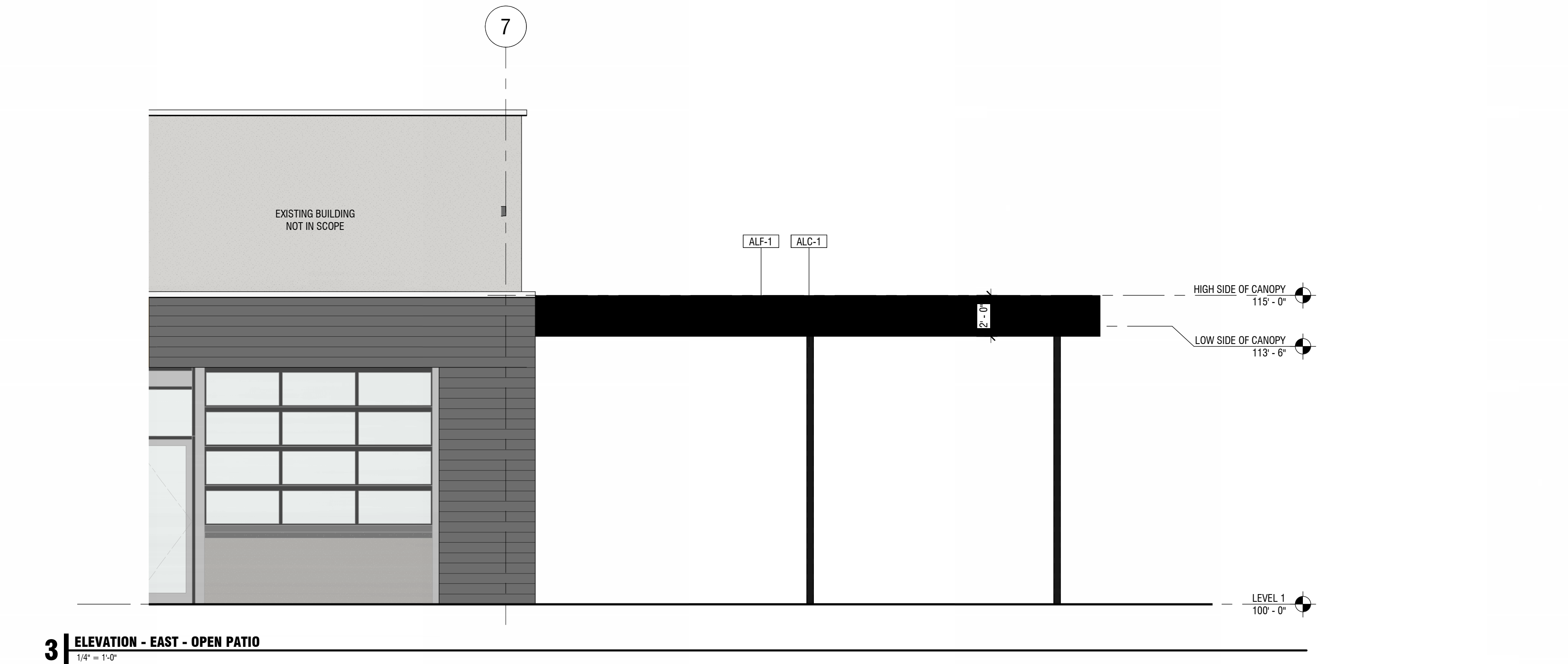
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DATE:

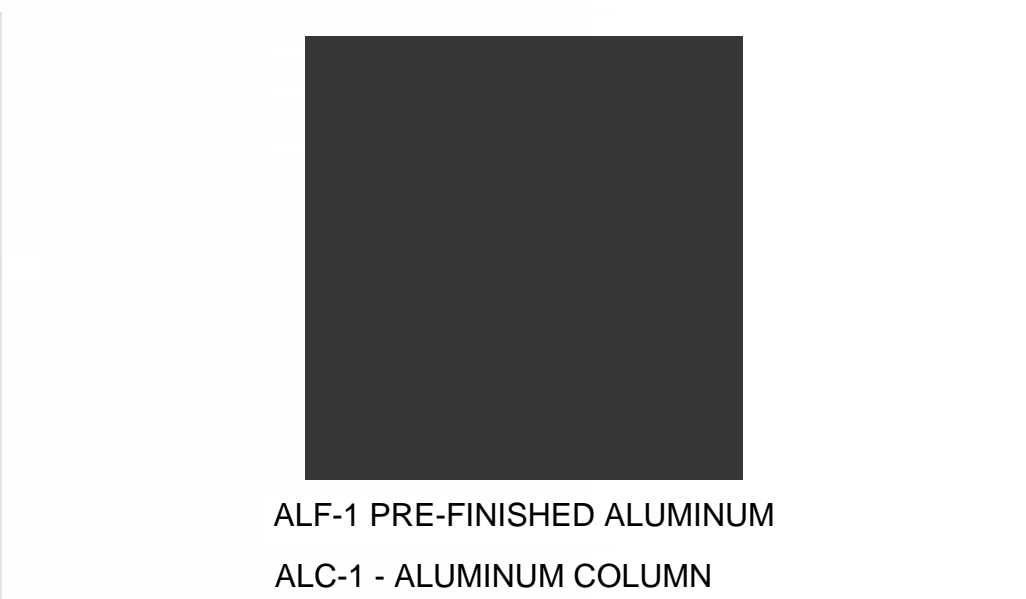
8/9/2023

SHEET

COVER



- SHEET NOTES**
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- 1 LINE OF CANOPY ABOVE
 - 2 STEEL COLUMN - COORDINATE WITH STRUCTURAL
 - 3 FACIA ABOVE



PHASE I

Consultant

THE BREAK

THE BREAK SPORTS GRILL

154 W LK DR, SARATOGA SPRINGS, UTAH

Revisions		
Num.	Description	Date

Project Number	23065
Original Issue	03.18.25
Project Status	PERMIT SET

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Stamp

Sheet Title

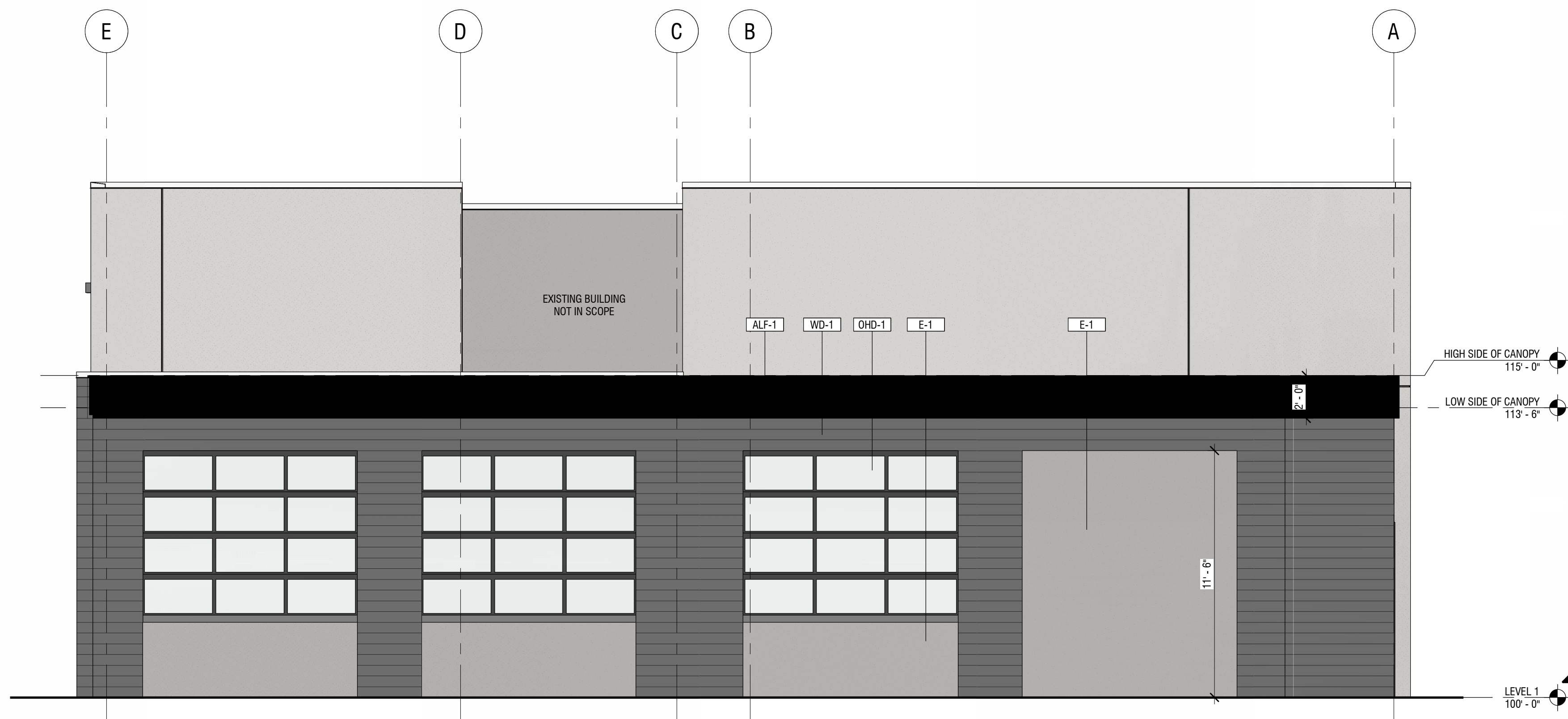
OPEN PATIO PLAN AND ELEVATIONS - PHASE I

Sheet Number

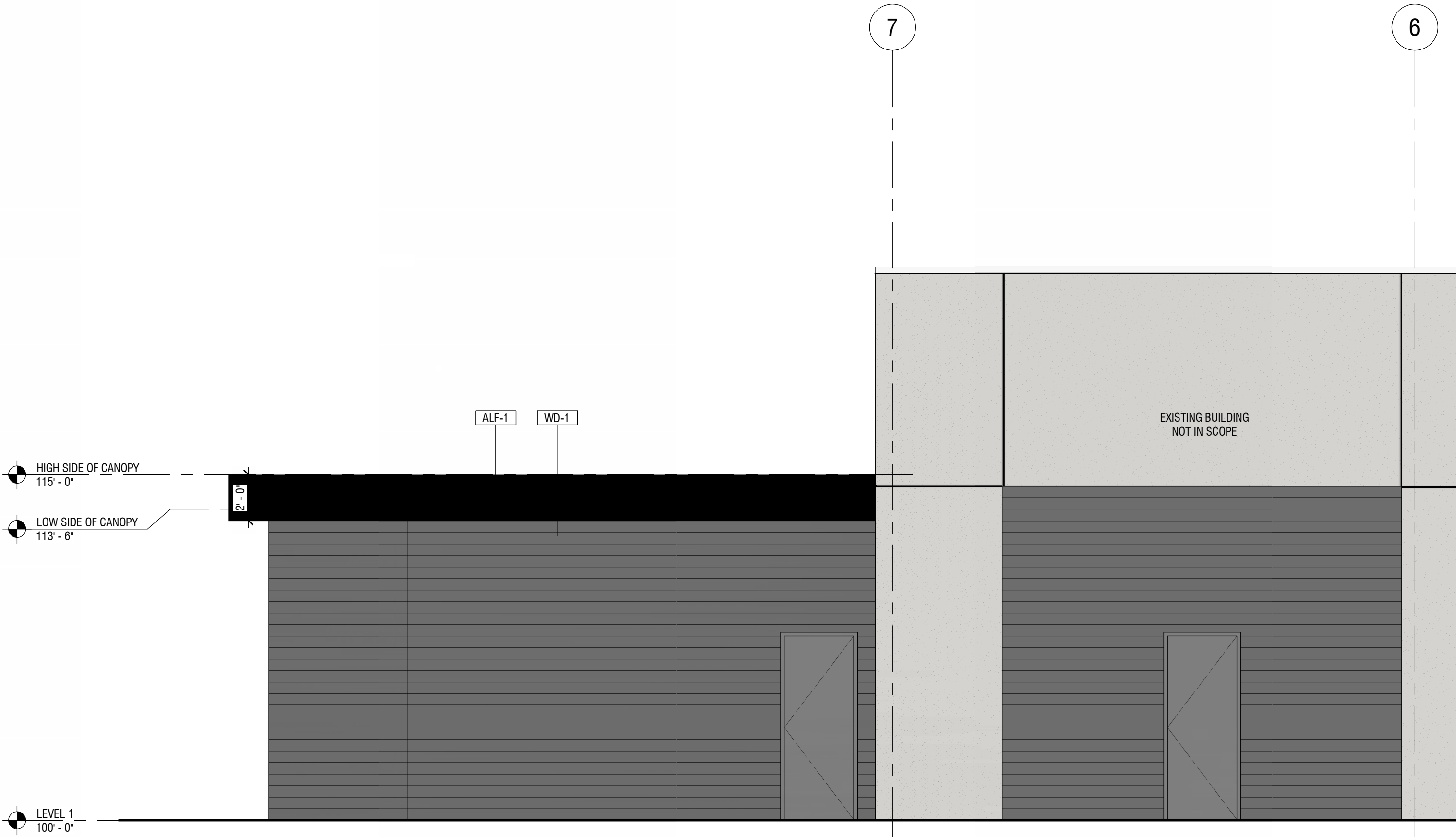
A141



3 | ELEVATION - EAST - ENCLOSED PATIO
1/4" = 1'-0"



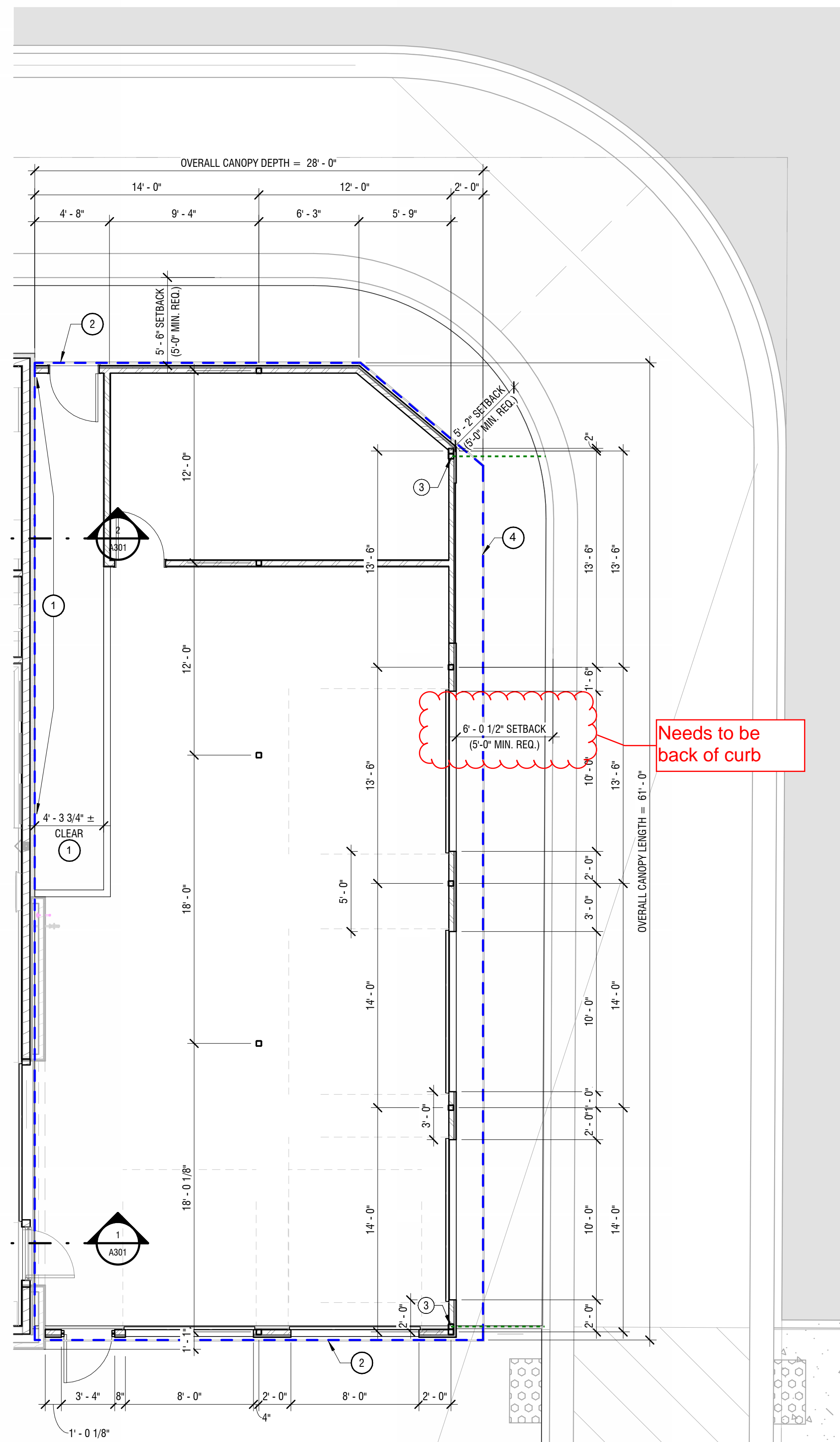
4 | ELEVATION - NORTH - ENCLOSED PATIO
1/4" = 1'-0"



5 | ELEVATION - WEST - ENCLOSED PATIO
1/4" = 1'-0"



1 | CANOPY - PHASE II

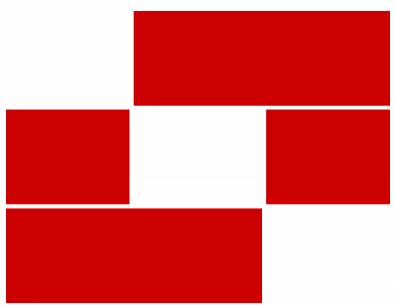


2 | ENLARGED PATIO PLAN - ENCLOSED PATIO
3/16" = 1'-0"

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. EXISTING ELECTRICAL EQUIPMENT; COORDINATE WITH ELECTRICAL
2. FACIA ABOVE
3. BLANK COLUMN FOR DOWNPOUT; DOWNPOUT TO RUN BELOW GRAD AND DAYLIGHT AT FACE CURB
4. LINE OF CANOPY ABOVE



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THE BREAK

THE BREAK SPORTS
GRILL

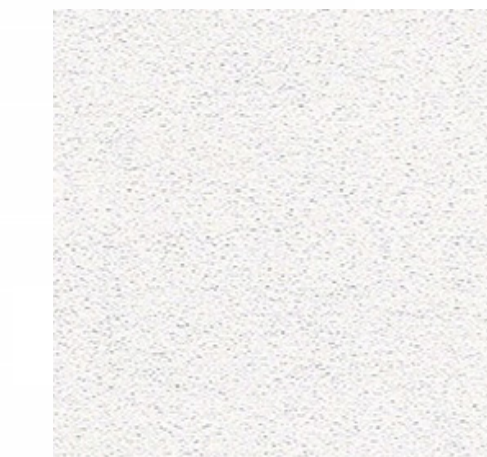
154 W LK DR, SARATOGA SPRINGS, UTAH



WD-1 SIMULATED WOOD -
NICHHA, VINTAGE WOOD, BARK



OHD -1 , ALF-1 PRE-FINISHED ALUMINUM



E-1 EIFS - DRYVIT, MOONLIGHT

Revisions

Num.	Description	Date
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Project Status	PERMIT SET

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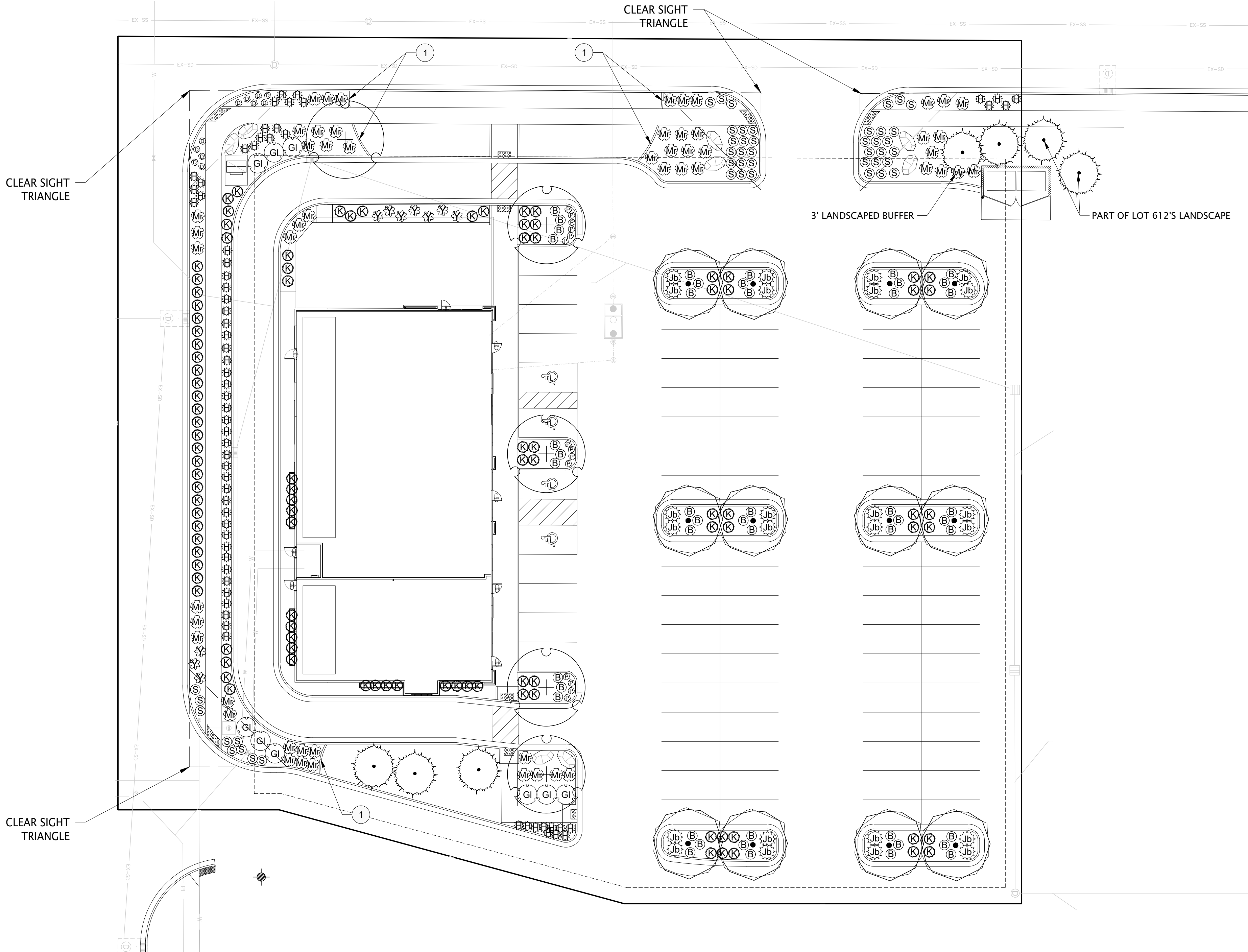
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PHASE II

Sheet Title
ENCLOSED PATIO
PLAN AND
ELEVATIONS - PHASE
II

Sheet Number

A142



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

Scale: 1" = 20'-0"



n