

# SARATOGA SPRINGS COMMERCIAL LOTS 711 FINAL PLANS SARATOGA SPRINGS, UTAH

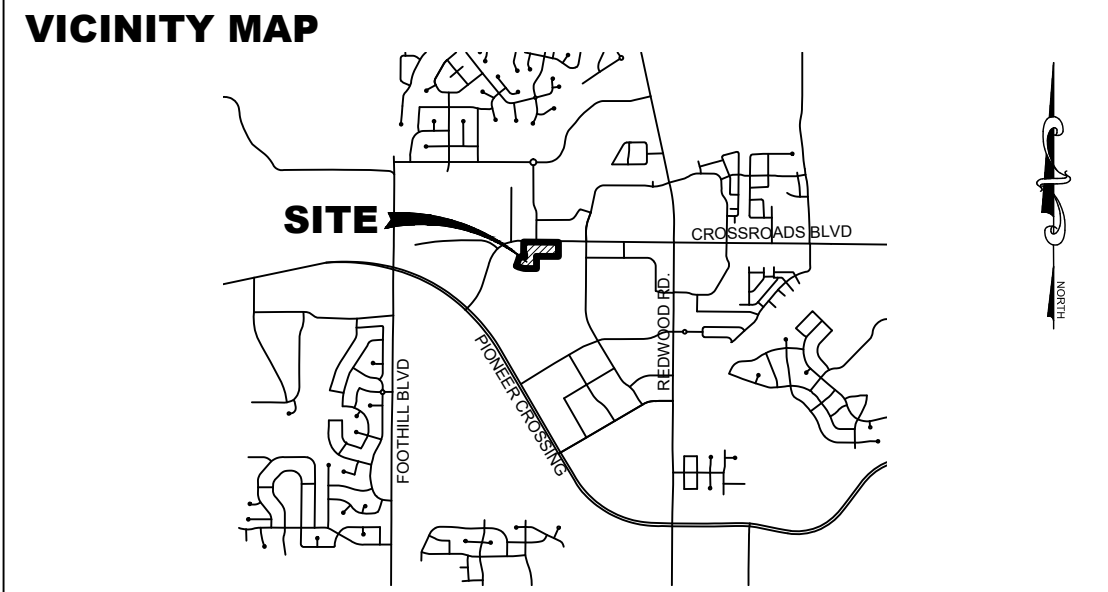
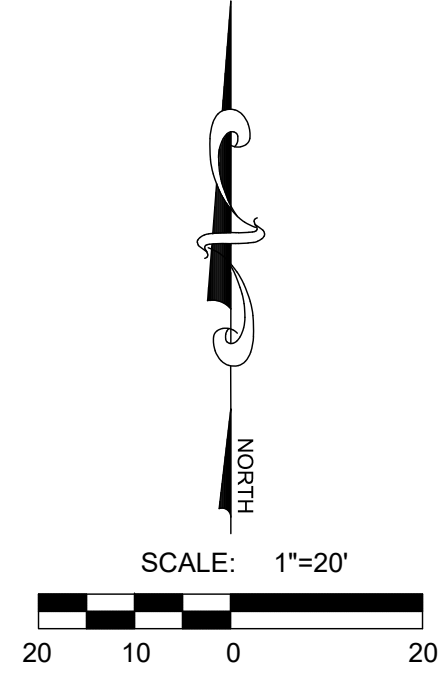
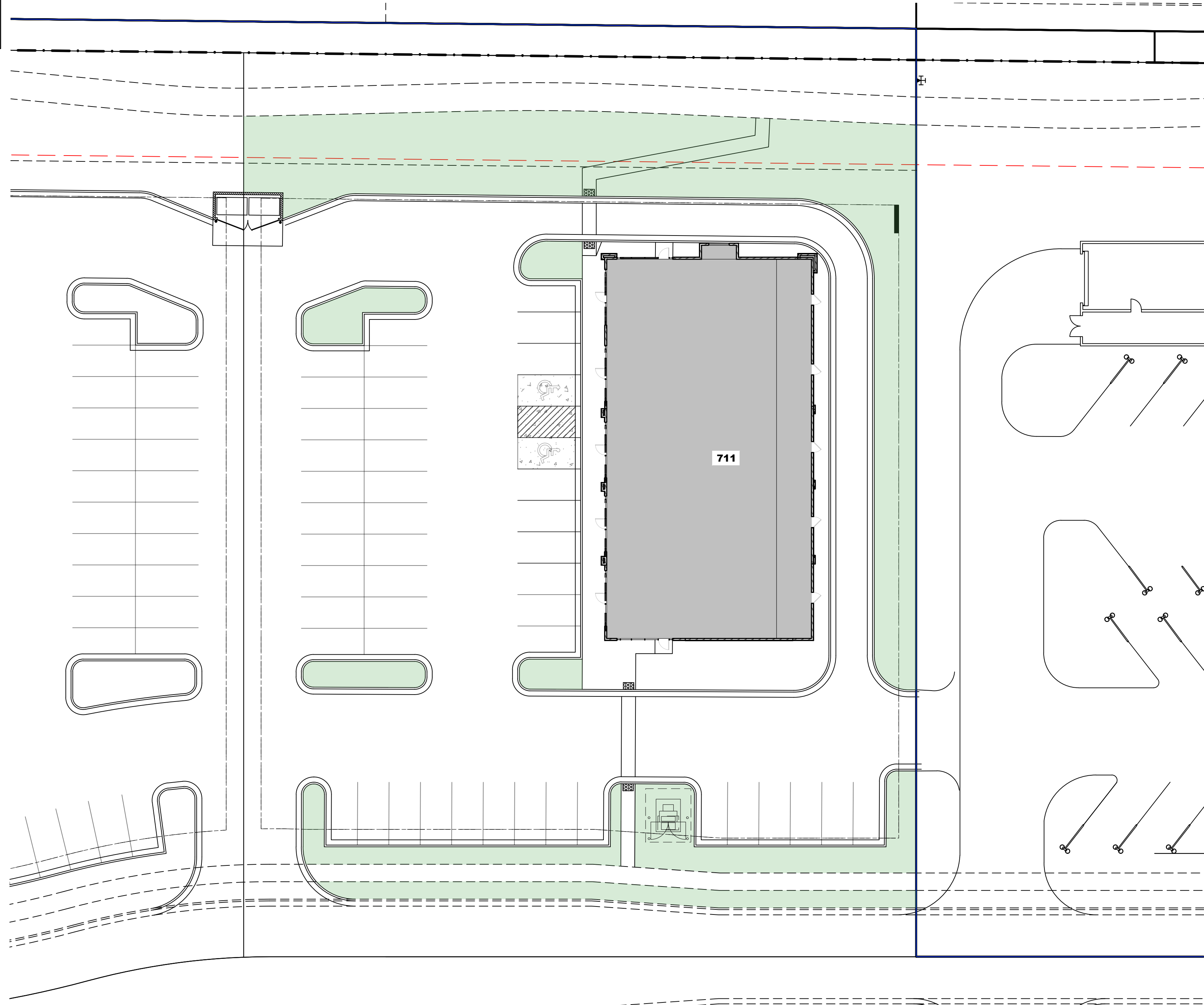


TABLE OF CONTENTS	
SHEET 101	COVER
SHEET 102	PLAT G1 SUBDIVISION PLAT
SHEET 103	PLAT G1 SUBDIVISION PLAT
SHEET 104	NOTES
SHEET 201	EXISTING CONDITIONS
SHEET 301	SITE PLAN
SHEET 401	GRADING PLAN
SHEET 402	UTILITY PLAN
SHEET 601	STORM INDEX PLAN
SHEET 602	STORM INDEX PROFILES
SHEET 603	DETAILS
SHEET 604	DETAILS

## TABULATIONS

LOT 711:				
ZONING	RC			
# OF BUILDINGS	1 BUILDING			
# OF LOTS	1 LOT			
DENSITY	0.88 UNITS/ ACRE			
	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.14	49,725	100	
LOT AREA	1.14	49,725		
TOTAL ROW AREA	0.00	0	0	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.00	0	0	
IMPERVIOUS AREA	0.92	39,971	80	
TOTAL LANDSCAPING	0.22	9754	20	
SITE LANDSCAPING	0.22	9754		
OFFSITE LANDSCAPING	0.00	0		
BUILDING SQ. FT.	0.15	6,415		
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				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	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)
6" SEWER SERVICE	6" SEWER SERVICE	SS-3, (*5)
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	SS-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)
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)

(\*) 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%.

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

**LEGEND**

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

**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

**CITY CONTACT INFO**  
SARATOGA SPRINGS  
1307 N. COMMERCE DR.  
SARATOGA SPRINGS, UT. 84045  
(801) 766-9793

**PROJECT NAME**  
SARATOGA SPRINGS PROFESSIONAL  
BUILDING LLC.  
173 W LAKE DRIVE  
SARATOGA SPRINGS, UT 84045

SARATOGA SPRINGS COMMERCIAL LOT 711 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**





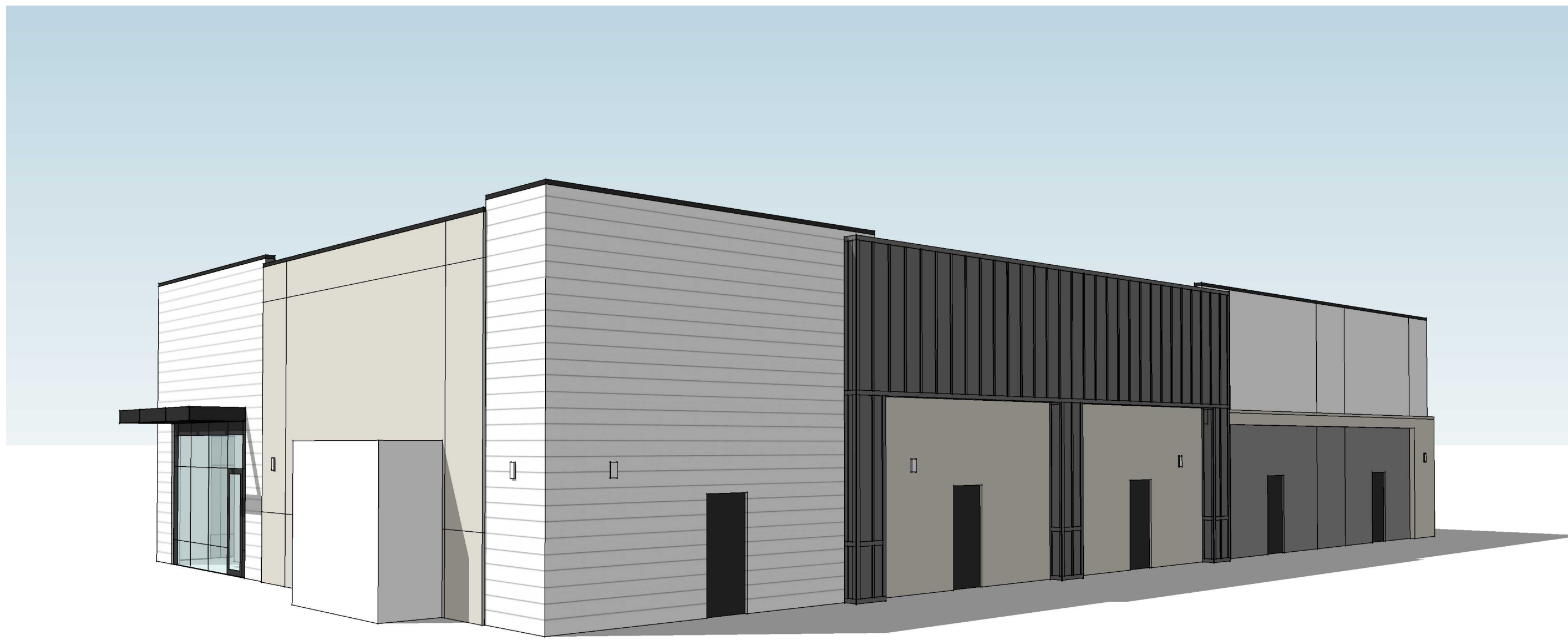
### NORTH WEST ELEVATION

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



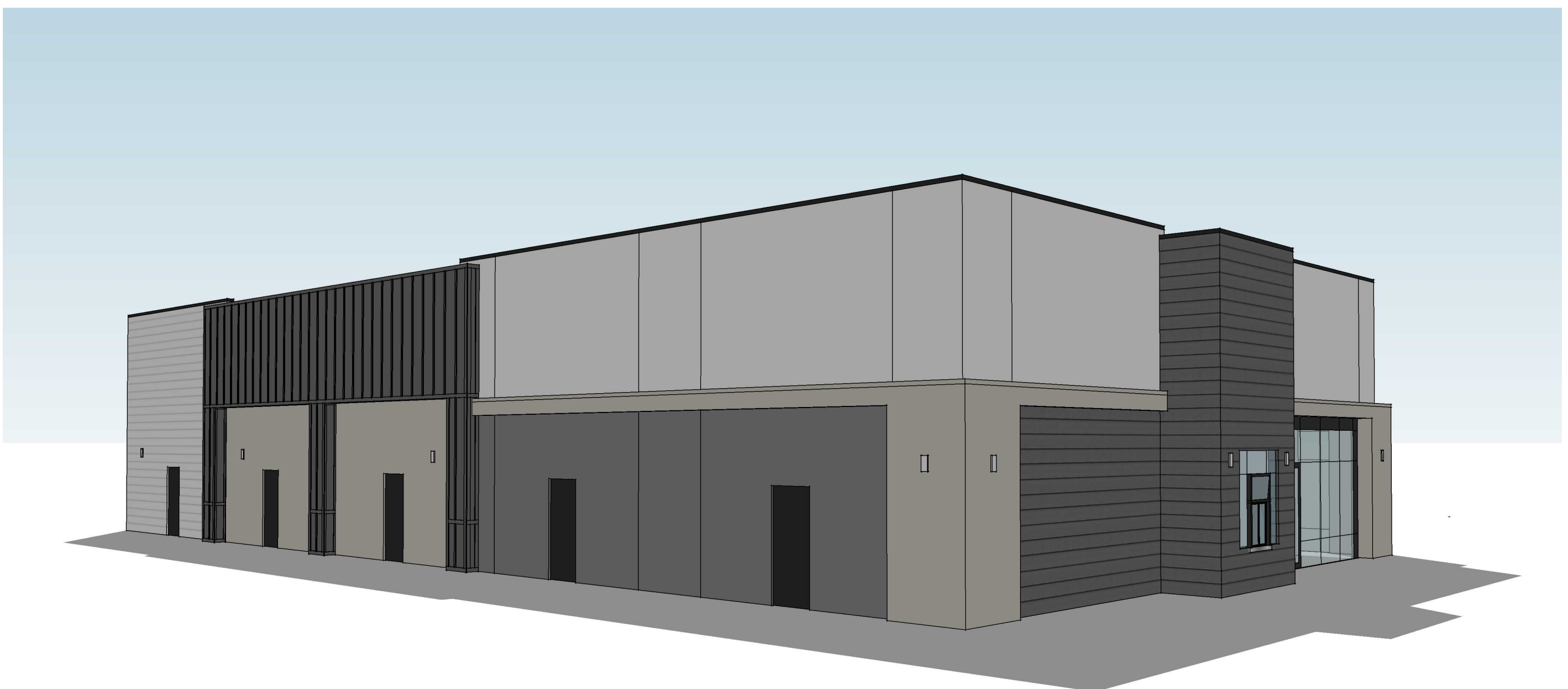
### SOUTH WEST ELEVATION

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



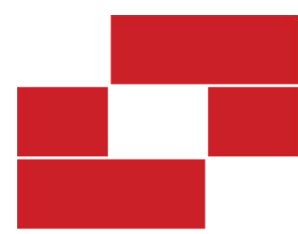
### SOUTH EAST ELEVATION

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"



Babcock Design

## SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

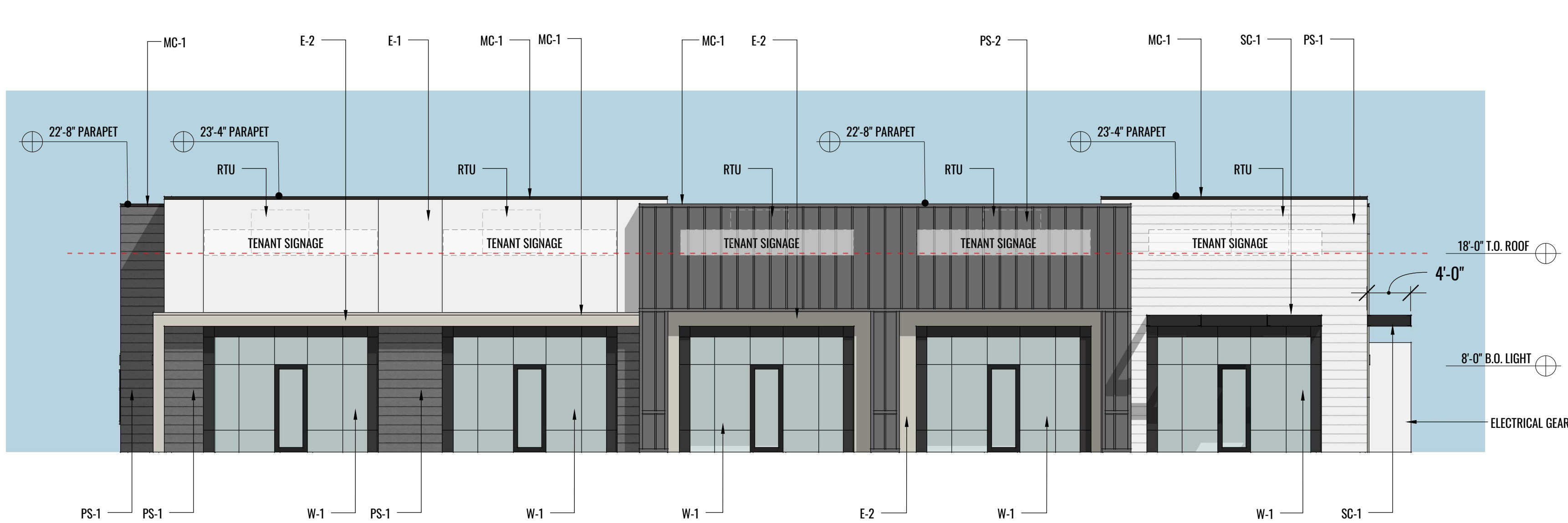
### WPI | SARATOGA SPRINGS, UTAH

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

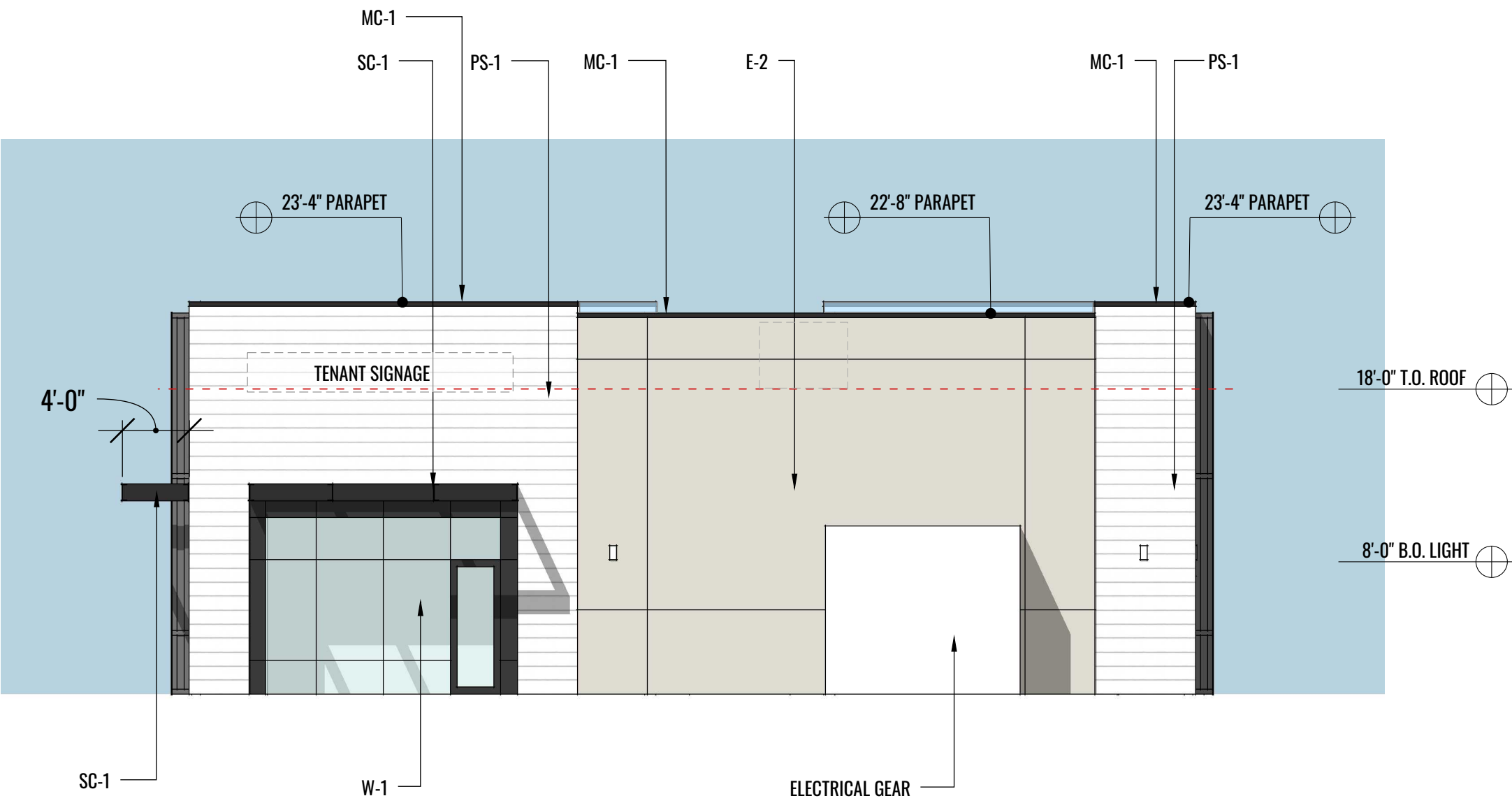
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September 16, 2025

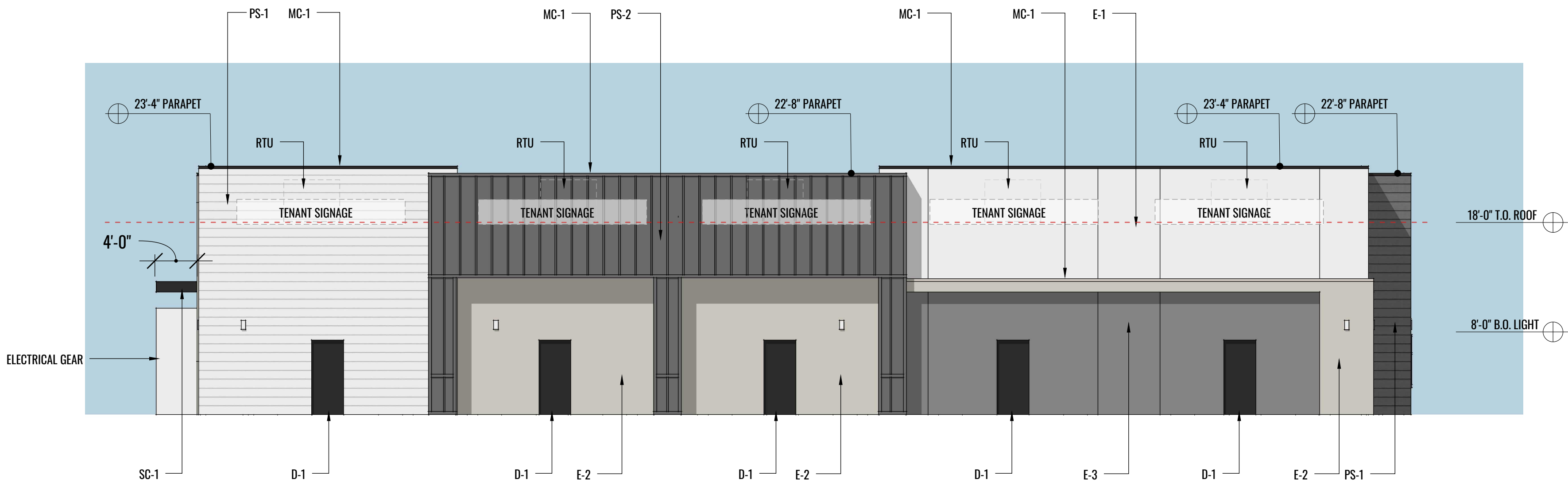




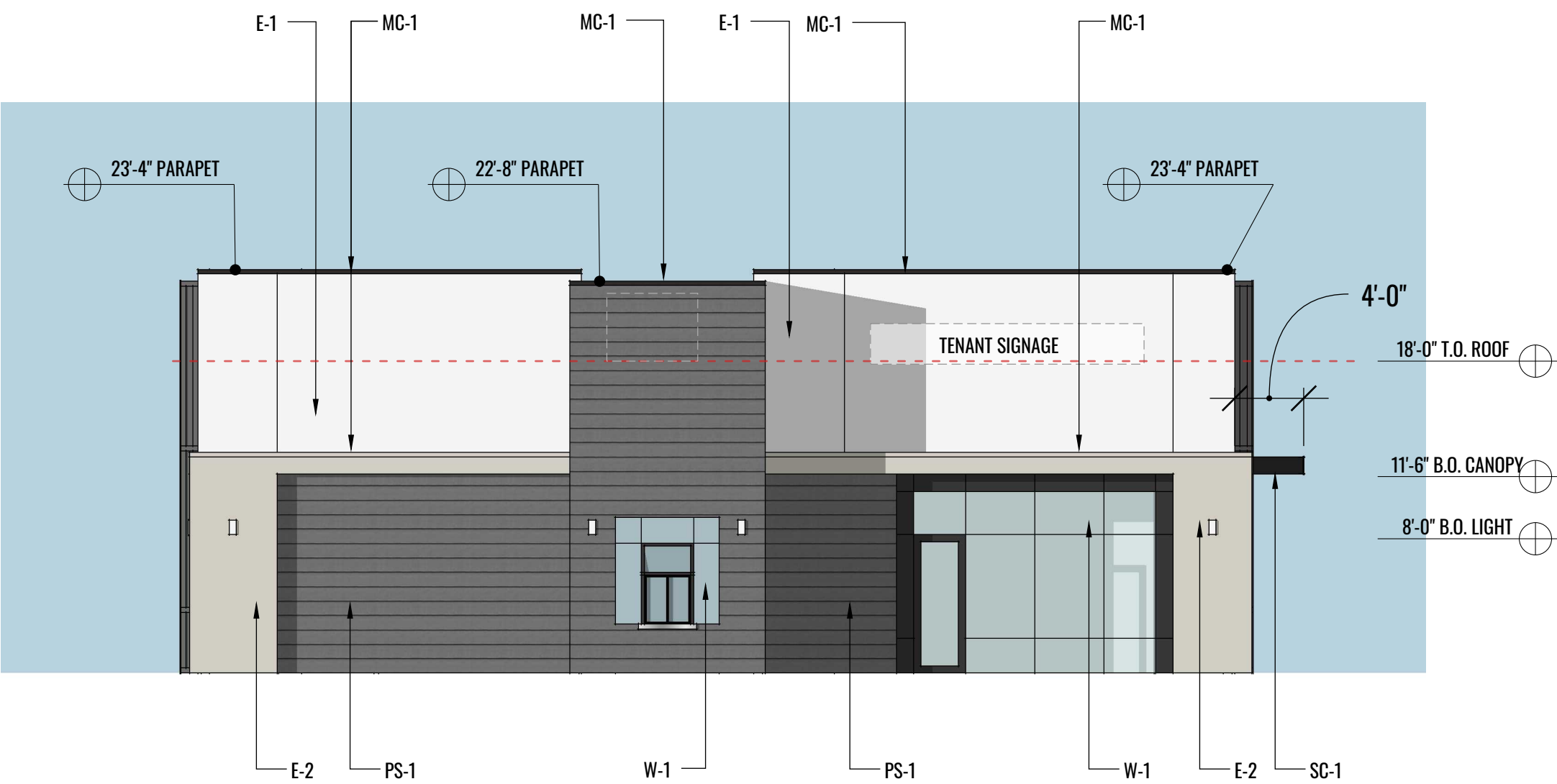
FRONT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"



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



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



Glazing requirements: 651 sf \* .35 = 218 sf required. Current glazing = 224 sf  
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%		0	0%		0	0%
Total Material	1682		Total Material	1190		Total Color	1682		Total Color	1190	
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%
	0	0%		0	0%		0	0%		0	0%
Total Material	2510		Total Material	1203		Total Color	2510		Total Color	1203	



SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT  
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