CANTON RIDGE

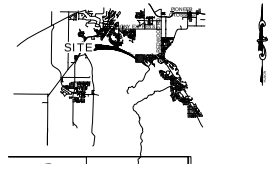
(CONCEPT)

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV (W)	DW-10A, DW- 10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW -OFF (W)	DW-13A, DW- 15
		2" TEMP. BLOW-OFF (W)	DW-13B, DW- 15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
		SECONDARY WATER PIPE	Pi-1, Pi-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	Pi-2, (*2)
		22.5° PIPE ELBOW (SW)	Pi-2, (*2)
		11.25° PIPE ELBOW (SW)	Pi-2, (*2)
		1" SINGLE SW SERVICE	Pi-3, Pi-5A, Pi-5C
		1-1/2" DUAL SW SERVICE	Pi-3, Pi-5B, Pi-5C
		SW SERVICE TO PARKS	Pi-4
		AIR-VAC VALVE (SW)	Pi-8, Pi-13
		BACKFLOW PREVENTER	Pi-11
		2" BLOW -OFF (SW)	Pi-12A, Pi-13
		2" TEMP. BLOW-OFF (SW)	Pi-12B, Pi-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-2B
		STREET SIGN	ST-2B
		SURVEY MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP -1B, LP- 2C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP -2B, LP- 2C, LP -5, LP-6
		POWER POLE	
		DITCH	
		FIBER OPTIC	
		GAS	
		OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST- 34, (*4)

(*1) SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

VICINITY MAP



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SHEET 5	LOT LAYOUT
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SHEET 7	LOT LAYOUT #3
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SHEET 9	LOT LAYOUT #5
SHEET 10	AREA SITE PLAN

TABULATIONS

ZONING	R-1-10
# OF LOTS	158 LOT
GROSS DENSITY	2.14 UNITS/ ACRE
NET DENSITY	2.80 UNITS / ACRE
GROSS AREA	73.72 ACRES (100%)
MT. VIEW CORRIDOR AREA	17.33 ACRES (23.5%)
NET DEVELOPABLE	56.39 ACRES (76.5%)
LOT AREA	38.38 ACRES (52%)
TOTAL ROW AREA	14.13 ACRES (19%)
MT. VIEW CORRIDOR OPEN SPACE AREA*	2.52 ACRES (4.47%)
TOTAL OPEN SPACE*	7.22 ACRES (12.9%)
TOTAL AREA	±73.72 ACRES
IMPERVIOUS AREA	10.50 ACRES (74%)
LANDSCAPE AREA	3.63 ACRES (26%)
TOTAL ROW AREA	±14.13 ACRES

*% BASED ON NET DEVELOPABLE

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. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. ALL CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53, PIPES 8" & 6" TO BE C-900 PVC.
12. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
13. NO SENSITIVE LANDS EXIST ON THIS PROPERTY.

DEVELOPER / OWNER

FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UT 84020
(801) 233-8300

ENGINEER

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

PROJECT NAME

CANTON RIDGE

LEI
- A Utah Corporation -
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3302 N. Main Street
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NOT FOR CONSTRUCTION

CANTON RIDGE
SARATOGA SPRINGS, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
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LEI PROJECT #: 2016-0005
DRAWN BY: BJP
DESIGNED BY: BTG
SCALE: 1"=150'
DATE: 09/26/2019

SHEET 1

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
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		EASEMENT LINE	
		LOT LINES	
EX SEW	SEW	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX STM	STM	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
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		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
SEC SW		SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
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		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
FIBER OP		FIBER OPTIC	
EX GAS		GAS	
EX OH	OH	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
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SARATOGA SPRINGS, UTAH

OVERALL SITE PLAN

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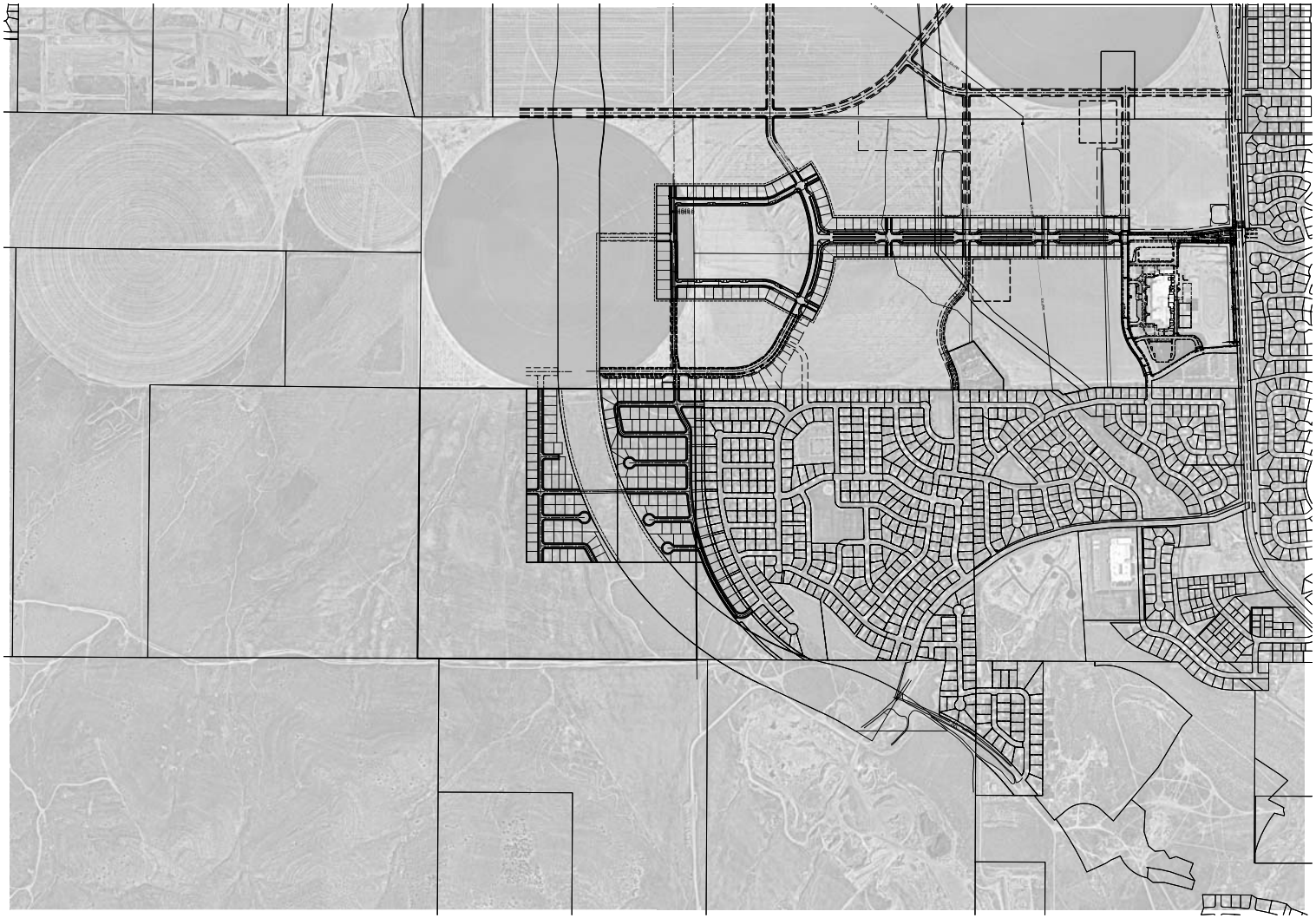
LEI PROJECT #: 2016-0005
DRAWN BY: BJP
DESIGNED BY: BTG
SCALE: 1"=150'
DATE: 09/26/2019
SHEET 2



SCALE: 1"=500'

500 250 0 500

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SHEET

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