RIVERSIDE CROSSING SUBDIVISION
LOTS 1 & 2 SITE PLAN

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

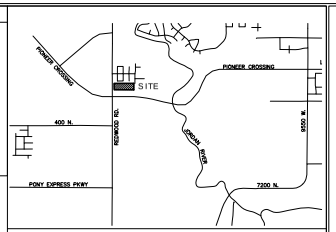
NORTH

SCALE IN FEET 1" = 40'

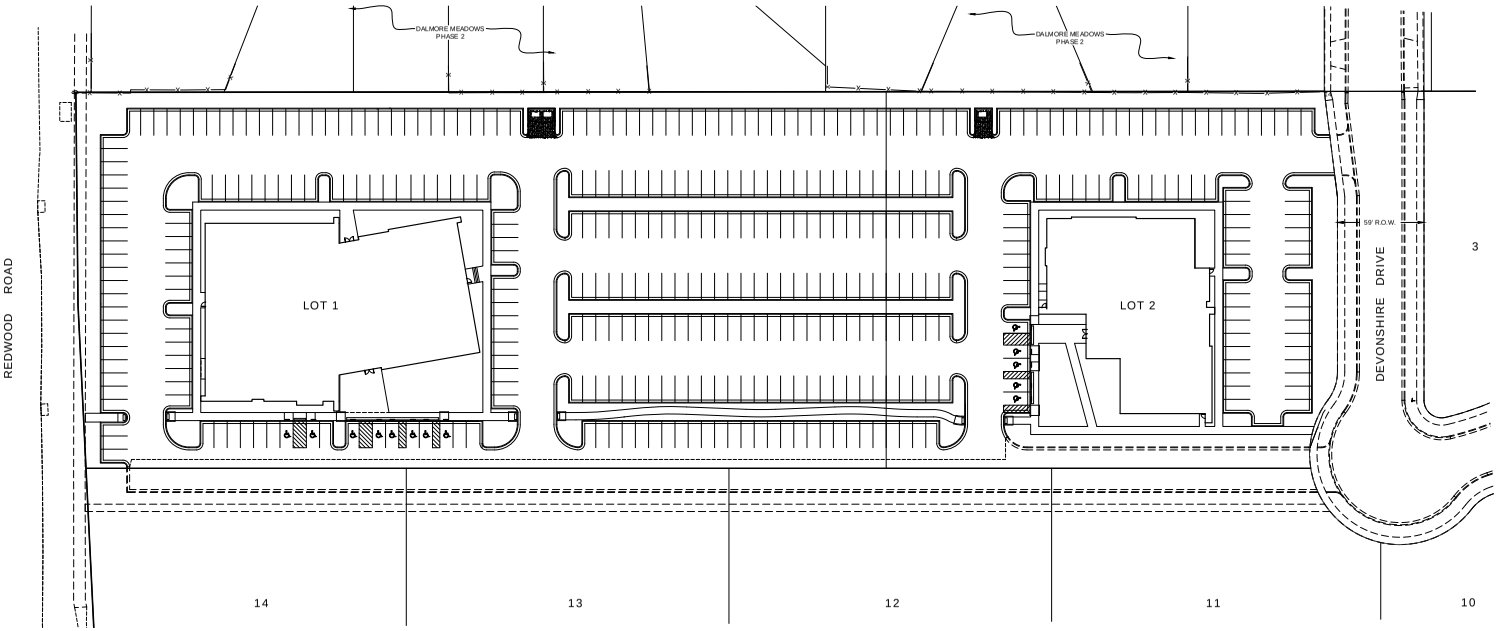
40 20 0 40

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 ESNA FULL CUTOFF CRITERIA.



	COVER
C-101	CONTEXT PLAN / SITE ANALYSIS
C-201	SITE PLAN WEST
C-202	SITE PLAN EAST
C-301	UTILITY PLAN WEST
C-302	UTILITY PLAN EAST
C-401	GRADING PLAN WEST
C-402	GRADING PLAN EAST
C-501	STORM DRAIN #1 & #2 P&P
C-502	STORM DRAIN #3, #4 & #5 P&P
C-601	SIGNAGE PLAN
C-701	DETAILS
LS-101	LANDSCAPE PLAN



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 S.W SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL S.W SERVICE	PI-3, PI-5B, PI-5C
		S.W SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-6, PI-13
		BACKFLOW PREVENTER	PI-11
		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-2B
		STREET SIGN	ST-2B
		MONUMENT	ST-2B
		SPRINKLER CONDUIT	ST-3, (*3)
		FENCE	LS-1.4, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, 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

PROJECT AREA: 5.05 ACRES
LOTS: 2 LOTS
BUILDINGS: 2 BUILDINGS

BUILDING #1 SQUARE FOOTAGE	BUILDING #2 SQUARE FOOTAGE
1ST FLOOR: 19,395 S.F.	1ST FLOOR: 11,917 S.F.
2ND FLOOR: 18,803 S.F.	2ND FLOOR: 11,481 S.F.
3RD FLOOR: 19,200 S.F.	

ZONING: LOT 1 = BUSINESS PARK, LOT2 = COMMUNITY COMMERCIAL

PARKING:
TOTAL PARKING STALLS: 405
REQUIRED # OF STALLS: 404
TOTAL # OF ADA STALLS: 13
REQUIRED # OF ADA STALLS: 9

BUILDABLE LAND: 100% OF OVERALL AREA
SENSITIVE LAND AREA: 0.0 ACRES (0%)
OPEN SPACE LANDSCAPE AREA: 0.95 ACRES (19%)
AREA TO BE DEDICATED AS RIGHT-OF-WAY: 0.0 ACRES (0%)
BUILDING CONSTRUCTION TYPE: BLDG #1 = TYPE 5B, BLDG #2 = TYPE 5B,

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. 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.
5. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49035901158 WITH AN EFFECTIVE DATE OF JUL 17, 2002.
6. ALL DRINKING AND SECONDARY WATER PIPES TO BE DR-18 PVC.
7. ALL COMMERCIAL DRINKING WATER METERS 5/8 TO BE 1-1/2" DIAMETER PIPE.
8. ALL COMMERCIAL SECONDARY WATER METERS TO BE 1-1/2" DIAMETER PIPE, LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
9. ALL DRINKING OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL VALVES SMALLER TO BE GATE VALVES.
10. INSTALL CITY HOLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING LATERALS, SEE CITY DETAIL DW-6.
11. MARKERS MUST BE PLACED AT ALL "OFF SITE" UTILITIES PER CITY STANDARD ST-27.
12. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
13. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
14. BUILDING'S #1 & #2 TO BE FIRE SPRINKLED.

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
LOTS 1 & 2 SITE PLAN

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

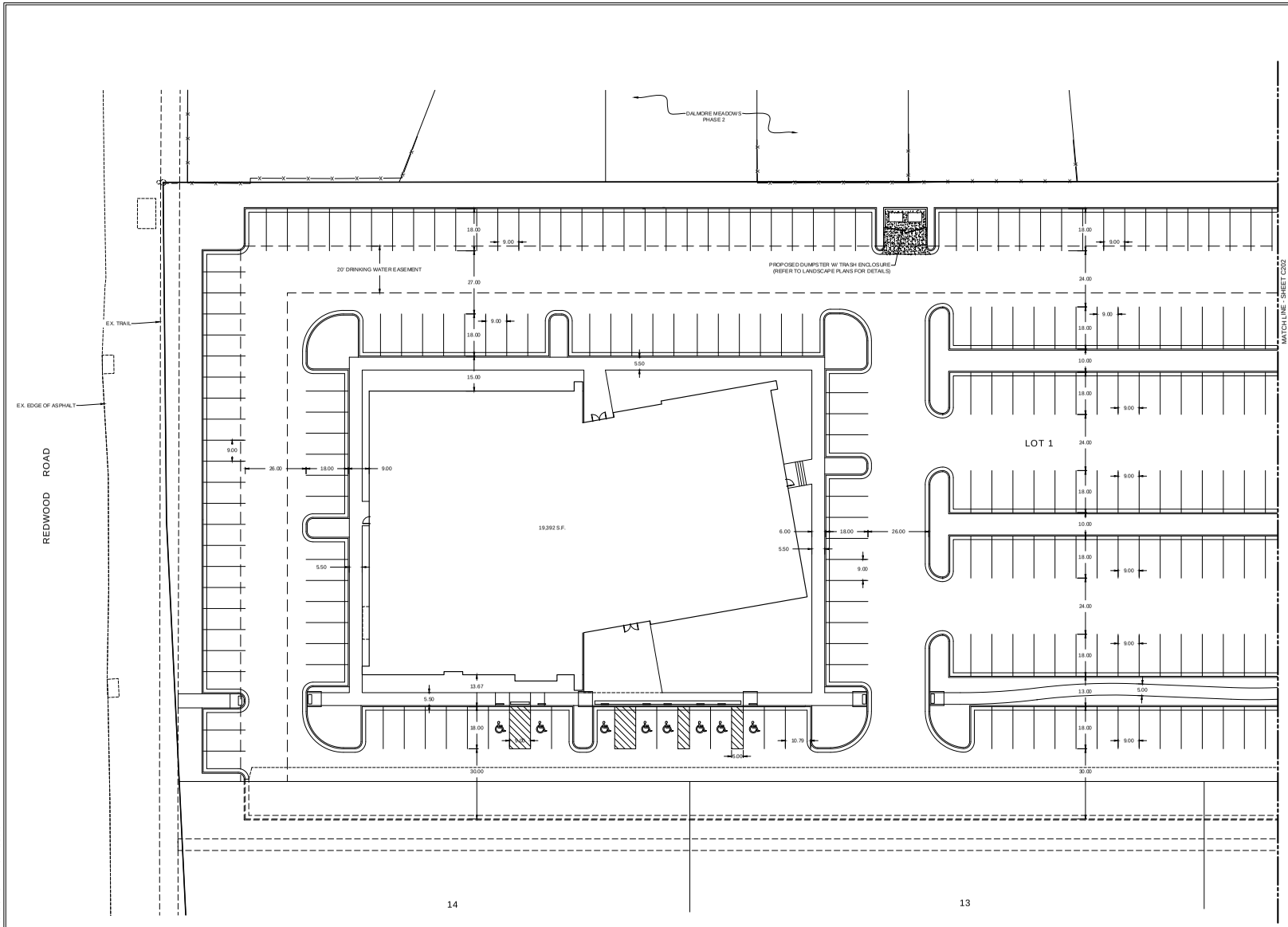
STATE OF UTAH
BENJAMIN C. TICKETT
No. 9760726
REGISTERED PROFESSIONAL ENGINEER
09/19/19

COPYRIGHT © 2019 LEI CONSULTING ENGINEERS

LOTS 1 & 2 RIVERSIDE CROSSING SUBDIVISION
SARATOGA SPRINGS, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=40' (24x36)
DATE: 09/19/2019
SHEET: COVER



LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX. SD	SD	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
EX. SD	SD	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
EX. W	SD	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)
EX. SW	SD	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
		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-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX. FO		FIBER OPTIC	
EX. GAS		GAS	
EX. OHP	OHP	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%

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER

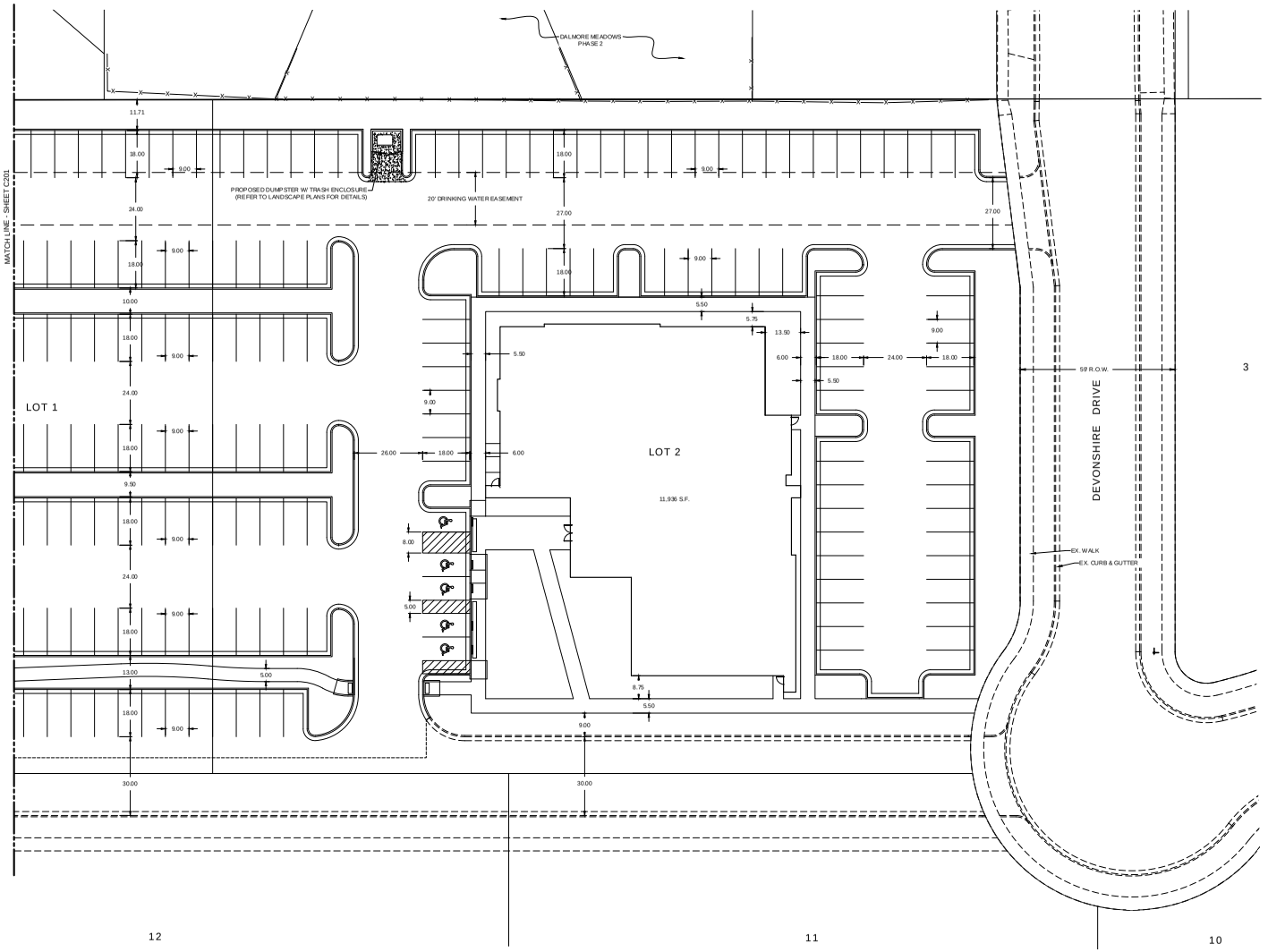
LOTS 1 & 2 RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

SITE PLAN WEST

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0055
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20' (24x36)
DATE: 09/19/2019
SHEET C201



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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		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-2B
		STREET SIGN	ST-2B
		MONUMENT	ST-2B
		SPRINKLER CONDUIT	ST-3, (*3)
		FENCE	LS-1.4, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, 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%

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

LOTS 1 & 2 RIVERSIDE CROSSING SUBDIVISION

SARATOGA SPRINGS, UTAH

SITE PLAN EAST

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2018-0055
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20' (24x36)
DATE: 09/19/2019

SHEET
C202