

**SARATOGA SPRINGS COMMERCIAL
LOTS 710 FINAL PLANS
SARATOGA SPRINGS, UTAH**

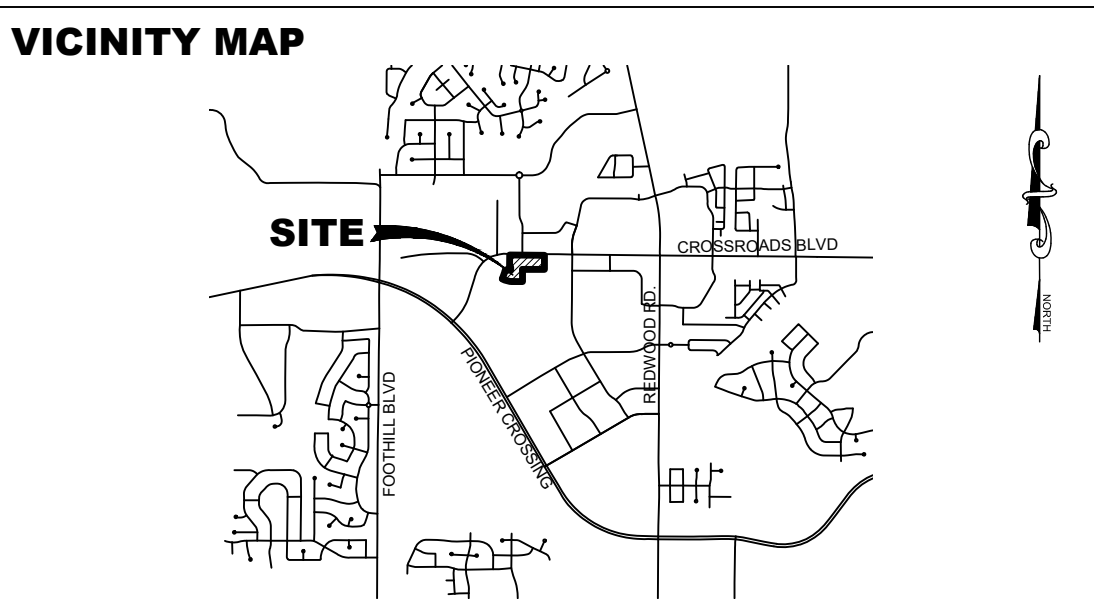
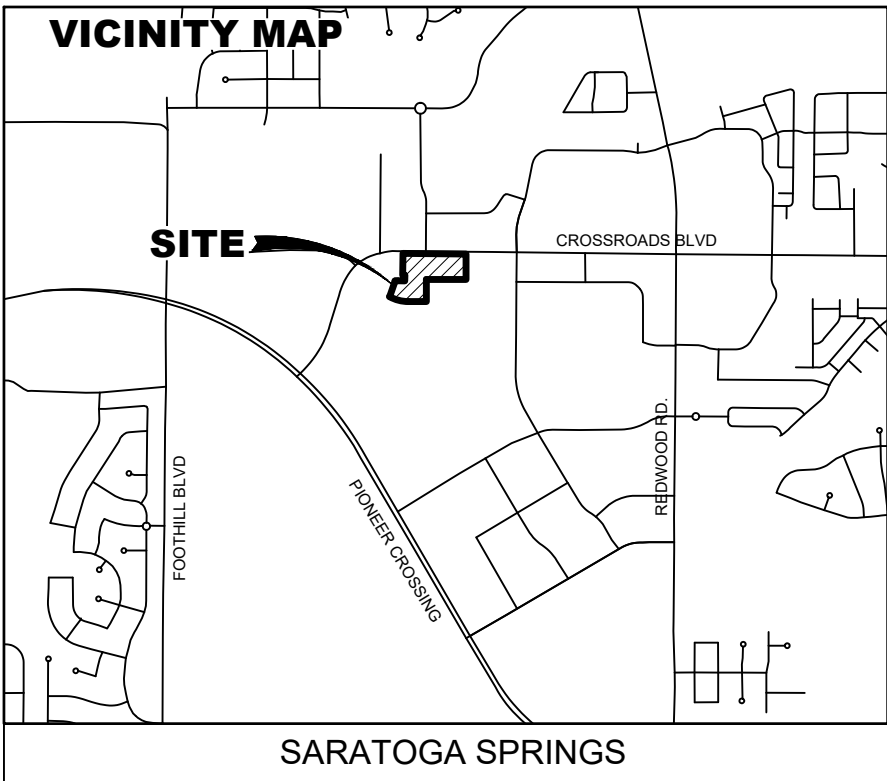


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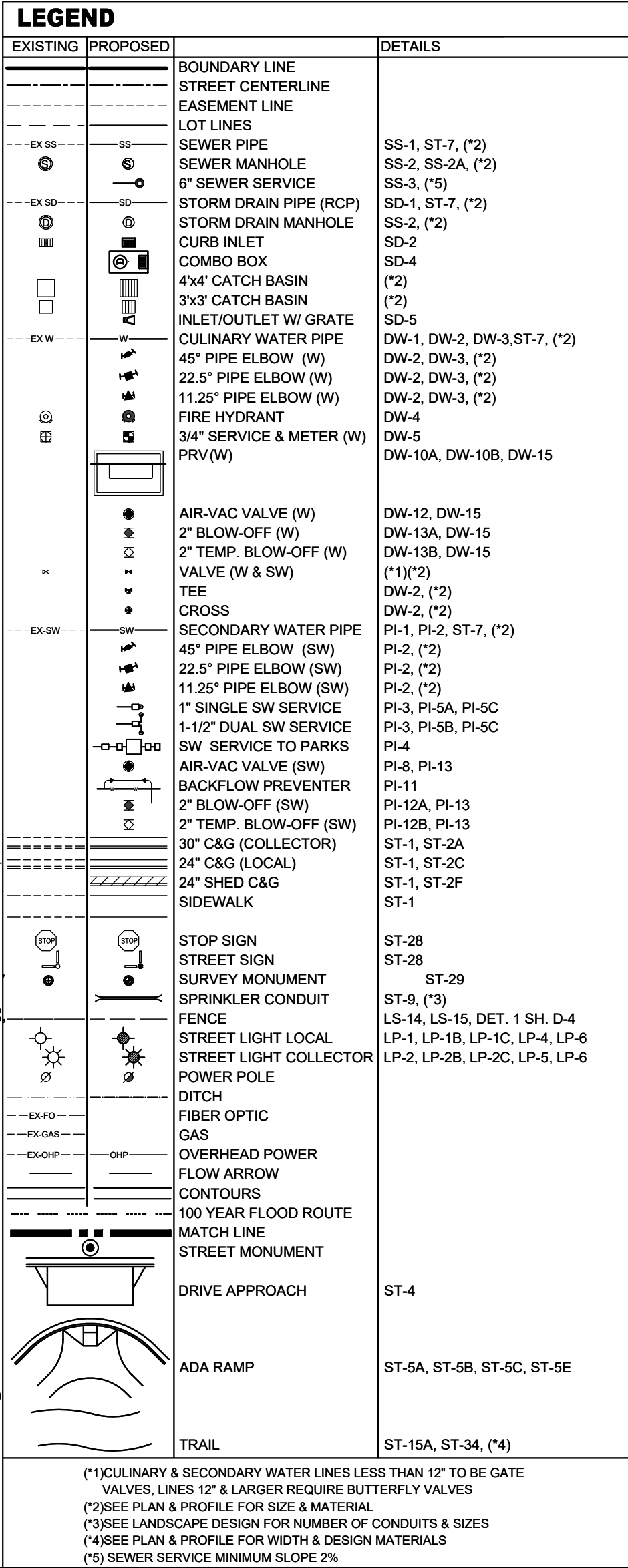
LOT 710:	
ZONING	RC
# OF BUILDINGS	1 BUILDING
# OF LOTS	1 LOT
DENSITY	0.69 UNITS/ ACRE

	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.43	62,347	100	
LOT AREA	1.43	62,347		
TOTAL ROW AREA	0.00	0	0	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.00	0	0	
IMPERVIOUS AREA	1.10	48,060	77	
TOTAL LANDSCAPING	0.33	14287	23	
SITE LANDSCAPING	0.33	14287		
OFFSITE LANDSCAPING	0.00	0		
BUILDING SQ. FT.	0.16	6,933		
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				55
REGULAR STALLS				53
HANDICAP STALLS (ADA REQ'D)				2
BUILDABLE LAND EXCLUDING SETBACKS	0.80	34961	56	

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

<u>DEVELOPER / OWNER</u>	<u>ENGINEER</u>
WPI ENTERPRISES INC. 5455 WEST 11000 NORTH SUITE 202 HIGHLAND, UT 84003 (801) 467-7000	LEI CONSULTING ENGINEERS 3302 NORTH 1000 WEST MAIN SPANISH FORK, UTAH 84660 (801)798-0555
<u>CITY CONTACT INFO</u>	<u>PROJECT NAME</u>
SARATOGA SPRINGS 1307 N. COMMERCE DR. SARATOGA SPRINGS, UT. 84045 (801)766-9793	SARATOGA SPRINGS PROFESSIONAL BUILDING LLC 173 W LAKE DRIVE SARATOGA SPRINGS, UT 84045

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 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 CONSTRUCTION ALLEGATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTION 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.





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"



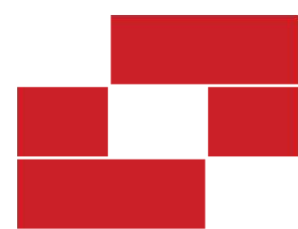
NORTH WEST ELEVATION

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



SOUTH WEST ELEVATION

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



Babcock Design

SARATOGA SPRINGS PHASE G - BLDG 710 DESIGN CONCEPT

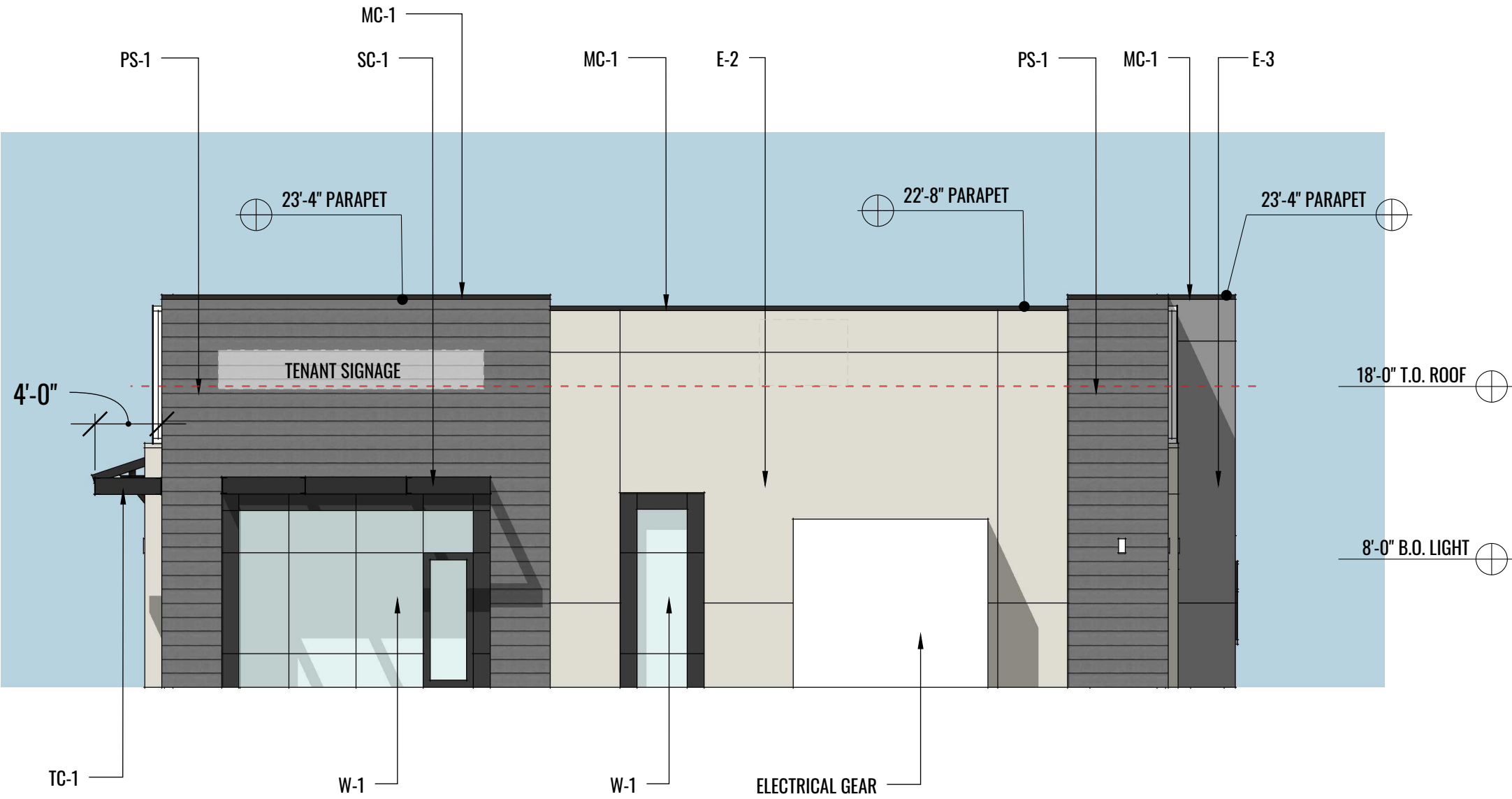
WPI | SARATOGA SPRINGS, UTAH

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

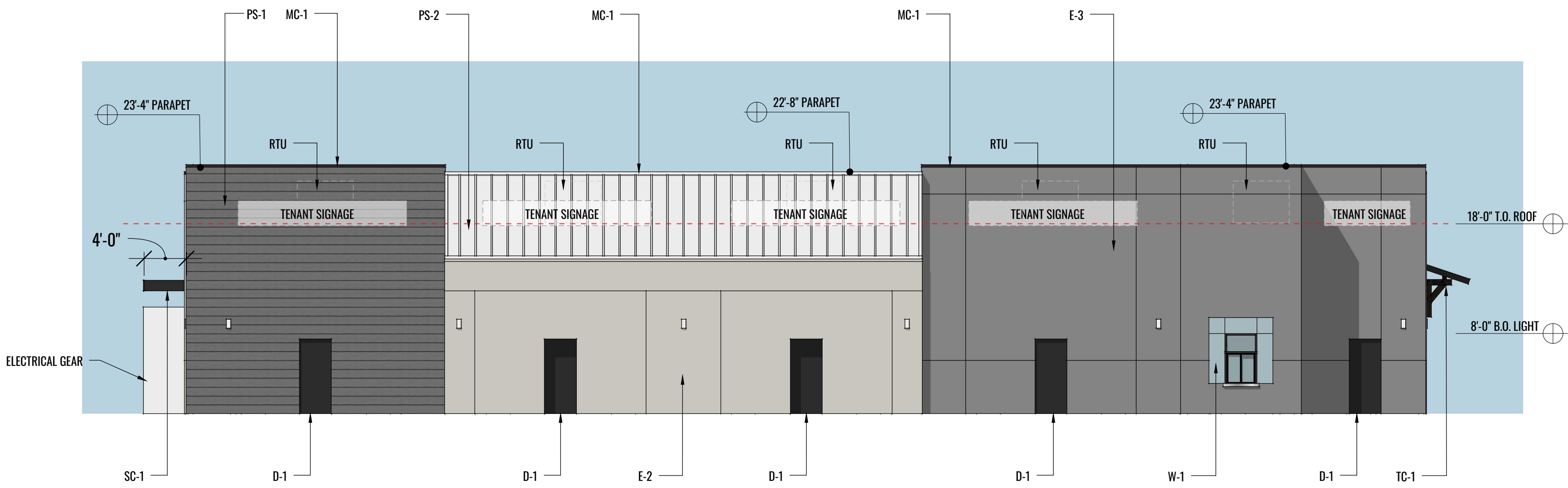
September 16, 2025



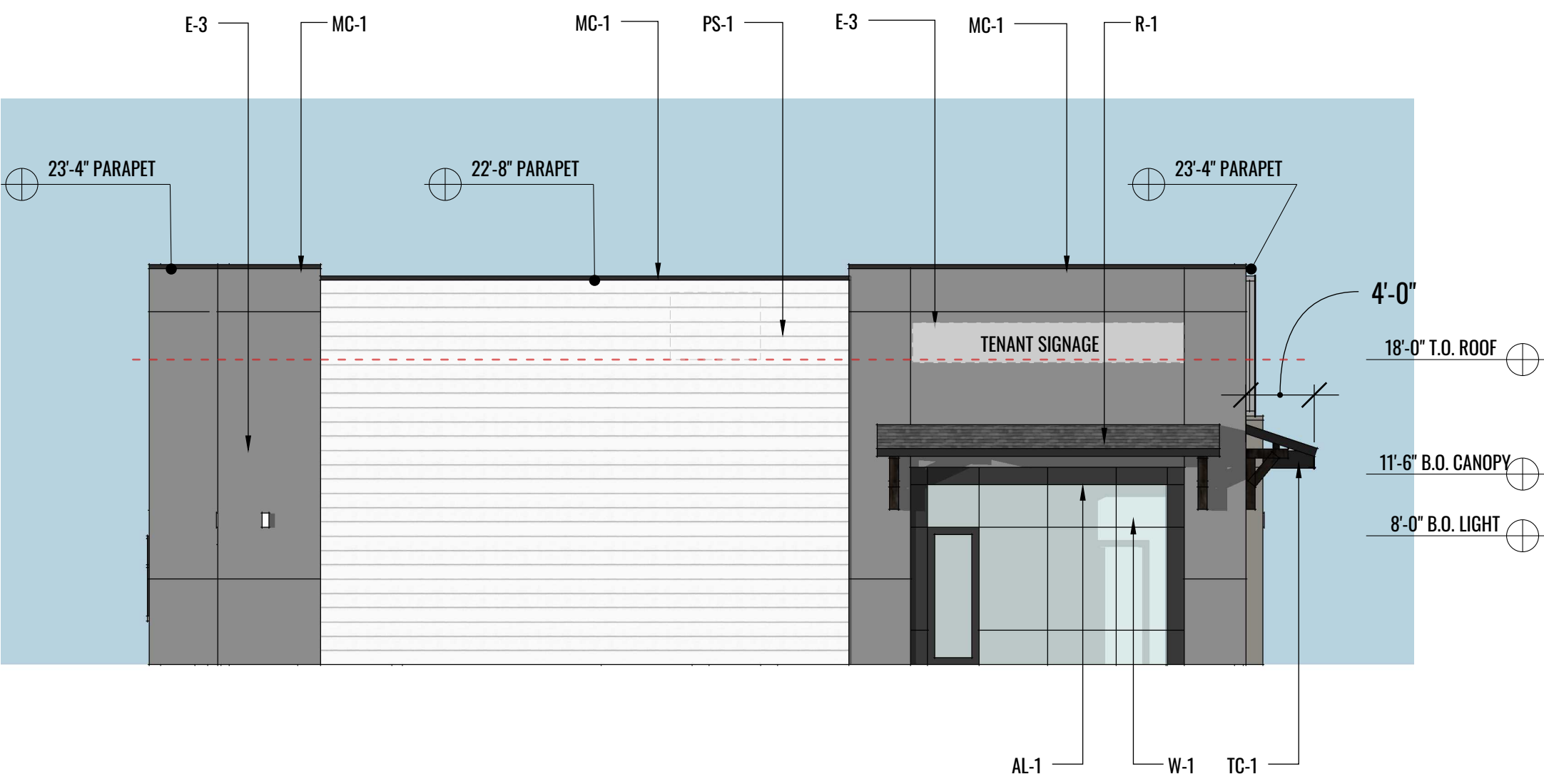
FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



Glazing requirements: 651 sf * .35 = 227 sf required. Current glazing = 243 sf
RIGHT ELEVATION (NORTH) - CROSSROADS BLVD.
SCALE: 1/8" = 1'-0"



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



LEFT ELEVATION (SOUTH)
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
- TC-1 STAINED TIMBER CANOPY - BLACK
- 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	1615	64%	EIFS	593	46%	E-2	0	0%	E-3	593	46%
Hor. Plank Siding	539	21%	Hor. Plank Siding	693	54%	E-3	602	24%	PS-1	693	54%
Vert. Board & Batten	368	15%	Vert. Board & Batten	4	0%	PS-1	1013	40%	PS-2	4	0%
	0	0%		0	0%	PS-2	539	21%		0	0%
	0	0%		0	0%	PS-2	368	15%		0	0%
Total Material	2522		Total Material	1290		Total Color	2522		Total Color	1290	
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	1000	57%	EIFS	712	59%	E-2	280	16%	E-2	635	53%
Hor. Plank Siding	377	22%	Hor. Plank Siding	489	40%	E-3	720	41%	E-3	77	6%
Vert. Board & Batten	368	21%	Vert. Board & Batten	8	1%	PS-1	377	22%		0	0%
	0	0%		0	0%	PS-2	368	21%	PS-1	489	40%
	0	0%		0	0%		0	0%	PS-2	8	1%
Total Material	1745		Total Material	1209		Total Color	1745		Total Color	1209	