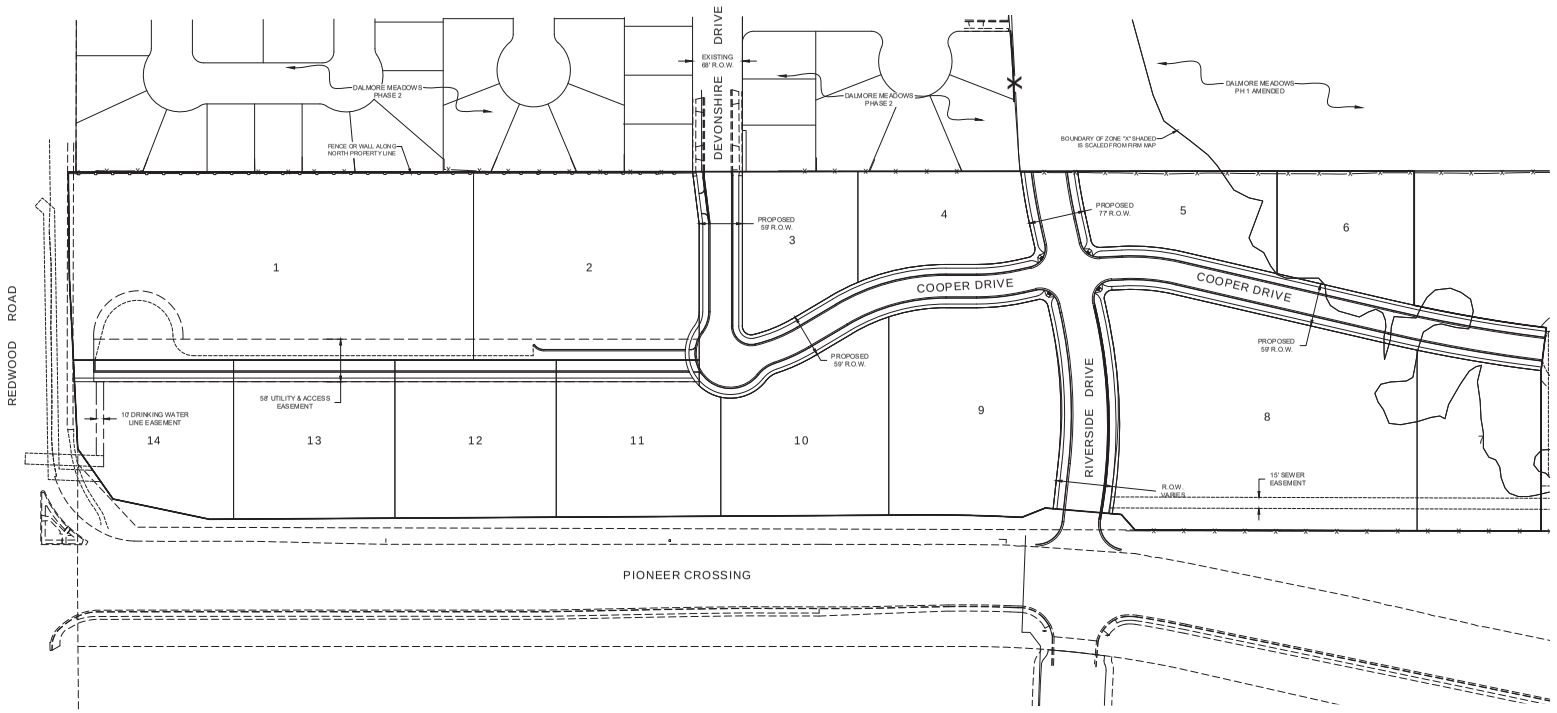
RIVERSIDE CROSSING SUBDIVISION

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH

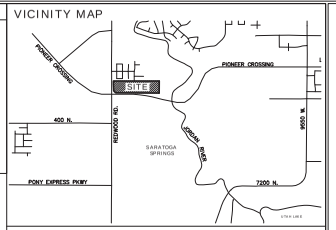
SCALE IN FEET 1" = 80'
80 40 0 80



CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
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. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. 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 AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. 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.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA

VICINITY MAP



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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
		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
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		2" BLOW-OFF (SW)	PI-12A, 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-28
		STREET SIGN	ST-28
		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) CULINARY & 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%

TABULATIONS

PLAT A

LOTS	14 LOTS
PARCELS	0 PARCELS
BUILDING S	0 BUILDINGS
DWELLINGS	0 DWELLINGS
DENSITY	0 UNITS / ACRE
MINIMUM LOT SIZE	0.69 ACRES / 29,975 SF
MAXIMUM LOT SIZE	3.24 ACRES / 141,146 SF
AVERAGE LOT SIZE	1.31 ACRES / 56,899 SF

	AC	SF	%
TOTAL PROJECT AREA	20.98	913,685	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	2.69	117,096	13%
LOT AREA	18.29	796,589	87%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	20.98	913,685	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.66	28,730	3%
IMPERVIOUS AREA	2.03	88,427	10%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
3. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
4. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
5. 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 GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
6. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49057C0105B WITH AN EFFECTIVE DATE OF JULY 17, 2012.
7. ALL DRINKING AND SECONDARY WATER PIPES TO BE DR-18 PVC.
8. ALL COMMERCIAL DRINKING WATER METERS TO BE 1-1/2" DIAMETER PIPE.
9. ALL COMMERCIAL SECONDARY WATER METERS TO BE 1-4.0" DIAMETER PIPE, LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
10. ALL DRINKING OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES, ALL VALVES SMALLER TO BE GATE VALVES.
11. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING LATERALS. SEE CITY DETAIL DW-6.
12. MARKERS MUST BE PLACED AT ALL "OFF SITE" UTILITIES PER CITY STANDARD ST-27.
13. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
14. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
15. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 66 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.
16. THE PRIVATE ROD IMPROVEMENTS ALONG FRONTAGE OF LOTS 1 AND 2 WILL NEED TO BE CONSTRUCTED SIMULTANEOUSLY WITH THE THRIVE COMMERCIAL PLAN.

OWNER
THRIVE DEVELOPMENT
9544 WILLOW TRAIL WAY
SOUTH JORDAN, UTAH 84095

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

PROJECT NAME
RIVERSIDE CROSSING SUBDIVISION

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NATHAN K. WALTER
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PROFESSIONAL ENGINEER
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RIVERSIDE CROSSING SUBDIVISION
SARATOGA SPRINGS, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=80' (24x36)
DATE: 6/4/2019

SHEET
COVER

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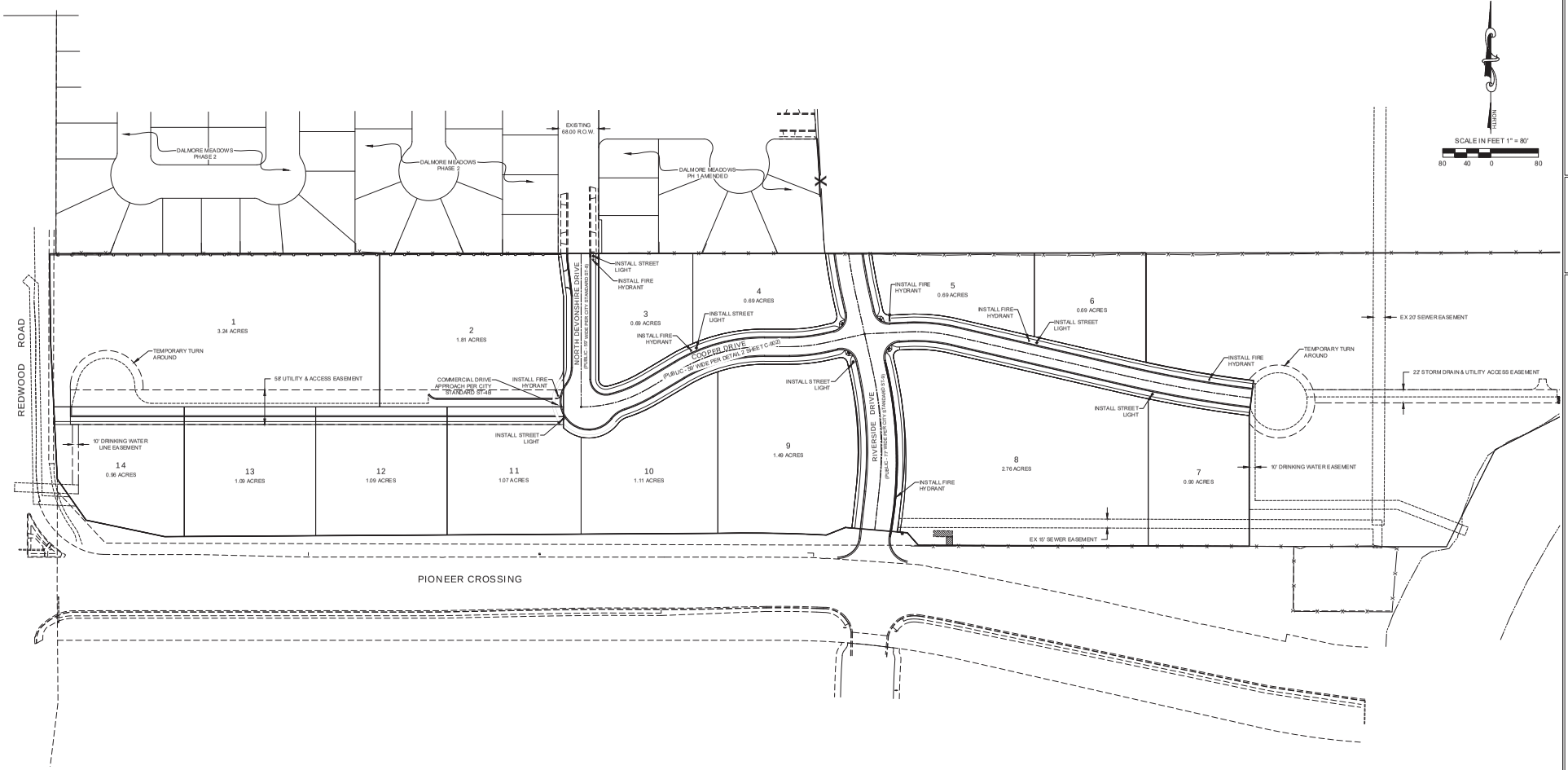

DATA TABLE	SF	LF	EA
ASPHALT	64,772		
SUB-BASE	74,300		
ROAD BASE	74,300		
CURB AND GUTTER		3,616	
SIDEWALK		3,570	
DRIVE APPROACH			2
ADA RAMPS			4
MONUMENTS			2
STREET LIGHT (RES)			5
STREET LIGHT (COLL)			1

SHEET NOTES

1. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
2. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
3. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 56 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2019). COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2019). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-602. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-602.

LEGEND

EXISTING	PROPOSED	DETAILS
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		4" SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' 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)

DETAILS
SS-1, ST-7, (*2)
SS-2, SS-2A, (*2)
SS-3, (*5)
SD-1, ST-7, (*2)
SS-2, (*2)
SD-2
SD-4
(*2)
(*2)
SD-5
CW-1, CW-2, CW-3,ST-7, (*2)
CW-2, CW-3, (*2)
CW-2, CW-3, (*2)
CW-2, CW-3, (*2)
CW-4
CW-5
CW-10A, CW-10B, CW-15

EXISTING	PROPOSED	DETAILS
		2" 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)
		30" C&G (COLLECTOR)
		24" C&G (LOCAL)
		24" SHED C&G
		SIDEWALK
		STOP SIGN
		STREET SIGN
		MONUMENT
		SPRINKLER CONDUIT
		FENCE

DETAILS
CW-13, CW-15
(*1)(*2)
CW-2, (*2)
CW-2, (*2)
SECONDARY WATER PIPE
PI-1, PI-2, ST-7, (*2)
PI-2, (*2)
PI-2, (*2)
PI-2, (*2)
PI-3, PI-9A, PI-9C
PI-3, PI-9B, PI-9C
PI-4
PI-8, PI-13
PI-11
PI-12, PI-13
ST-1, ST-2A
ST-1, ST-2C
ST-1, ST-2F
ST-1
ST-28
ST-28
ST-29
ST-8, (*5)
LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED	DETAILS
		STREET LIGHT LOCAL
		STREET LIGHT COLLECTOR
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		100 YEAR FLOOD ROUTE
		MATCH LINE
		DRIVE APPROACH
		ADA RAMP
		TRAIL

DETAILS
LP-1, LP-1B, LP-1C, LP-4, LP-6
LP-2, LP-2B, LP-2C, LP-5, LP-6
ST-4
ST-6A, ST-6B, ST-6C, ST-6E
ST-15A, ST-34, (*4)

(*1) CULINARY & 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%

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RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

OVERALL SITE PLAN

REVISIONS
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LEI PROJECT #: 2018-0055
DRAWN BY: BLS
DESIGNED BY: NKW
SCALE: 1"=80' (24x36)
DATE: 6/4/2019
SHEET: C-201

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