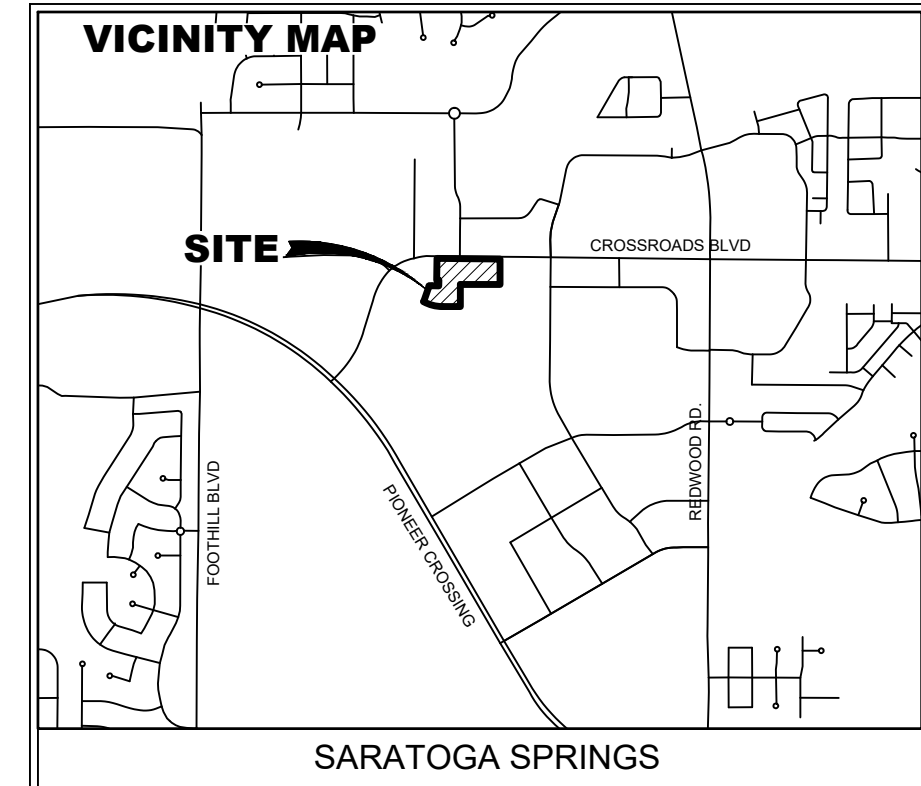
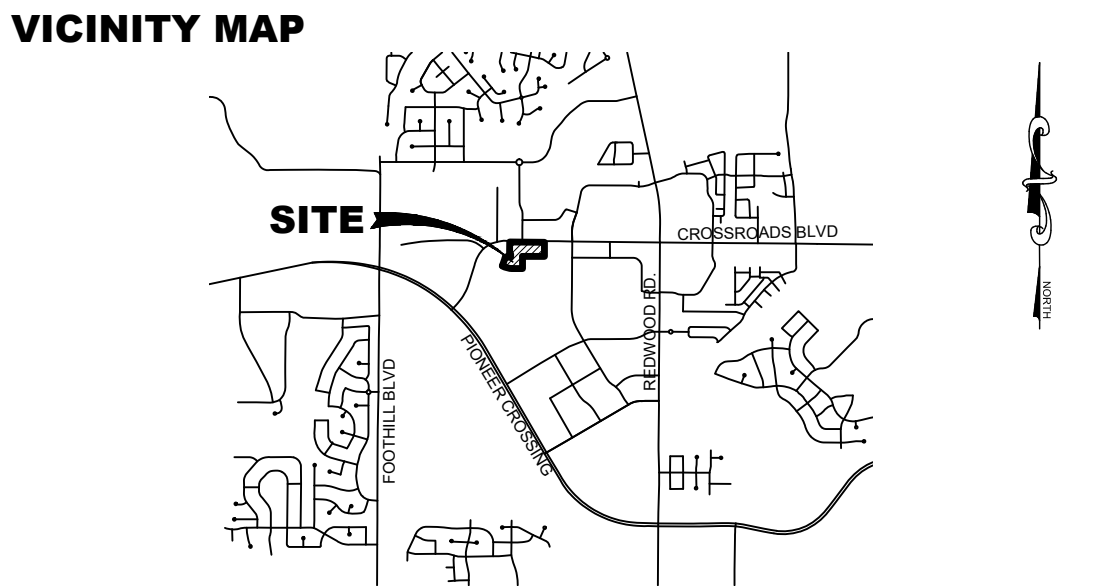
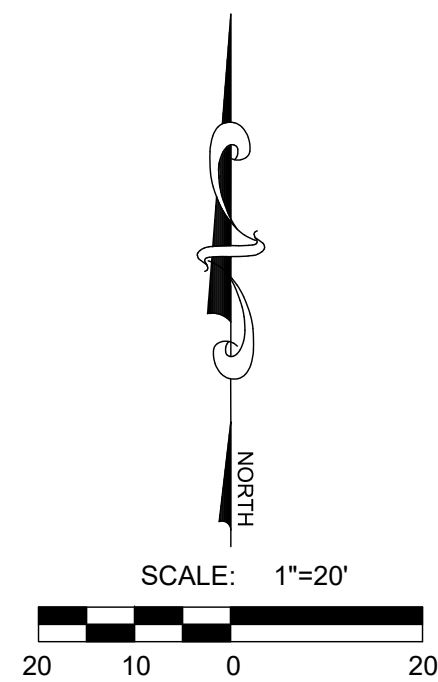




# SARATOGA SPRINGS COMMERCIAL LOTS 712 FINAL PLANS SARATOGA SPRINGS, UTAH



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|                |                  |
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| LOT 712:       | RC               |
| ZONING         | 1 BUILDING       |
| # OF BUILDINGS | 1 LOT            |
| DENSITY        | 0.59 UNITS/ ACRE |

|                                       | ACRES | SQ. FT. | % OF TOTAL | EACH |
|---------------------------------------|-------|---------|------------|------|
| TOTAL AREA                            | 1.70  | 74,106  | 100        |      |
| LOT AREA                              | 1.70  | 74,106  |            |      |
| TOTAL ROW AREA                        | 0.00  | 0       | 0          |      |
| PUBLIC ROW                            | 0.00  | 0       | 0          |      |
| PRIVATE ROW                           | 0.00  | 0       | 0          |      |
| IMPERVIOUS AREA                       | 1.39  | 60,354  | 81         |      |
| TOTAL LANDSCAPING                     | 0.32  | 13752   | 19         |      |
| SITE LANDSCAPING                      | 0.32  | 13752   |            |      |
| OFFSITE LANDSCAPING                   | 0.00  | 0       |            |      |
| BUILDING SQ. FT.                      | 0.17  | 7,487   |            |      |
| SENSITIVE LANDS                       | 0.00  | 0       | 0          |      |
| 3,199 SQ. FT. RESTAURANT (1/100 S.F.) |       |         |            | 0    |
| 5,209 SQ. FT. RETAIL (4/1000 S.F.)    |       |         |            | 0    |
| TOTAL PARKING REQUIRED                |       |         |            | 53   |
| PARKING PROVIDED                      |       |         |            | 57   |
| REGULAR STALLS                        |       |         |            | 55   |
| HANDICAP STALLS (ADA REQ'D)           |       |         |            | 2    |
| BUILDABLE LAND EXCLUDING SETBACKS     | 0.97  | 42465   | 57         |      |

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

## LEGEND

| EXISTING               | EXISTING | PROPOSED |
|------------------------|----------|----------|
| WATER METER            | W-M      | W-M      |
| WATER                  | EX-W     | W        |
| WATER VALVE            | W-V      | W-V      |
| FIRE HYDRANT           | EX-FH    | FH       |
| SEWER                  | EX-SS    | SS       |
| SEWER MANHOLE          | EX-SM    | SM       |
| STORM DRAIN            | EX-SD    | SD       |
| STORM DRAIN MANHOLE    | EX-SM    | SM       |
| STORM DRAIN CURB INLET | EX-PI    | PI       |
| PI                     | EX-PI    | PI       |
| PI VALVE               | EX-PI    | PI       |
| FENCE                  | EX-F     | F        |
| FLOW CURB & GUTTER     | EX-F     | F        |
| SENSITIVE LANDS AREA   | EX-F     | F        |
| NEW CONCRETE           | EX-F     | F        |
| FLOW ARROW             | EX-F     | F        |
| LIGHT POLE             | EX-F     | F        |

## DEVELOPER / OWNER

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

## CITY CONTACT INFO

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(801) 766-9793

## ENGINEER

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

## PROJECT NAME

SARATOGA SPRINGS PROFESSIONAL  
BUILDING LLC  
173 W LAKE DRIVE  
SARATOGA SPRINGS, UT 84045

SARATOGA SPRINGS COMMERCIAL LOT 712 FINAL PLAN

SARATOGA SPRINGS, UTAH

COVER

## REVISIONS

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |
| 6 |  |

## LEI PROJECT #:

2014-1089

## DRAWN BY:

BJP/BAP

## DESIGNED BY:

BTG

## SCALE:

1"=20'

## DATE:

10/08/2025

## SHEET

101





### SOUTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



### SOUTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



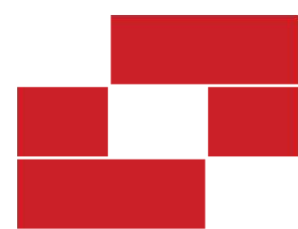
### NORTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



### NORTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



Babcock Design

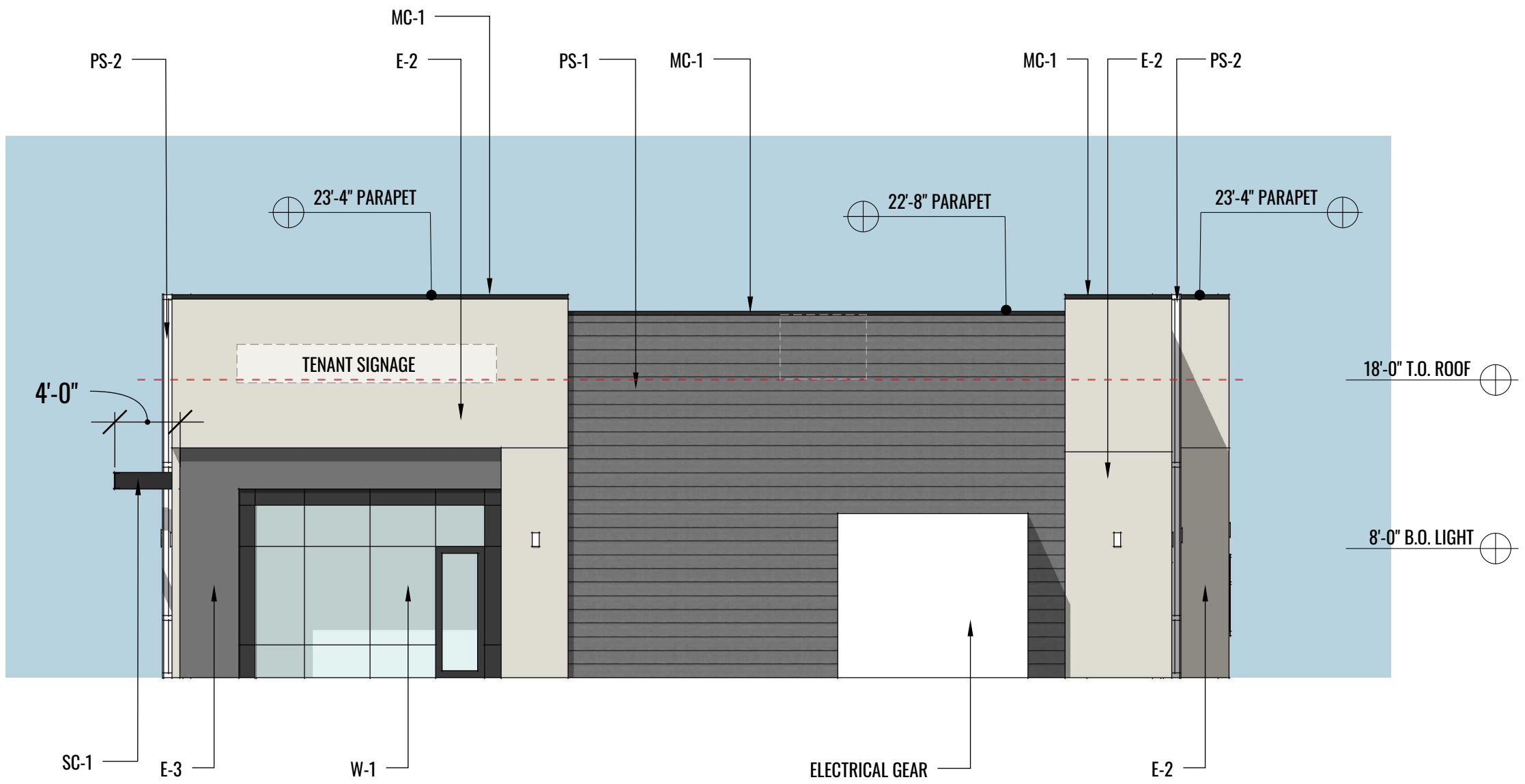
## SARATOGA SPRINGS PHASE G - BLDG 712 DESIGN CONCEPT

### WPI | SARATOGA SPRINGS, UTAH

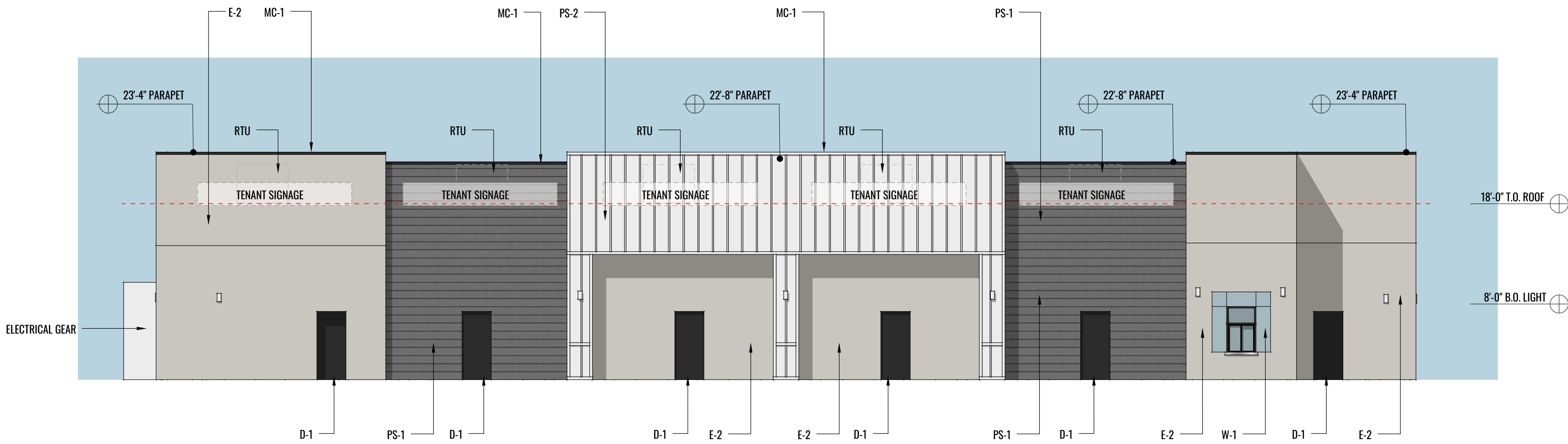
Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



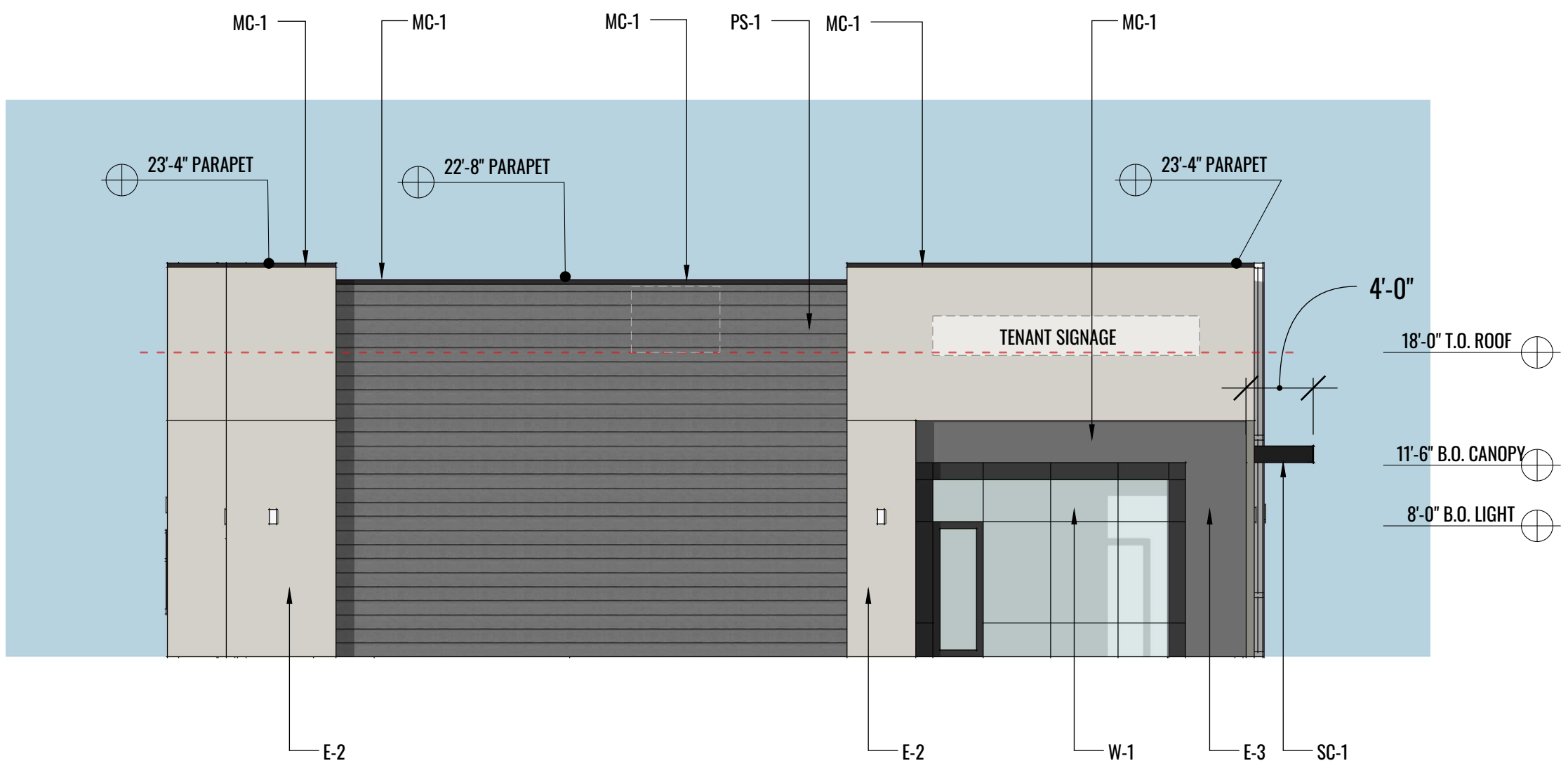
FRONT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



BACK ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"

FINSHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- PS-2 PAINTED VERTICAL BOARD AND BATTEN SIDING
- SC-1 PAINTED STEEL CANOPY
- R-1 STANDING SEAM METAL ROOF
- MC-1 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME



| West Elevation       |                |             | South Elevation      |                |             | West Elevation |                |             | South Elevation |                |             |
|----------------------|----------------|-------------|----------------------|----------------|-------------|----------------|----------------|-------------|-----------------|----------------|-------------|
| Material             | Square Footage | Percentages | Material             | Square Footage | Percentages | Color          | Square Footage | Percentages | Color           | Square Footage | Percentages |
| Eifs                 | 725            | 42%         | Eifs                 | 583            | 45%         | E-2            | 545            | 31%         | E-1             | 493            | 38%         |
| Hor. Plank Siding    | 452            | 26%         | Hor. Plank Siding    | 682            | 53%         | E-3            | 180            | 10%         | E-2             | 90             | 7%          |
| Vert. Board & Batten | 560            | 32%         | Vert. Board & Batten | 24             | 2%          | PS-1           | 452            | 26%         | PS-1            | 682            | 53%         |
|                      | 0              | 0%          |                      | 0              | 0%          | PS-2           | 560            | 32%         | PS-2            | 24             | 2%          |
|                      | 0              | 0%          |                      | 0              | 0%          |                |                | 0%          |                 | 0              | 0%          |
| Total Material       | 1737           |             | Total Material       | 1289           |             | Total Color    | 1737           |             | Total Color     | 1289           |             |
| East Elevation       |                |             | North Elevation      |                |             | East Elevation |                |             | North Elevation |                |             |
| Material             | Square Footage | Percentages | Material             | Square Footage | Percentages | Color          | Square Footage | Percentages | Color           | Square Footage | Percentages |
| Eifs                 | 1443           | 52%         | Eifs                 | 595            | 46%         | E-2            | 1443           | 52%         | E-2             | 505            | 39%         |
| Hor. Plank Siding    | 776            | 28%         | Hor. Plank Siding    | 676            | 53%         | PS-1           | 776            | 28%         | E-3             | 90             | 7%          |
| Vert. Board & Batten | 560            | 20%         | Vert. Board & Batten | 12             | 1%          | PS-2           | 560            | 20%         | PS-1            | 676            | 53%         |
|                      | 0              | 0%          |                      | 0              | 0%          |                | 0              | 0%          | PS-2            | 12             | 1%          |
|                      | 0              | 0%          |                      | 0              | 0%          |                | 0              | 0%          |                 | 0              | 0%          |
| Total Material       | 2779           |             | Total Material       | 1283           |             | Total Color    | 2779           |             | Total Color     | 1283           |             |