

MOUNT SARATOGA VETERINARY CLINIC
SARATOGA SPRINGS, UTAH

COVER

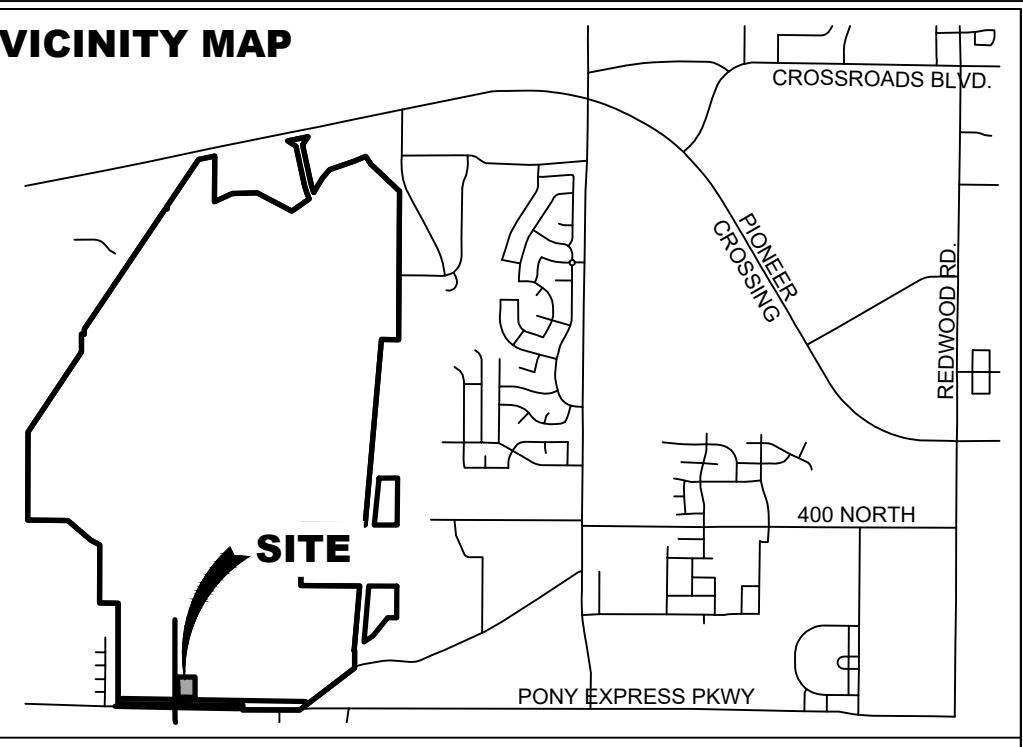
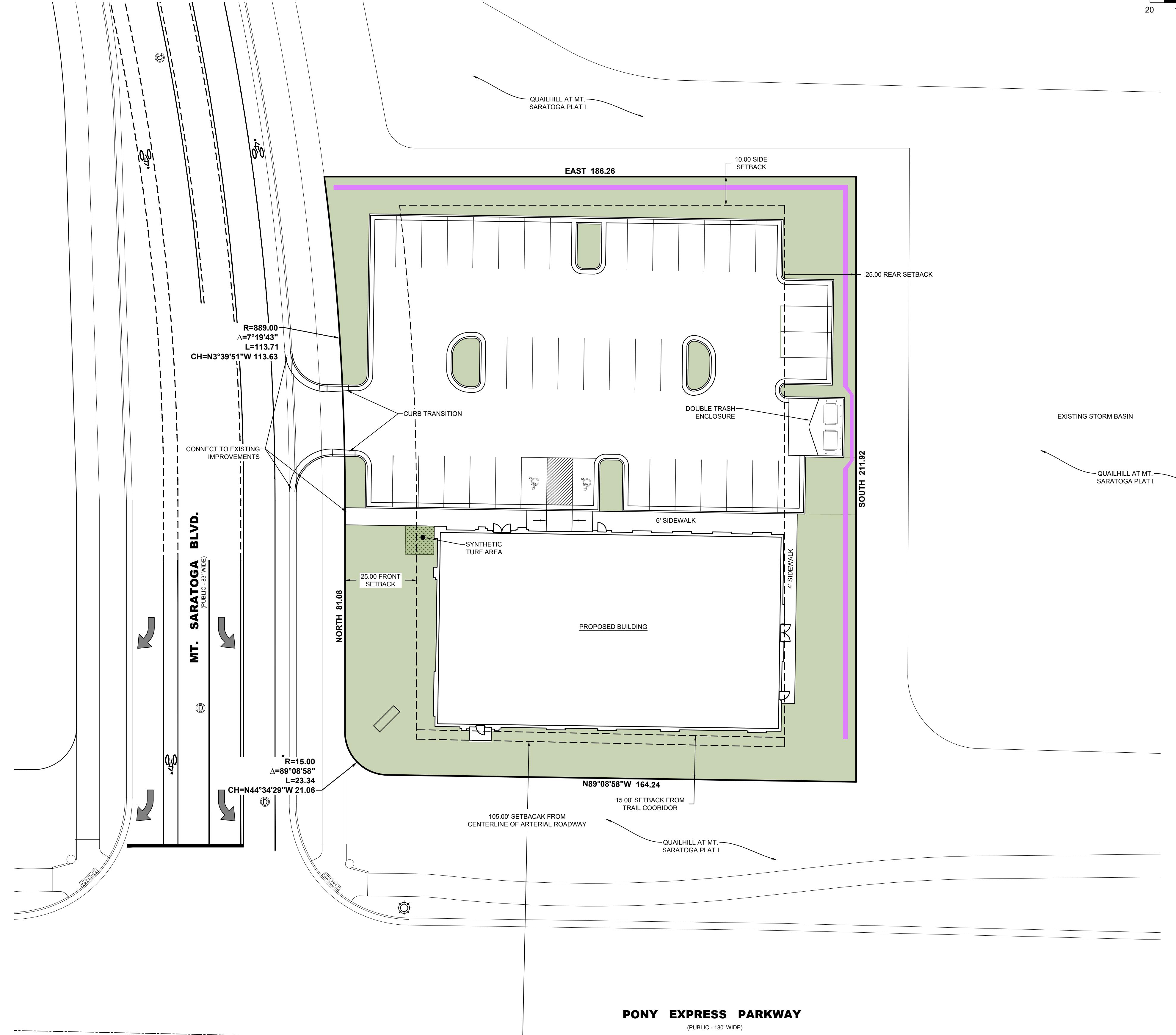
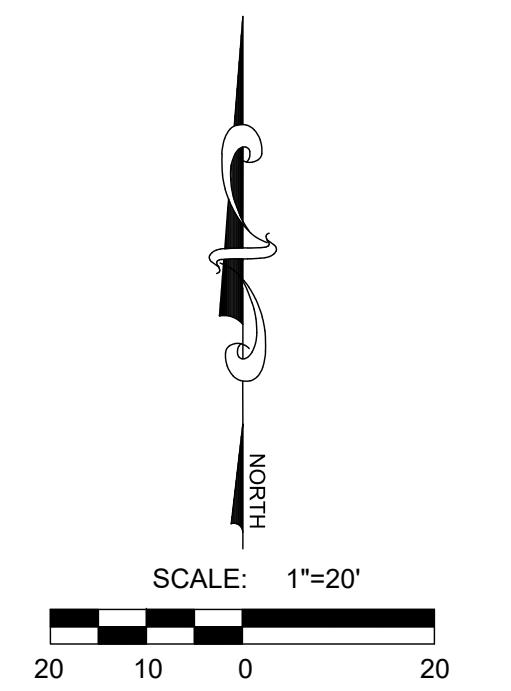
MOUNT SARATOGA VETERINARY CLINIC
SITE PLANLOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN CITY OF SARATOGA SPRINGS, UTAH

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TABULATIONS

TOTAL AREA: 0.87 ACRES
PARKING AREA: 15,543 SQFT.
BUILDING AREA: 8,427 SQFT.
TOTAL IMPERVIOUS AREA: 0.59 ACRES (68%)
LANDSCAPE AREA: 0.28 ACRES (32%)
LOTS: 1
BUILDINGS: 1
PARKING REQUIREMENTS - 4 STALLS PER 1000 S.F. OF BUILDING AREA
TOTAL PARKING REQUIRED: 34 STALLS
TOTAL PARKING PROVIDED: 42 STALLS (40 STANDARD; 2 ADA)
ADA PARKING REQUIRED: 2
ADA PARKING PROVIDED: 2

NOTES

- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED 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 UNLESS OTHERWISE APPROVED BY THE CITY.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- NO SENSITIVE LANDS EXIST ON THIS PROPERTY.

EXISTING	PROPOSED	LEGEND
		BOUNDARY LINE
		STREET CENTERLINE
		FASELINE LINE
		LOT LINES
EX SS	SS	SEWER PIPE
EX SD	SD	SEWER MANHOLE
		SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		CURB BOX
		4'x4' GATE 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
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2025-0032
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=20'
DATE: 08/11/2025
SHEET

DEVELOPER / OWNER
EIGH14T COMMERCIAL REAL ESTATE
1695 TWELVE MILE RD. SUITE 100
BERKLEY, MI 48072
(248) 845-4674

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
MOUNT SARATOGA VETERINARY
CLINIC

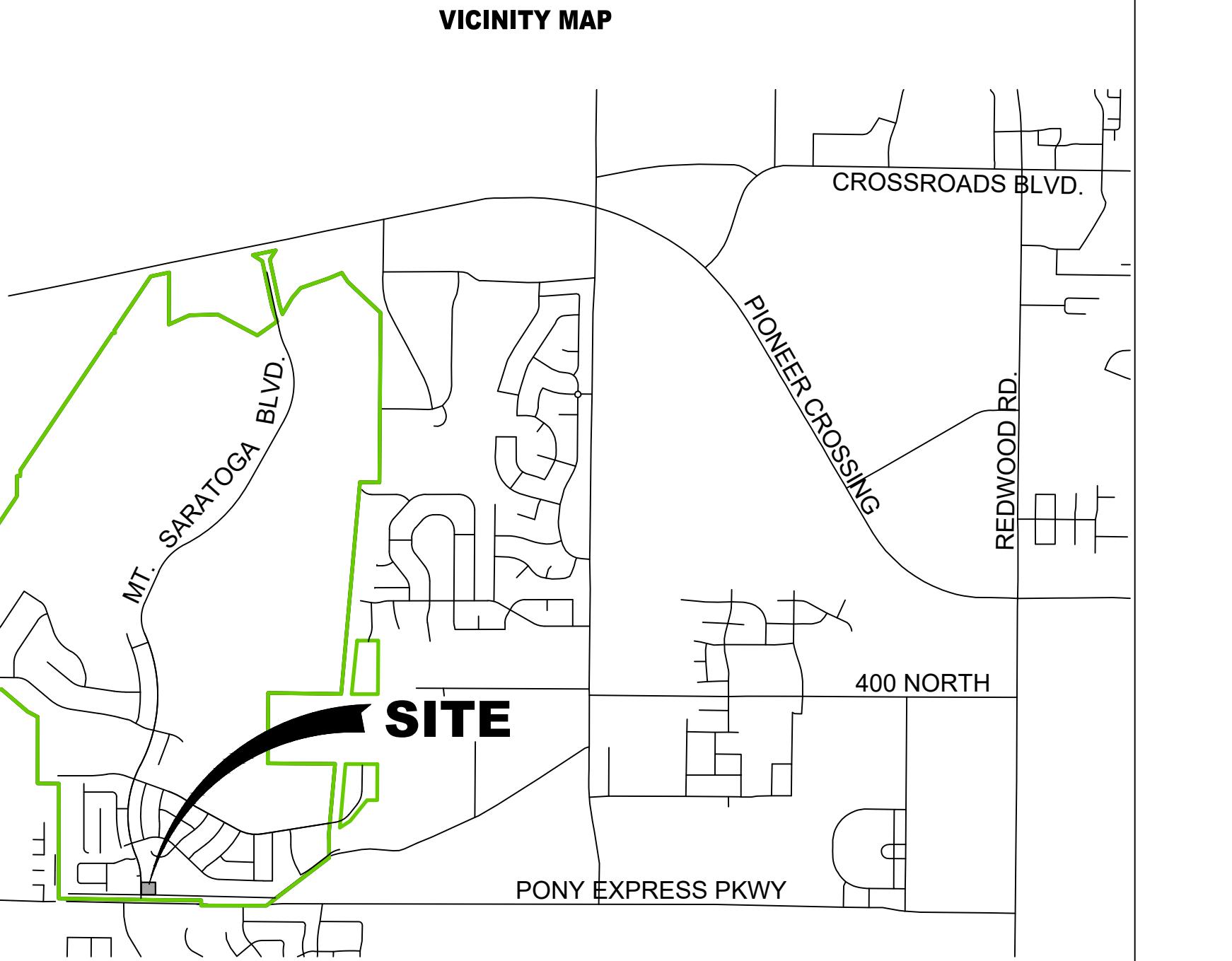
PLAT NAME AND PHASE

LOCATED IN THE QUARTER OF SECTION , TOWNSHIP SOUTH, RANGE WEST, SALT LAKE
BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

TABULATIONS			
PLAT ?			
LOTS	ACRES	SQ. FT.	PERCENT
?? LOTS			
DENSITY	?? LOTS/ACRE		
TOTAL PROJECT AREA	0.00	0.00	100%
RIGHT-OF-WAY AREA	0.00	0.00	#####
LOT AREA	0.00	0.00	#####
OPEN SPACE AREA	0	0	##
SENSITIVE LANDS	0.00	0	##
NON SENSITIVE LANDS	0.00	0	##
BUILDABLE LAND	0.00	0.00	#####
LANDSCAPE AREA	0.00	0.00	#####
HARDSCAPE AREA	0.00	0.00	#####

LEGEND	
BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
EXISTING LOT LINES	
PROPOSED LOT LINES	
EXISTING MONUMENT	●
PROPOSED MONUMENT	○
NO ACCESS	N/A

- NOTES:**
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____.
 2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED BY THE CITY AS PERMITTED BY THE CITY ZONING ORDINANCE.
 3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
 4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. ____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THE SUBDIVISION. THE BOND AGREEMENT RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
 5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONSTRUCTION ARE PAID.
 6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
 7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION, AND CODES.
 10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOPHYSICAL SERVICES INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELATED INFORMATION PROVIDED IN THE REPORT.
 11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS. USES AND RIGHTS, THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT, INCLUDING WEEKENDS AND HOLIDAYS. THE CITY DOES NOT RESTRICT OR PROHIBIT FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
 12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OF CONCENTRATED DRAINAGE SHALL BE CONTROLLED BY THE OWNER OR OWNER'S AGENT TO PREVENT DRAINS ON LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
 13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
 14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 495170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
 15. A TITLE REPORT PREPARED BY LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWING: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MT. SARATOGA BOULEVARD LOCATED NO. 17591' ALONG THE QUARTER SECTION LINE 138.62 FEET AND 10.48 FEET FROM THE SOUTH CORNER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG AND NORTHERLY RIGHT-OF-WAY LINE N89°08'58"E 164.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°08'58" CHORD N44°34'29"W 21.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MT. SARATOGA BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: NORTH 81.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 113.71 FEET WITH A RADIUS OF 889.00 FEET THROUGH A CENTRAL ANGLE OF 7°19'43" CHORD: N3°39'51" W 113.63 FEET; THENCE EAST 186.26 FEET; THENCE SOUTH 211.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.87 ACRES
37.924 SQ. FT.

ACRES: # OF LOTS

DATE

SURVEYOR (See Seal Below)

LICENSE NO. 501182

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

PLAT NAME AND PHASE

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY THE OWNER(S) AND ALL AGENTS, SUCCESSIONS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSIONS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSIONS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____. A.D. 20 ____.

SIGNATURE PRINT NAME TITLE & ENTITY

SIGNATURE PRINT NAME TITLE & ENTITY

OWNERS ACKNOWLEDGMENT

STATE OF UTAH } S.S.

COUNTY OF UTAH } ON THIS ____ DAY OF _____. 20 PERSONALLY APPEARED BEFORE ME

PRINT NAME TITLE ENTITY

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(S)/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE COMMISSION NUMBER

PRINT NAME AS COMMISSIONED MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

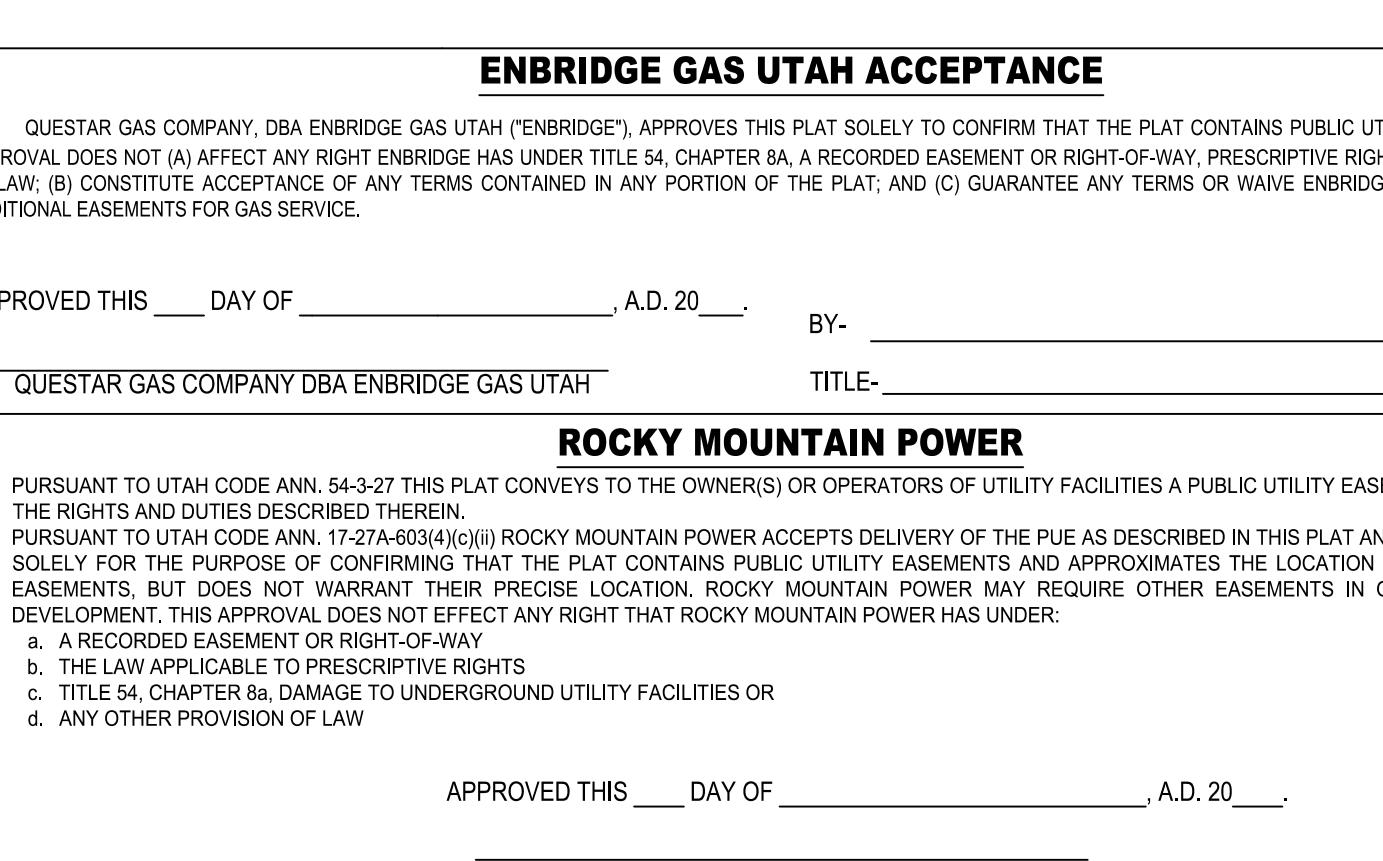
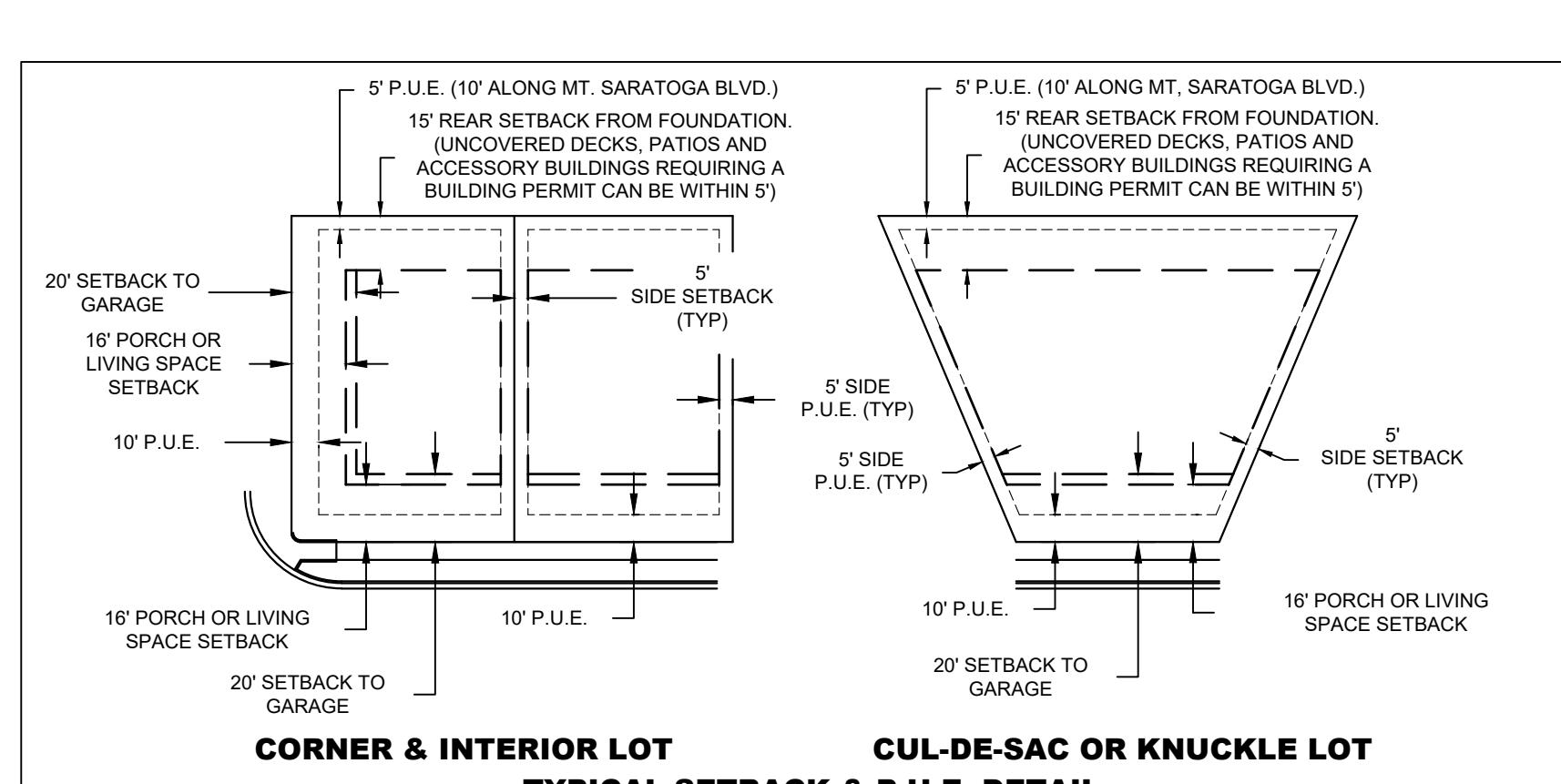
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____. A.D. 20 ____.

ATTEST

CITY RECORDER (See Seal Below)

CITY MAYOR



PLANNING DIRECTOR APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____. A.D. 20 ____.

CENTURY LINK APPROVED THIS ____ DAY OF _____. A.D. 20 ____.

PLANNING DIRECTOR

CENTURY LINK

CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____. A.D. 20 ____.

COMCAST CABLE TELEVISION

CITY ENGINEER

COMCAST CABLE TELEVISION

LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____. A.D. 20 ____.

SARATOGA SPRINGS ATTORNEY

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____. A.D. 20 ____.

LEHI CITY POST OFFICE

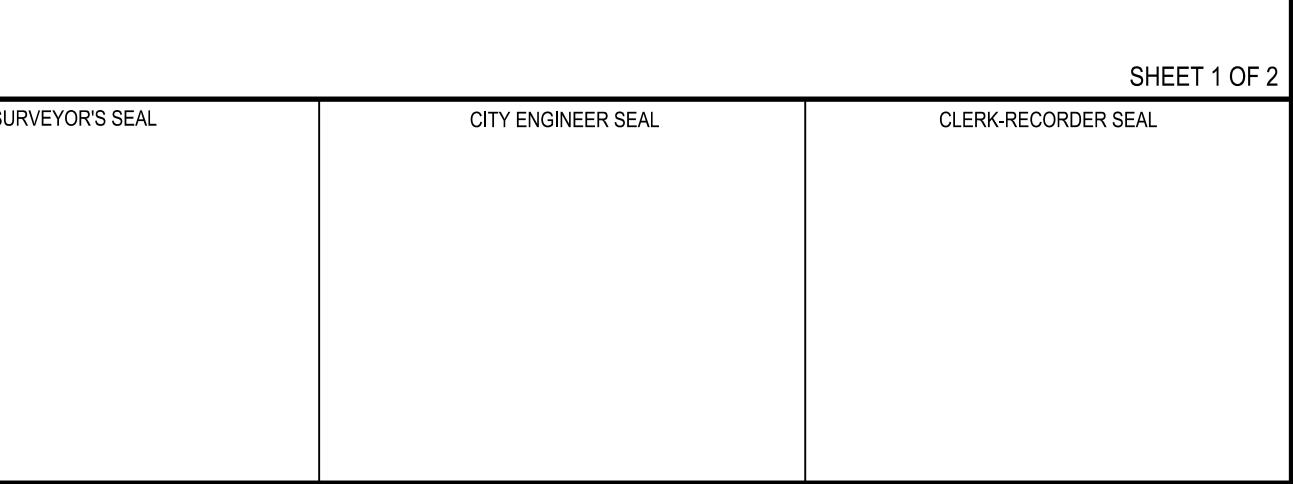
CITY FIRE CHIEF

LEHI CITY POST OFFICE REPRESENTATIVE

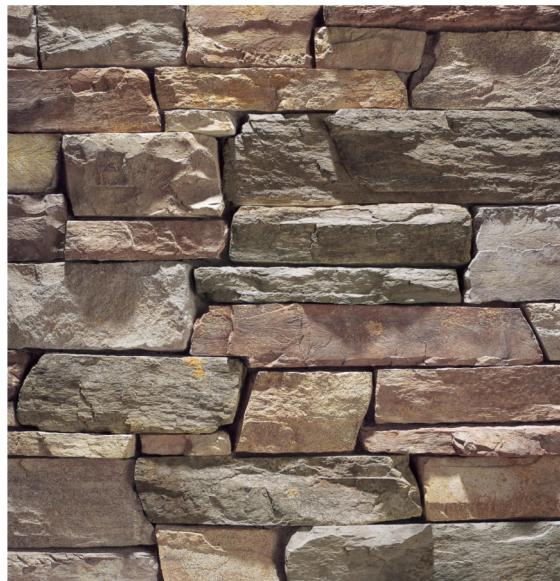
PLAT NAME AND PHASE

LOCATED IN THE QUARTER OF SECTION , TOWNSHIP SOUTH, RANGE WEST, SALT LAKE
BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2



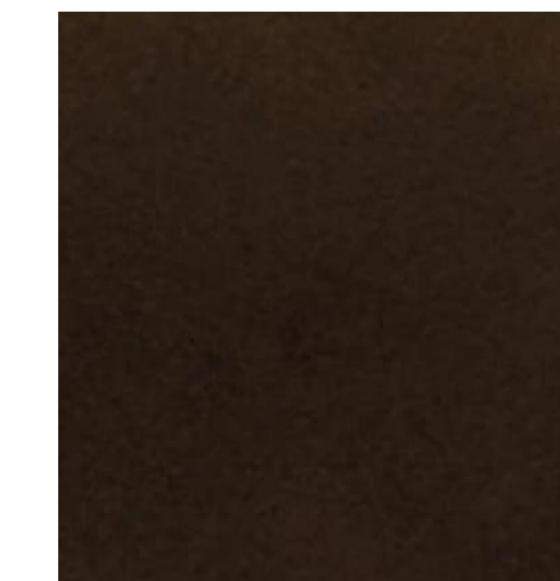
This form approved by Utah County and the municipalities therein.



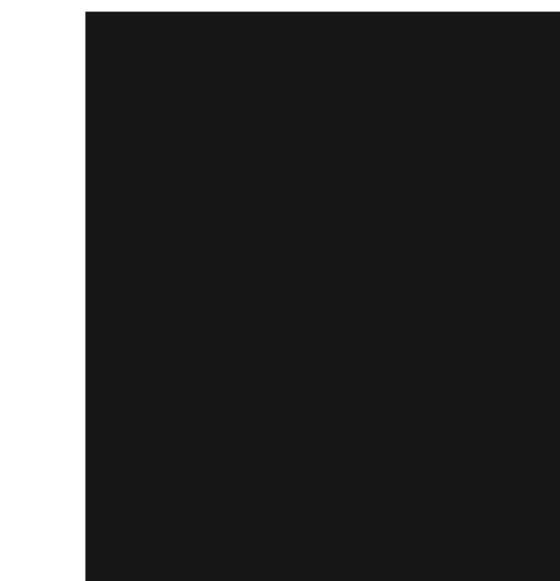
STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)



MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)



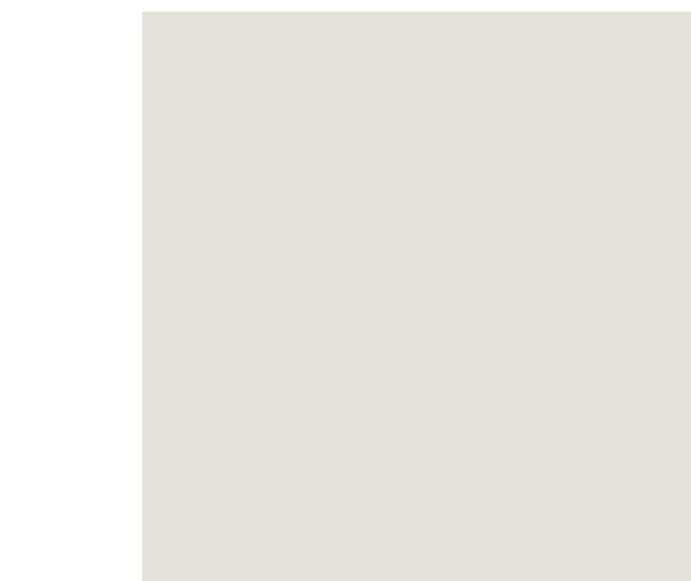
PRE-FINISHED ALUMINUM AWNING
OIL RUBBED BRONZE



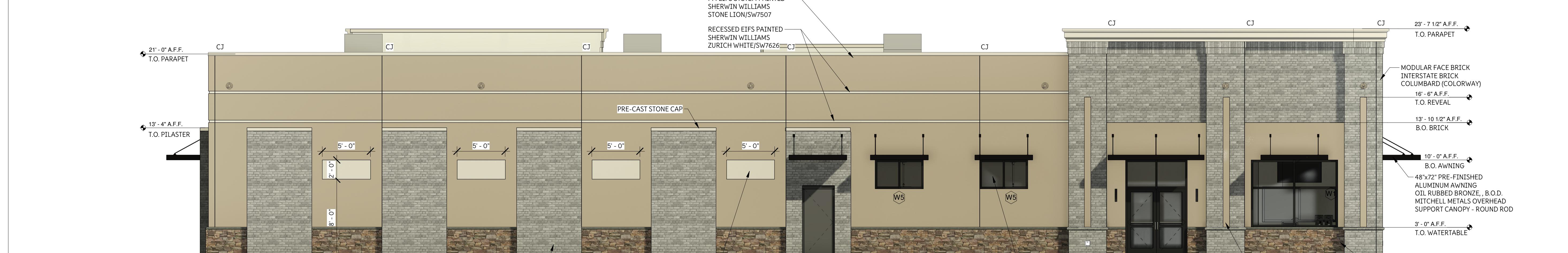
BLACK ANODIZED ALUMINUM
DOOR AND WINDOW FRAMES



PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507



PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626



39% GLAZING



51% GLAZING