

SARATOGA SPRINGS COMMERCIAL LOTS 710 FINAL PLANS SARATOGA SPRINGS, UTAH

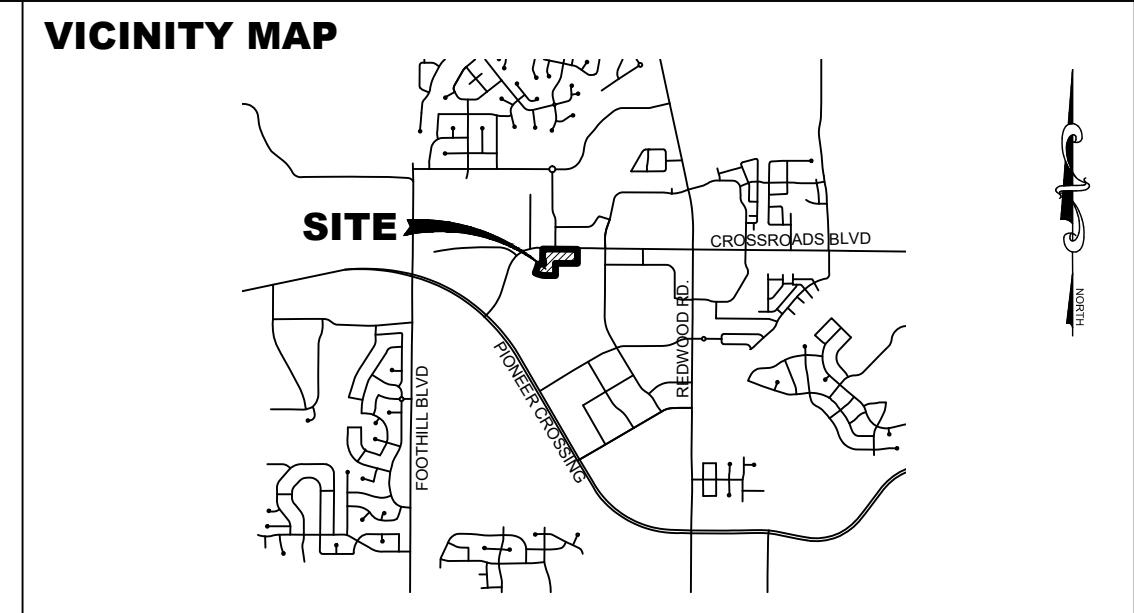
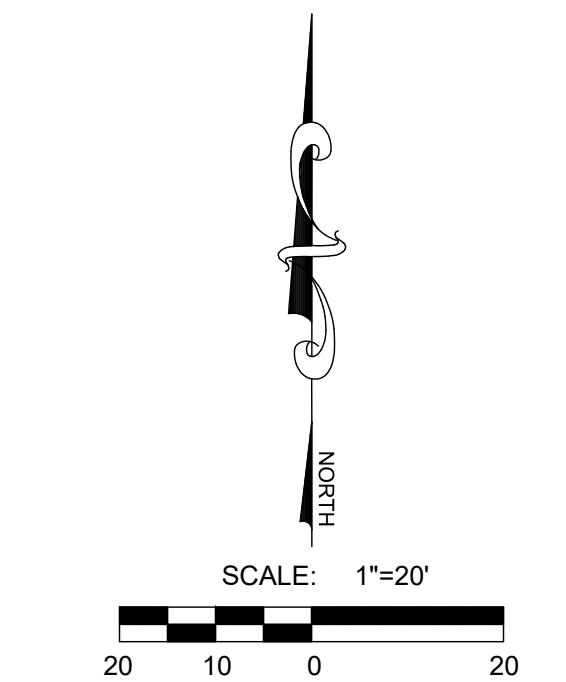
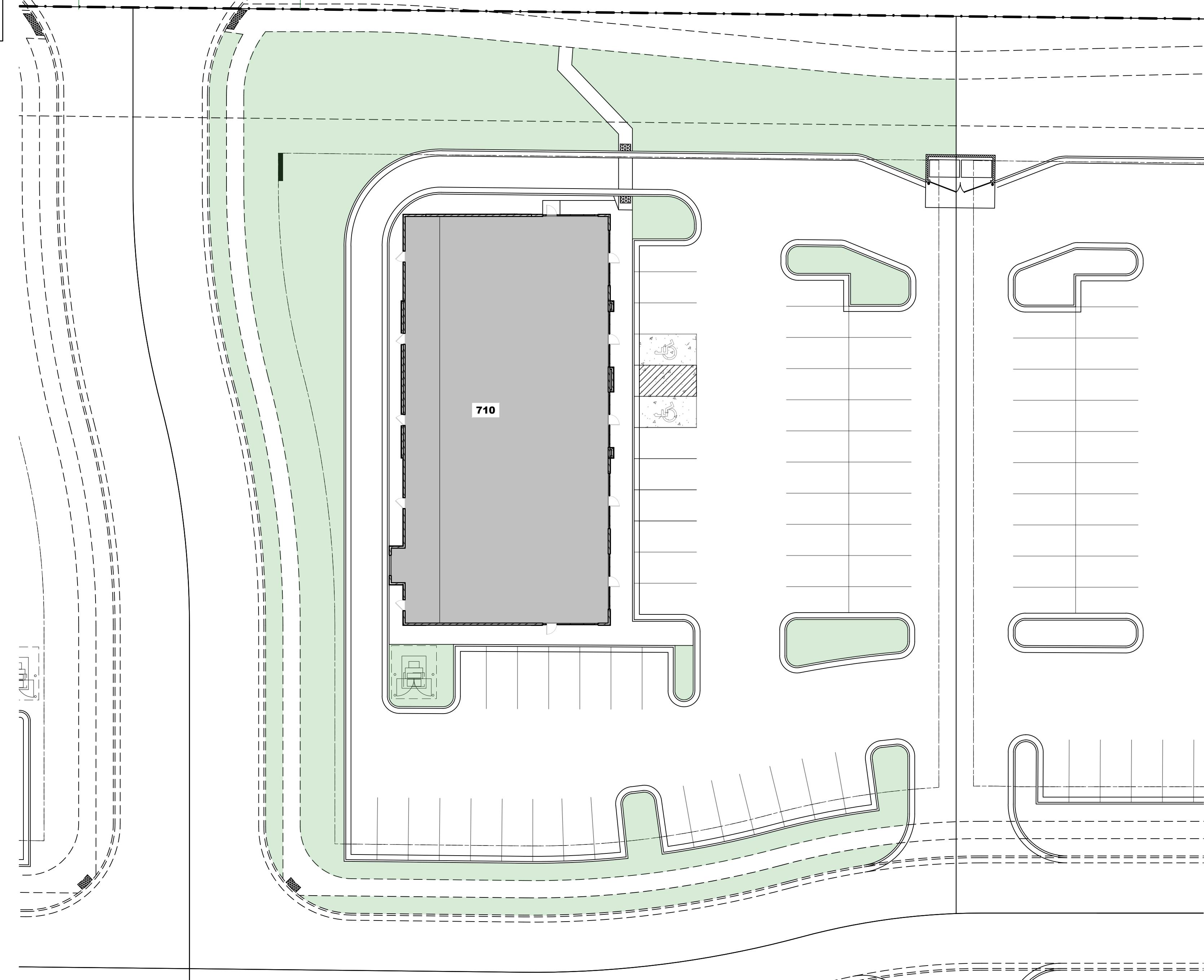


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LOT 710:	RC		
ZONING	1 BUILDING		
# OF BUILDINGS	1 LOT		
# OF LOTS	0.69 UNITS/ ACRE		
DENSITY			
	ACRES	SQ. FT.	% OF TOTAL
TOTAL AREA	1.43	62,347	100
LOT AREA	1.43	62,347	
TOTAL ROW AREA	0.00	0	0
PUBLIC ROW	0.00	0	0
PRIVATE ROW	0.00	0	0
IMPERVIOUS 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
BUILDBLABLE LAND EXCLUDING SETBACKS	0.80	34961	56

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
—	—	(*) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVE, 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/ M	
WATER	EX-W	W
WATER VALVE	W	
FIRE HYDRANT	W	
SEWER	EX-SS	SS
SEWER MANHOLE	SS	SS
STORM DRAIN	EX-SD	SD
STORM DRAIN MANHOLE	SD	SD
STORM DRAIN CURB INLET	SD	SD
PI	EX-PI	PI
PI VALVE	W	
FENCE	—	
FLOW CURB & GUTTER	—	
SENSITIVE LANDS AREA	—	
NEW CONCRETE	—	
FLOW ARROW	—	
LIGHT POLE	W	

DEVELOPER / OWNER	ENGINEER
WPI ENTERPRISES INC. 5456 WEST 11000 NORTH SUITE 202 HIGHLAND, UT 84003 (801) 467-7000	LEI CONSULTING ENGINEERS 332 N. MAIN SPANISH FORK, UTAH 84660 (801) 798-0555
CITY CONTACT INFO	PROJECT NAME
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

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SARATOGA SPRINGS COMMERCIAL LOT 710 FINAL PLAN
SARATOGA SPRINGS, UTAH

REVISIONS
1 -
2 -
3 -
4 -
5 -
LEI PROJECT #: 2014-1089
DRAWN BY: BJB/BAP
DESIGNED BY: BTG
SCALE: 1"=20'
DATE: 10/08/2025
SHEET

NOT FOR CONSTRUCTION





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"



SARATOGA SPRINGS PHASE G - BLDG 710 DESIGN CONCEPT

WPI | SARATOGA SPRINGS, UTAH

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September 16, 2025

