



CO-OWNER

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

SCALE: 1"=20'

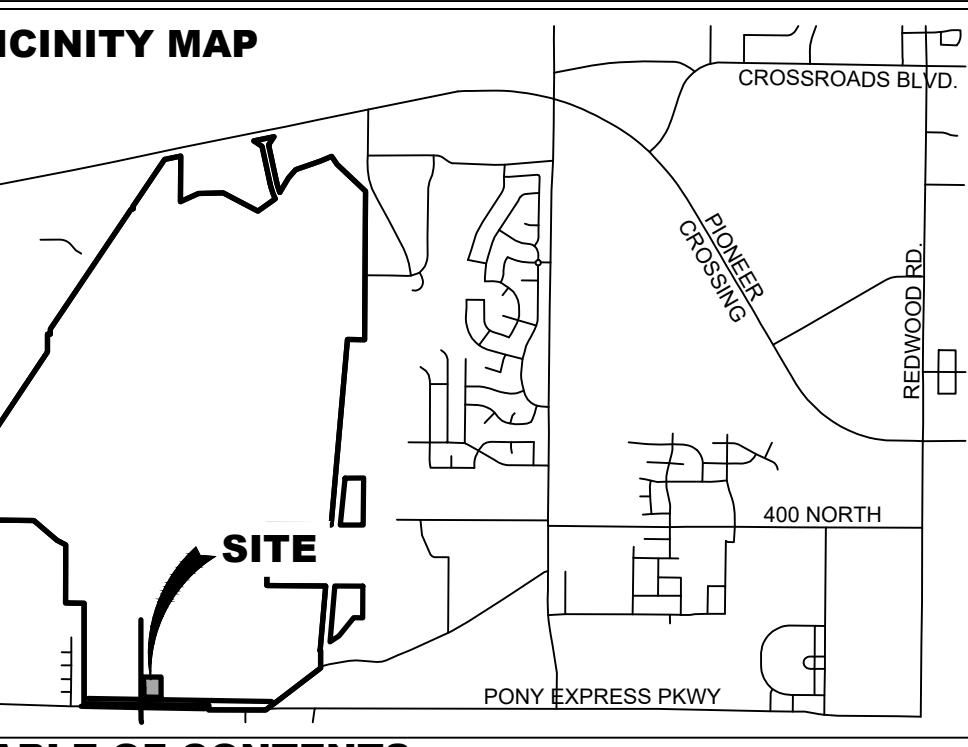
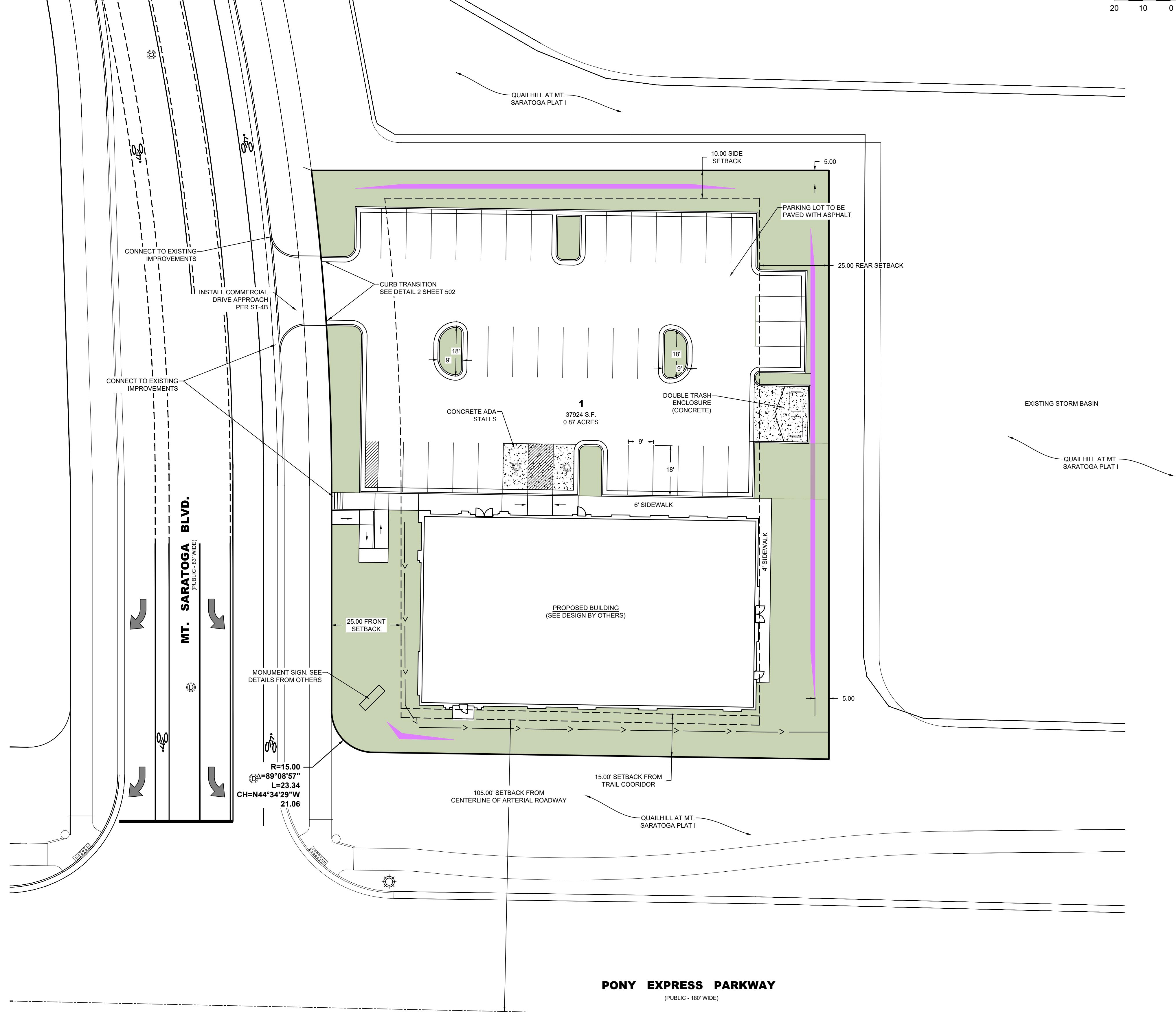


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TABULATIONS

TOTAL AREA: 0.87 ACRES
BUILDABLE LAND: 0.87 ACRES (100%)
SENSITIVE LANDS: 0.00 ACRES (0%)
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
NET DENSITY: 1.15 BUILDINGS PER ACRE
PARKING REQUIREMENTS: 4 STALLS PER 1000 S.F. OF BUILDING AREA
TOTAL PARKING REQUIRED: 34 STALLS
TOTAL PARKING PROVIDED: 40 STALLS (38 STANDARD; 2 ADA)
ADA PARKING REQUIRED: 2
ADA PARKING PROVIDED: 2

NOTES

1. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
2. 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.
3. 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.
4. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. 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.
6. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. NO SENSITIVE LANDS EXIST ON THIS PROPERTY.

EXISTING	PROPOSED	
EX SS	SS	BOUNDARY LINE
EX SD	SD	STREET CENTERLINE
EX W	W	FASELINE LINE
EX SS	SS	LOT LINES
EX SD	SD	SEWER PIPE
EX W	W	SEWER MANHOLE
EX SD	SD	SEWER SERVICE
EX PI	PI	STORM DRAIN PIPE (RCP)
EX FO	FO	STORM DRAIN MANHOLE
EX GAS	GAS	CURB INLET
EX OHP	OHP	COMB. 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)
		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: CJI
DESIGNED BY: NKW
SCALE: 1"=20'
DATE: 10/09/2025
SHEET

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

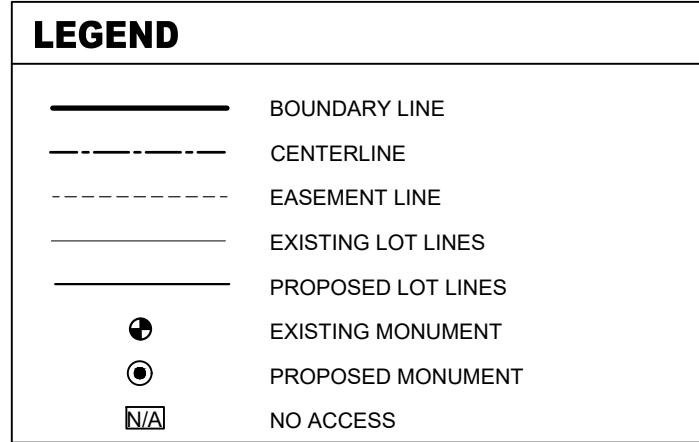
ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
MOUNT SARATOGA VETERINARY CLINIC

MOUNT SARATOGA VETERINARY CLINIC

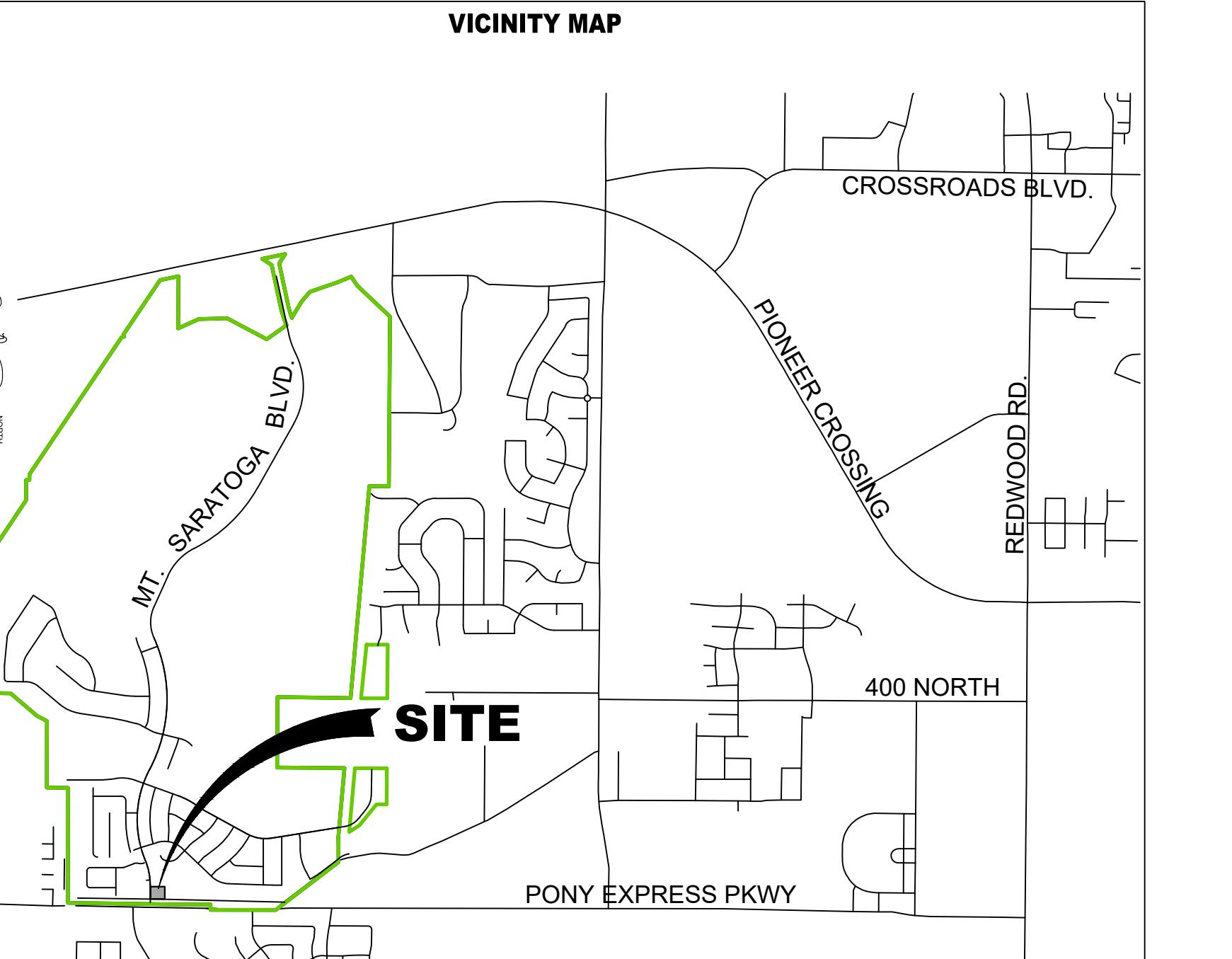
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

TABULATIONS			
MOUNT SARATOGA VETERINARY CLINIC			
LOTS	1 LOT	SQ. FT.	PERCENT
DENSITY	1.15 LOTS/ACRE		
TOTAL PROJECT AREA	0.87	37924	100%
RIGHT-OF-WAY AREA	0.00	0.00	0%
LOT AREA	0.87	37924	100%
OPEN SPACE AREA	0	0	##
SENSITIVE LANDS	0.00	0	0%
NON SENSITIVE LANDS	0.00	0	0%
BUILDABLE LAND	0.87	37924	100%
LANDSCAPE AREA	0.00	0.00	0%
HARDSCAPE AREA	0.00	0.00	0%



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 _____. A.D. 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
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 STANDARD DEVELOPMENT AGREEMENTS AND BOND AGREEMENT NO. ____ WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH 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 REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&Rs.
9. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL 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 RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
10. AGENTS OF THE OWNER OR DEVELOPER ARE NOT TO OPERATE 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 IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT INSTITUTE ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
11. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10FEET.
12. 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 (NOV29) ELEVATION OF 4,625.47 FEET.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. A TITLE REPORT PREPARED BY ____ TITLE COMPANY, ORDER NO. ____ WITH AN EFFECTIVE DATE OF ____ WAS ISSUED FOR THE PURPOSE OF THIS PLAT AND LEIS 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.
15. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
16. ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.

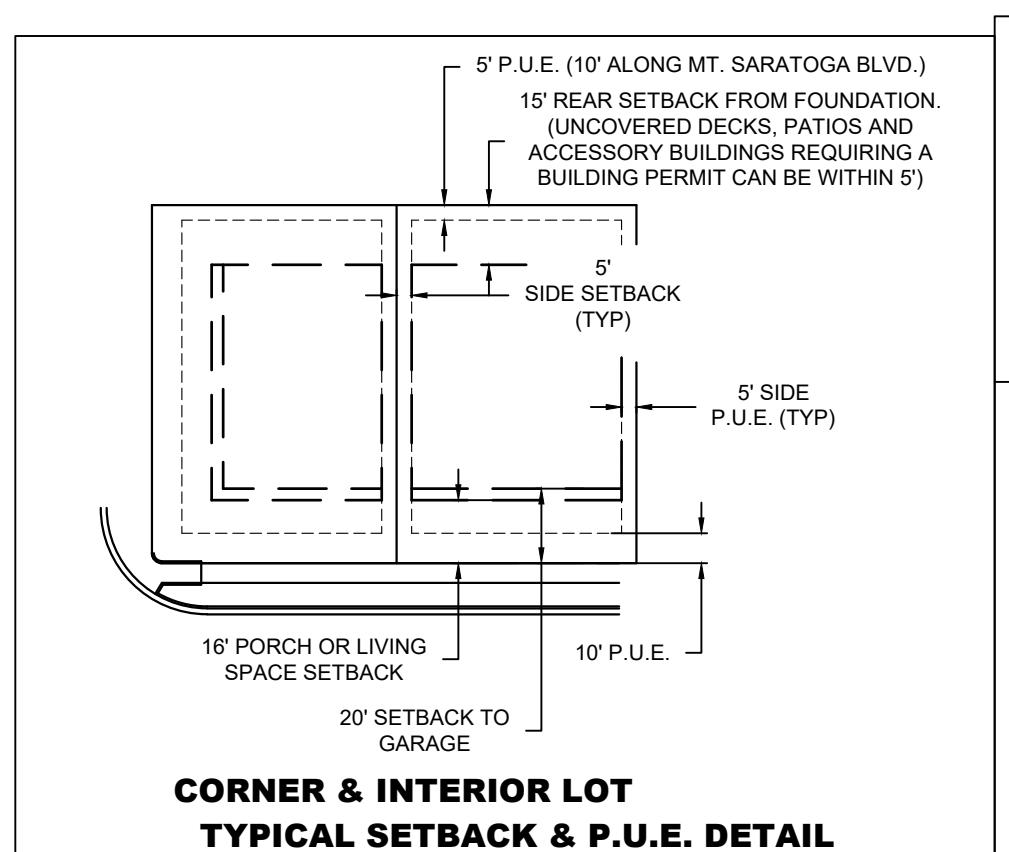


DEVELOPER / OWNER
EIGHTH COMMERCIAL REAL ESTATE
1695 TWELVE MILE RD. SUITE 100
BERKLEY, MI 48072
(248) 845-4674

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW, THAT CONSTITUTE AGREEMENTS OR ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____. A.D. 20____.
BY: _____
TITLE: _____



ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-3a-801 et seq., ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE
I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, 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 PARTICULARS DESCRIBED AS FOLLOWING:
BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF THE EXPRESS PARKWAY LOCATED N01°15'59"E ALONG THE QUARTER SECTION LINE 139.41 FEET AND WEST 245.21 FEET FROM THE SOUTHERN CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG NORTHERN RIGHT-OF-WAY LINE N08°08'58"W, 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°08'57" CHORD: N44°34'29"W 21.00 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF MT. SARATOGA BOULEVARD; THENCE ALONG SAID EASTERN 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.
OF LOTS: 1

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:

MOUNT SARATOGA VETERINARY CLINIC

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY THE OWNER(S) AND ALL AGENTS, SUCCESSORS, 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, SUCCESSORS, 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, SUCCESSORS, 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 SWEORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/ 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____.

CITY MAYOR _____

ATTEST _____ CITY RECORDER (See Seal Below)

MOUNT SARATOGA VETERINARY CLINIC

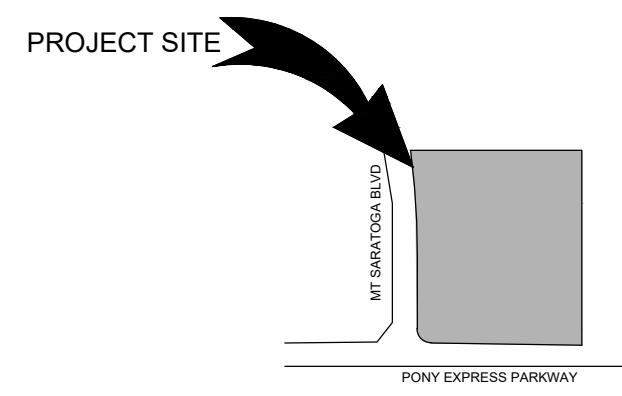
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Sheet 1 of 2

PLANNING DIRECTOR	CENTURY LINK
APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____. A.D. 20____.	APPROVED THIS ____ DAY OF _____. A.D. 20____.
PLANNING DIRECTOR CITY ENGINEER APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____. A.D. 20____.	CENTURY LINK COMCAST CABLE TELEVISION APPROVED THIS ____ DAY OF _____. A.D. 20____.
CITY ENGINEER LAND USE AUTHORITY APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____. A.D. 20____.	CENTURY LINK SARATOGA SPRINGS ATTORNEY APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____. A.D. 20____.
LAND USE AUTHORITY FIRE CHIEF APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____. A.D. 20____.	SARATOGA SPRINGS ATTORNEY LEHI CITY POST OFFICE APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____. A.D. 20____.
CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE CITY FIRE CHIEF LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL _____ CITY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____
This form approved by Utah County and the municipalities therein.
LEI #25-0032

VICINITY MAP



ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

10/14/2025

UT25110

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON
CIVIL AND ARCHITECTURAL INFORMATION ISSUED ON
10/10/25

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org



NORTH

80'

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

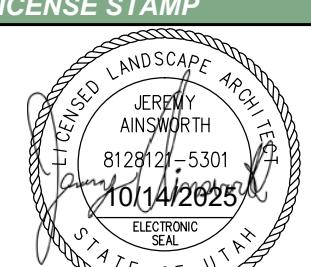
MOUNT SARATOGA BLVD NE CORNER OF MY SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

DANIEL HARRIS
(248)-817-1693

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DESIGN GROUP
Landscape Architecture, Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com



COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE: 10/14/2025



ARCHITECTS

HDA

ARCHITECTS,
INC.

101 East 2nd Ave.
Suite 350
Rome, Georgia
30161

Tel: 706.531.9998
Toll: 888.221.9232
hda-architects.com

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SARTOGA SPRINGS, UTAH
2
SARTOGA SPRINGS, UTAH

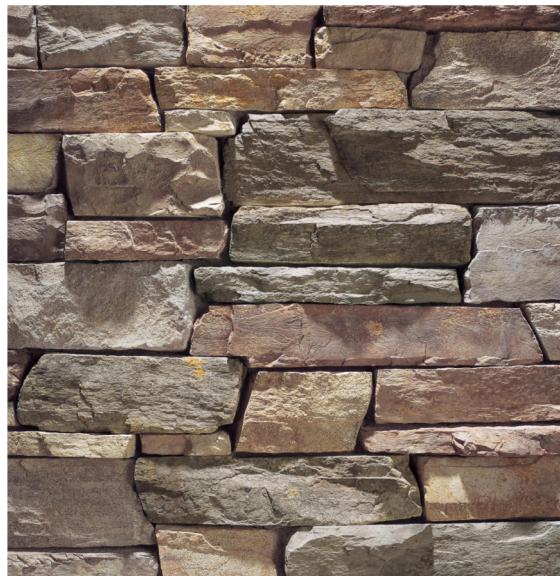
BUILDING
ELEVATIONS
MBH
PJH
Drawn By:
Checked By:

Release
Description
8-8-2025
DESIGN REVIEW

HDA Job Number:
2527
Date:
8-8-2025

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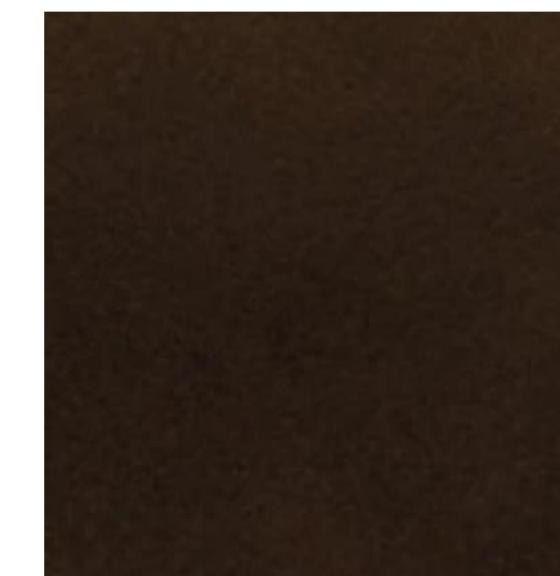
A-3.1
8/8/2025 5:33:05 PM
FOR CONSTRUCTION



STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)



MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)



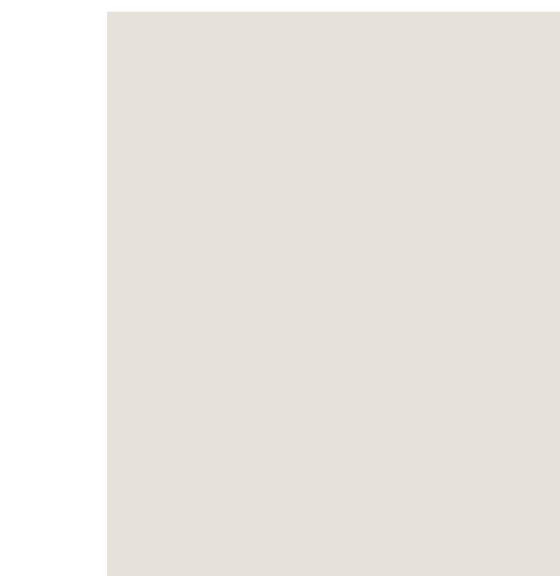
PRE-FINISHED ALUMINUM AWNING
OIL RUBBED BRONZE



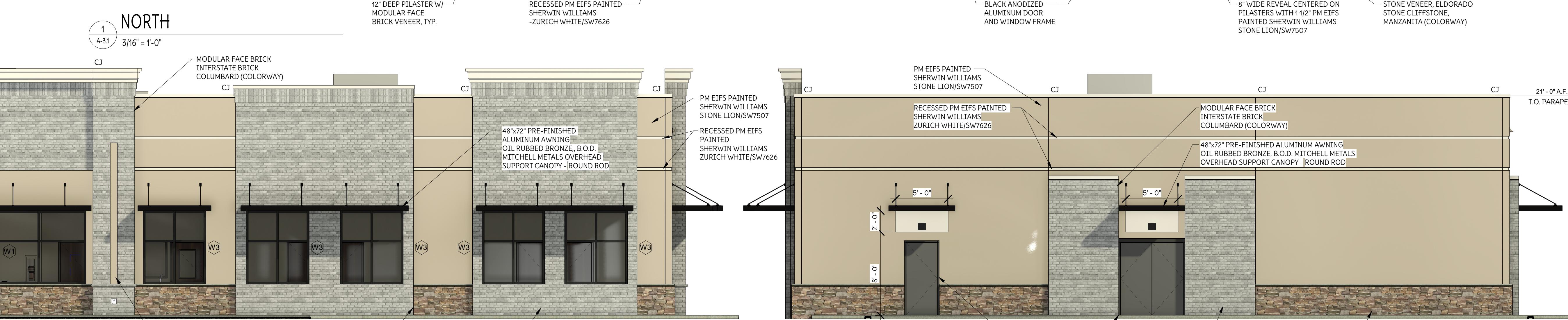
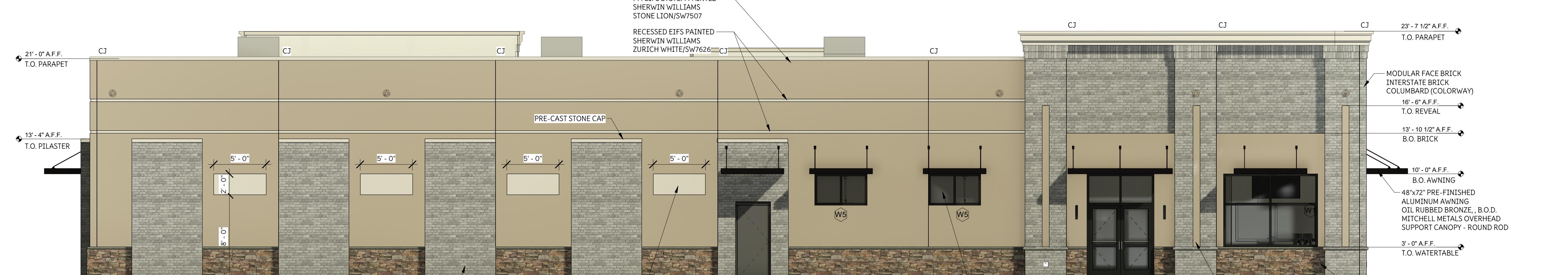
BLACK ANODIZED ALUMINUM
DOOR AND WINDOW FRAMES



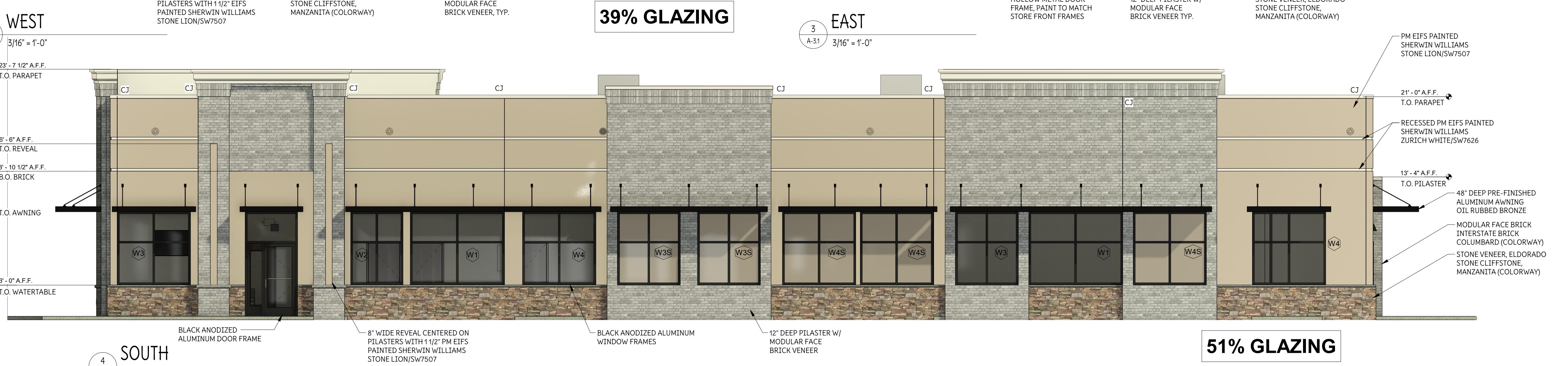
PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507



PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626



39% GLAZING



51% GLAZING