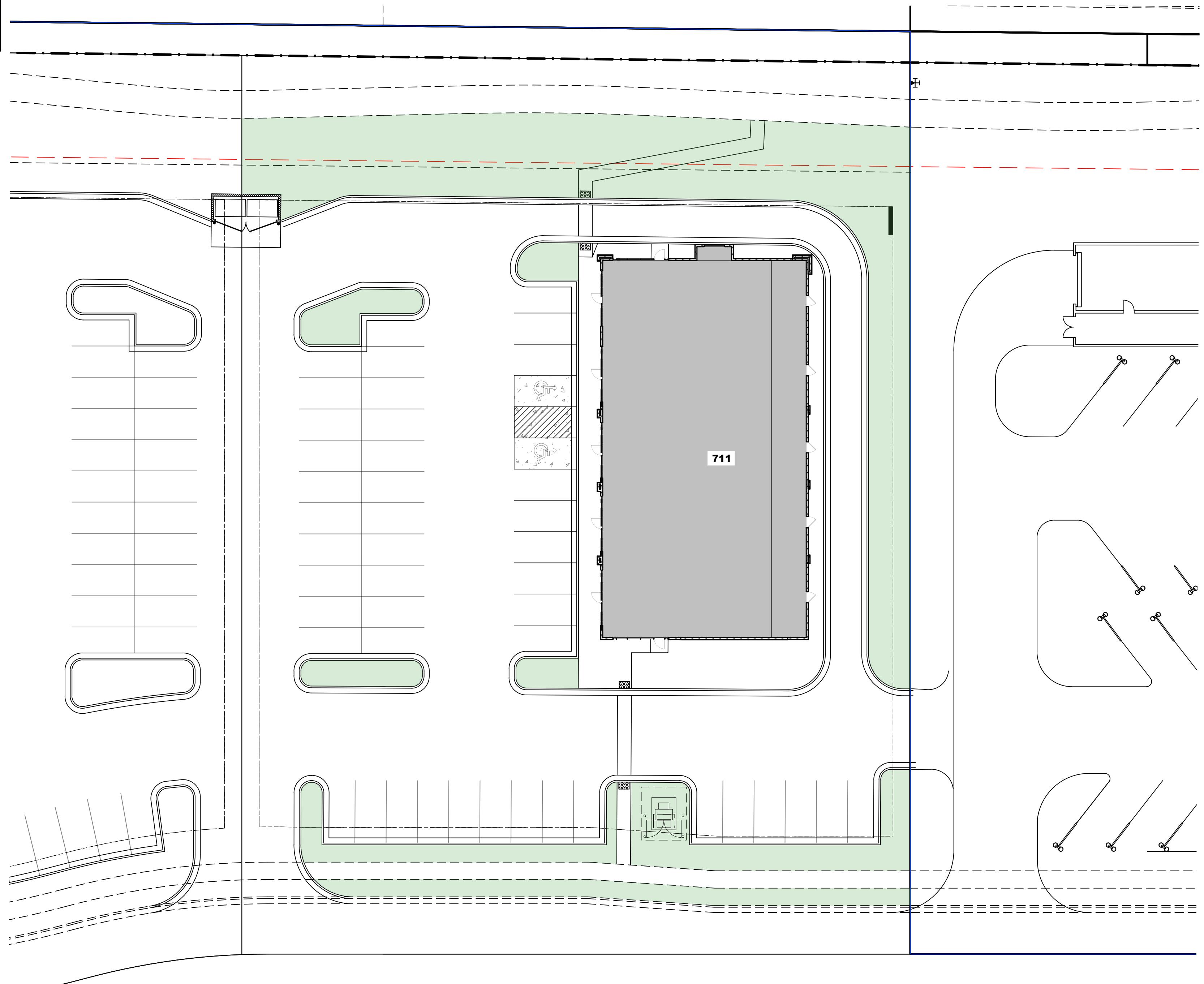


# SARATOGA SPRINGS COMMERCIAL LOTS 711 FINAL PLANS

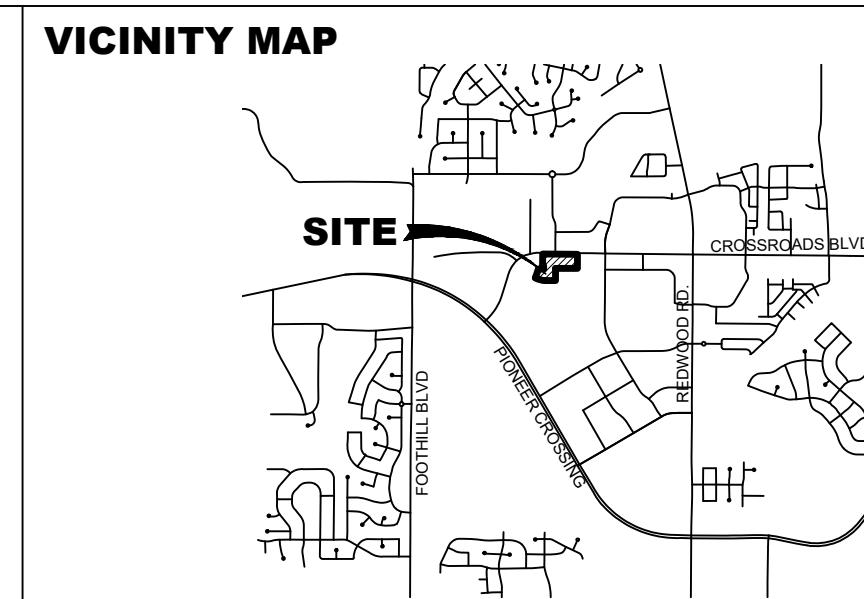
## SARATOGA SPRINGS, UTAH



SCALE: 1"=20'

20 10 0 20

20 10 0 20



### TABLE OF CONTENTS

SHEET 101	COVER
	PLAT G1 SUBDIVISION PLAT
	PLAT G1 SUBDIVISION PLAT
	NOTES
SHEET 103	EXISTING CONDITIONS
SHEET 104	SITE PLAN
SHEET 201	GRADING PLAN
SHEET 301	UTILITY PLAN
SHEET 401	STORM INDEX PLAN
SHEET 402	STORM INDEX PROFILES
SHEET 601	DETAILS
SHEET 602	DETAILS

### TABULATIONS

LOT 711:	ZONING	RC
	# OF BUILDINGS	1 BUILDING
	# OF LOTS	1 LOT
	DENSITY	0.88 UNITS/ ACRE
	ACRES	SQ. FT.
TOTAL AREA	1.14	49,725
LOT AREA	1.14	49,725
TOTAL ROW AREA	0.00	0
PUBLIC ROW	0.00	0
PRIVATE ROW	0.00	0
IMPERVIOUS AREA	0.92	39,971
TOTAL LANDSCAPING	0.22	9754
SITE LANDSCAPING	0.22	9754
OFFSITE LANDSCAPING	0.00	0
BUILDING SQ. FT.	0.15	6,415
SENSITIVE LANDS	0.00	0
3,199 SQ. FT. RESTAURANT (1/100 S.F.)		0
5,209 SQ. FT. RETAIL (4/1000 S.F.)		0
TOTAL PARKING REQUIRED		0
PARKING PROVIDED		47
REGULAR STALLS		45
HANDICAP STALLS (ADA REQ'D)		2
BUILDABLE LAND EXCLUDING SETBACKS	0.76	33039
		66

### LEGEND

EXISTING	PROPOSED	DETAILS
—	—	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
—	—	3/4" SERVICE & METER (W)
—	—	PRV (W)
—	—	AIR-VAC VALVE (W)
—	—	2" BLOW-OFF (W)
—	—	2" TEMP. BLOW-OFF (W)
—	—	VALVE (W & SW)
—	—	TEE
—	—	CROSS
—	—	SECONDARY WATER PIPE
—	—	45° PIPE ELBOW (SW)
—	—	22.5° PIPE ELBOW (SW)
—	—	11.25° PIPE ELBOW (SW)
—	—	1" SINGLE SW SERVICE
—	—	1-1/2" DUAL SW SERVICE
—	—	SW. SERVICE TO PARKS
—	—	AIR-VAC VALVE (SW)
—	—	BACKFLOW PREVENTER
—	—	2" BLOW-OFF (SW)
—	—	2" TEMP. BLOW-OFF (SW)
—	—	30° C&G (COLLECTOR)
—	—	24" C&G (LOCAL)
—	—	24" SHED & G
—	—	SIDEWALK
—	—	STOP SIGN
—	—	STREET SIGN
—	—	SURVEY MONUMENT
—	—	SPRINKLER CONDUIT
—	—	FENCE
—	—	STREET LIGHT LOCAL
—	—	STREET LIGHT COLLECTOR
—	—	POWER POLE
—	—	DITCH
—	—	FIBER OPTIC
—	—	GAS
—	—	OVERHEAD POWER
—	—	FLOW ARROW
—	—	CONTOURS
—	—	100 YEAR FLOOD ROUTE
—	—	MATCH LINE
—	—	STREET MONUMENT
—	—	DRIVE APPROACH
—	—	ADA RAMP
—	—	ST-4
—	—	ST-5A, ST-5B, ST-5C, ST-5E
—	—	ST-15A, ST-34, (*4)
—	—	TRAIL

### LEGEND

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

### 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) 766-9793

### ENGINEER

LEI CONSULTING ENGINEERS  
332 N. MAIN  
SPANISH FORK, UT 84660  
(801) 798-0555

### PROJECT NAME

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

101

**LEI**  
- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.3393  
office@lei-eng.com  
www.lei-eng.com

**SARATOGA SPRINGS COMMERCIAL LOT 711 FINAL PLAN**  
SARATOGA SPRINGS, UTAH

COVER  
REVISIONS  
1 -  
2 -  
3 -  
4 -  
5 -

LEI PROJECT #:  
2014-1089  
DRAWN BY:  
BJP/BAP  
DESIGNED BY:  
BTG  
SCALE:  
1"=20'  
DATE:  
10/08/2025  
SHEET

101





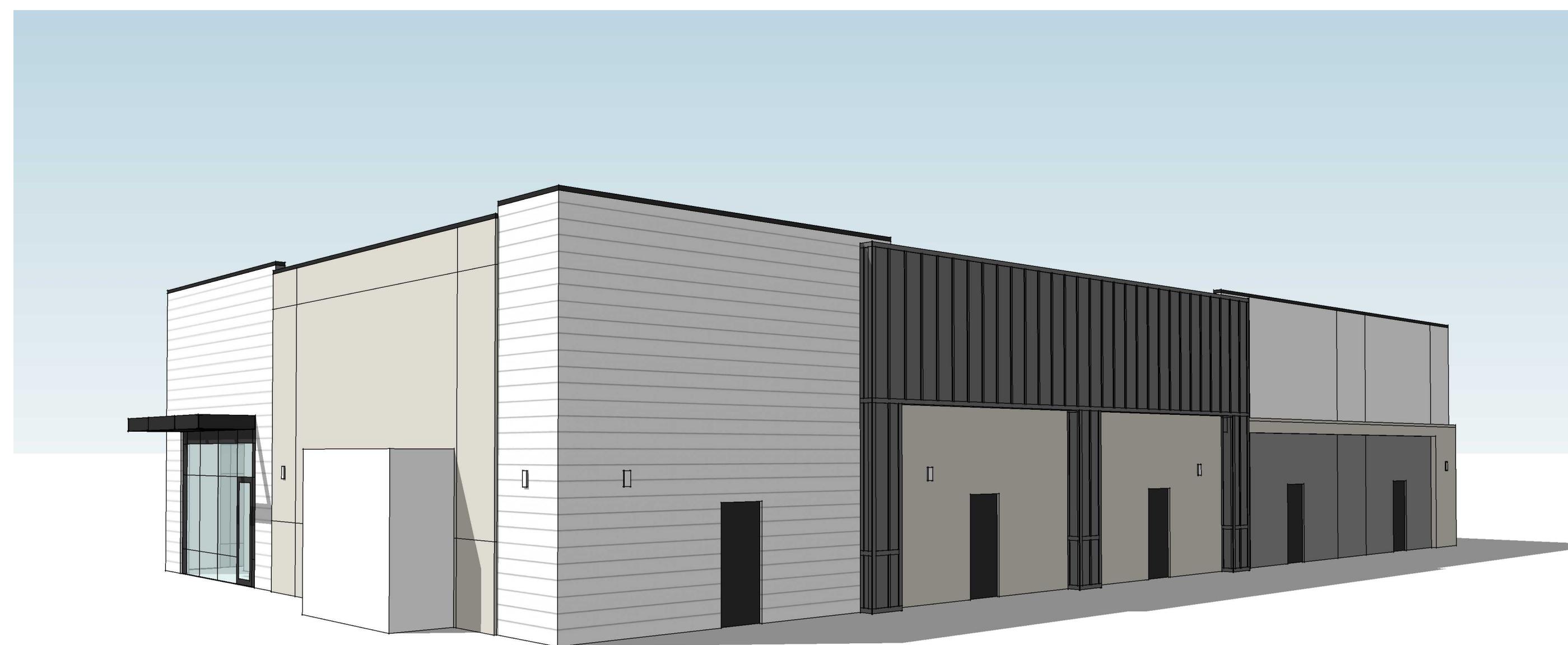
**NORTH WEST ELEVATION**

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



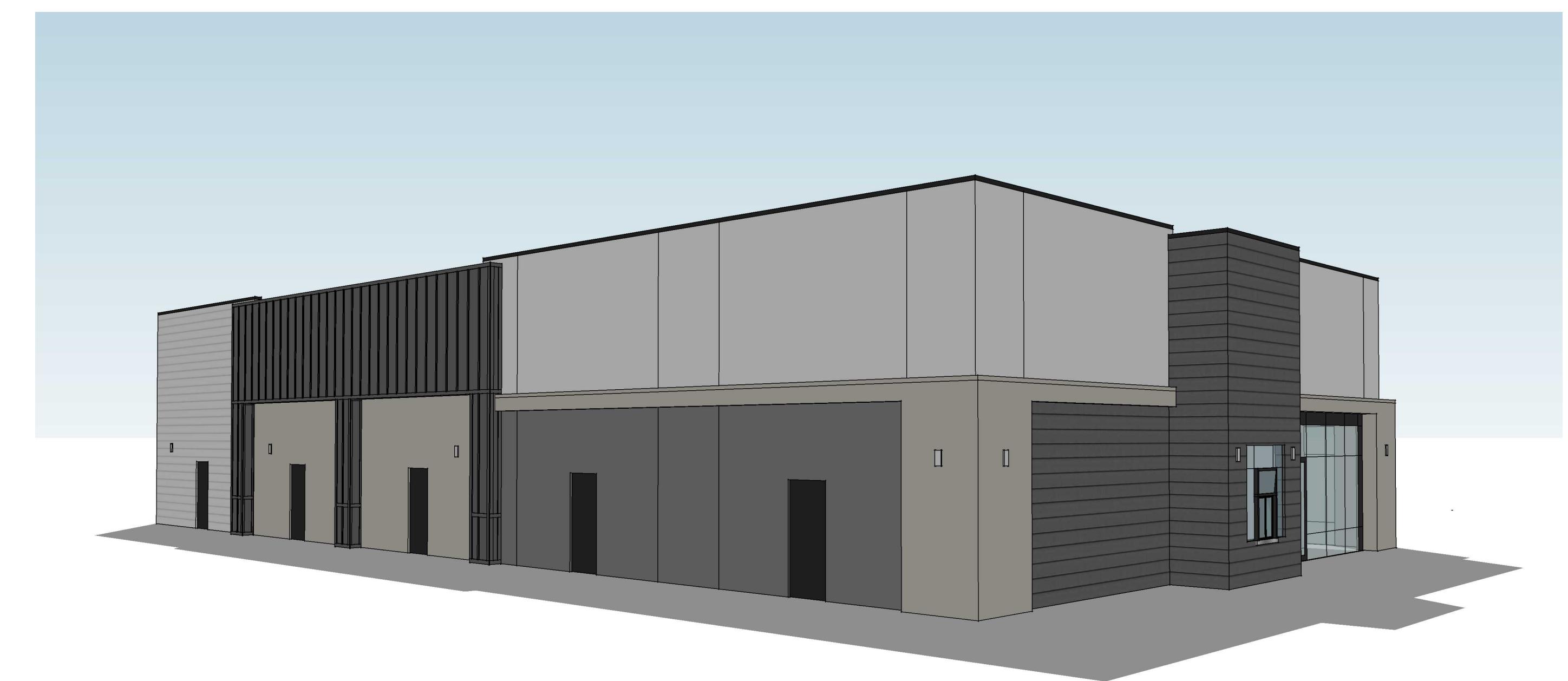
**SOUTH WEST ELEVATION**

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"



## SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

WPI | SARATOGA SPRINGS, UTAH

Babcock Design

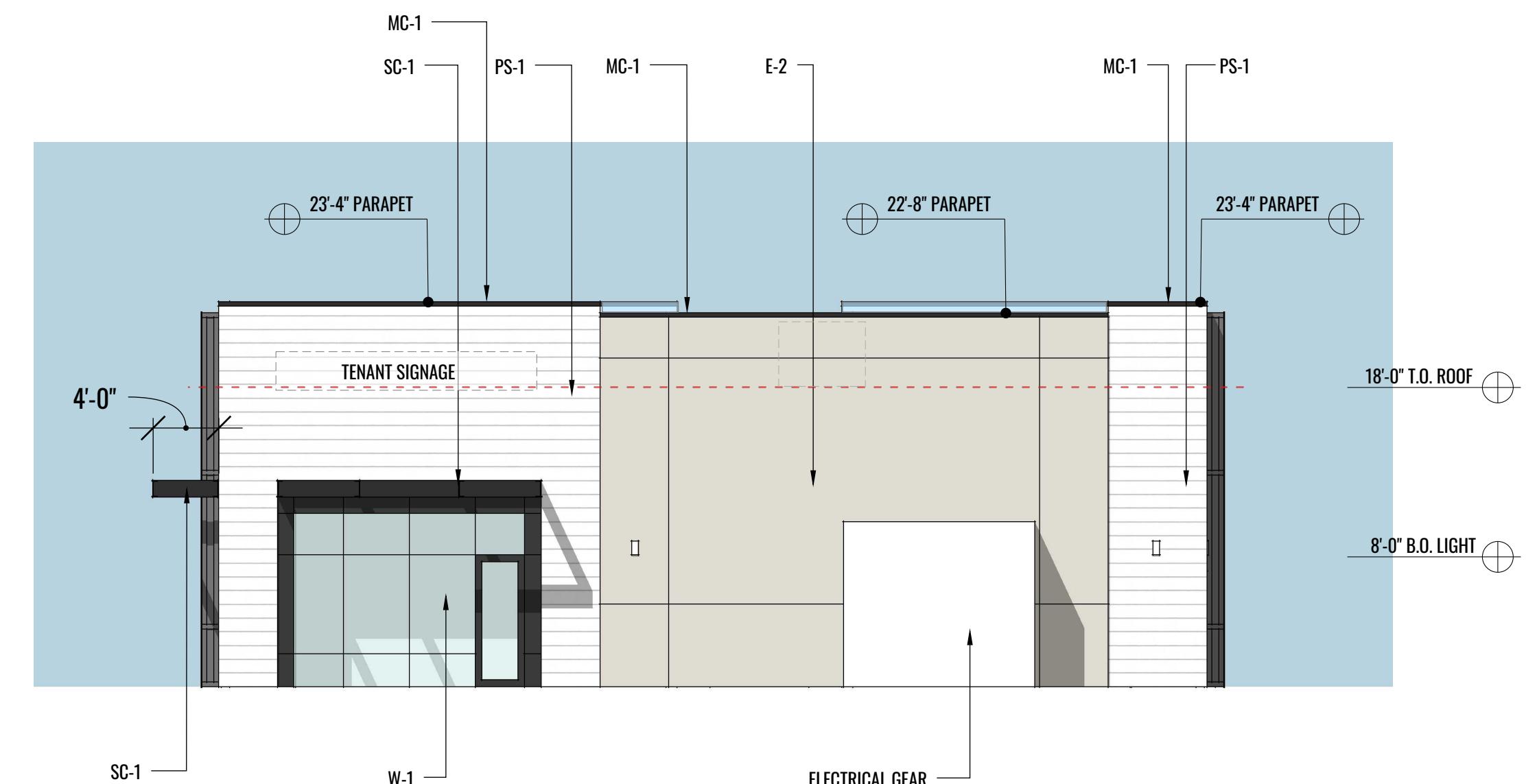
Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | [babcockdesign.com](http://babcockdesign.com)

September 16, 2025



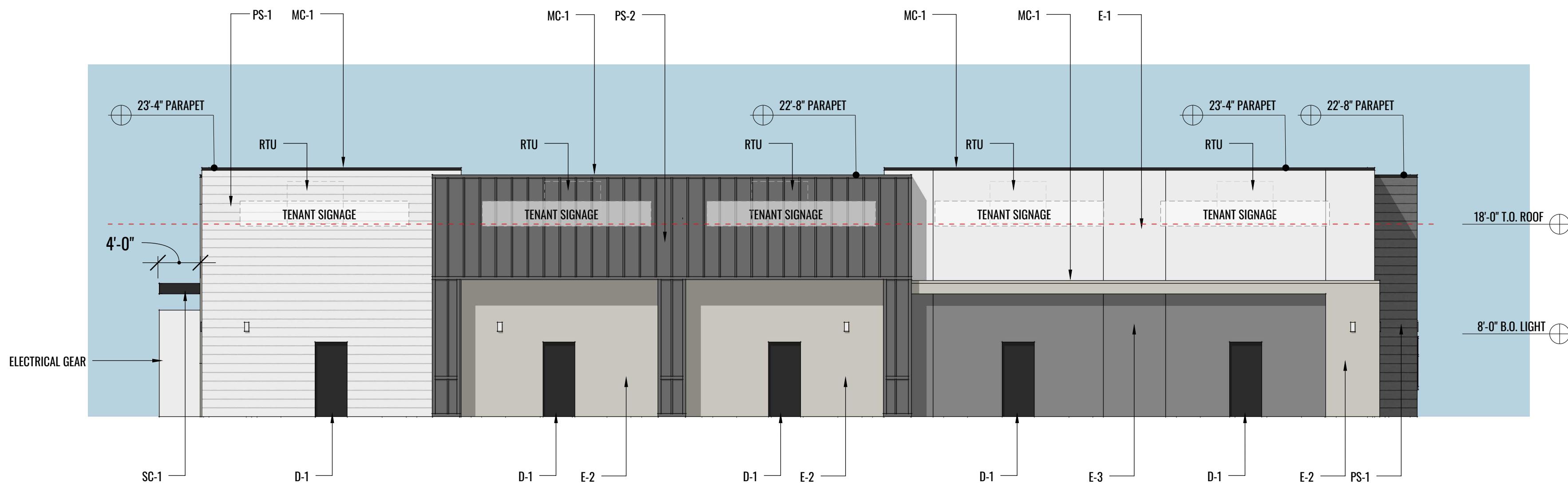
FRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



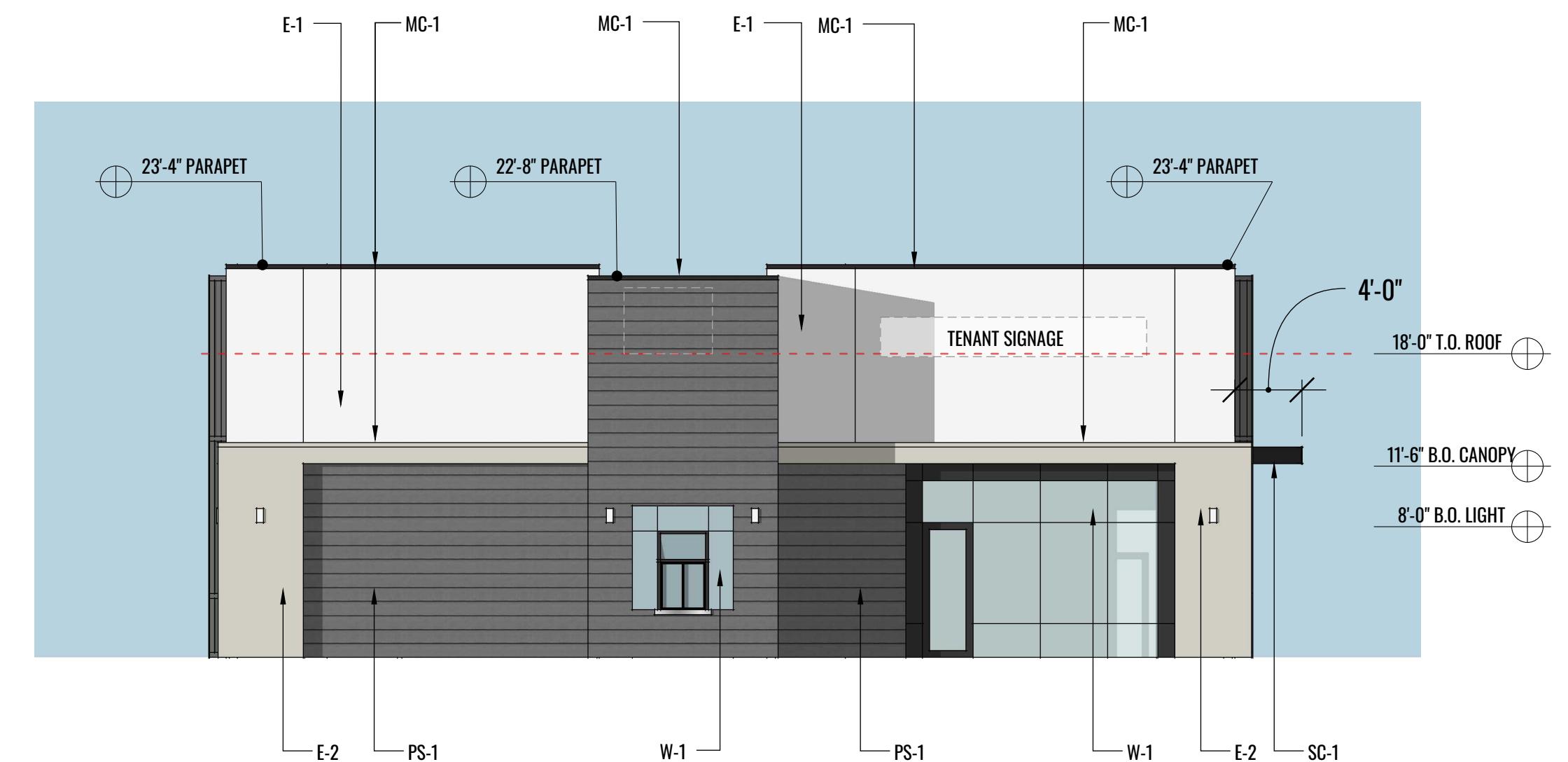
RIGHT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



BACK ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTH) - CROSSROADS BLVD.

SCALE: 1/8" = 1'-0"

FINISHES 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	617	37%	Eifs	693	58%	E-1	452	27%	E-2	693	58%
Hor. Plank Siding	527	31%	Hor. Plank Siding	489	41%	E-2	165	10%	PS-1	489	41%
Vert. Board & Batten	538	32%	Vert. Board & Batten	8	1%	PS-1, PS-2 Dark	527	31%	PS-2	8	1%
	0	0%		0	0%	PS-1 Light	538	32%		0	0%
	0	0%		0	0%	PS-1	0	0%		0	0%
<b>Total Material</b>	<b>1682</b>		<b>Total Material</b>	<b>1190</b>		<b>Total Color</b>	<b>1682</b>		<b>Total Color</b>	<b>1190</b>	
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	1399	56%	Eifs	673	56%	E-1	452	18%	E-1	504	42%
Hor. Plank Siding	564	22%	Hor. Plank Siding	502	42%	E-2	540	22%	E-3	169	14%
Vert. Board & Batten	547	22%	Vert. Board & Batten	28	2%	E-3	407	16%	PS-1, PS-2 Dark	530	44%
	0	0%		0	0%	PS-1, PS-2 Dark	632	25%		0	0%
	0	0%		0	0%	PS-1 Light	479	19%		0	0%
<b>Total Material</b>	<b>2510</b>		<b>Total Material</b>	<b>1203</b>		<b>Total Color</b>	<b>2510</b>		<b>Total Color</b>	<b>1203</b>	

SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT



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