

SARATOGA SPRINGS, UT THRIVE DRIVE DAYCARE

CIVIL CONSTRUCTION SET - MAY 2025

SHEET INDEX

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8 of 8	C5.90	EROSION CONTROL DETAILS

DEVELOPMENT SUMMARY

LOCATION:	SARATOGA SPRINGS, UTAH COUNTY
ZONING:	CC, COMMUNITY COMMERCIAL
INTENDED USE:	DAYCARE / PRESCHOOL
PROPERTY SIZE:	60,376 SF / 1.39 ACRES
BUILDING FOOTPRINT:	10,000 SF (17%)
HARD SURFACE AREA:	21,845 SF (36%)
LANDSCAPE AREA:	28,522 SF (53%)
PARKING:	(1 STALL / 500 SF) 10,000 SF / 500 SF = 23 STALLS 20 STALLS REQUIRED 41 STALLS PROVIDED (INCLUDING 1 ADA + 1 VAN ADA) 2 BICYCLE PARKING PROVIDED

SITE DATA

AFFECTED PARCEL NO.:
516-82-0003 AND 516-82-0004

PROJECT LOCATION:

LOTS 3 AND 4 OF RIVERSIDE CROSSING SUBDIVISION, LOCATED IN PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

FLOOD INFORMATION:

FLOOD ZONE DESIGN ZONE "X"

BENCHMARK INFORMATION:

FOUND 2014 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 23, TSS, R1W SLB&M., WITH A PUBLISHED UTAH COUNTY (NGVD28) ELEVATION OF 4509.11 FEET.

PROJECT TEAM

DEVELOPER:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
CENTERVILLE, UT 84014
PHONE: (801) 773-7339

SURVEYOR:
LAYTON SURVEYS
WILLIS D. LONG, PLS
1857 N 1000 W, STE. #1
CLINTON, UT 84015
PHONE: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):

HUNT DAY
THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PHONE: (801) 664-4724

ARCHITECT:
ENVISION ARCHITECTURE GROUP
GONZALO CALQUIN
1178 LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PHONE: (801) 510-2504

LANDSCAPE ARCHITECT:
LAND ARC
ATTN: ZACH T TAYLOR
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
PHONE: (435) 669-4414

AGENCY / UTILITY CONTACTS

PLANNING & ZONING:
SARATOGA SPRINGS CITY
1307 N COMMERCE DRIVE,
SARATOGA SPRINGS, UT 84045
PHONE: (801) 766-9793 x155

POWER COMPANY:
ROCKY MOUNTAIN POWER
CUSTOMER SERVICE LINE
PHONE: (801) 546-1235

GAS SERVICE:
ENBRIDGE GAS
1140 WEST 200 SOUTH
SALT LAKE CITY, UT 84045
PHONE: (801) 323-5517

TELECOMMUNICATIONS:
CENTURYLINK
CUSTOMER SERVICE LINE
PHONE: (801) 603-6000

FIRE DEPARTMENT:
SARATOGA SPRINGS FIRE & RESCUE
955 WEST 1200 NORTH,
SARATOGA SPRINGS, UT 84045
PHONE: (801) 766-6506

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

PROJECT TITLE: **THRIVE DRIVE DAYCARE**

172 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH 84045

LOTS 3 AND 4 OF RIVERSIDE CROSSING SUBDIVISION, LOCATED IN PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

REVISIONS	SEAL

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

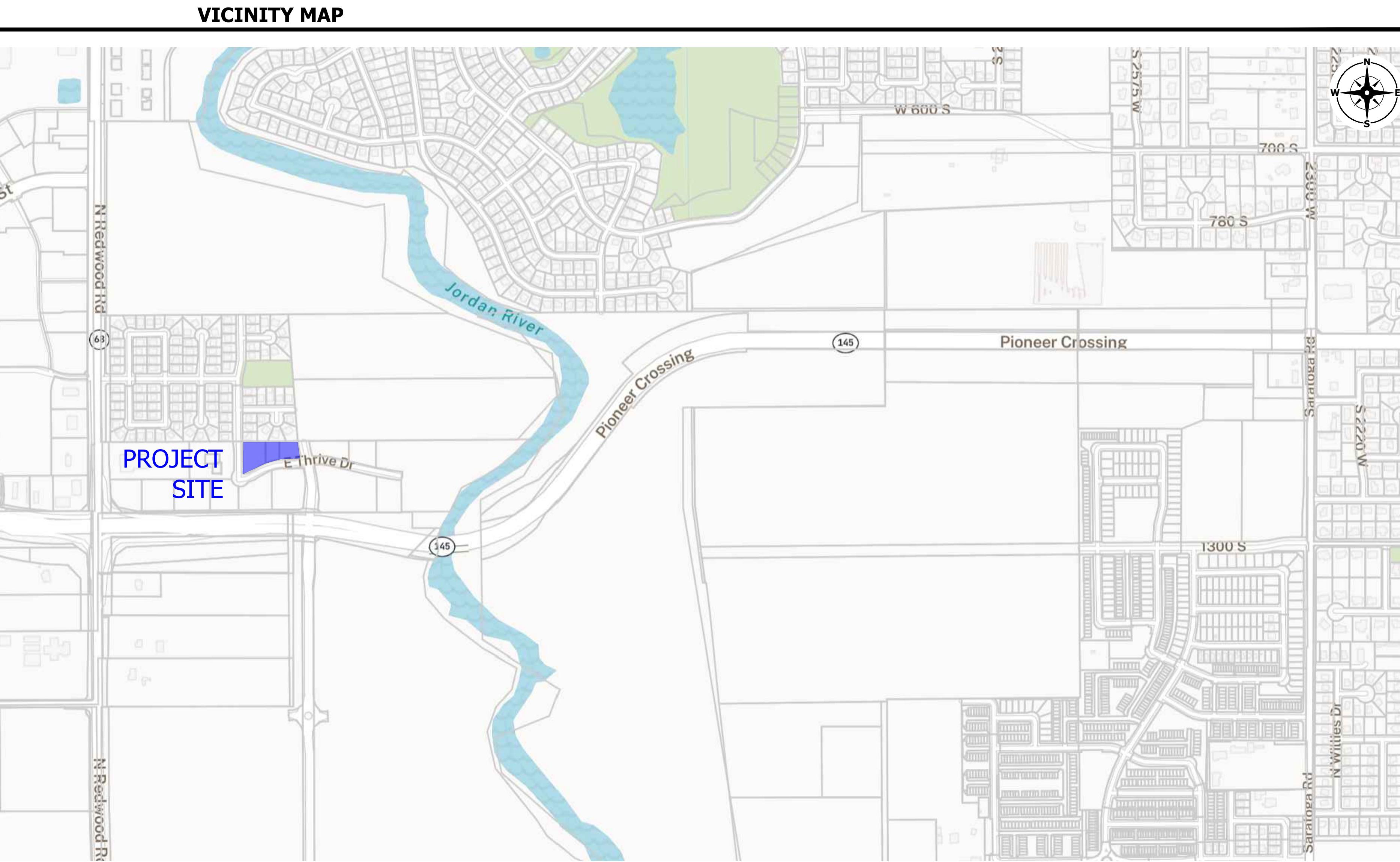
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 04 / 26 / 2024
Proj. No.: 102 - 47

SHEET TITLE

COVER SHEET

SHEET NO.

C0.00



SHEET NO.

C0.00

SHEET NO.

C0.00



HUNT • DAY
45 Antelope Drive, St 200
racuse, UT 84075
4: 801.664.4724
4: *Thomas@HuntDay.co*

THRIVE DRIVE DAYCARE

**172 E. THRIVE DRIVE
SARATOGA SPRINGS, UTAH 84045**

THRIVE DRIVE DAYCARE

172 E. THRIVE DRIVE

SARATOGA SPRINGS, UTAH 84045

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North Devonshire Drive

Devoils!!!

PUBLIC R.Q.W. (59 FOOT R/W WIDTH)

MEREDITH, SAMANTHA
PARCEL: 37:242:0166
ZONE: R1-10

HILL, RANDY G & MADELAINE
PARCEL: 37:242:0162
ZONE: R1-10

HUMBRACHT, TIFFANY
PARCEL: 37:242:0161
ZONE: R1-10

RUIZ, CARLOS RAFAEL &
REBECCA JANE
PARCEL: 37:242:0160
ZONE: R1-10

CHILD CARE FACILITY
1 STORY
10,000 SF

Riverside Drive
PUBLIC R.O.W. (77 FOOT R/W WIDTH)

E Thrive Drive
PUBLIC R.O.W. (59 FOOT R/W WIDTH)

EX FH

MONUMENT SIGN

MONUMENT SIGN

SETBACK LINE (TYP)

SETBACK LINE (TYP)

CRASH RATED VEHICLE PROTECTION (42" HIGH BOULDER, OR SIMILAR. TYPICAL BOULDER SHALL BE 42" HIGH MIN. WITH 36" ABOVE GRADE AND 8" MIN. BELOW GRADE.)

6' PRIVACY VINYL FENCE

4' BLACK VINYL COATED CHAIN LINK FENCE AND GATE W/LATCH

4' GATE W/ALARMD PANIC HARDWARE AND SELF-CLOSING HINGES.

TRUNCATED DOMES

ACCESSIBLE PARKING SIGN

6' PRIVACY VINYL FENCE

46.70'

10.0' PUE

5.0' PUE

44.80'

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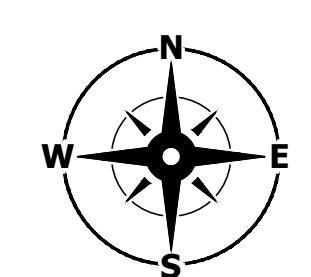
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CENTRAL BANK
PARCEL: 51:682:0009
ZONE: MU



General Notes

1. WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPER DRAINAGE OF AT LEAST 0.5% SLOPE.
2. CONTRACTOR TO VERIFY 2% MIN - 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.
3. SLOPE SHALL FLOW TOWARDS CURB & GUTTER UNLESS SPECIFIED DIFFERENT ON PLAN.
4. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH SARATOGA SPRINGS.
5. ALL NEW STRIPING IS TO BE PER SARATOGA SPRINGS STANDARDS FOR PUBLIC RIGHT-OF-WAY.
6. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT:
[HTTPS://CITYWORKS.SARATOGASPRINGSITY.COM/PUBLICACCESS/TTEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

Legend

-  = ADA ACCESSIBLE PATH
-  = AREAS TO COMPLY WITH ADA STANDARDS
-  = SPILL CURB, SEE APPLICABLE CURBING DETAIL
-  = PARKING STALL QUANTITY

Development Summary

LOCATION: SARATOGA SPRINGS, UTAH COUNTY, UTAH

PROPERTY SIZE: 60,367 SF / 1.39 AC
BUILDING FOOTPRINT: 10,000 SF (17%)
HARD SURFACE AREA: 21,845 SF (36%)
LANDSCAPE AREA: 28,522 SF (53%)

PARKING: 20 STALLS REQUIRED
41 STALLS PROVIDED
INCLUDING 1 ADA + 1 VAN ADA
2 BICYCLE PARKING PROVIDED

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Know what's **below**.
Call before you dig.

PROPOSED SITE PLAN

HEET NO.