



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval for the Eden Maverik Remodel. The project is located at approximately 5100 E 2500 N, Eden.
Type of Decision:	Administrative
Agenda Date:	August 7, 2018
Applicant:	Maverik Inc
File Number:	DR# 2018-04

Property Information

Approximate Address:	5100 E 2500 N, Eden
Project Area:	1.33 Acres
Zoning:	Commercial Valley (CV-2) Zone
Existing Land Use:	Commercial
Proposed Land Use:	Commercial
Parcel ID:	22-046-0083
Township, Range, Section:	Township 7 North, Range 1 East, Section 34

Adjacent Land Use

North:	Commercial	South:	Commercial
East:	Agricultural	West:	Commercial

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Weber County LUC Title 104, Chapter 21 - Commercial Valley (CV-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 - Parking and Loading Space, Vehicle Traffic and Access Regulations
- Weber County LUC Title 108, Chapter 16 - Ogden Valley Outdoor Lighting
- Weber County LUC Title 110, Chapter 2 - Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval of the Eden Maverik remodel located at approximately 5100 E 2500 N, Eden. The remodel requires that the entire site be brought into compliance with the Weber County Land Use Code, including the Ogden Valley Architectural, Landscape and Screening Design Standards, as well as the Ogden Valley Outdoor Lighting Standards. With the recommended conditions, the proposal is in compliance with the applicable chapters of the land use code. The following is a brief analysis of the review of this proposal.

Analysis

Design Review: The CV-2 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood. Due to the size of the project area the application is being considered by the Ogden Valley Planning Commission, as required by LUC §108-2-3.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*

- The proposal includes 16 parking spaces, meeting the parking space requirement for a retail store (one space per 200 square feet of floor space in building). The remodel will not change Maverik's existing access along S.R. 158. The proposal meets the landscaping requirement of 15 feet in between parking areas and the property line. Traffic safety concerns and congestion are not anticipated.
- *Outdoor advertising:*
 - The project will include two monument signs (see Exhibit C). The monument signs will be 8' in height by 10'-5 1/2" in length. The base of the signs will be a steel structure with stone on all sides. The proposed monument signs are required to comply with the Ogden Valley Outdoor Lighting requirements and cannot be internally illuminated.
 - The project will also include two wall signs (Exhibit C). The base of the wall signs will be black steel with a powder coated finish and the lettering will be red. The proposed wall signs meet the size requirement of five percent of the square footage of the front of the building. The lettering on the wall signs is proposed to be illuminated from the rear of the lettering to create a halo effect. The proposed illumination is permitted, provided that the following requirements are met:
 - 1. It shall not exceed six inches beyond the sign area;
 - 2. It shall be shielded so as not to project light onto any other surface.

No direct artificial light, as defined in section 101-1-7, shall be projected from the sign area or beyond the sign area, including by means of diffusion or refraction through a translucent or transparent surface.

- *Landscaping:*
 - The proposed landscaping plan indicates that the project will provide the 20% landscaping requirement as outlined in LUC§ 108-2-5. The proposed landscaping will include turf grass and gravel mulch with shrubs as well as deciduous and evergreen trees. The landscaping plan also shows that the required 15' planting strips are being provided in between driving areas and the property line. The planting strips will include berming with shrubs, perennials, and 2" caliper trees. 8' planting strips are also being provided along the rear and side lot lines as required by the land use code. As required by LUC §108-2-6(b)(3), the total combined height of earthen berms and plant materials within the 15' planting strip, excluding trees, shall not exceed 48 inches.
 - All landscaping must be escrowed for or installed prior to issuance of a certificate of occupancy for the new building.
- *Building and site layout:*
 - The site plan indicates that the building and other structures will be in compliance with the required CV-2 yard setbacks listed below:
 - Front: 20 ft
 - Side: None, except 10 ft where a building is adjacent to a forest, agricultural, or residential zone boundary
 - Side facing street on corner lot: 20 ft unless the complete street requirements are met
 - Rear: None, except 10 ft where a building is adjacent to a forest, agricultural, or residential zone boundary

The applicant has provided building elevations showing the color and materials that will make up the building (Exhibit E). The exterior will be made up of tan and brown hardiboard and a stone wainscot.

The awning of the building will be a classic green that is common in the area. The color of the gas canopies will be cream to match the building. LUC §108-2-4 states that external surfaces shall be predominately natural, muted earth tones.

The trash enclosure is proposed to be screened on three sides by split faced CMU, which will be colored similar to the main building. The trash enclosure will have solid metal doors which shall be non-reflective and painted to match the building.

As part of the improvements, the applicant is required to construct a 10' wide bike path along the street frontage (see Exhibit B). The applicant has agreed to provide a pathway connection across Highway 162 and S.R. 158, as shown on the site plan, and as approved by Weber County and UDOT.

The applicant has also agreed to install a 36" 2 rail fence along the street frontage, as shown on the site plan.

- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in reviews from the Engineering Division, Fire District, and the Weber Morgan Health Department.
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The property is not associated with a development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by ensuring that new commercial development remain within existing commercial areas (see 2016 Ogden Valley General Plan, 5. Commercial Development, Commercial Locations).

Staff Recommendation

The Planning Division recommends approval of file# DR 2018-04, subject to all review agency requirements and the following conditions:

1. All outdoor lighting including signage lighting must be in compliance with the Ogden Valley Outdoor Lighting Standards as described in Title 108, Chapter 16 of the Weber County Land Use Code. The applicant will be required to demonstrate compliance prior to issuance of a certificate of occupancy for the proposed structures.
2. Construction of the pathway and the continuation of the pathway shall be completed as shown on the site plan and as approved by Weber County and UDOT.
3. As required by LUC §108-2-6(b)(3), the total combined height of earthen berms and plant materials within the 15' planting strip, excluding trees, shall not exceed 48 inches. This standard will require that the applicant maintain the landscaping on a regular basis to ensure that landscaping within the 15' strips remains under 48 inches.
4. The trash enclosure must be non reflective and must match the color of the building.
5. All windows and metal must be non reflective, as required by LUC §108-2-4.
6. The landscaping must be installed or escrowed for prior to issuance of a certificate of occupancy for the new building.

The recommendation is based on the following findings:

1. With the recommended conditions, the proposed project complies with applicable County codes.
2. With the recommended conditions, the proposed project conforms to the Ogden Valley General Plan.
3. With the recommended conditions, the proposed project will not negatively affect public health, safety, or welfare.
4. With the recommended conditions, the proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Construction plans
- B. Site Plan
- C. Signage Plan (Not yet approved)
- D. Landscaping plan
- E. Building Elevations (Not yet approved)
- F. Lighting Plan (Not yet approved)

Project Narrative/Notes/Revisions

- 1) 04/13/18 RH - COMPLETED DESIGN FOR FIRST SUBMITTAL TO MAVERIK, INC.
- 2) 04/19/18 RH - REVISED PLAN SET TO INCLUDE SIDEWALK IN UDOT R.O.W.
- 3) 06/13/18 RH - REVISED PLAN SET PER COUNTY/MAVERIK.
- 4) 07/25/18 JM - NEW LAYOUT PER MAVERIK/COUNTY.

Exhibit A
Page 1 of 23

MAVERIK, INC.

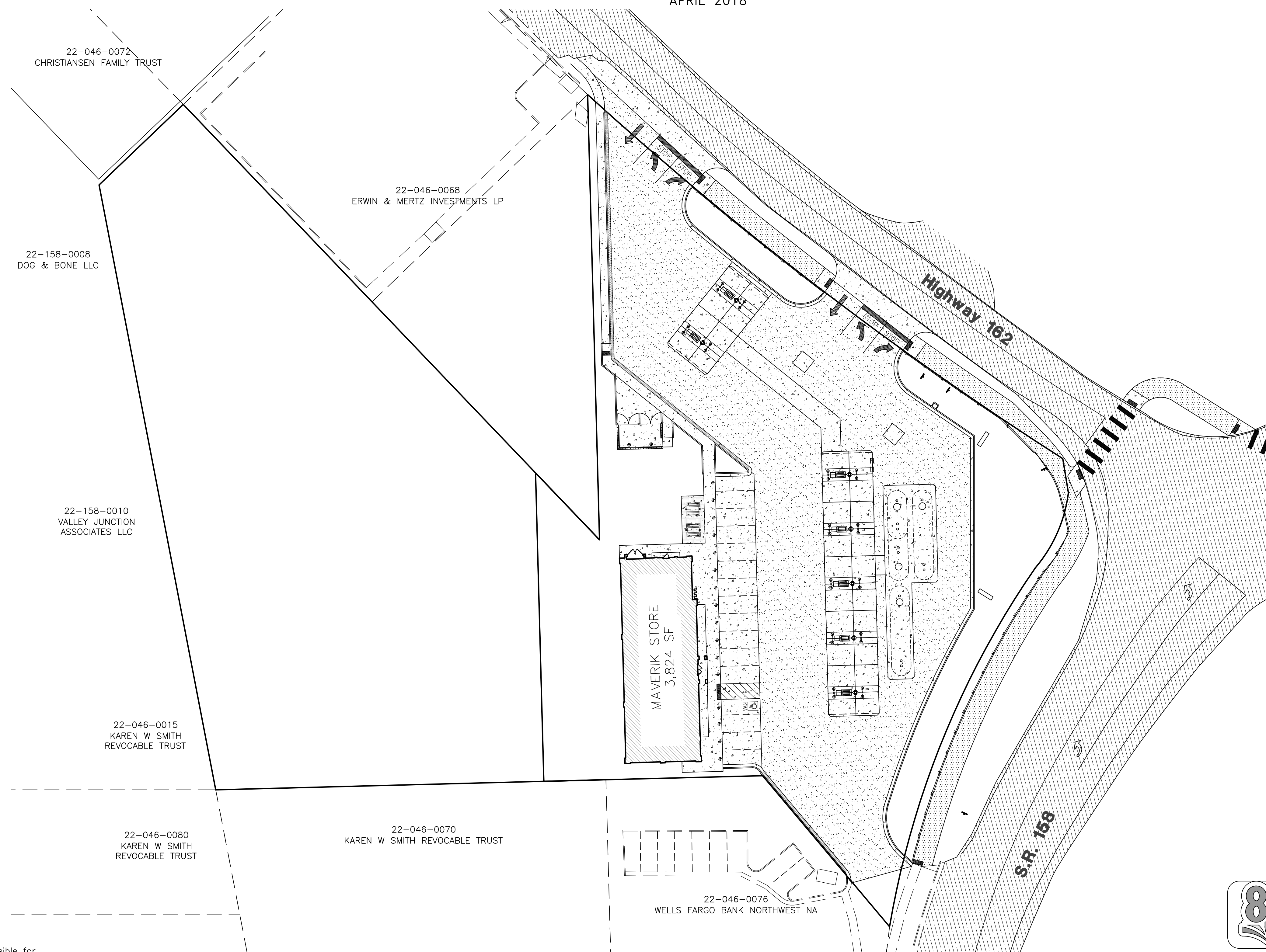
5100 EAST & 2500 NORTH

Site Plans

EDEN, WEBER COUNTY, UTAH
APRIL 2018



Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet C1 - Cover/Index Sheet
- Sheet C2 - Notes & Legend Sheet
- Sheet C3 - Parcel Map
- Sheet C4 - Existing Site Plan
- Sheet C5 - Demolition Plan
- Sheet C6 - Proposed Site Plan
- Sheet C7 - Grading Plan
- Sheet C8 - Utility Plan
- Sheet C8.1 - Utility Plan - Septic Design
- Sheet C9 - Civil Details
- Sheet C9.1 - Civil Details
- Sheet C9.2 - Civil Details
- Sheet C10 - Drainage Details
- Sheet C10.1 - Drainage Details
- Sheet C11 - Underground Storage Tank Details
- Sheet C12 - Storm Water Pollution Prevention Plan
- Sheet C13 - Storm Water Pollution Prevention Plan Details
- Sheet L1 - Landscape Plan
- Sheet L2 - Landscape Details
- Sheet L3 - Irrigation Plan
- Sheet L4 - Irrigation Details

Site Information

APN# 22-046-0085
5100 EAST 2500 NORTH
EDEN, WEBER COUNTY, UTAH

PROPERTY ZONE.....CV-2, AV-3

PARKING STALLS REQUIRED.....

PARKING STALLS PROVIDED.....15 + 1 A.D.A.

BICYCLE STALLS PROVIDED.....3

TOTAL PARCEL AREA.....114,143 s.f.

DRAINFIELD AREA.....51,595 s.f.

MAVERIK PARCEL AREA.....62,548 s.f.

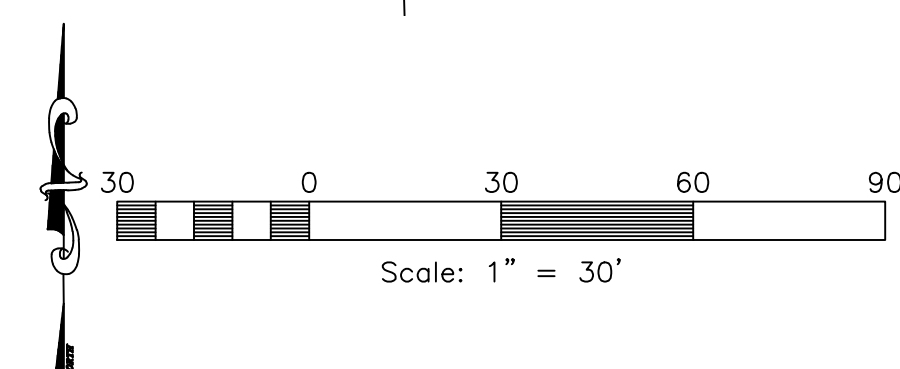
BUILDING AREA.....3,824 s.f. 6.1%

HARD SURFACED AREA.....45,685 s.f. 73.1%

LANDSCAPE AREA.....13,039 s.f. 20.8%

Survey Control Note:

The Contractor or Surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Reeve & Associates, Inc. survey data or construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or any electronic data provided. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than five (5) existing hard improvement elevations included on these plans or on electronic data provided. If any discrepancies are encountered, the surveyor shall immediately notify Reeve & Associates, Inc. and resolve the discrepancies before proceeding with any construction staking.



Elevation Datum

SITE BENCHMARK #1:
BRASS CAP MONUMENT
NORTHING = 22717.10
EASTING = 15343.94
ELEVATION = 4978.61'

Elevation Datum

SITE BENCHMARK #2:
BRASS CAP MONUMENT
NORTHING = 22736.34
EASTING = 12676.29
ELEVATION = 4963.72'

Engineer's Notice To Contractors

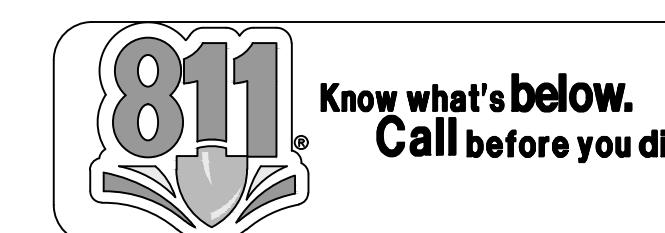
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Troy Jorgensen - Maverik, Inc
185 South State, Suite 800
Salt Lake City, Ut. 84111
PH: (801) 936-5557

Project Contact:

Project Manager: Nate Reeve
Project Engineer: Thomas Hunt



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RIVERDALE, UTAH 84405
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR

PROJECT NUMBER

ISSUE DATE:

APR. 13, 2018

REVISIONS:

No. Date Description

NOTE:
Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to work covered by sub-bids. Bidder assumes full responsibility for error or misinterpretations resulting from partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in the drawings, bidder should not assume the least expensive option will meet the project requirements.

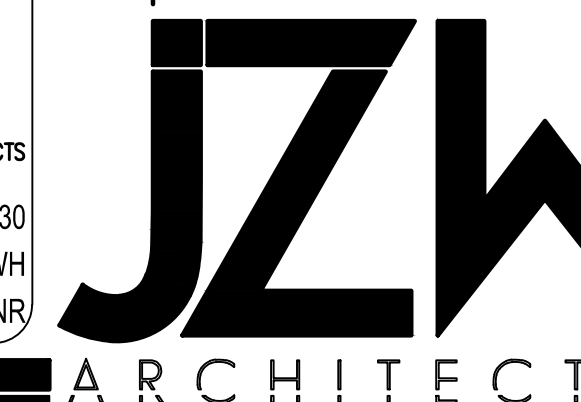
ADVENTURE'S FIRST STOP



MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
COVER/INDEX SHEET

C1



General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL CONTRACT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED ON THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- FOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY DEEM APPROPRIATE OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Exhibit A
Page 2 of 23

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS) PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINKING GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- Spraying DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Legend

— w — w —	= PROPOSED CULINARY WATER LINE	BLDG	= BUILDING
— EX w —	= EXISTING CULINARY WATER LINE	C&G	= CURB & GUTTER
— SS —	= PROPOSED SANITARY SEWER LINE	CB	= CATCH BASIN
— EX SS —	= EXISTING SANITARY SEWER LINE	C.F.	= CUBIC FEET
— SD —	= PROPOSED STORM DRAIN LINE	FFE	= FINISH FLOOR ELEVATION
— EX SD —	= EXISTING STORM DRAIN LINE	FG	= FINISHED GRADE
— RD —	= PROPOSED ROOF DRAIN LINE	FH	= FIRE HYDRANT
— GAS —	= PROPOSED GAS LINE	FL	= FLOW LINE
— EX GAS —	= EXISTING GAS LINE	GB	= GRADE BREAK
— EX CTV —	= EXISTING CABLE TV LINE	INV	= INVERT
— EX ELE —	= EXISTING UNDERGROUND POWER LINE	L.F.	= LINEAR FEET
— EX OHP —	= EXISTING OVERHEAD POWER LINE	NG	= NATURAL GRADE
— EX FIB —	= EXISTING FIBER OPTIC LINE	PP	= POWER/UTILITY POLE
— EX TEL —	= EXISTING TELEPHONE LINE	RIM	= RIM OF MANHOLE
— EX UTIL —	= EXISTING UTILITY LINE	R.O.W.	= RIGHT-OF-WAY
— x — x —	= EXISTING FENCE LINE	TBC	= TOP BACK OF CURB
	= EXISTING RAILROAD TRACKS	TOA	= TOP OF ASPHALT
●	= PROPOSED FIRE HYDRANT	TOC	= TOP OF CONCRETE
○	= EXISTING FIRE HYDRANT	TOI	= TOP OF PUMP ISLAND
●	= PROPOSED MANHOLE	TSW	= TOP OF SIDEWALK
○	= EXISTING MANHOLE	WM	= WATER METER
○c.o.	= EXISTING CLEAN-OUT		= EXISTING ASPHALT PAVEMENT
X	= PROPOSED GATE VALVE		= EXISTING CONCRETE PAVEMENT
X	= EXISTING GATE VALVE		= PROPOSED ASPHALT PAVEMENT
■	= PROPOSED WATER METER		= PROPOSED CONCRETE
■	= EXISTING WATER METER		= PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
■	= PROPOSED CATCH BASIN		
□	= EXISTING CATCH BASIN		
⊥	= PLUG & BLOCK		
○	= STREET LIGHT		
⊥	= SIGN		

UDOT Notes:

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- Road work: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 – 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETINGS) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SM SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50–150 PSI) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

PROJECT NUMBER

ISSUE DATE:

APR. 13, 2018

REVISIONS:

No. Date Description

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ADVENTURE'S FIRST STOP

MAVERIK

MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE

NOTES & LEGEND SHEET

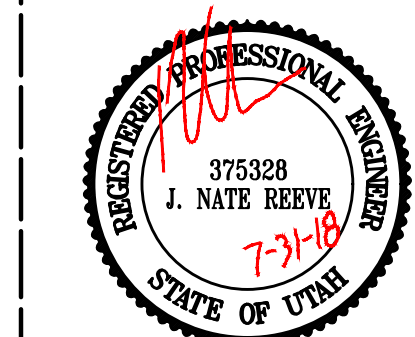
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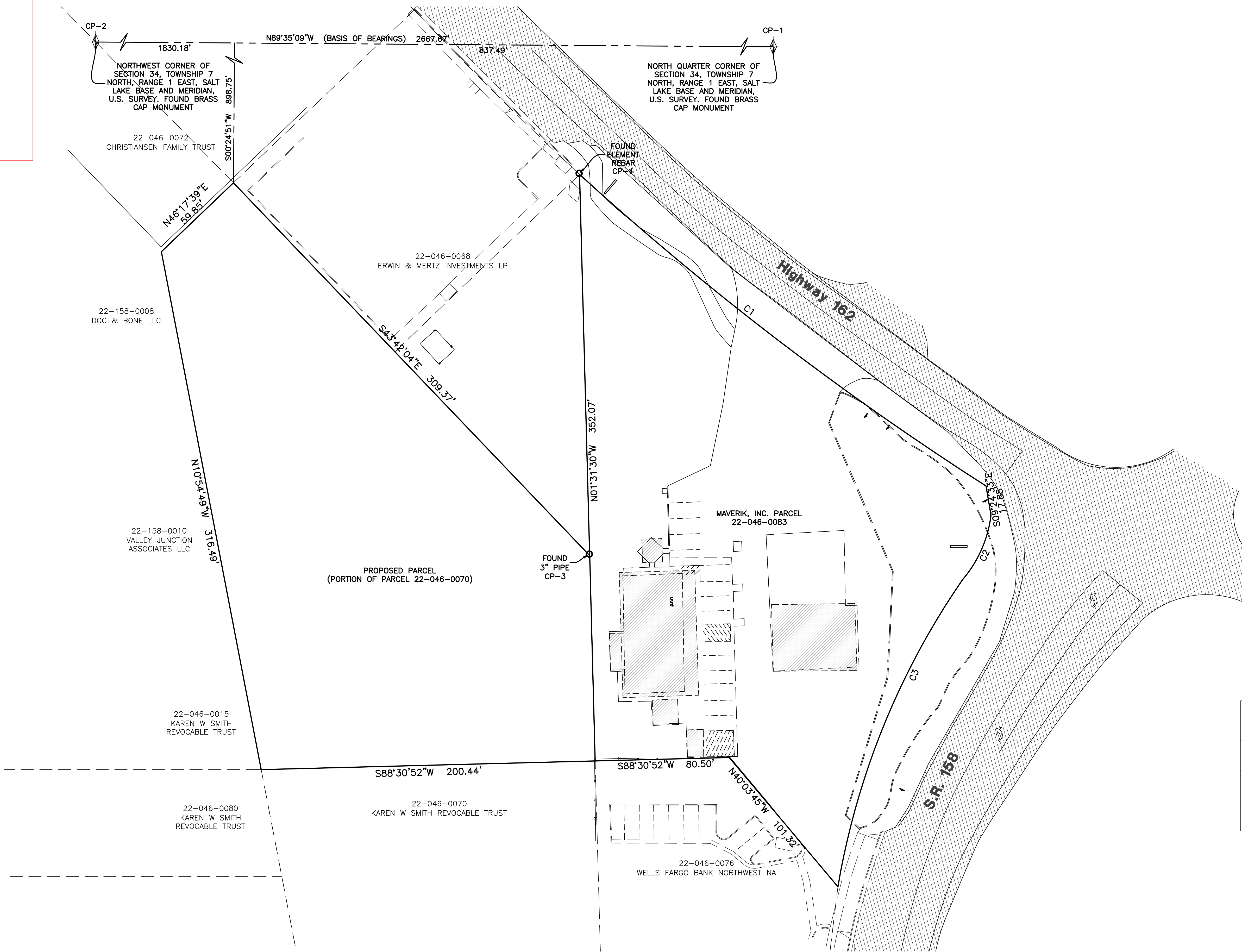


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RIVERDALE, UTAH 84405
TEL: (801) 621-3100
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www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR



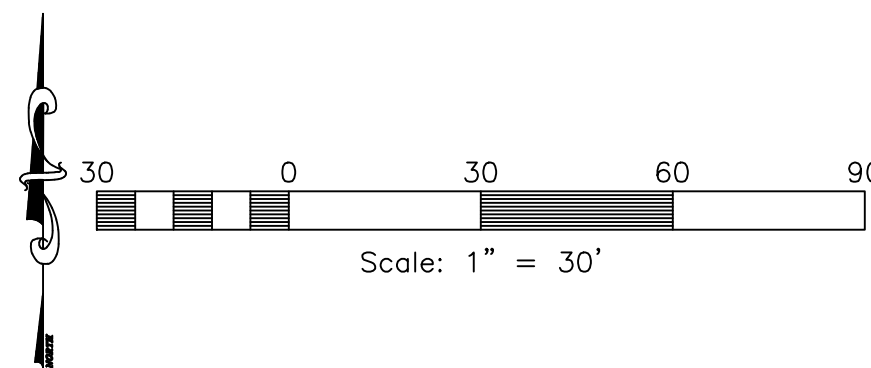


Site Control

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BRASS CAP	22717.10	15343.94	4978.61'
CP-2	BRASS CAP	22736.34	12676.29	4963.72'
CP-3	REBAR	21601.56	14713.43	4969.99'
CP-4	3" PIPE	21830.10	14707.32	4970.01'

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1823.73'	307.73'	307.37'	154.23'	S52°32'05"E	9°40'05"
C2	73.40'	43.07'	42.46'	22.18'	S23°56'07"W	33°37'16"
C3	459.26'	200.12'	198.54'	101.68'	S22°04'22"W	24°58'00"



PROJECT NUMBER

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REVISIONS:

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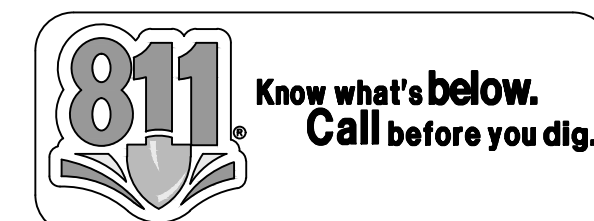
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
PARCEL MAP

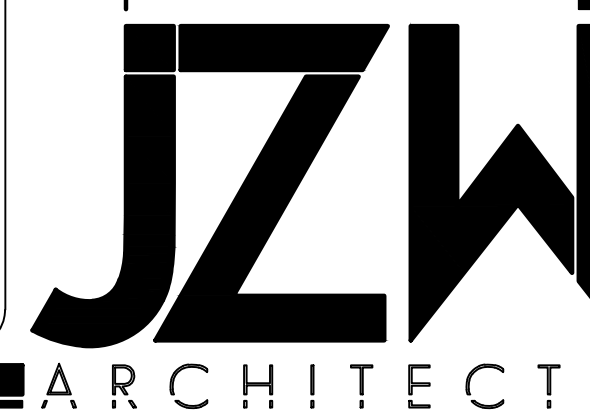
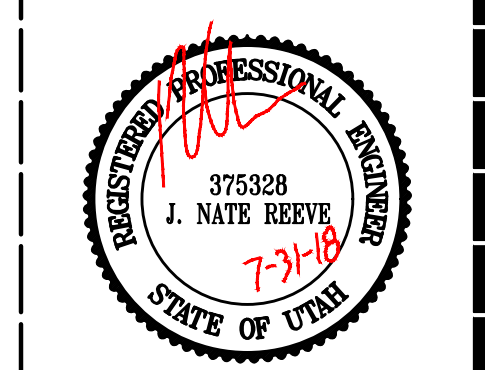
C3

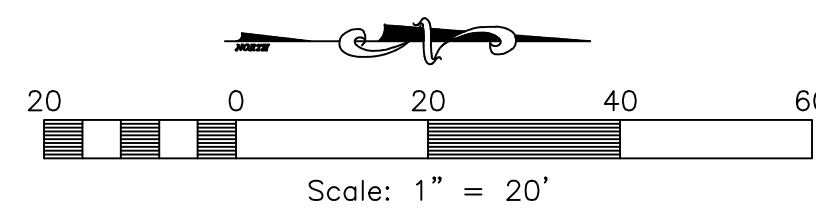
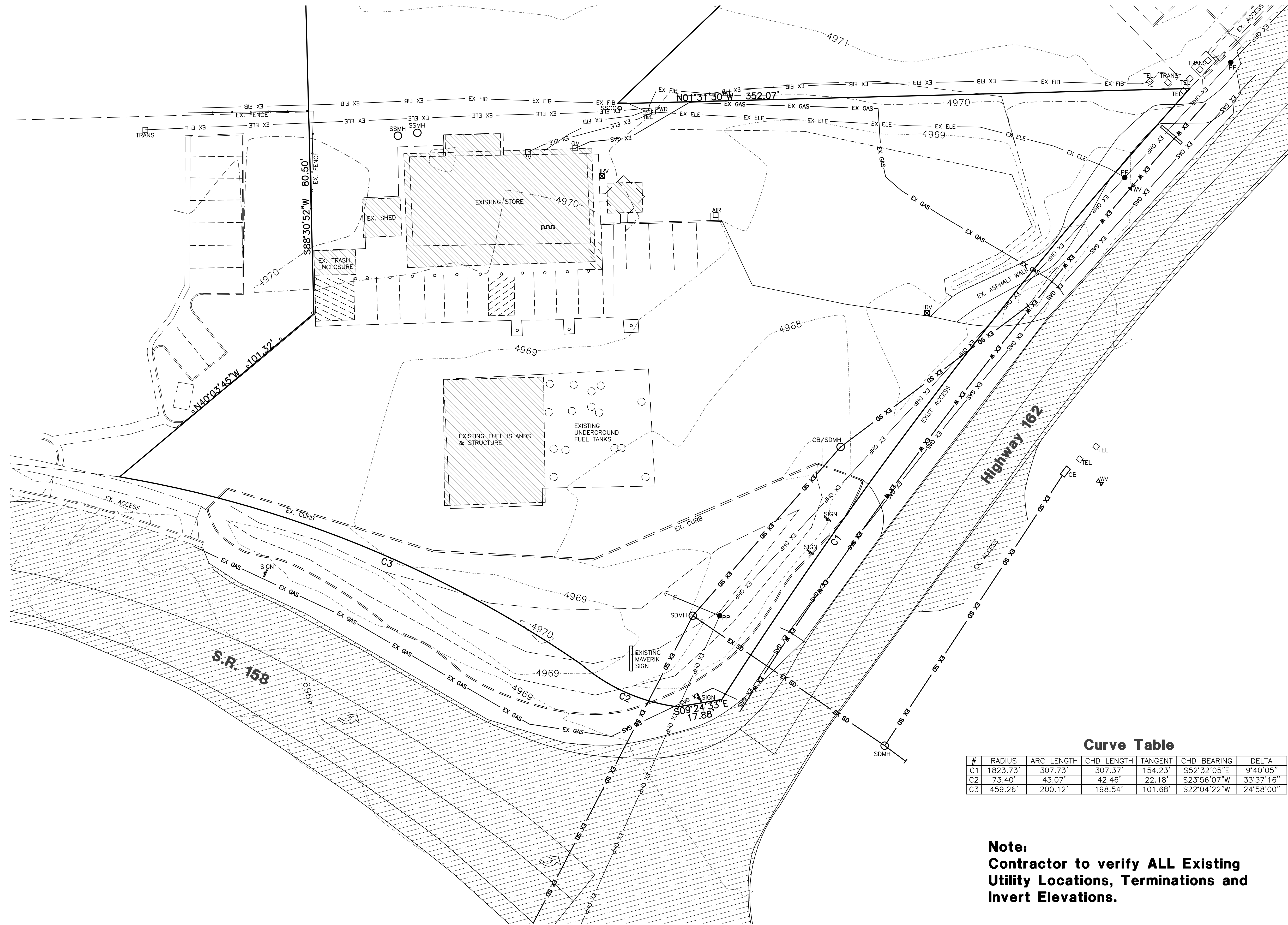


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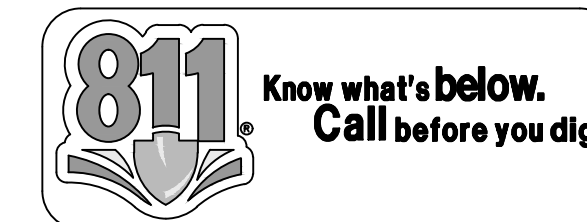
LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
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Note:
Contractor to verify ALL Existing
Utility Locations, Terminations and
Invert Elevations.



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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR

Elevation Datum

SITE BENCHMARK #1:
BRASS CAP MONUMENT
NORTHING = 22717.10
EASTING = 15343.94
ELEVATION = 4978.61'

Elevation Datum

SITE BENCHMARK #2:
BRASS CAP MONUMENT
NORTHING = 22736.34
EASTING = 12676.29
ELEVATION = 4963.72'

PROJECT NUMBER

ISSUE DATE:

APR. 13, 2018

REVISIONS:

No. Date Description

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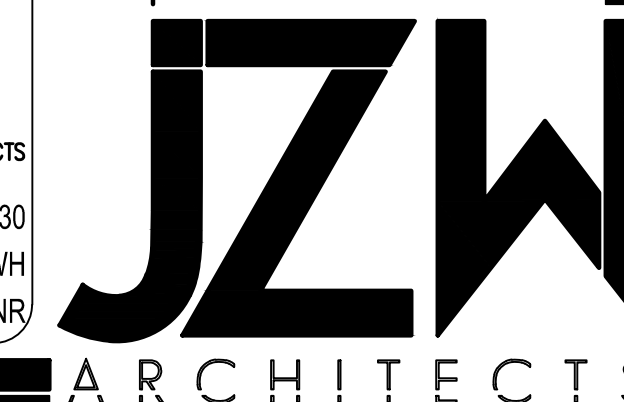
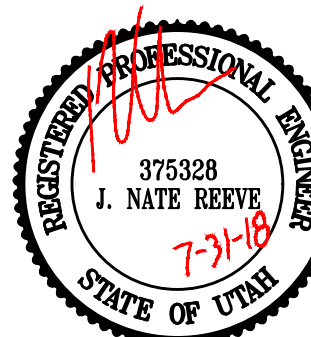
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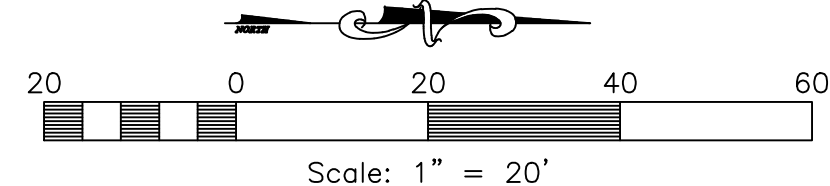
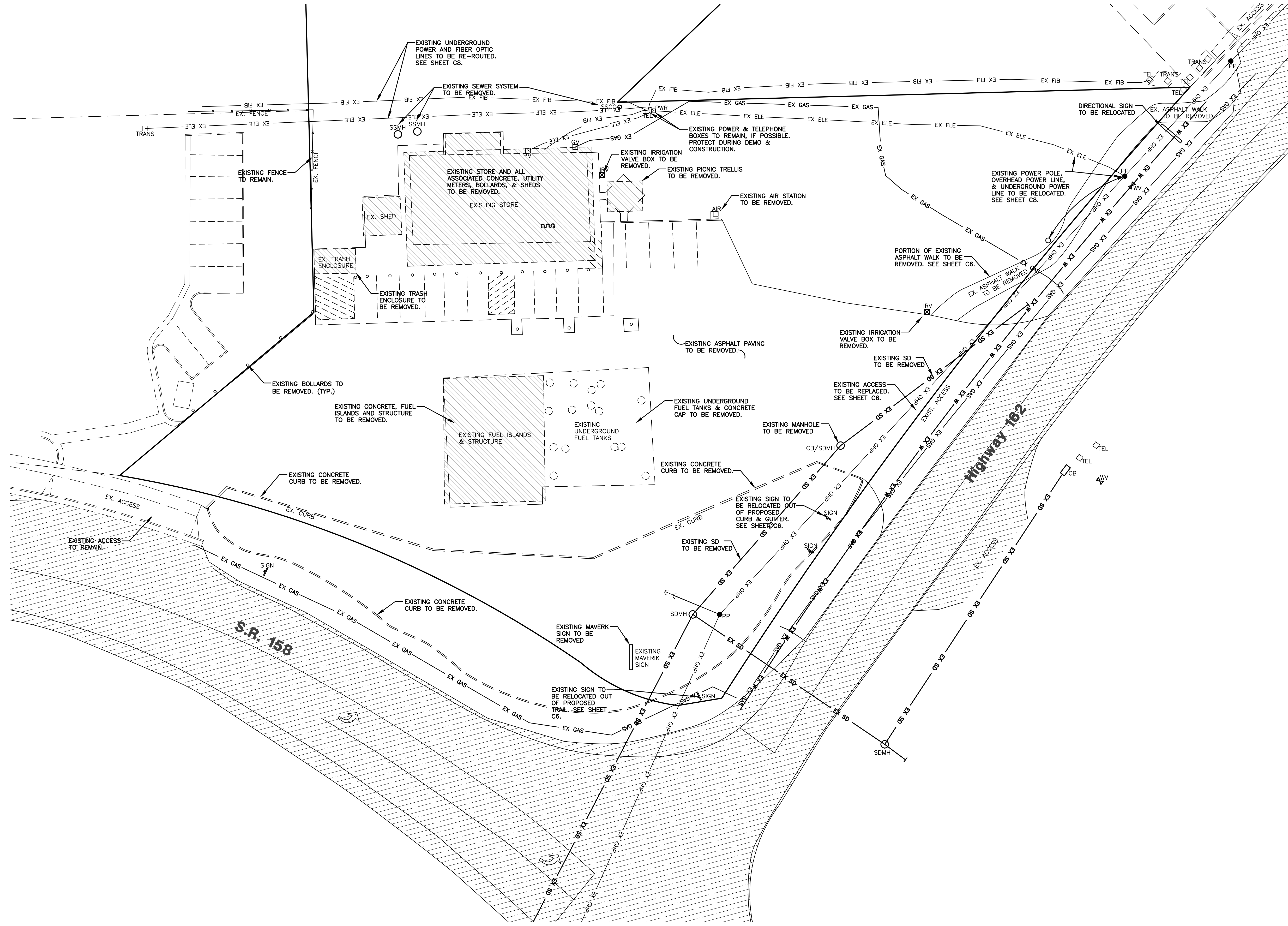


MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
**EXISTING
SITE PLAN**

C4





Note:
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PROJECT NUMBER: 5799-230
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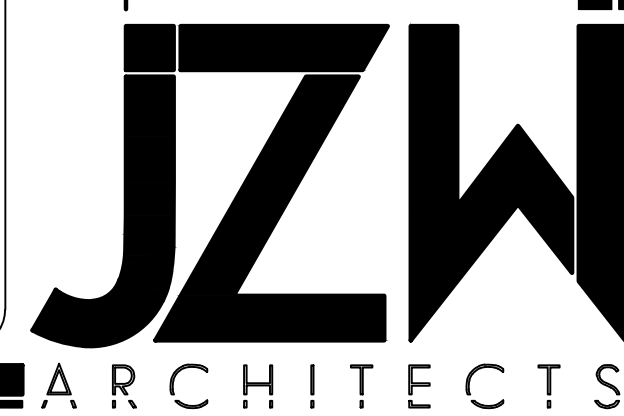
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
DEMOLITION PLAN

C5



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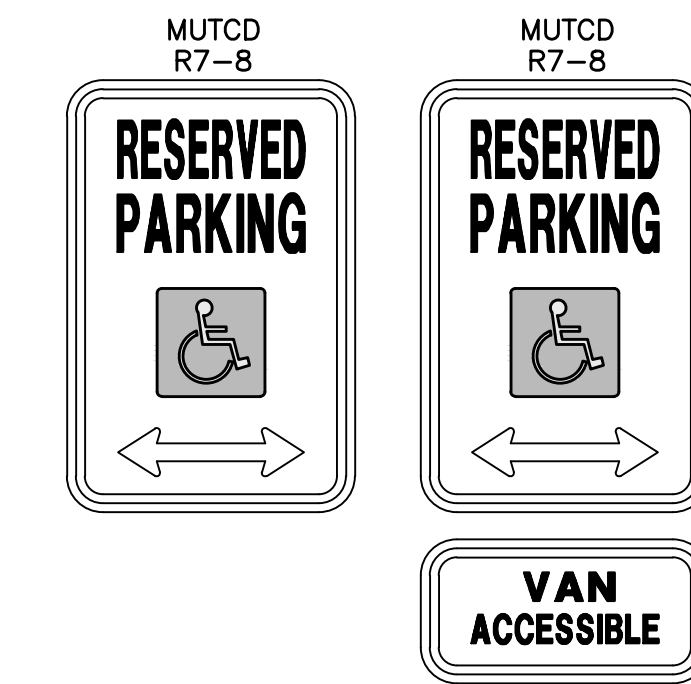
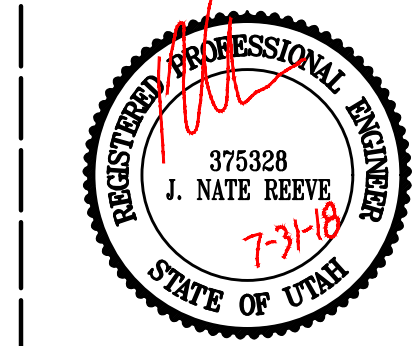
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

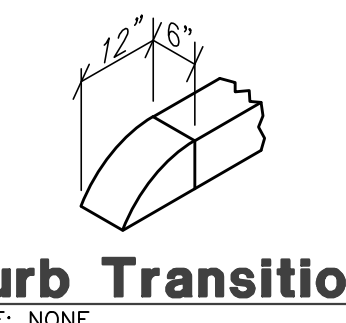
PROPOSED
SITE PLAN

C6

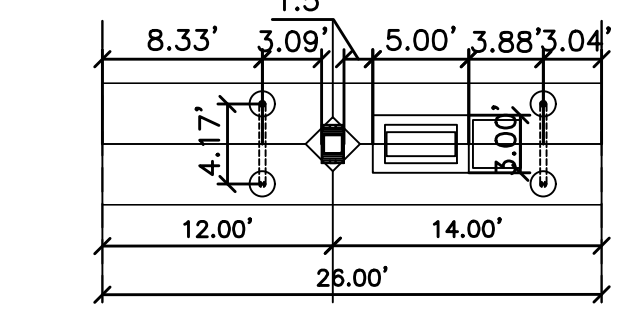


- NOTES:
- WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage



Curb Transition
SCALE: NONE



Fuel Island Layout
SCALE: 1" = 10'

- Legend**
- [Pattern] = EXISTING ASPHALT PAVEMENT
 - [Pattern] = EXISTING CONCRETE PAVEMENT
 - [Pattern] = PROPOSED ASPHALT PAVEMENT
 - [Pattern] = PROPOSED CONCRETE
 - [Pattern] = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
 - [Pattern] = A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5.0% OR CROSS SLOPE GREATER THAN 15%.
 - [Pattern] = A.D.A. PARKING AREAS - NOT TO EXCEED A SLOPE GREATER THAN 15% IN ANY DIRECTION.
 - [Pattern] = OUTFLOW CURB (SEE GRADING PLAN)

- NOTES:
- SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
 - XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
 - ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
 - ALL PARKING STALLS TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.

Site Information

APN# 22-046-0085
5100 EAST 2500 NORTH
EDEN, WEBER COUNTY, UTAH

PROPERTY ZONE:.....CV-2, AV-3

PARKING STALLS REQUIRED:.....
PARKING STALLS PROVIDED:.....15 + 1 A.D.A.

BICYCLE STALLS PROVIDED:.....3

TOTAL PARCEL AREA.....114,143 s.f.
DRAINFIELD AREA.....51,595 s.f.
MAVERIK PARCEL AREA.....62,548 s.f.
BUILDING AREA.....3,824 s.f. 6.1%
HARD SURFACED AREA.....45,685 s.f. 73.1%
LANDSCAPE AREA.....13,039 s.f. 20.8%

Elevation Datum

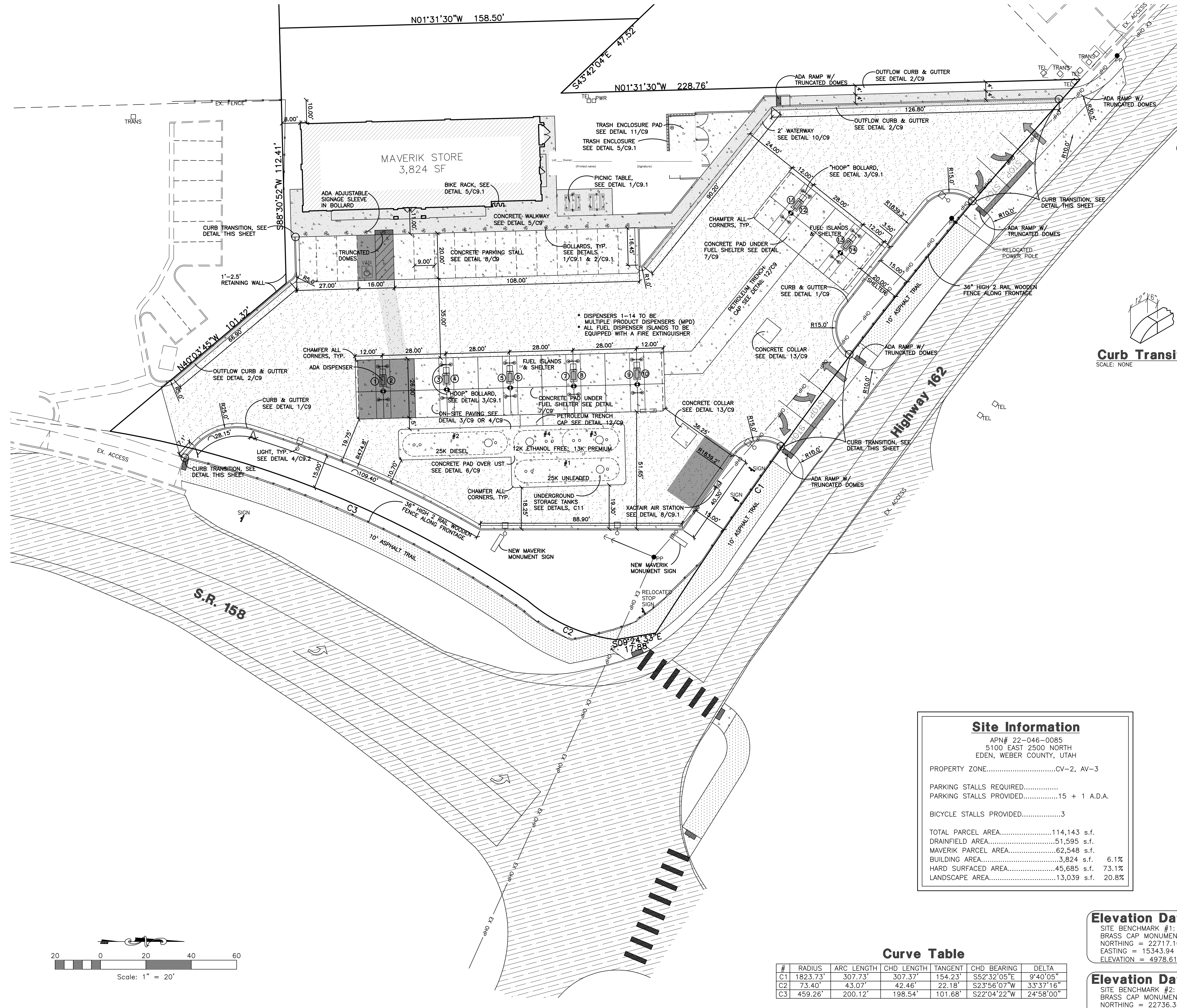
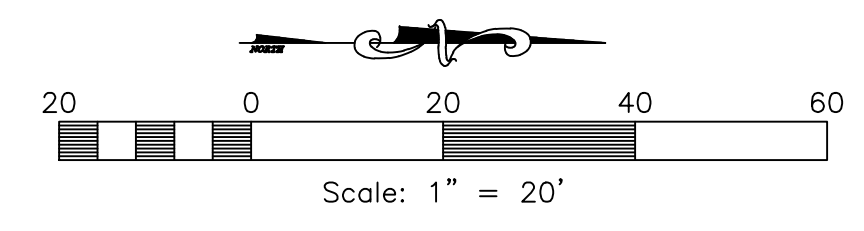
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C2	73.40'	43.07'	42.46'	22.18'	S23°56'07"W	33°37'16"
C3	459.26'	200.12'	198.54'	101.68'	S22°04'22"W	24°58'00"

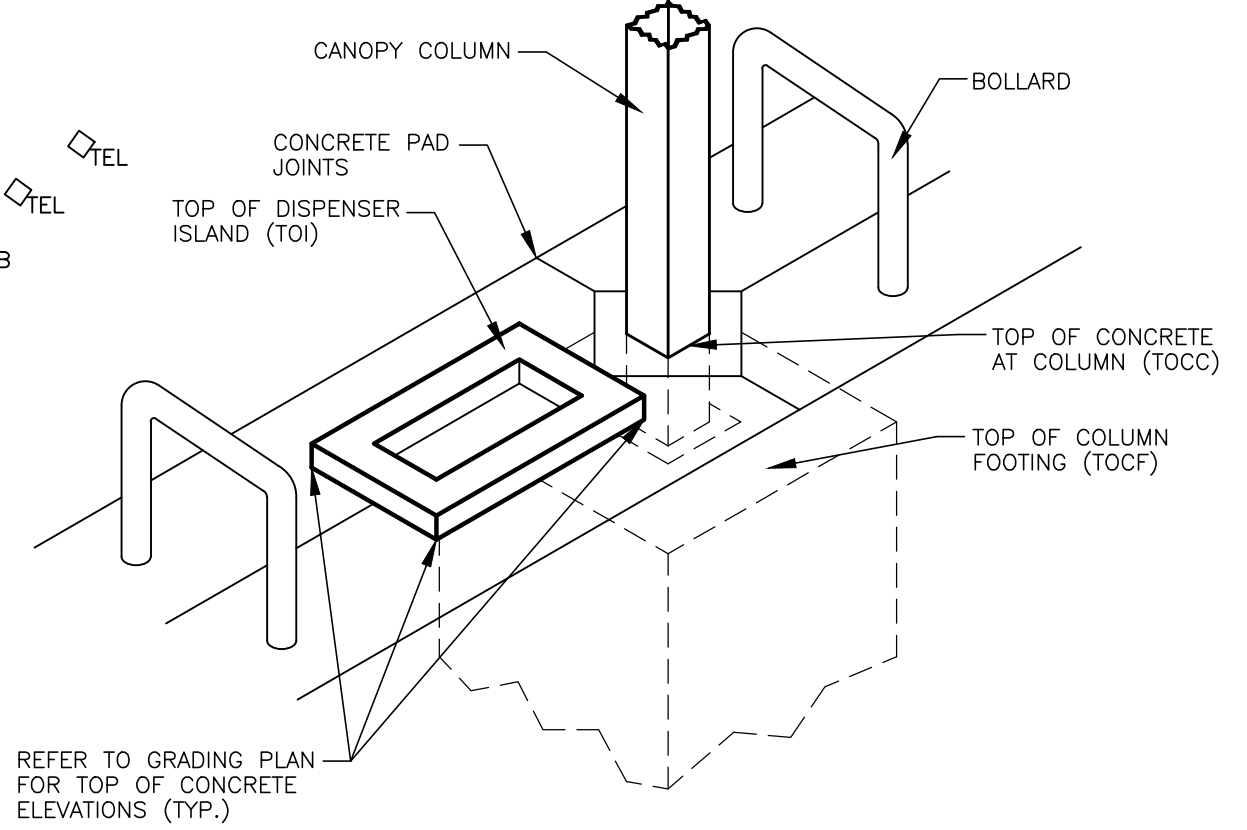
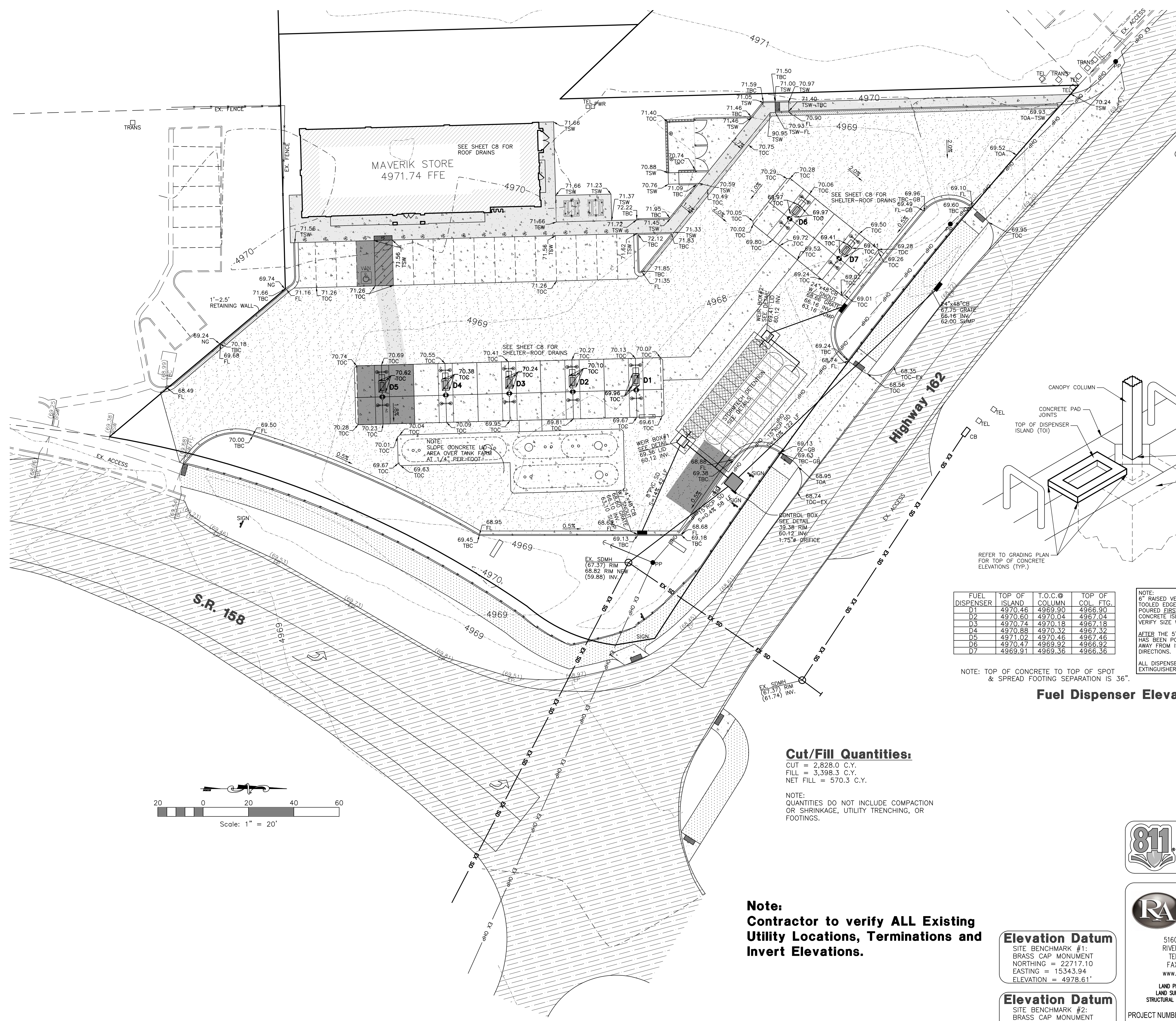


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FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
D1	4970.46	4969.90	4966.90
D2	4970.60	4970.04	4967.04
D3	4970.74	4970.18	4967.18
D4	4970.88	4970.32	4967.32
D5	4971.02	4970.46	4967.46
D6	4970.47	4969.92	4966.92
D7	4969.91	4969.36	4966.36

NOTE:
6" RAISED VERTICAL CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUF.)
AFTER THE 5'-0" x 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS.
ALL DISPENSERS TO BE EQUIPPED WITH AN EXTINGUISHER.

NOTE: TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36".

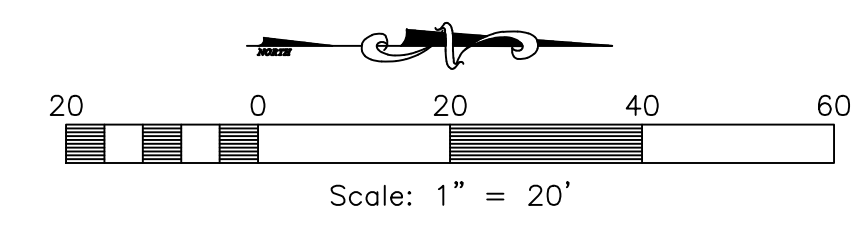
Fuel Dispenser Elevations

Cut/Fill Quantities:

CUT = 2,828.0 C.Y.
FILL = 3,398.3 C.Y.
NET FILL = 570.3 C.Y.

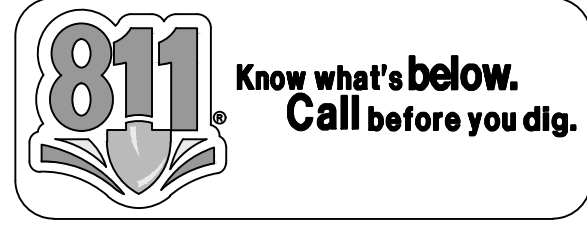
NOTE:
QUANTITIES DO NOT INCLUDE COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR FOOTINGS.

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.



Elevation Datum
SITE BENCHMARK #1:
BRASS CAP MONUMENT
NORTHING = 22717.10
EASTING = 15343.94
ELEVATION = 4978.61'

Elevation Datum
SITE BENCHMARK #2:
BRASS CAP MONUMENT
NORTHING = 22736.34
EASTING = 12676.29
ELEVATION = 4963.72'

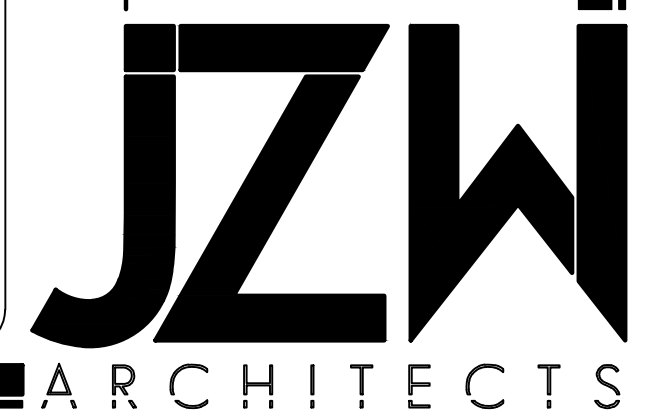
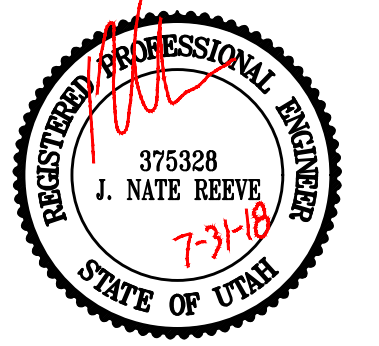


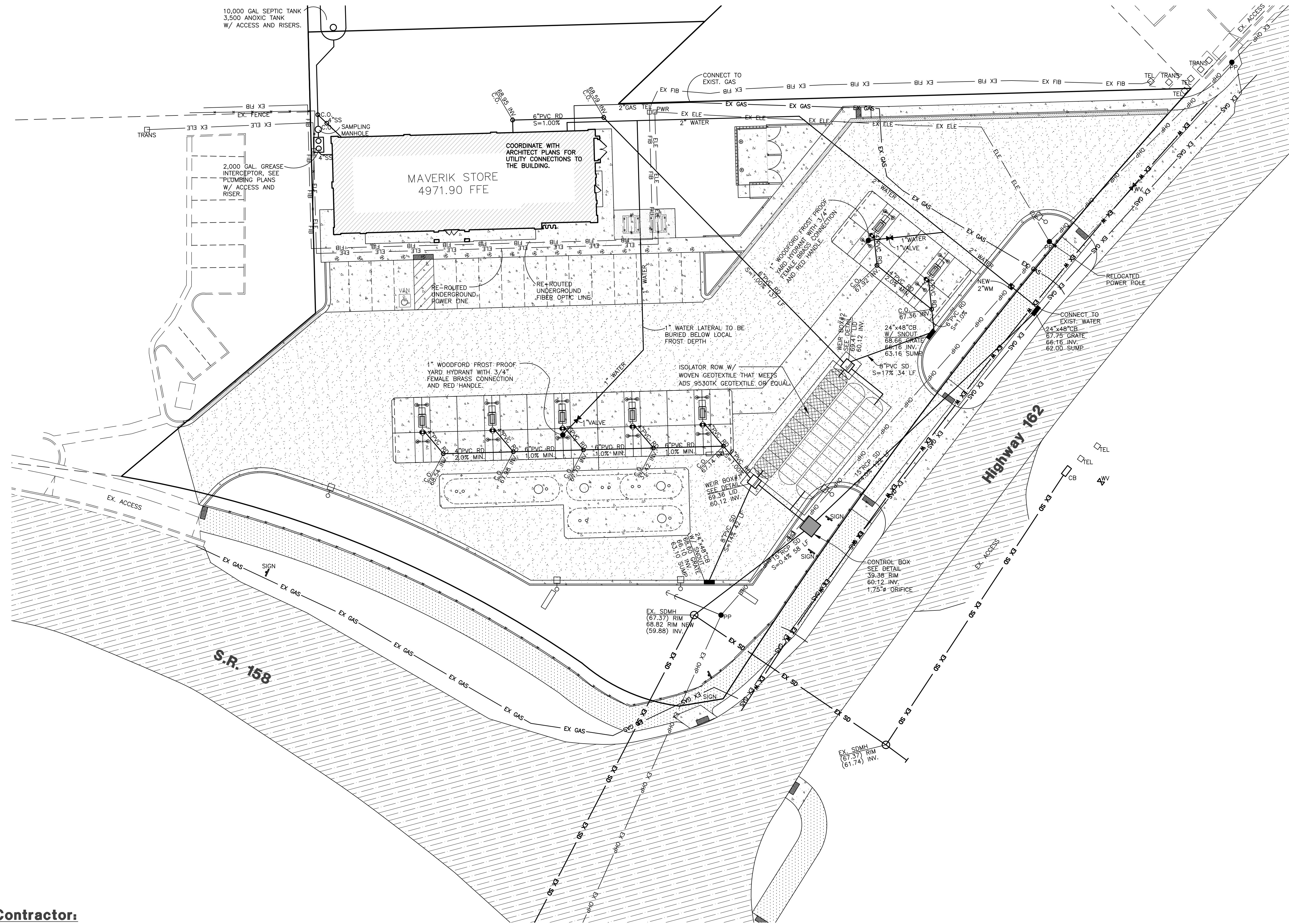
RA Reeve & Associates, Inc.
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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR

GRADING PLAN

C7

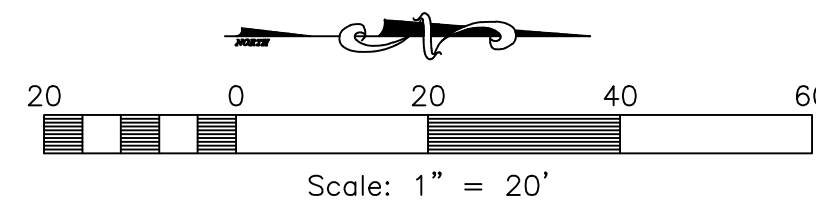




Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

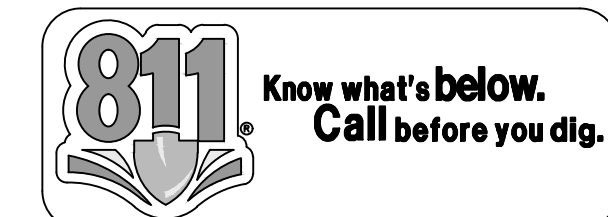
THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.



Note:
**Contractor to verify ALL Existing
Utility Locations, Terminations and
Invert Elevations.**

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EASTING = 15343.94
ELEVATION = 4978.61'

Elevation Datum
SITE BENCHMARK #2:
BRASS CAP MONUMENT
NORTHING = 22736.34
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PROJECT NUMBER

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No. Date Description

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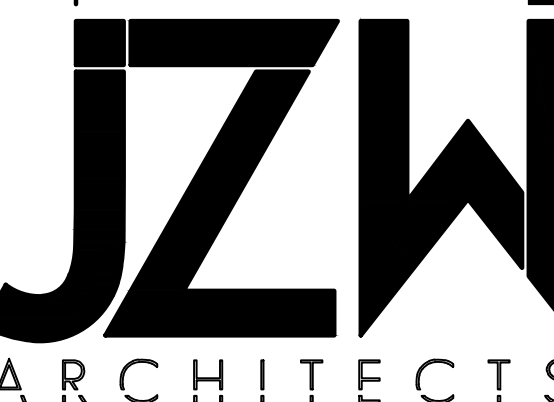
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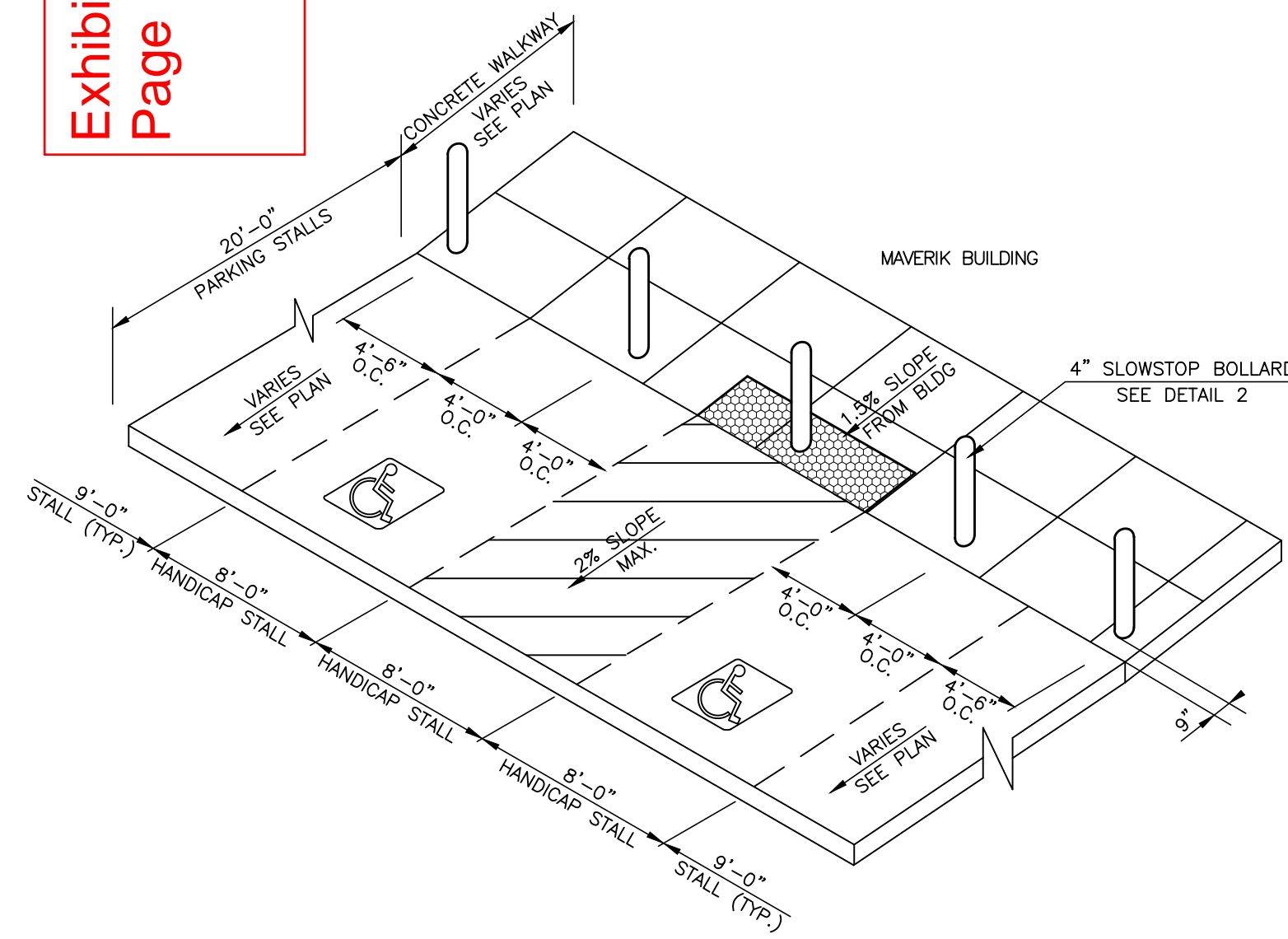


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EDEN, UTAH

SHEET TITLE
UTILITY PLAN

C8





1 Typical Bollard Spacing
SCALE: NONE

SlowStop® Rebounding Bollard – 4” (SS4Y-42)

Color: RAL 1023 Safety Yellow Bollard
RAL 9005 Black Base

Diameter: 4” (3.5” ANSI Schedule 40 or Equiv.)
Height: 42”

Set Screws: 5 M16 x 2.00
8mm Hex

Cap: Black Plastic

MASS (LBS)	1000	2000	3000	4000	5000	7500	10000	15000
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								

Installs with four (4) 5/8” x 5-1/2” Concrete Screw Anchors

SPECIFICATIONS

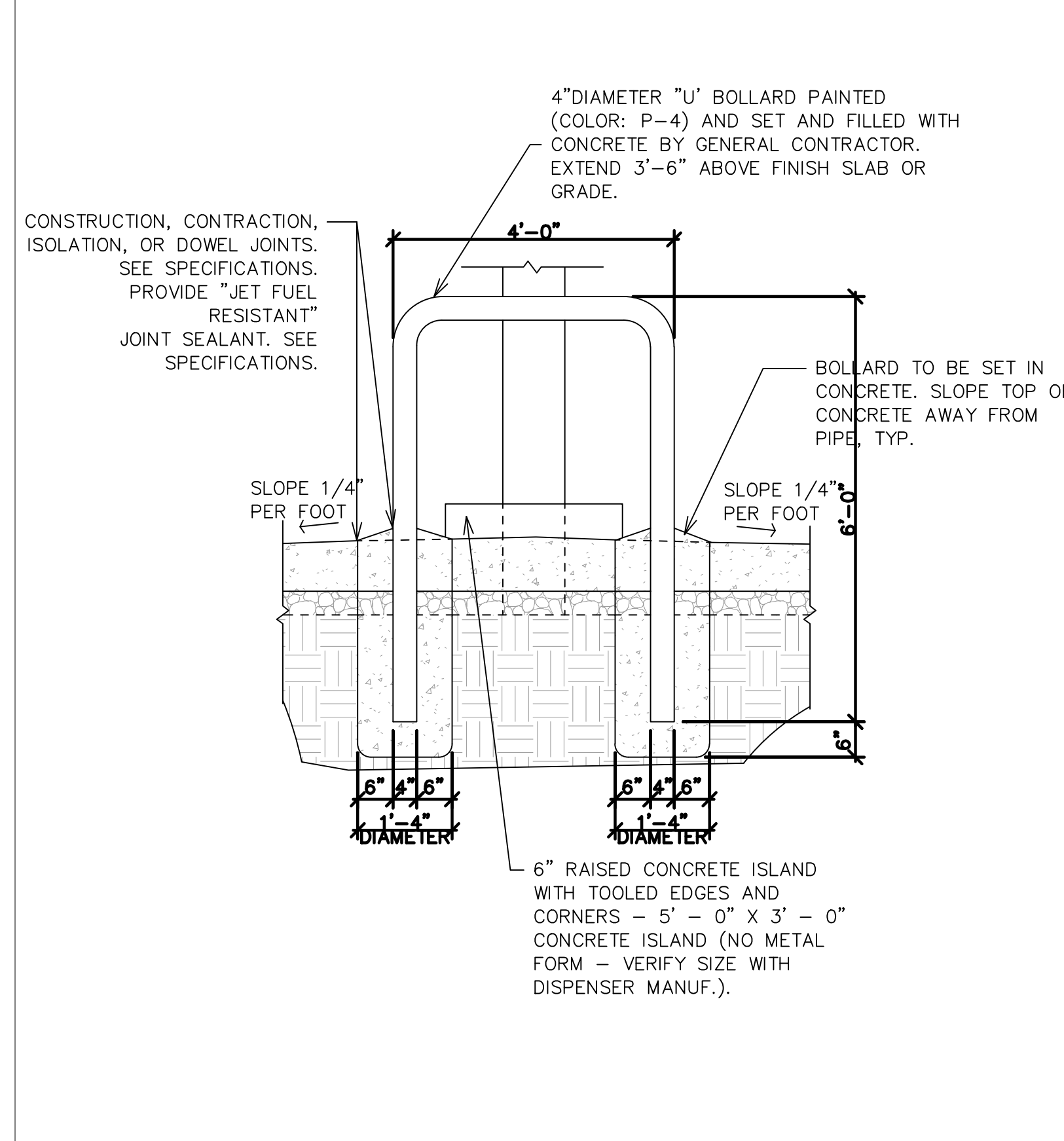
- Energy Absorption: 2,667 joules / 1,967 ft.-lb.
- Temperature Rating: -40°
- Pipe Coating: 60µm Hot Dipped Galvanized + 60µm Polyester Outdoor Powder Coat
- Cast Iron Coating: Environmentally Friendly Water-Based KTL Coating + Powder Coat CSI Rated

RECOMMENDED USES

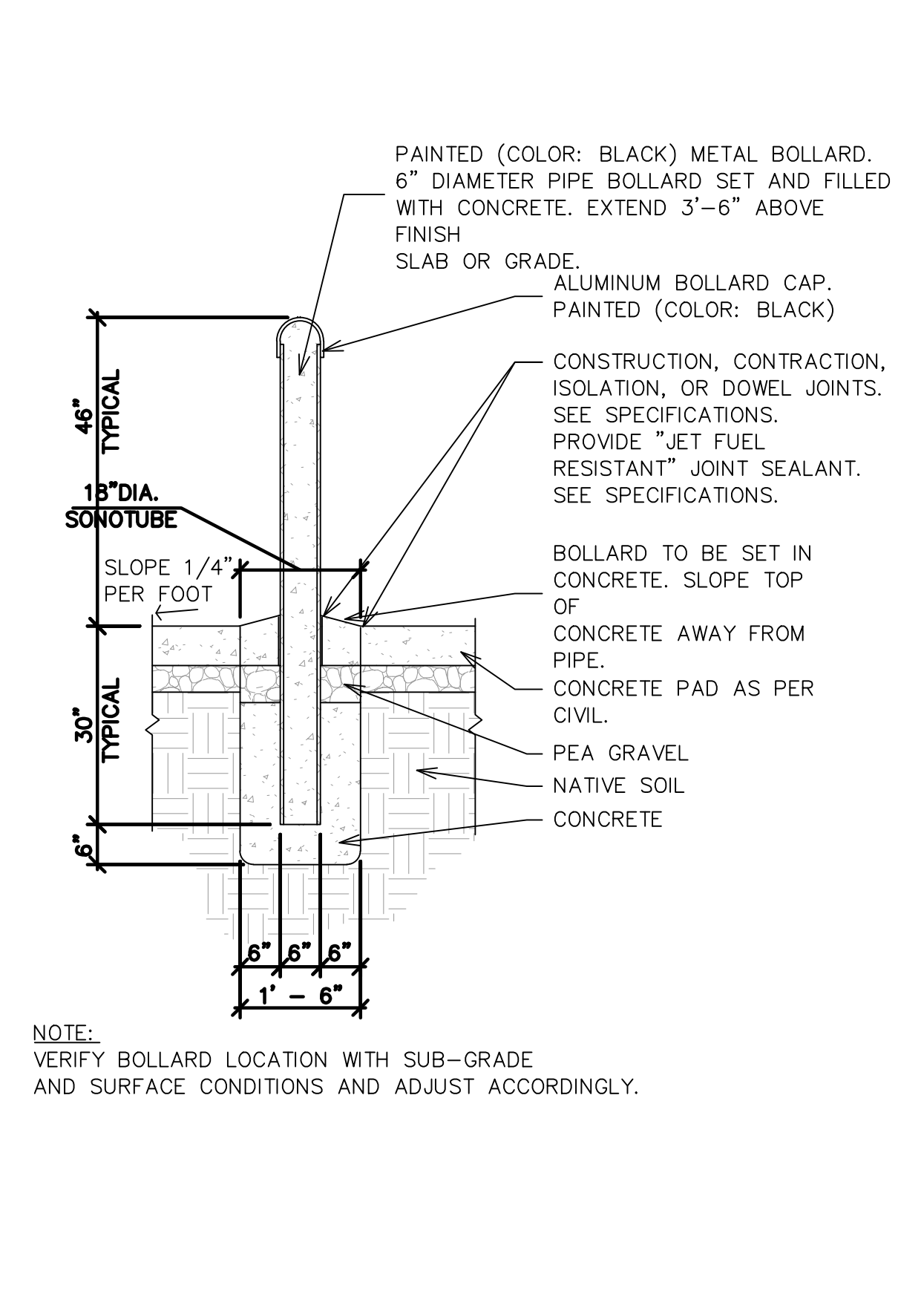
- Medium Duty
- Equipment and Storage Rack Guarding
- Drive-Thru Lanes
- Pedestrian Safety
- Access Denial
- Fuel Pump and Utility Protection
- Post-tensioned Concrete
- Not for K-Rated Security Use

4955 Stout Dr. • San Antonio, TX 78219
210-736-4477 • 800-736-5256 • Fax 210-734-6448
Email: info@slowstop.com
www.slowstop.com

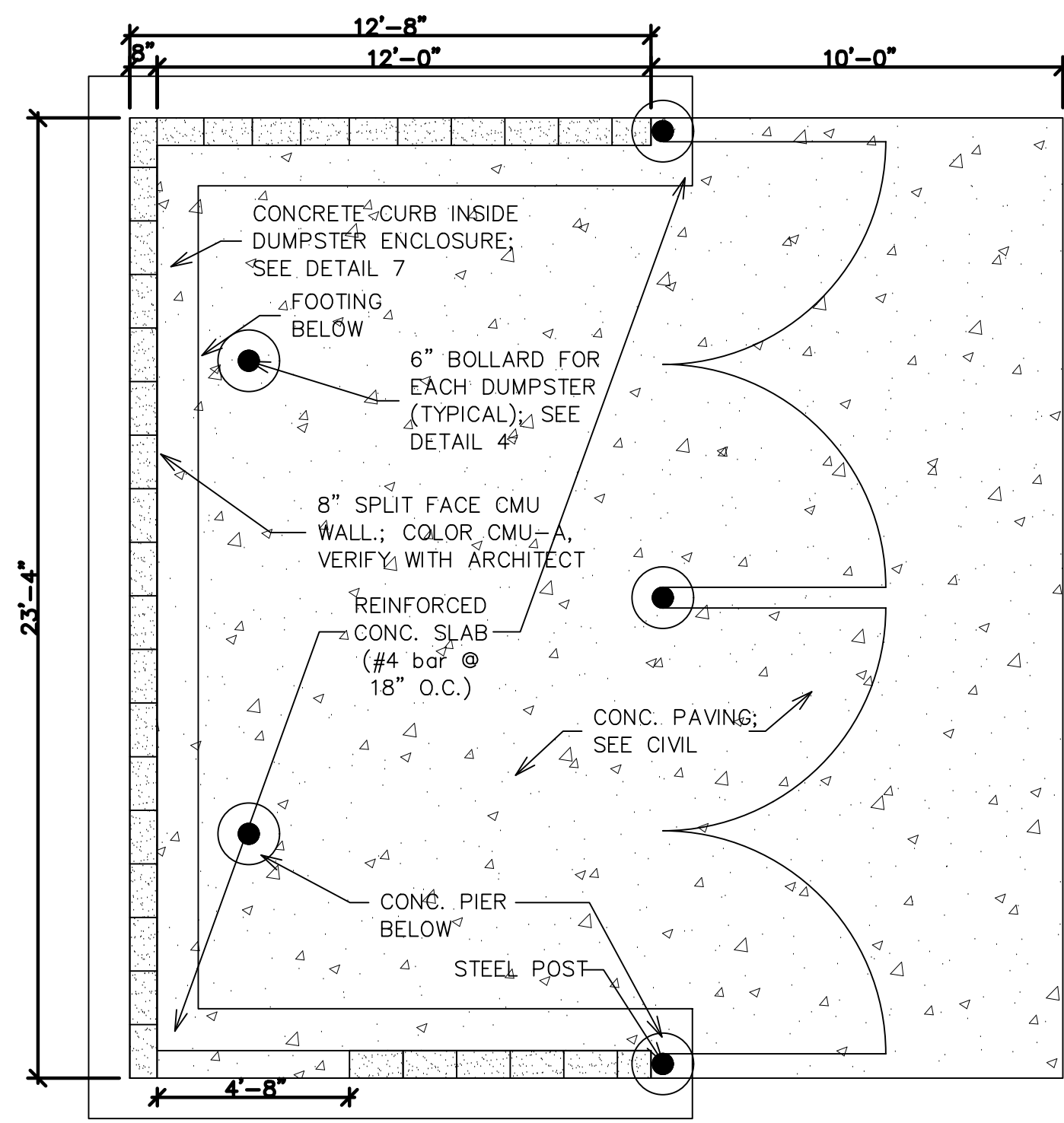
2 4’ Bollard Detail
SCALE: NONE



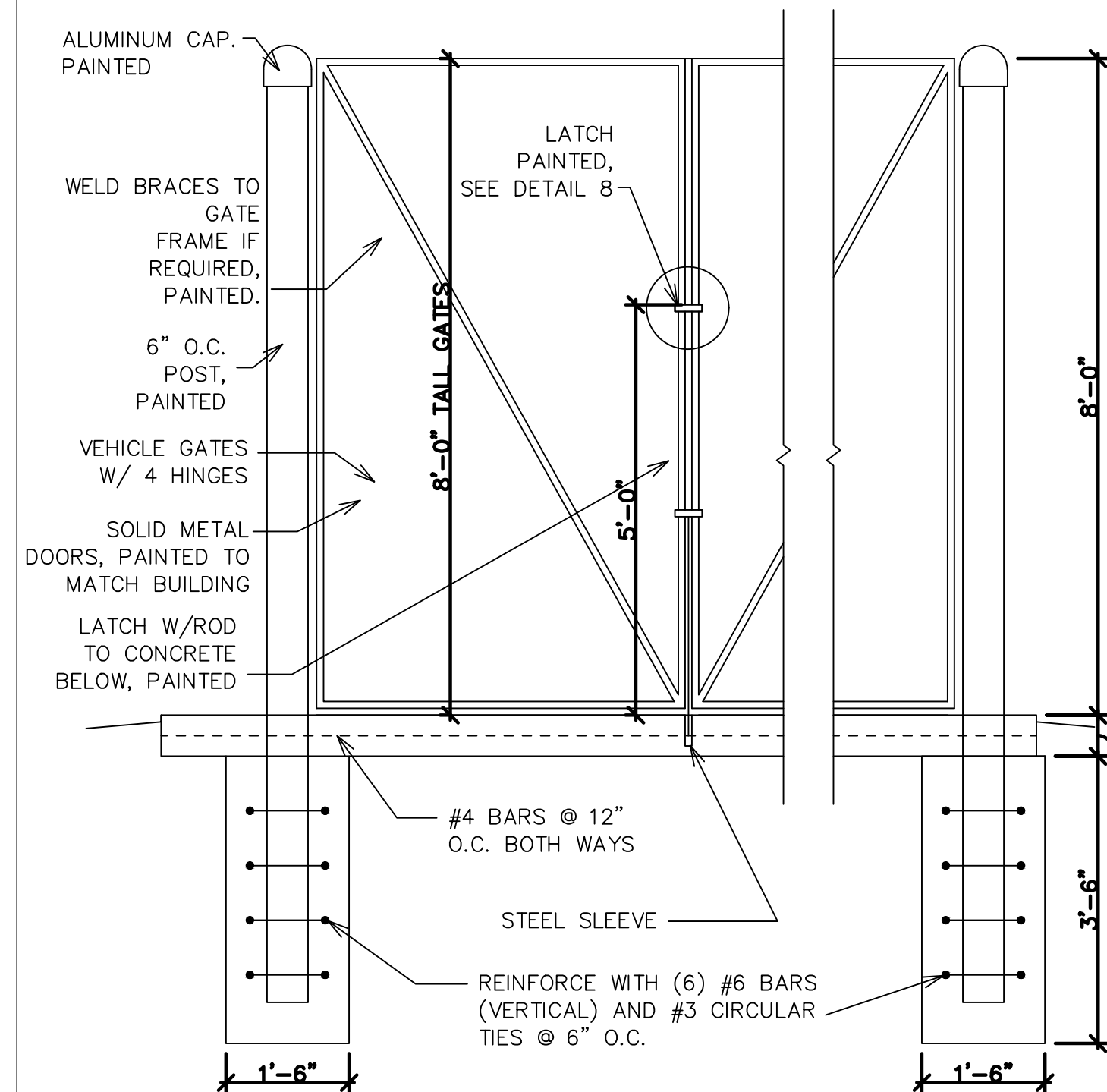
3 ‘Hoop’ Bollard Detail
SCALE: NONE



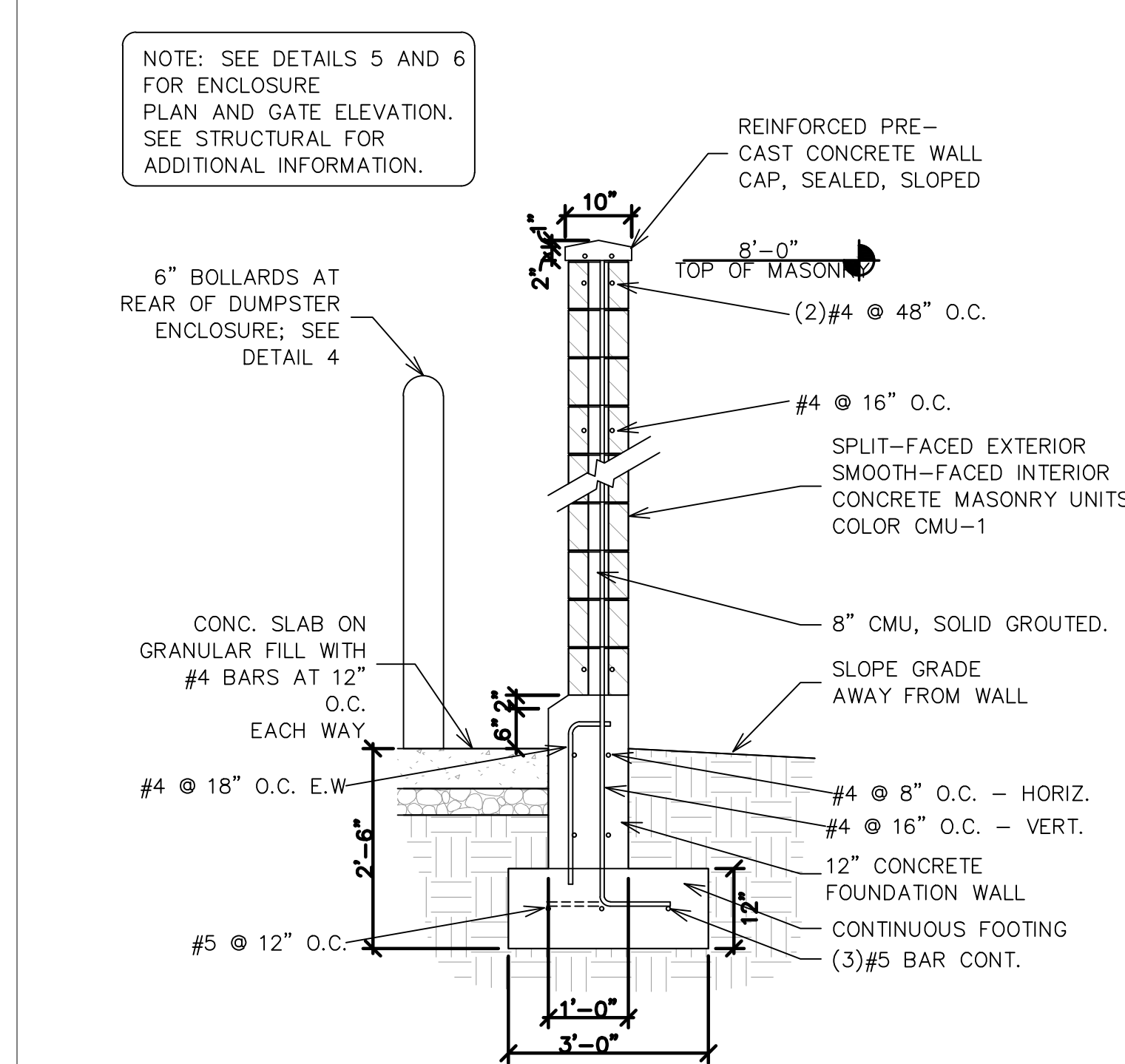
4 6” Pipe Bollard (Trash Enclosure)
SCALE: NONE



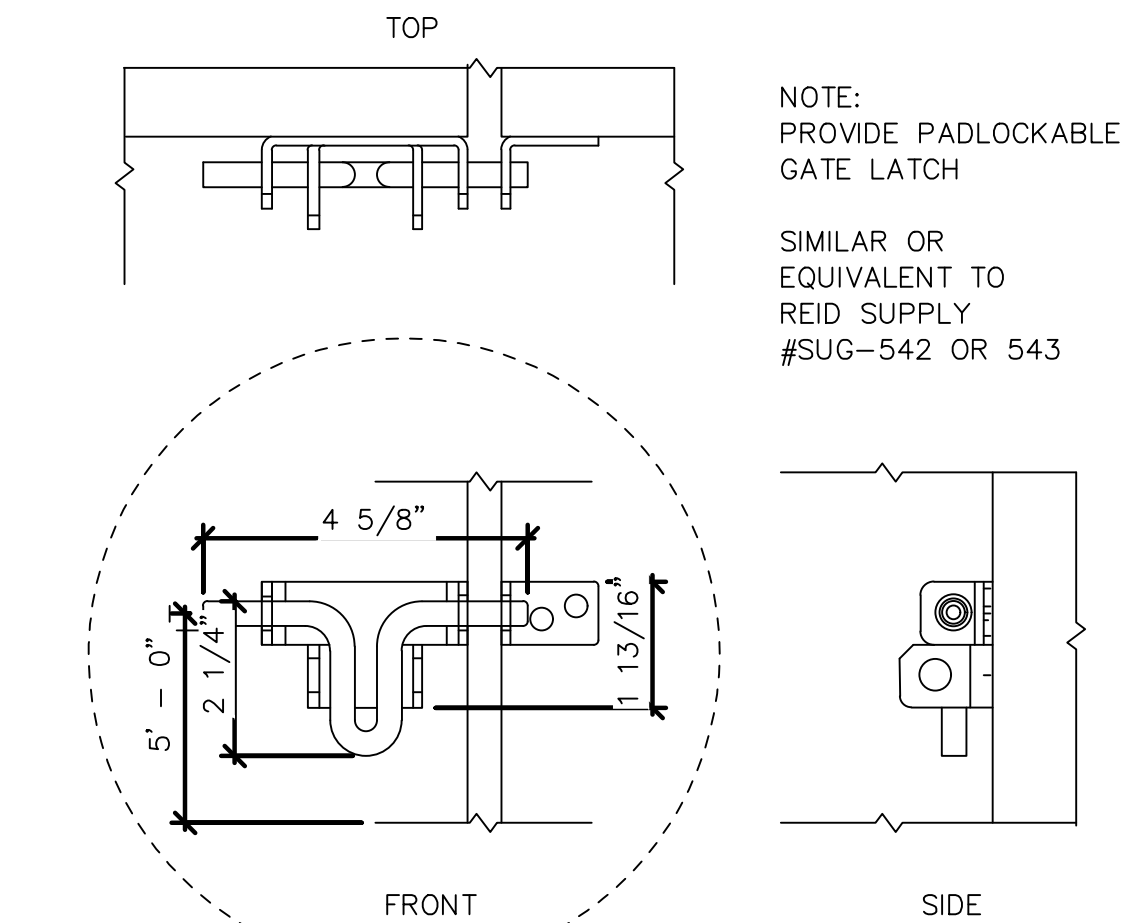
5 Trash Enclosure Plan
SCALE: NONE



6 Trash Enclosure Gate Detail
SCALE: NONE



7 Trash Enclosure Wall Section
SCALE: NONE



8 Trash Enclosure Gate Latch Detail
SCALE: NONE

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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR

PROJECT NUMBER

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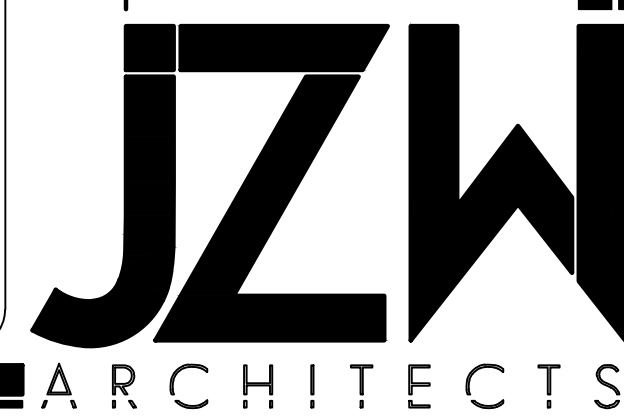
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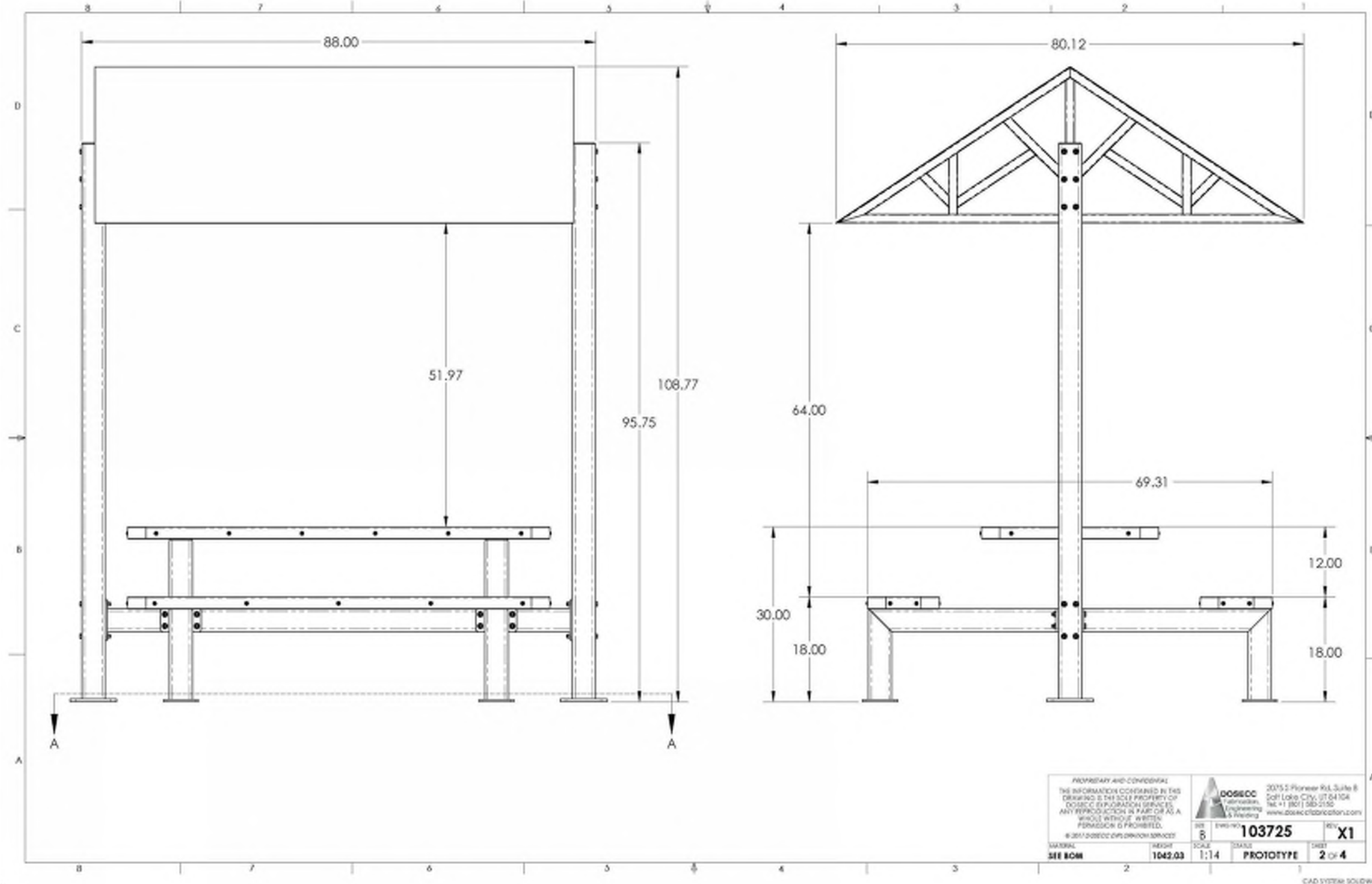
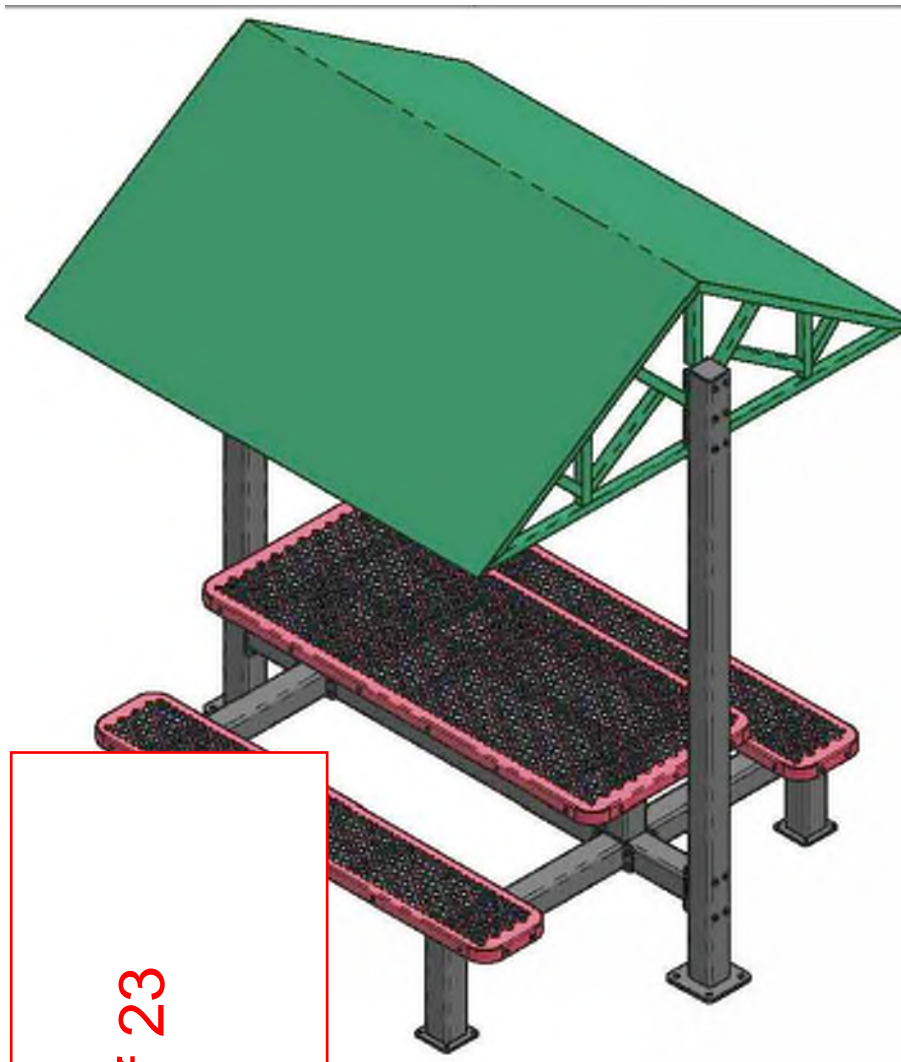
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5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
CIVIL DETAILS

C9.1



1 Picnic Table
SCALE: NONE



2 Not Used
SCALE: NONE

3 Not Used
SCALE: NONE

PROJECT NUMBER

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REVISIONS:

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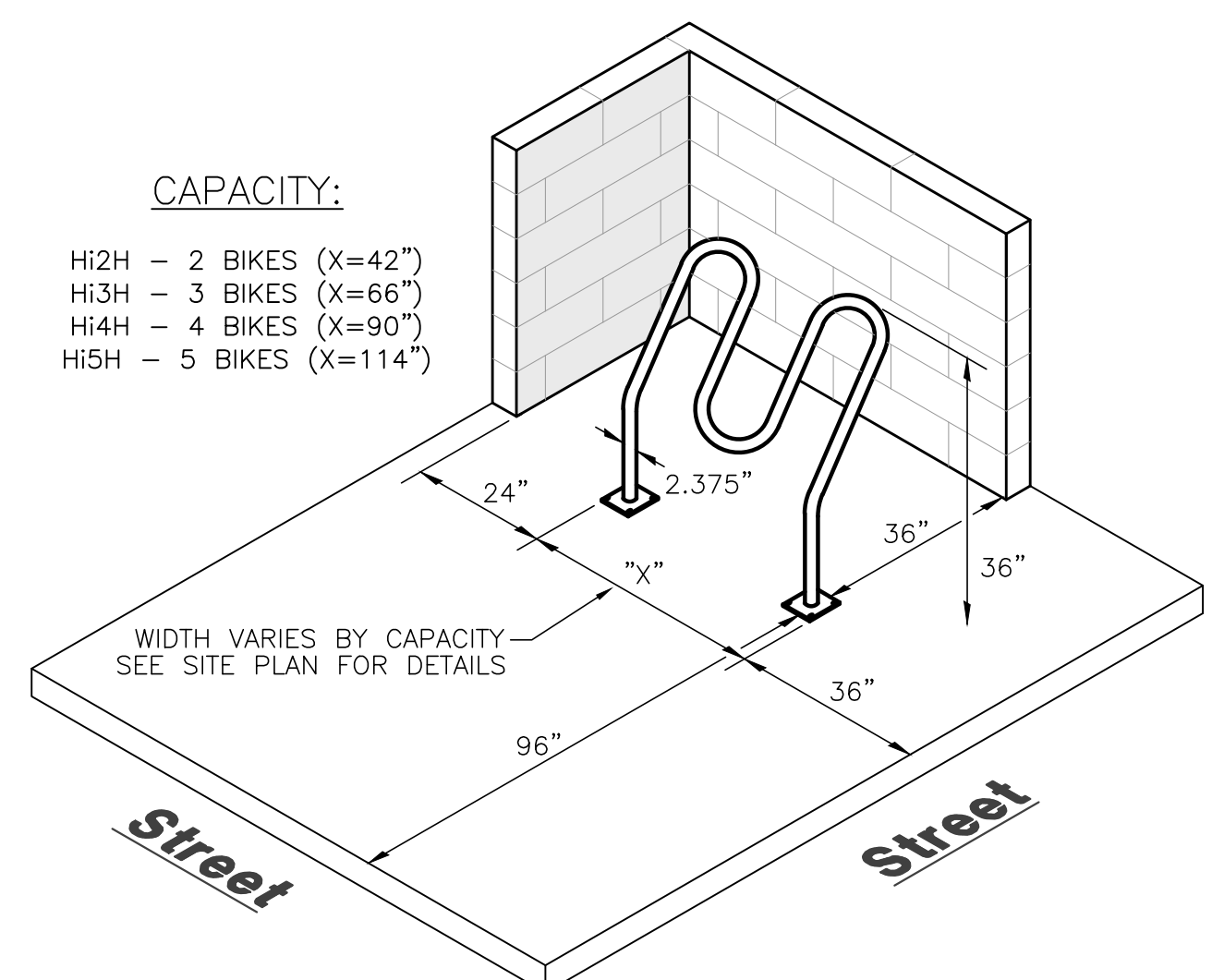
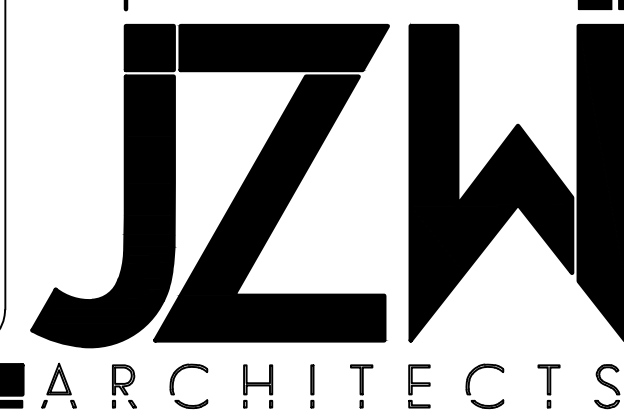
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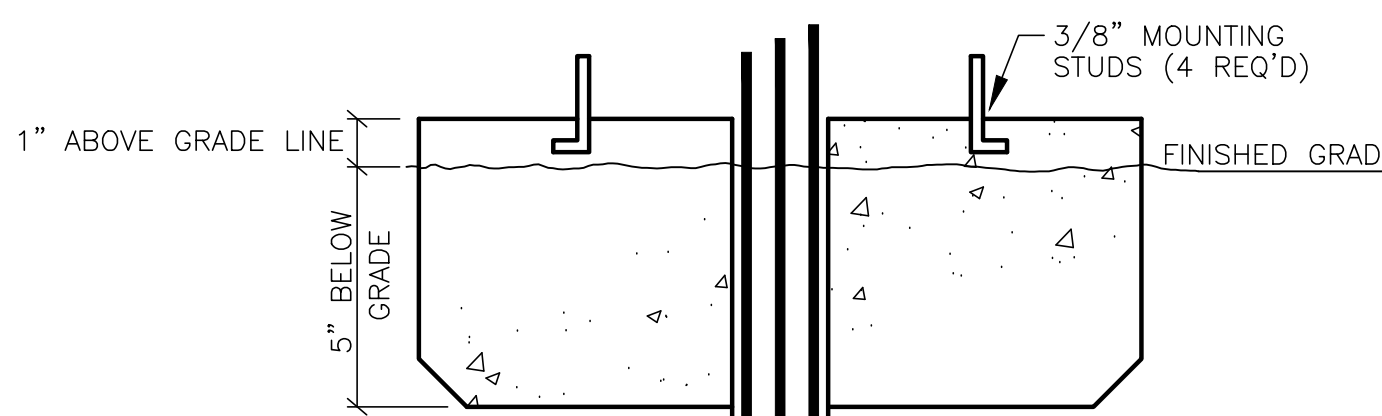
SHEET TITLE
**CIVIL
DETAILS**

C9.2



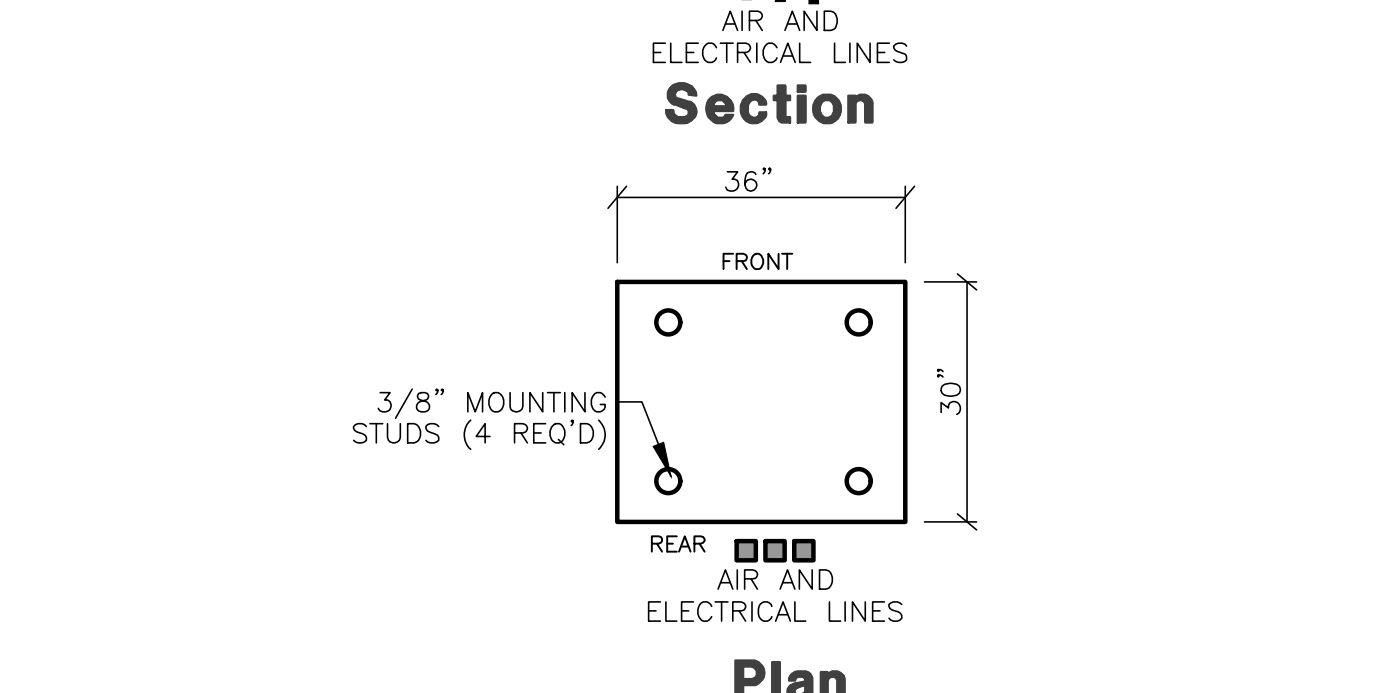
5 'Hi-Roller' Bike Rack Detail
SCALE: NONE

6 Not Used
SCALE: NONE

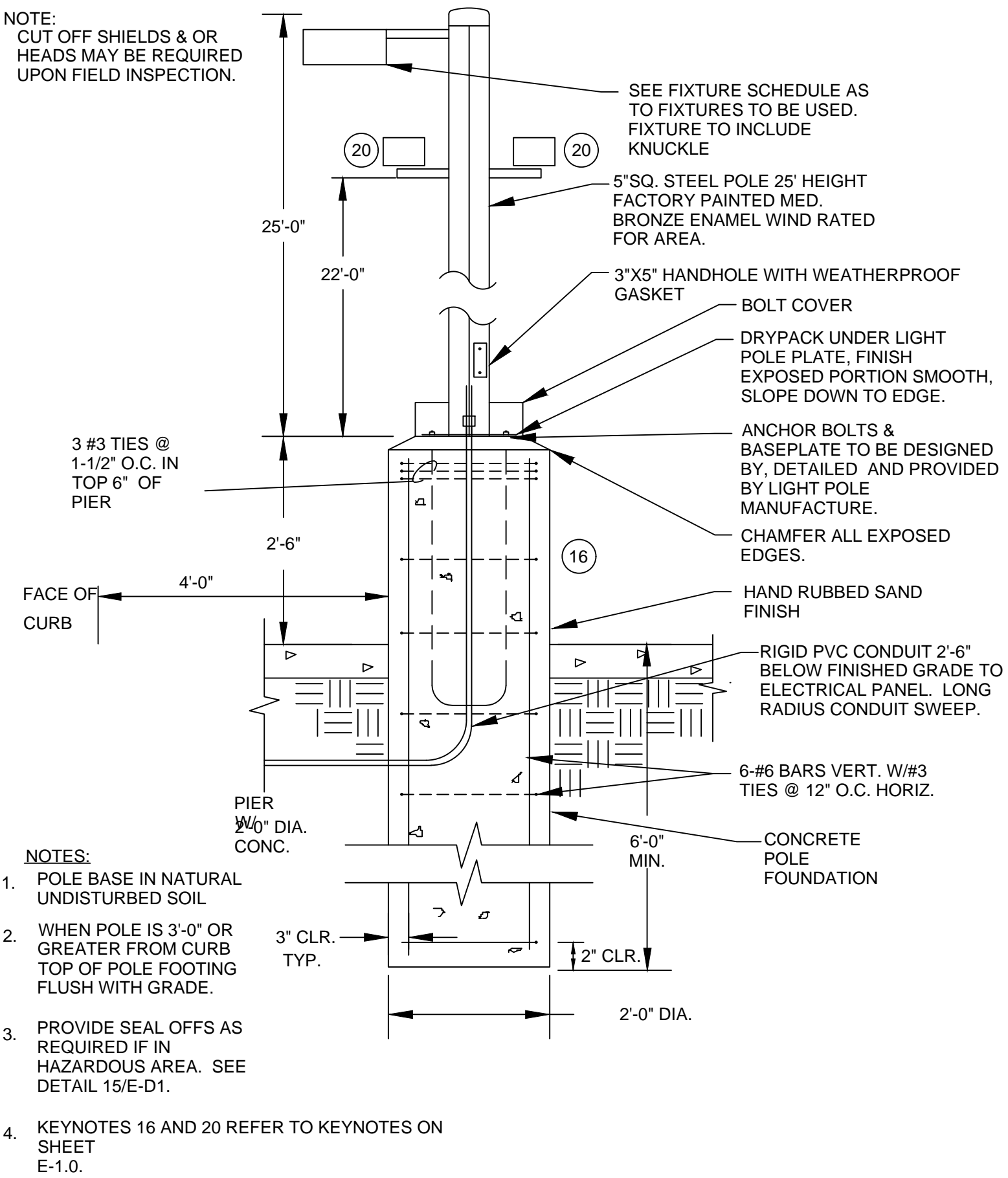


8 XactAir Air Station Foundation
SCALE: NONE

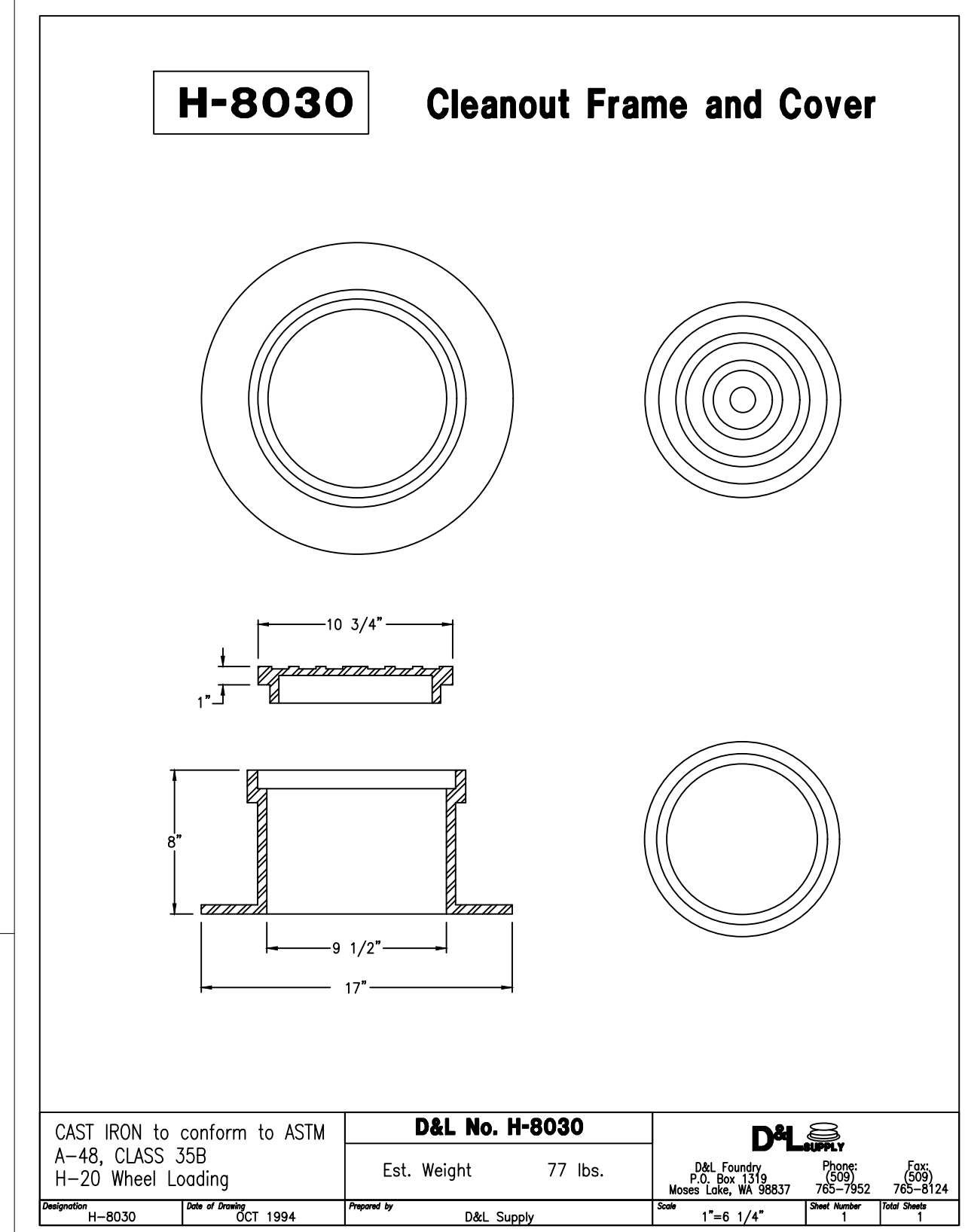
9 Not Used
SCALE: NONE



UTILITY REQUIREMENTS:
OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.



4 Typical Light Pole & Base
SCALE: NONE

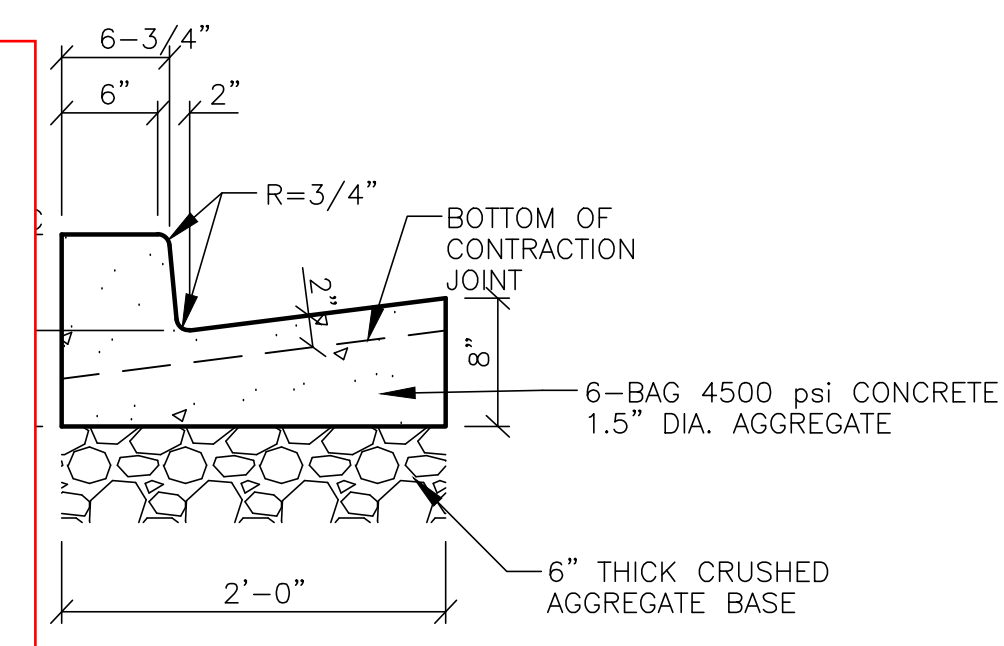


7 Clean-Out Frame & Cover
SCALE: NONE

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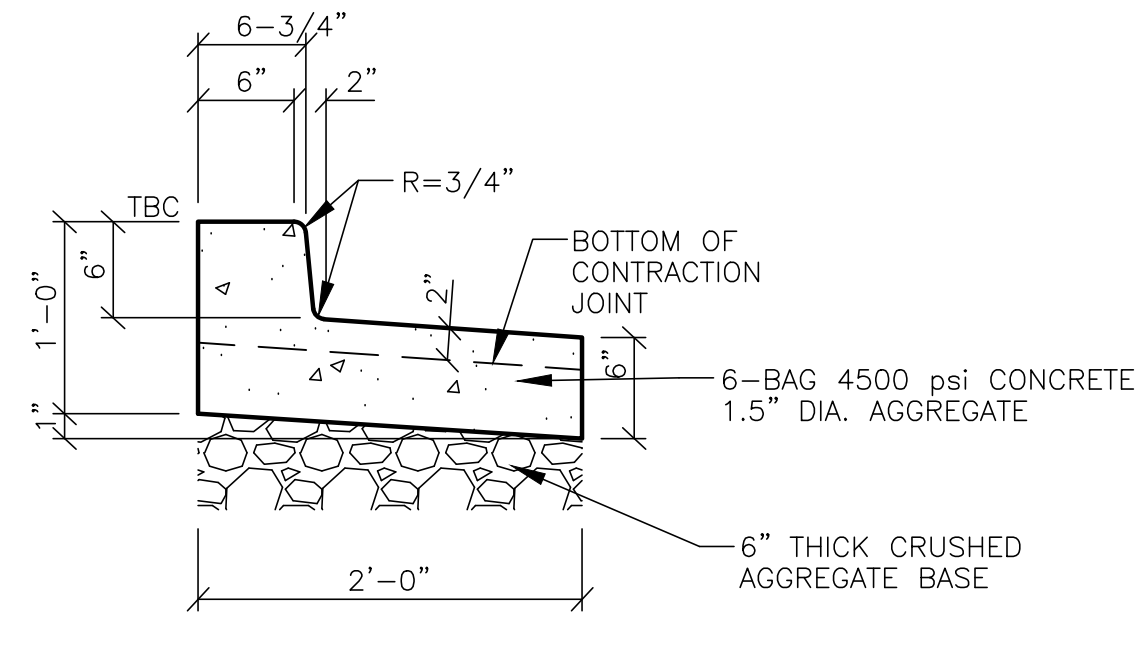
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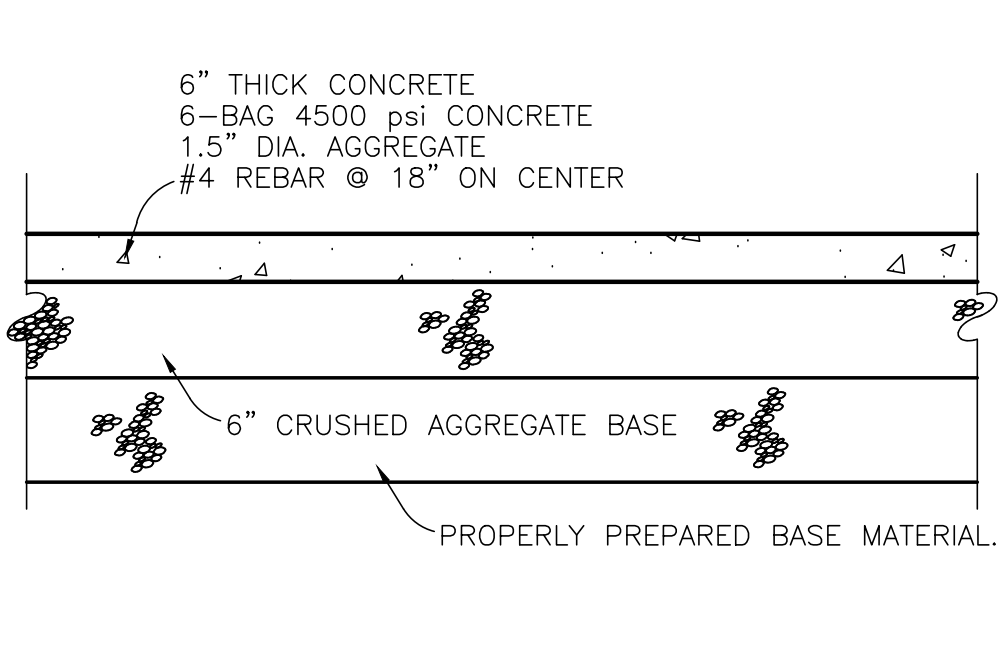
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

1 On-Site Curb & Gutter
SCALE: NONE



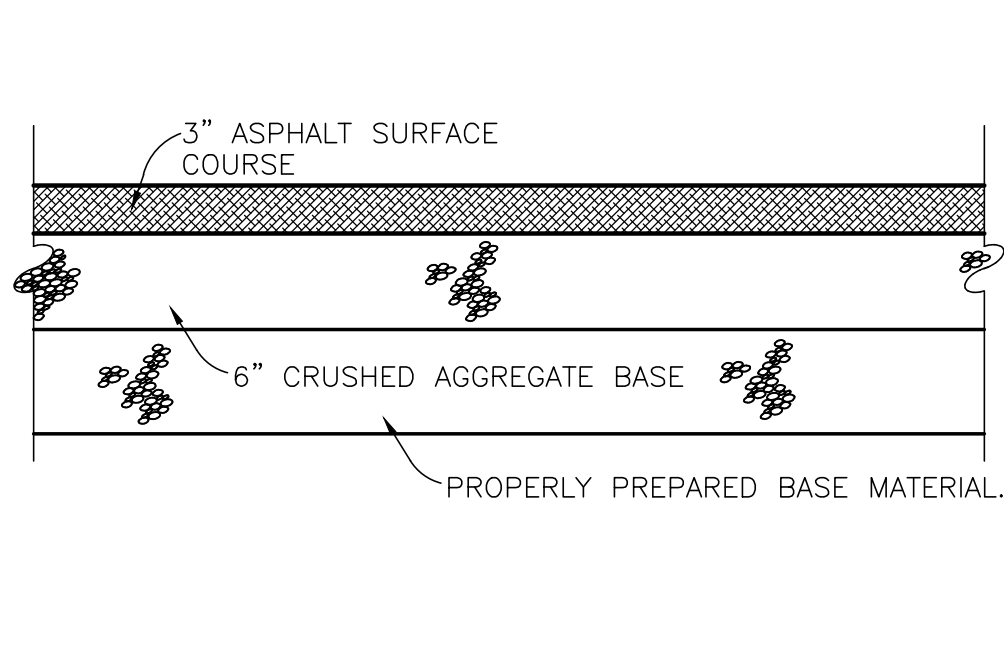
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

2 On-Site Outflow Curb & Gutter
SCALE: NONE



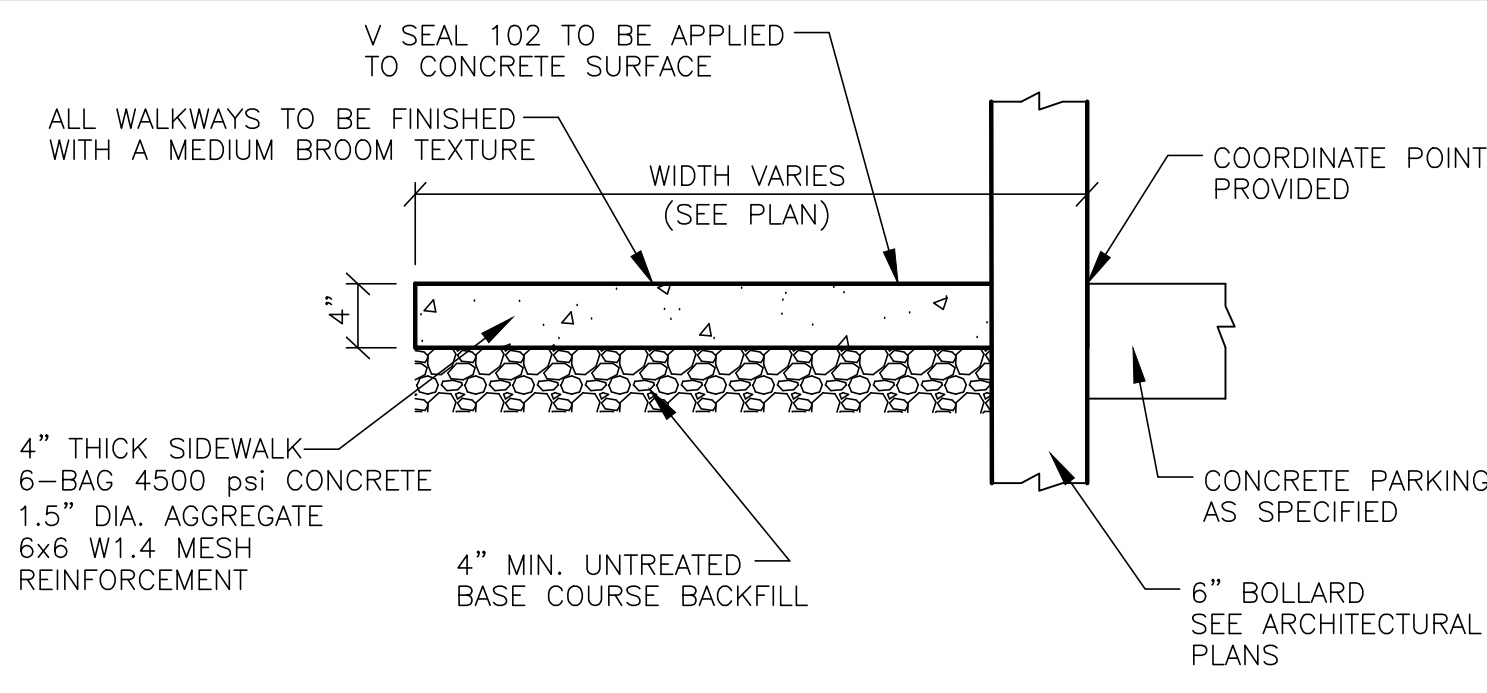
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

3 Typical On-Site Concrete Paving
SCALE: NONE



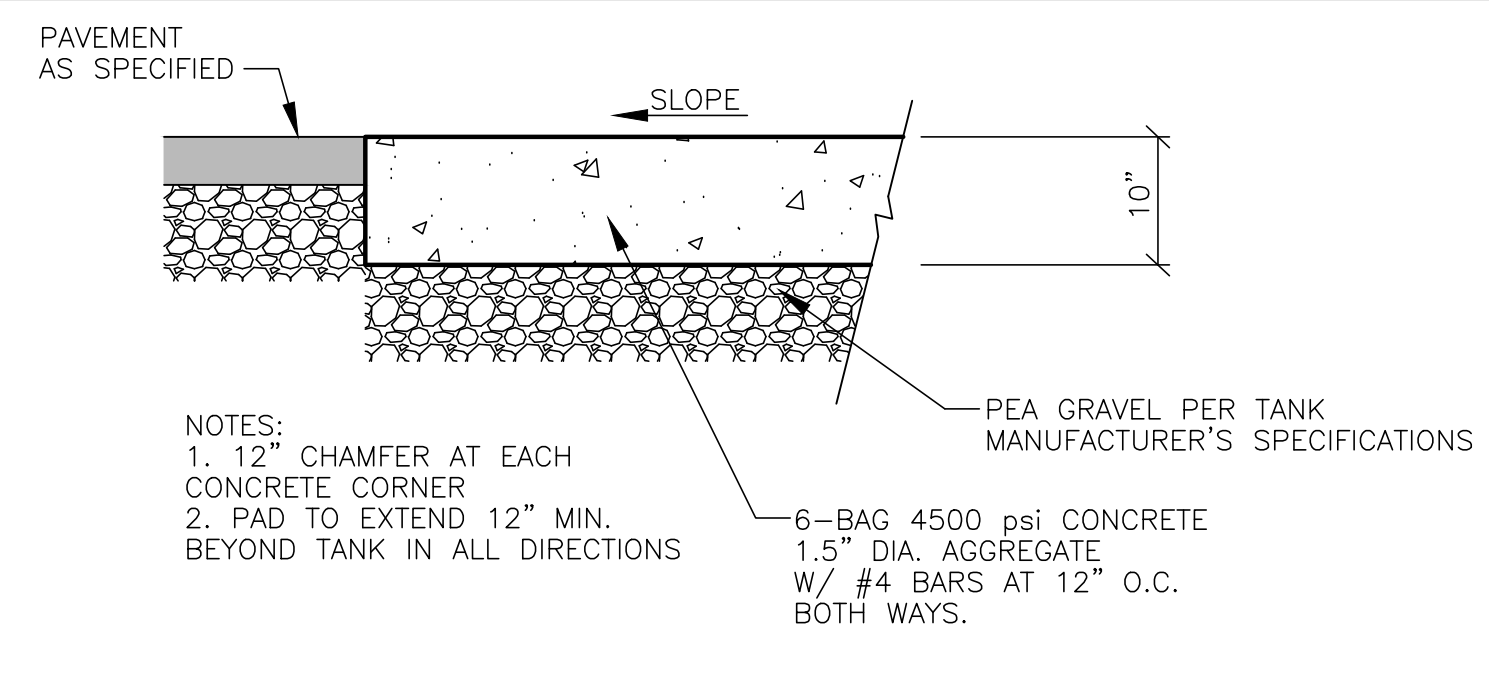
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

4 Typical On-Site Asphalt Paving - Alternate Bid
SCALE: NONE



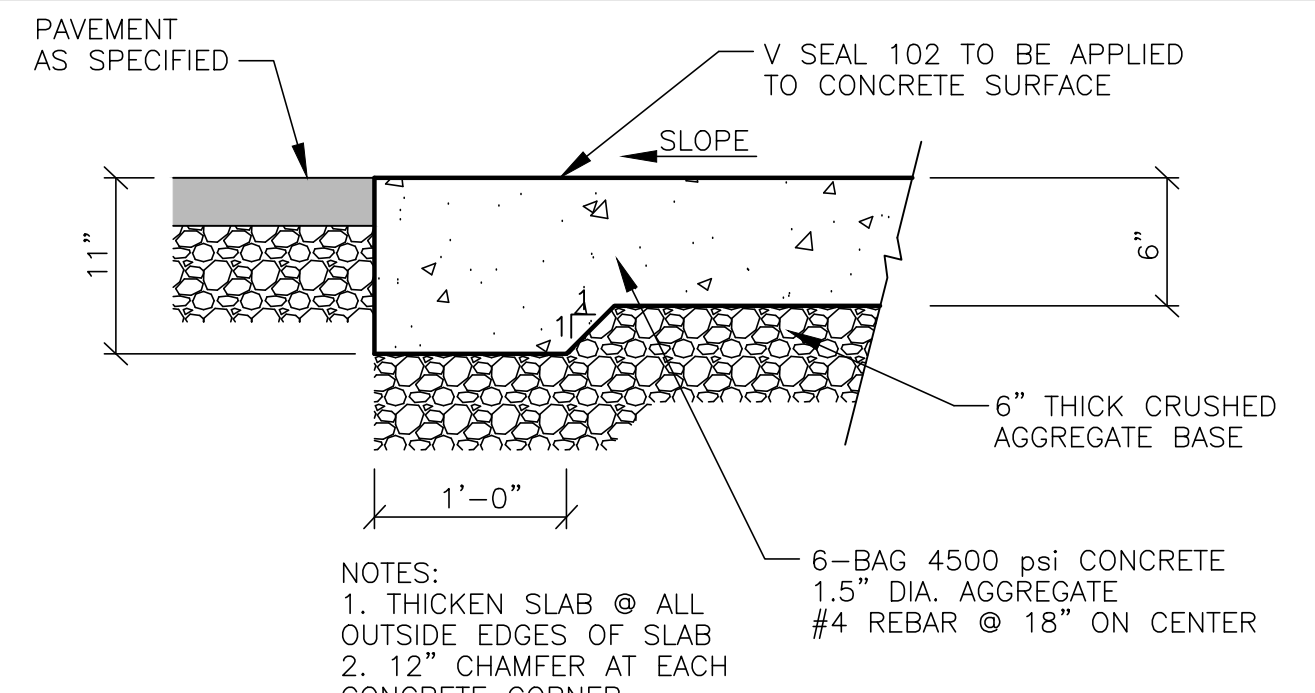
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

5 Concrete Walkway
SCALE: NONE



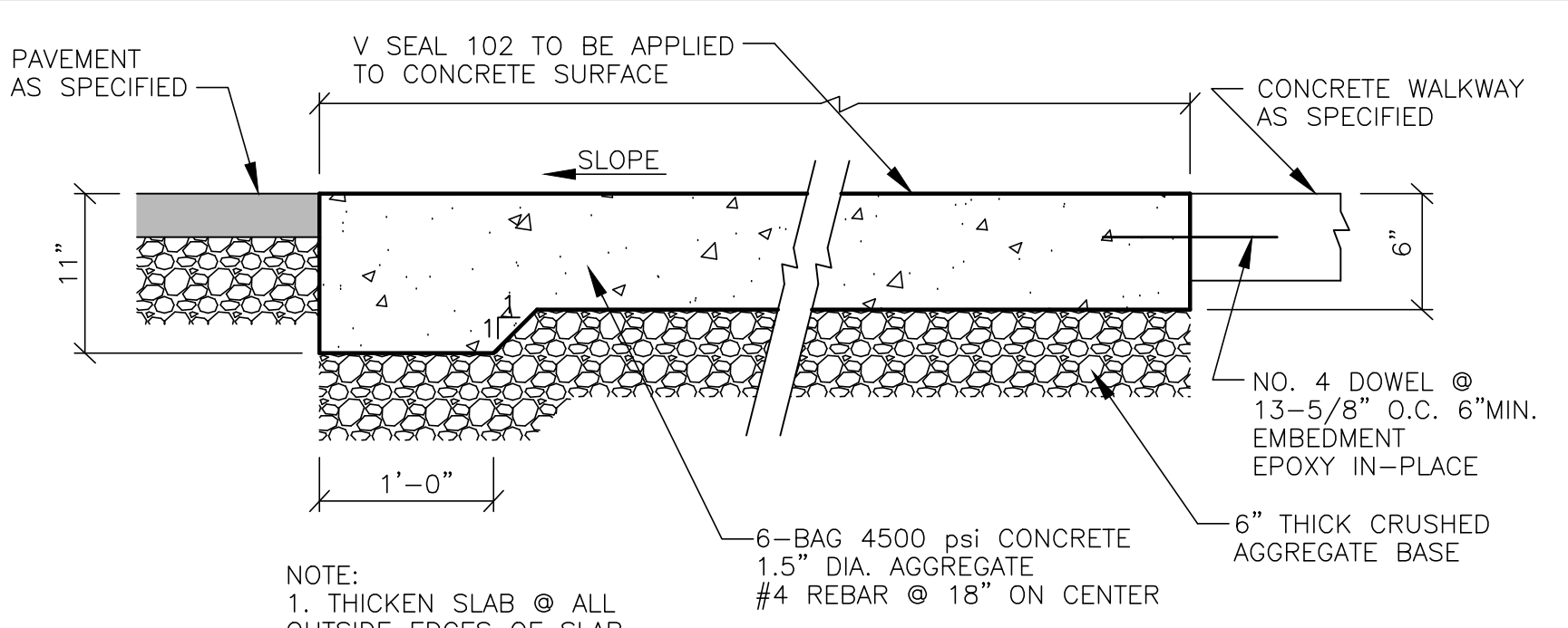
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

6 Concrete Pad over Underground Fuel Tanks
SCALE: NONE



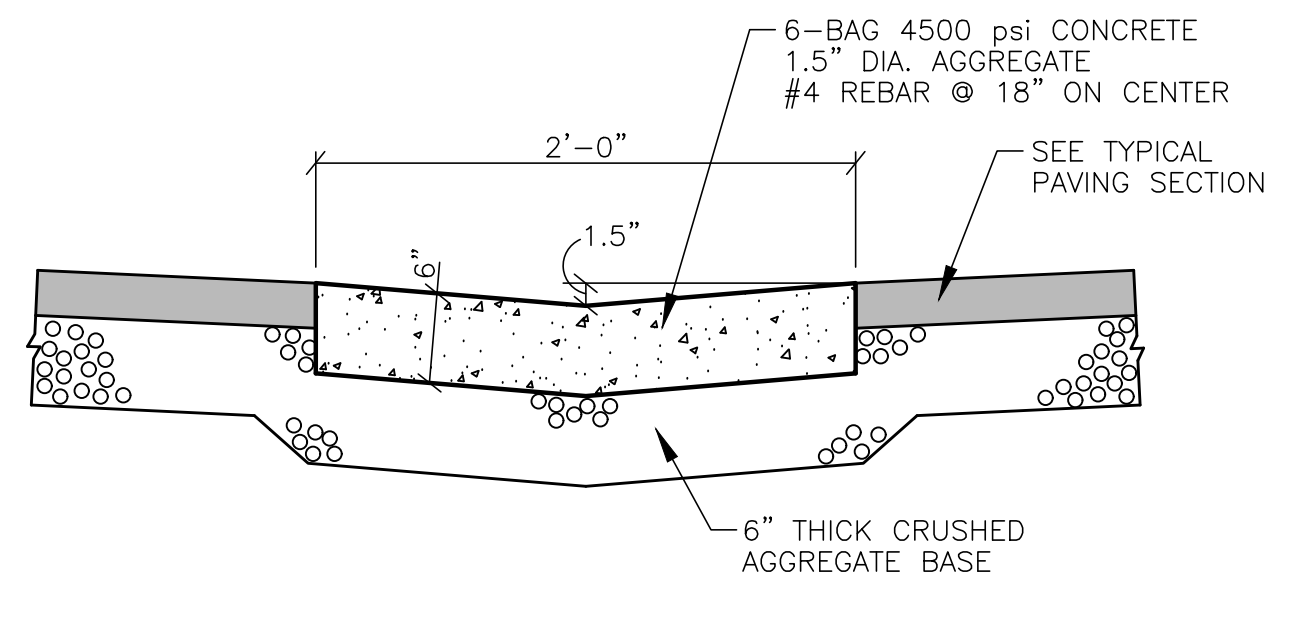
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

7 Concrete Pad under Fuel Shelter
SCALE: NONE



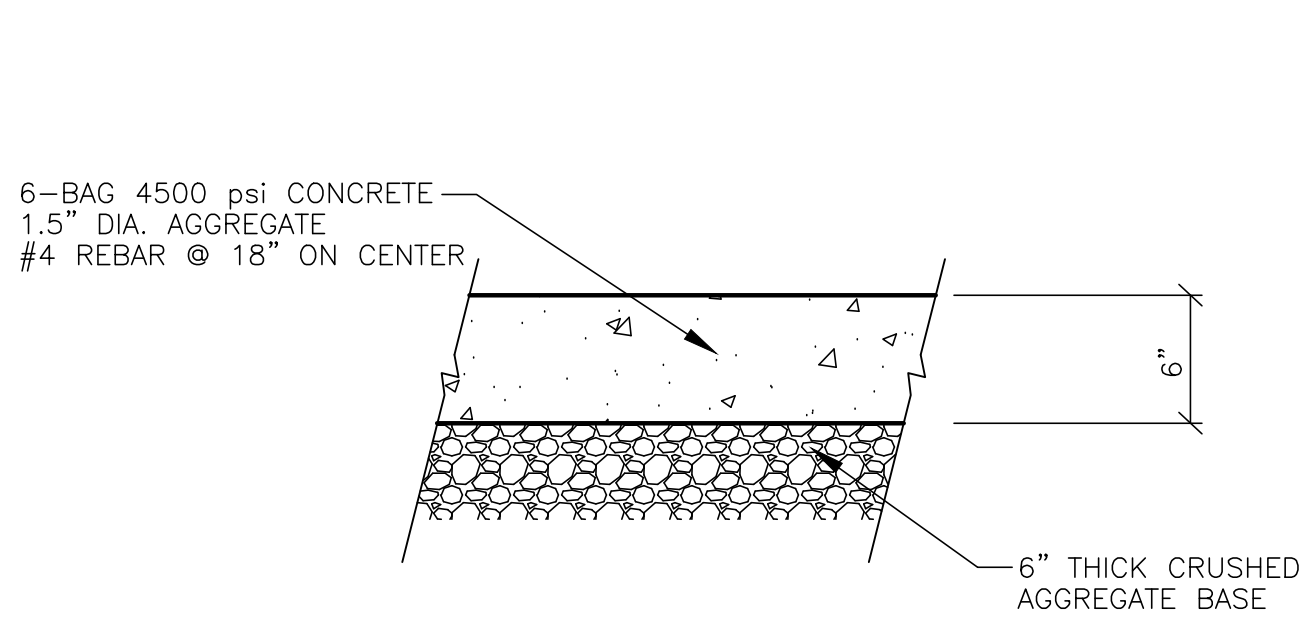
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

8 Concrete Parking Stall
SCALE: NONE



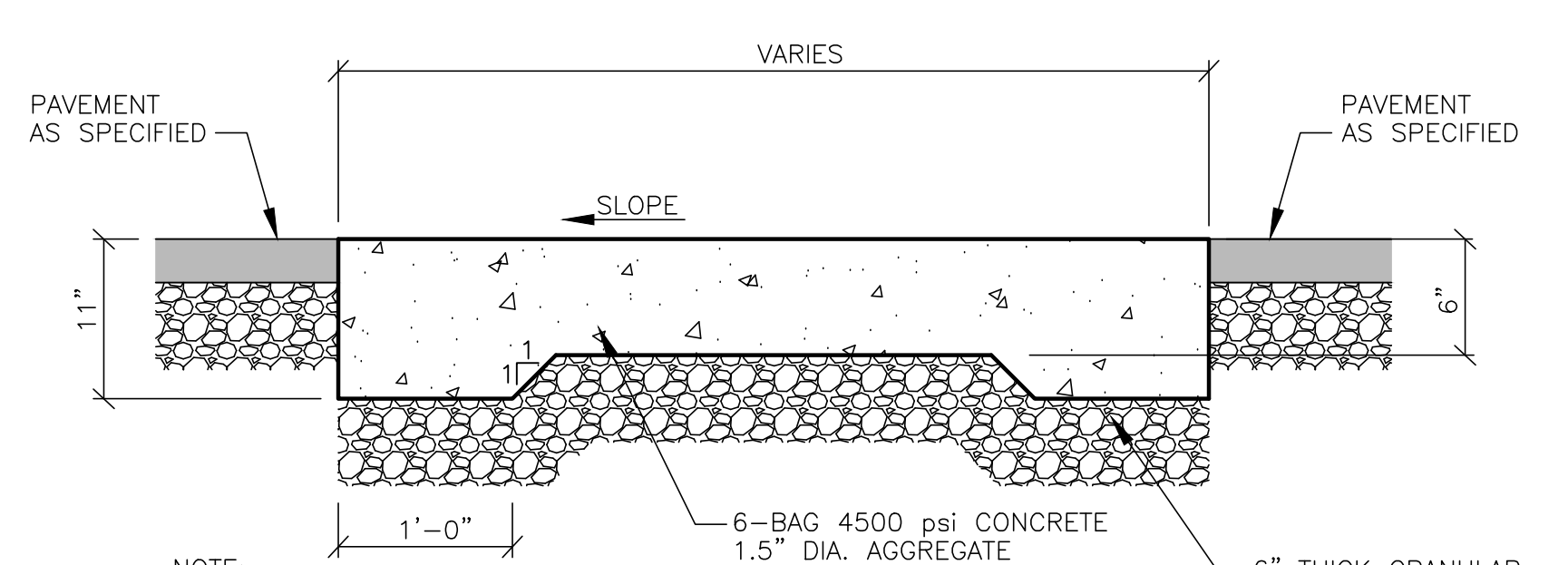
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

10 2' Concrete Waterway
SCALE: NONE



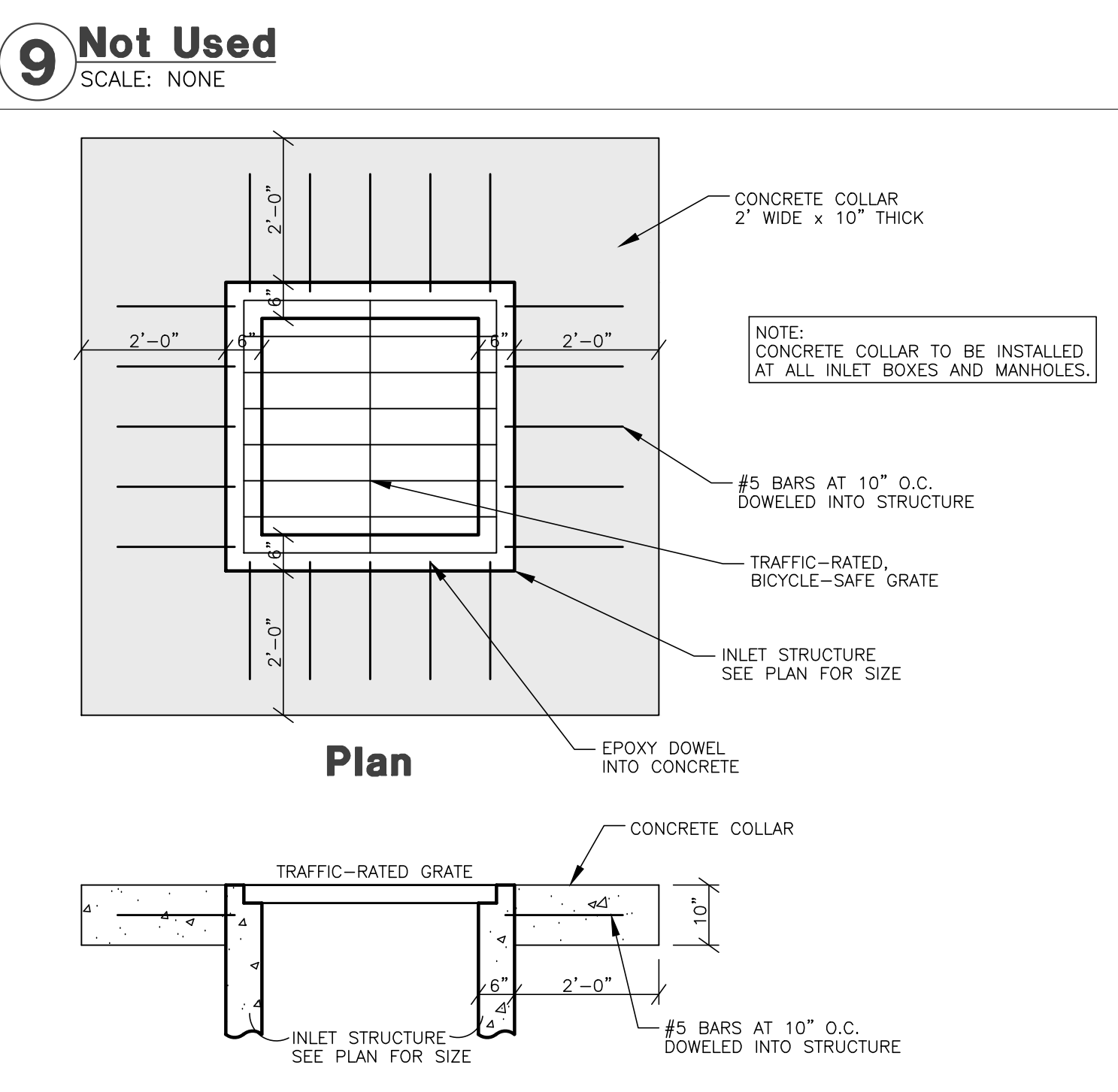
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

11 Trash Enclosure Concrete Pad
SCALE: NONE

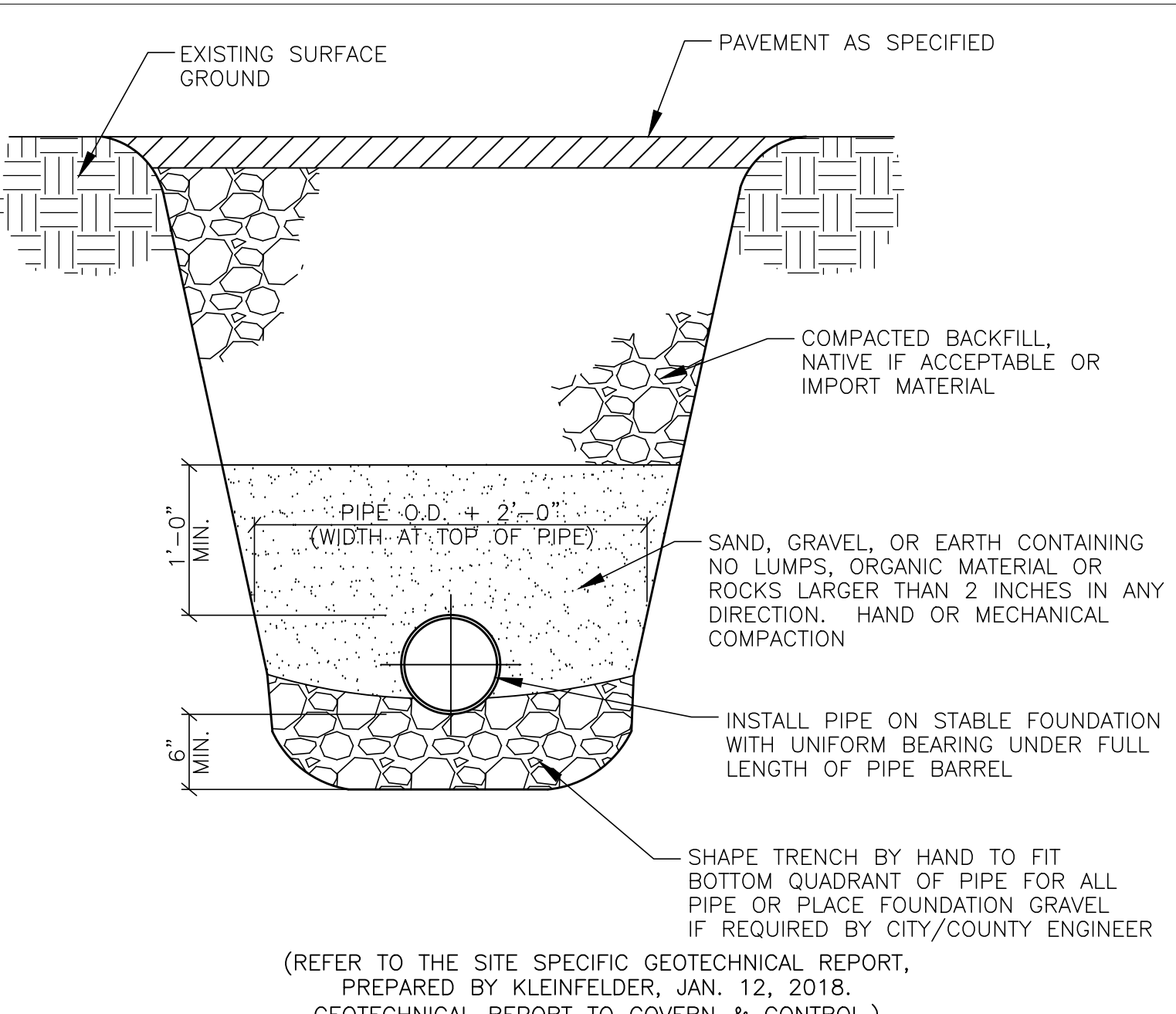


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

12 Petroleum Trench Cap Section
SCALE: NONE

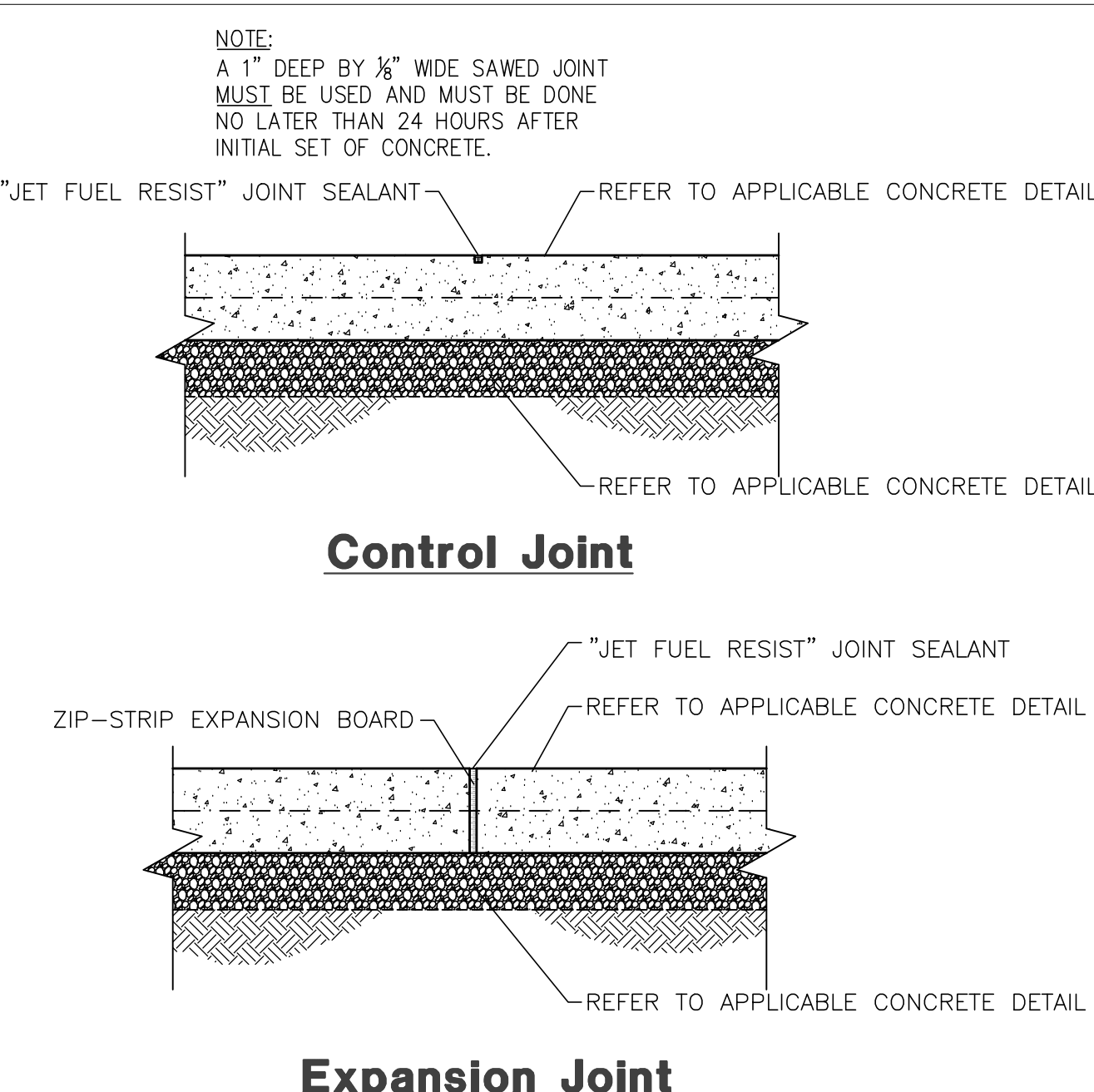


13 Concrete Collar Detail
SCALE: NONE

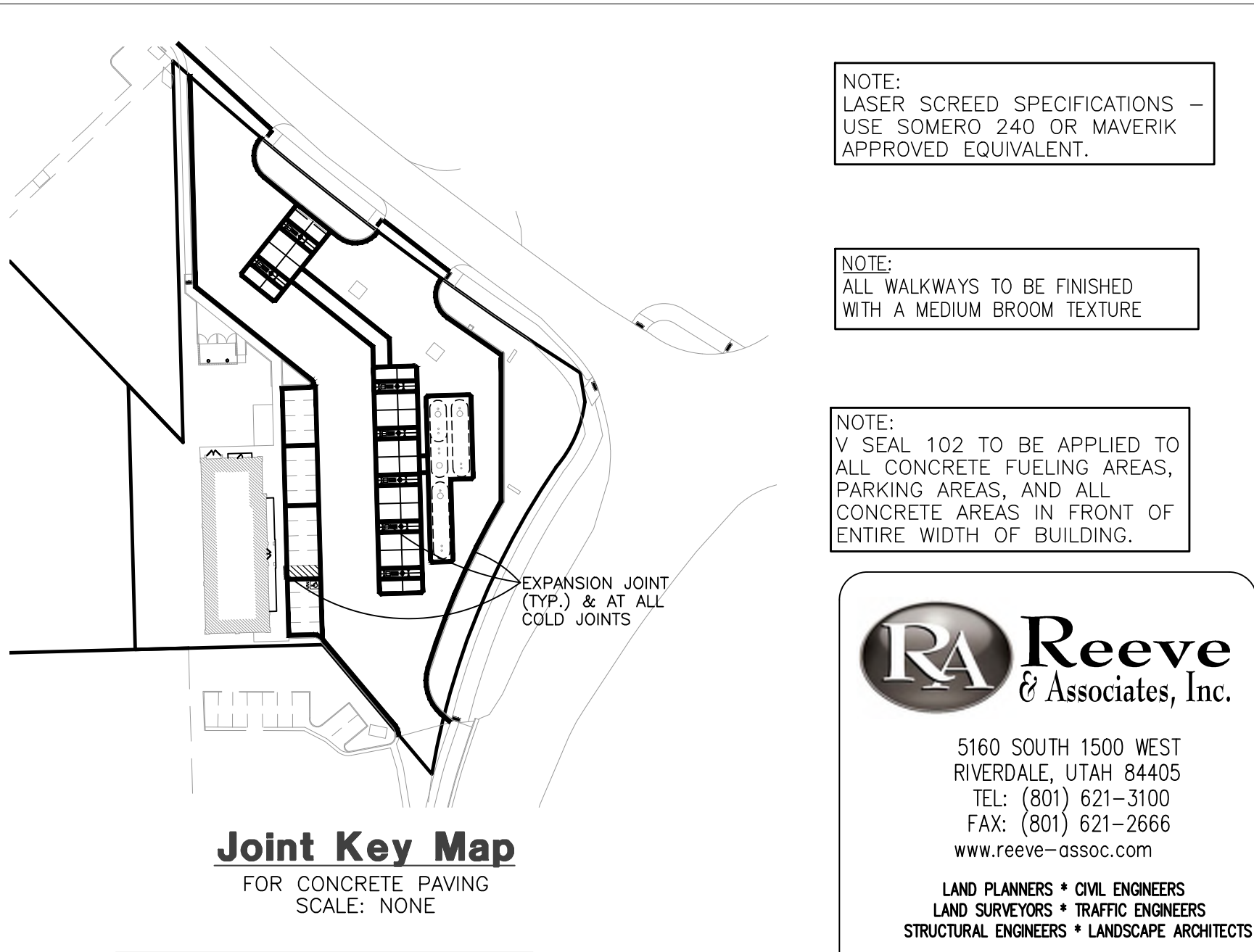


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY KLEINFELDER, JAN. 12, 2018. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

14 Typical On-Site Pipe Bed Section
SCALE: NONE



15 Typical On-Site Concrete Joints
SCALE: NONE



15 Typical On-Site Concrete Joints
SCALE: NONE

No.	Date	Description

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ADVENTURE'S FIRST STOP
MAVERIK
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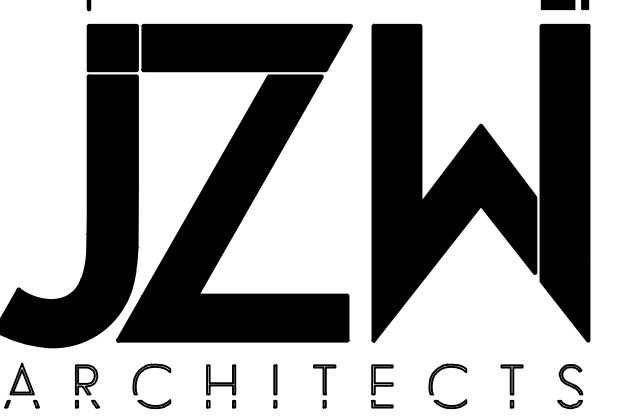
SHEET TITLE
CIVIL
DETAILS

C9



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PROJECT NUMBER: 5799-230
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ENGINEER: JNR



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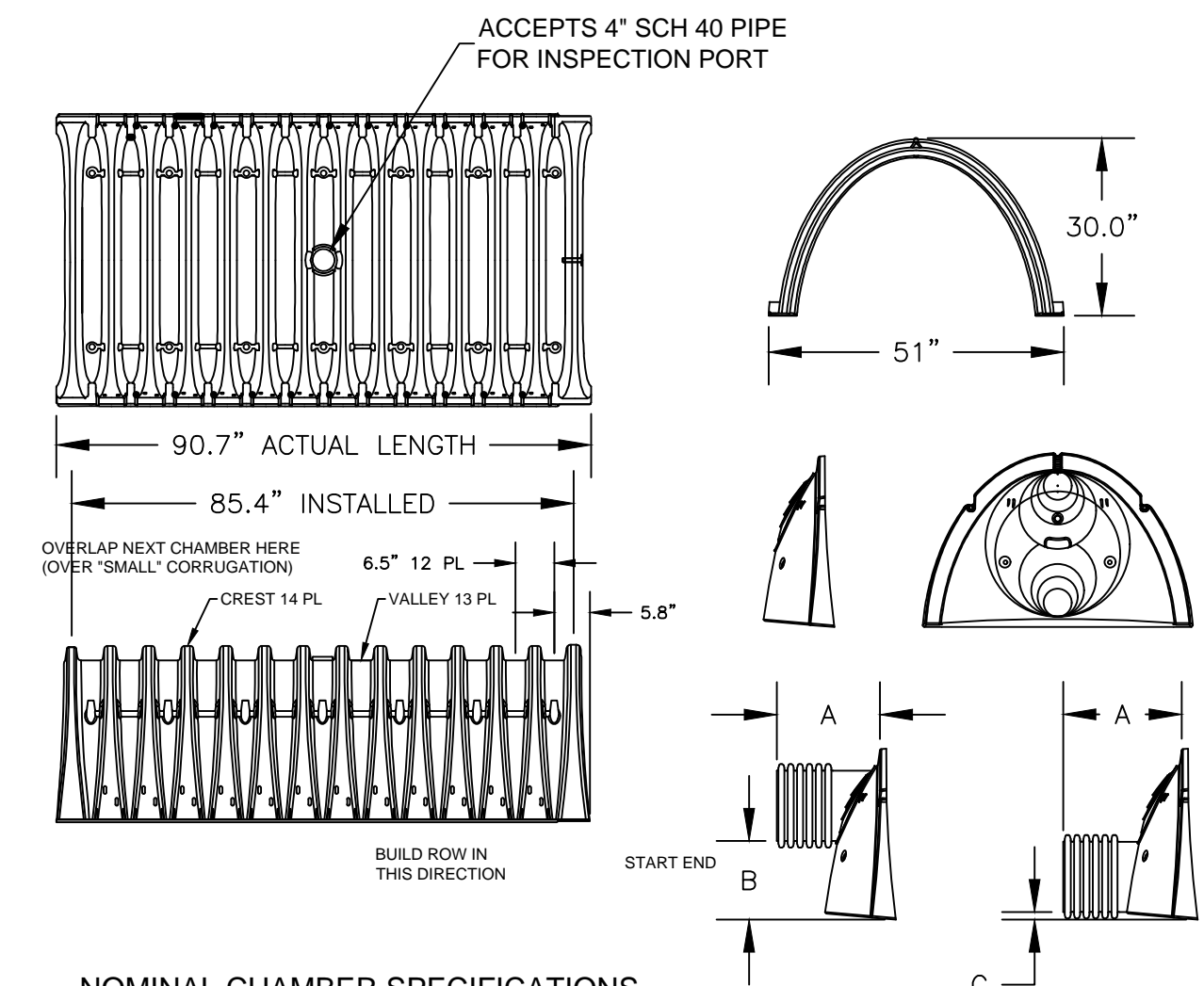
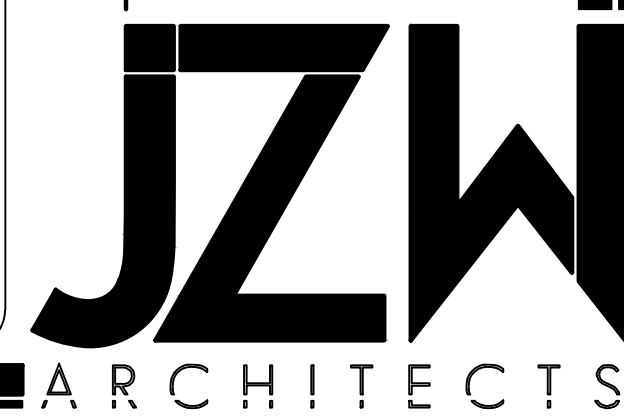
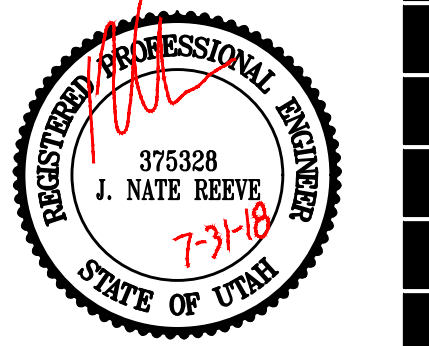
MAVERIK, INC. STORE #250

5100 EAST & 2500 NORTH EDEN, UTAH

SHEET TITLE

DRAINAGE DETAILS

C10.1



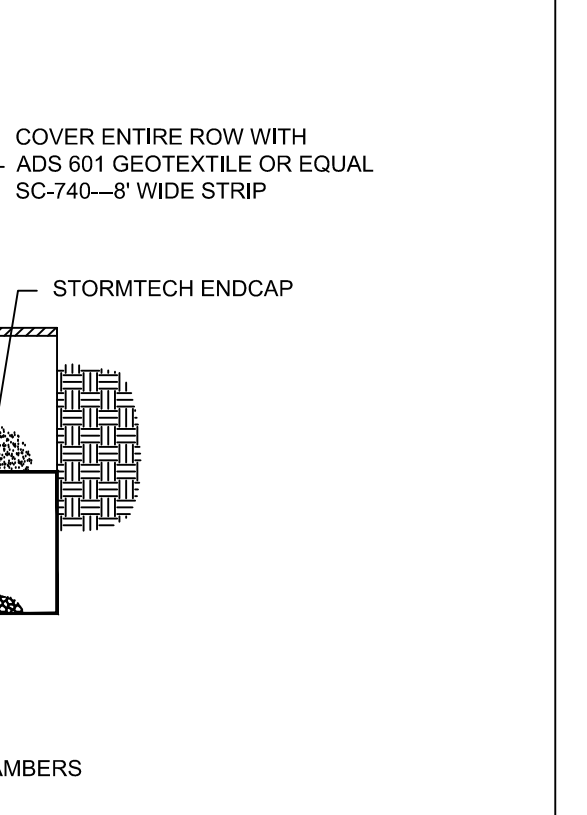
NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH) - 51.0\"/>

Table with 4 columns: PART #, CHAMBER, PIPE SIZE, and dimensions A, B, C. Lists various chamber models like SC740EPE06T, SC740EPE06B, etc.

* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL 20\"/>

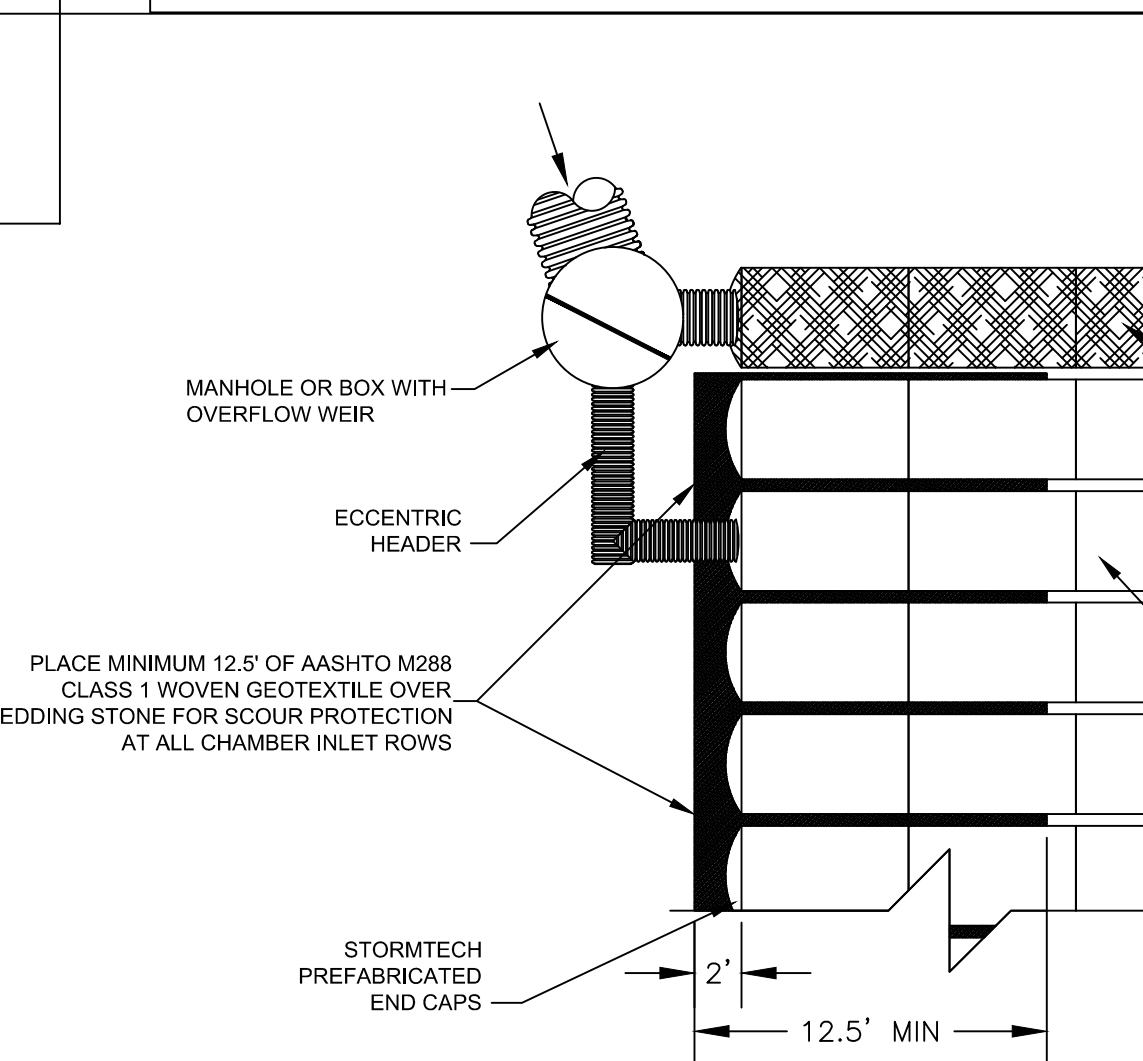
STORMTECH LLC CONCEPTUAL PLAN DISCLAIMER
THIS STORMTECH CHAMBER SYSTEM LAYOUT WAS PRODUCED TO DEMONSTRATE A BED LAYOUT THAT WILL HANDLE THE DESIGN VOLUME LISTED ABOVE. THE SIZING, FIT AND APPLICATION OF THE STORMTECH CHAMBER SYSTEM FOR THIS SPECIFIC PROJECT HAS NOT BEEN DETERMINED. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMTECH SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Table with 2 columns: SCALE and DATE. Includes 'CHECKED' and 'ACAD No.' fields.



* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL 20\"/>

Table with 2 columns: SCALE and DATE. Includes 'CHECKED' and 'ACAD No.' fields.



* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL 20\"/>

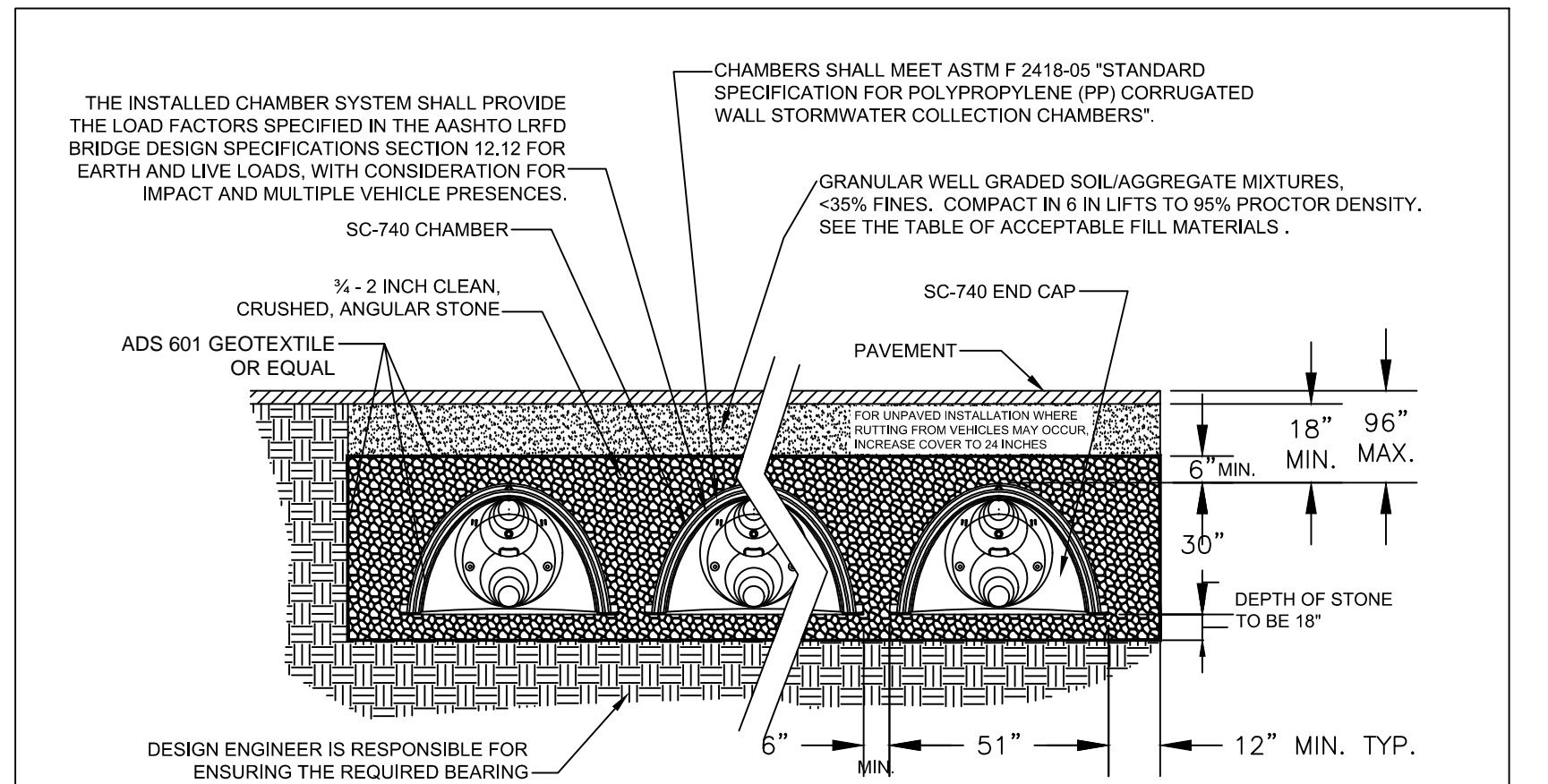
Table with 2 columns: SCALE and DATE. Includes 'CHECKED' and 'ACAD No.' fields.

STORMTECH GENERAL NOTES

- 1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- 2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEMS CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- 3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.); MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
- 4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- 5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- 6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- 7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- 8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- 9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- 10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

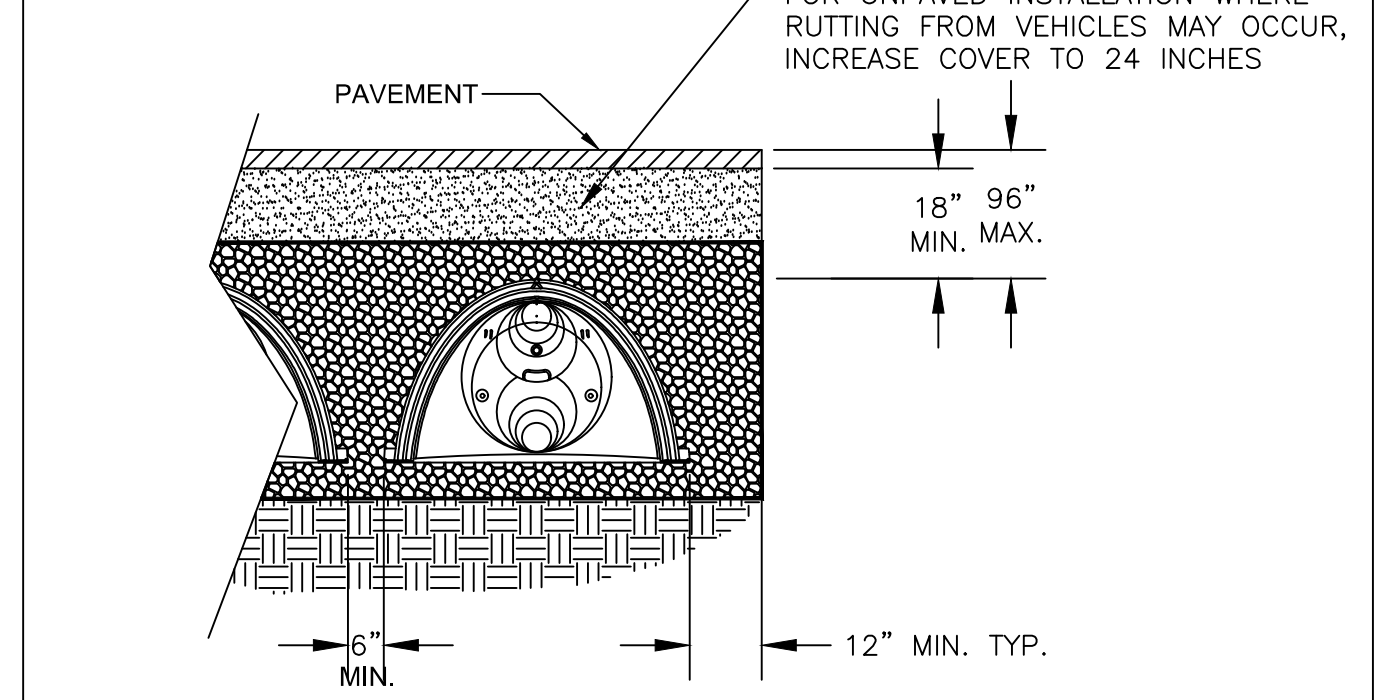
* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL 20\"/>

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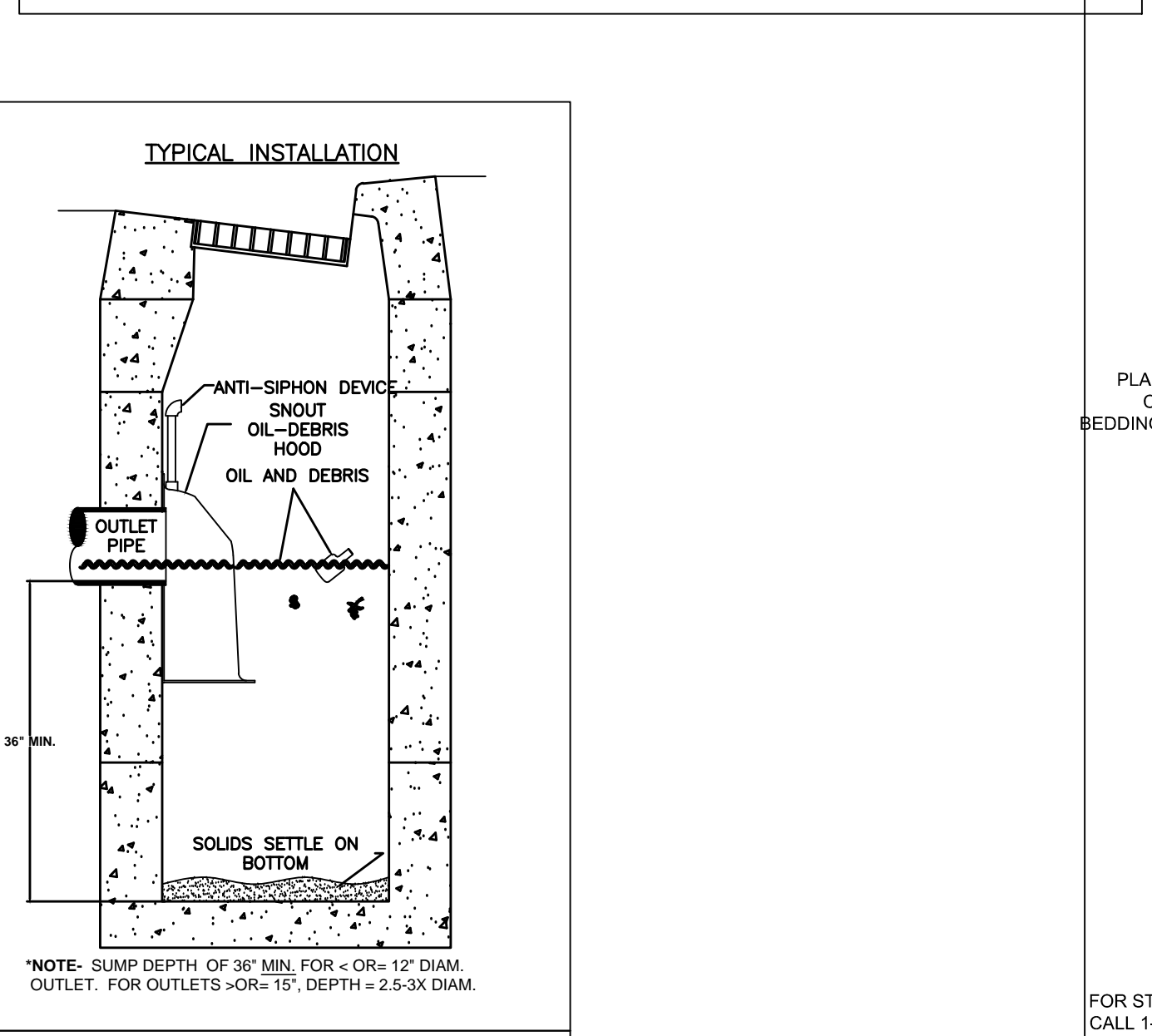
* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL 20\"/>

Table with 2 columns: SCALE and DATE. Includes 'CHECKED' and 'ACAD No.' fields.

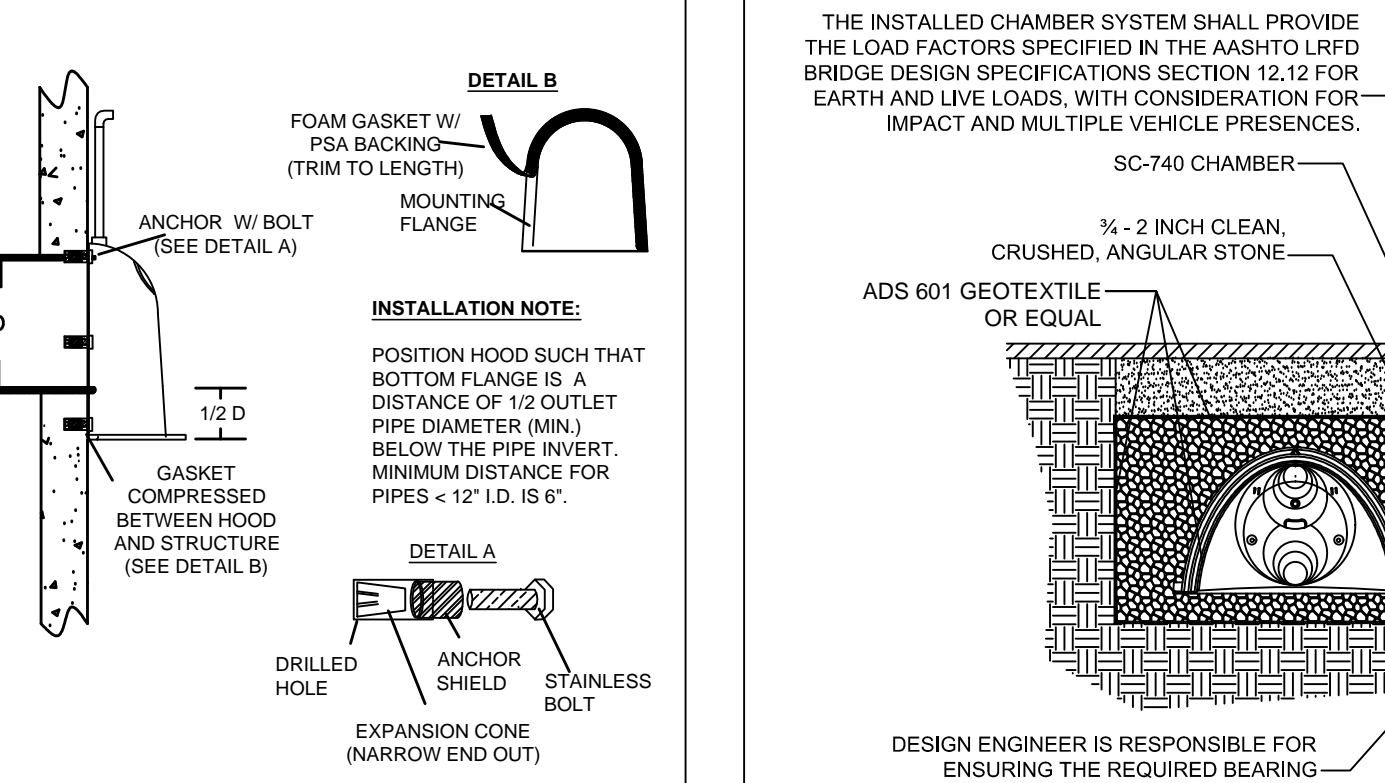


Installed Storage Volume 6,849 c.f.
Stormtech Chamber System MC4500
Stone Porosity (Industry Standard = 40%) 40%
Stone Foundation Depth (assumed 6\"/>

StormTech Detention Site Calculator

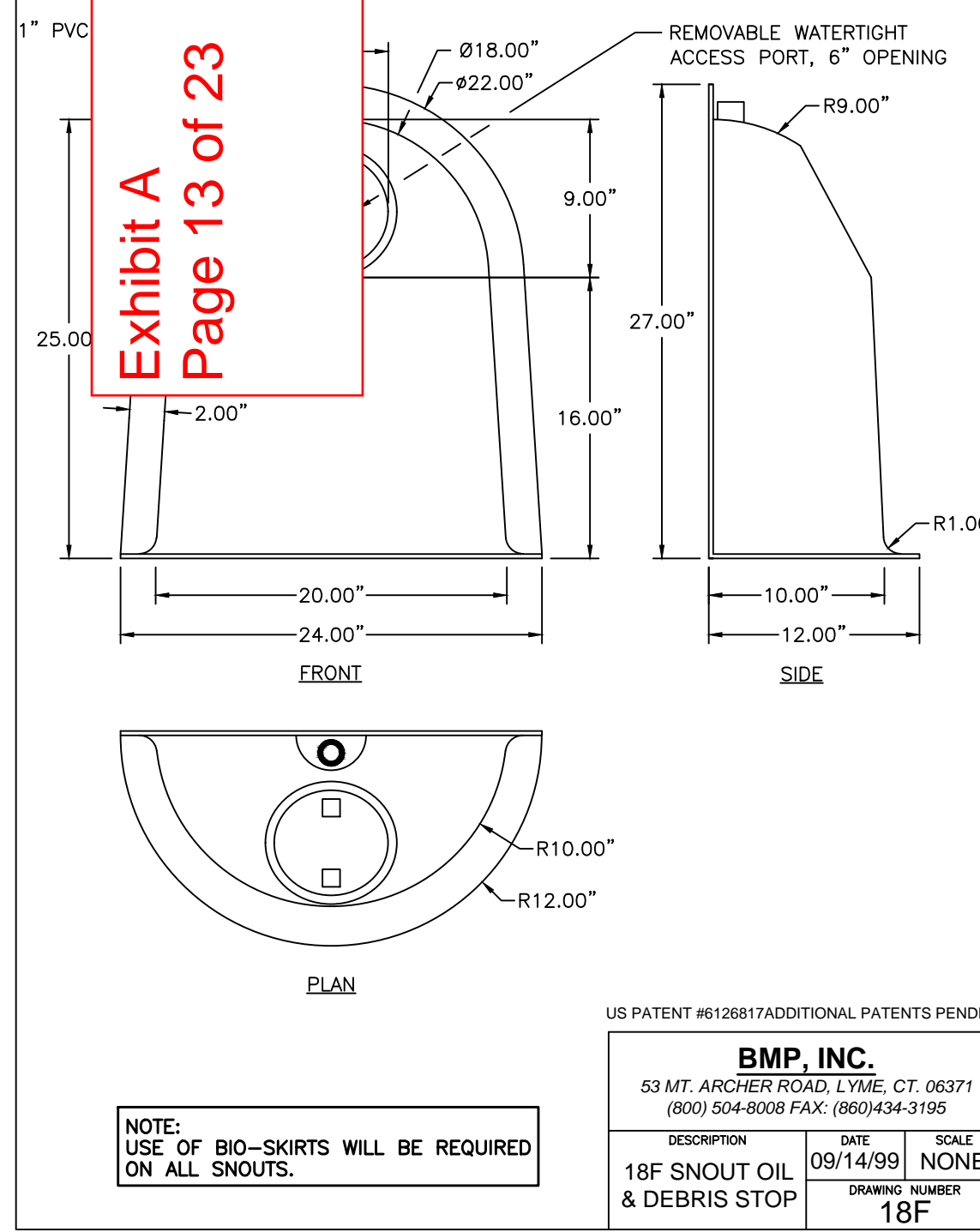


* NOTE: SUMP DEPTH OF 36\"/>

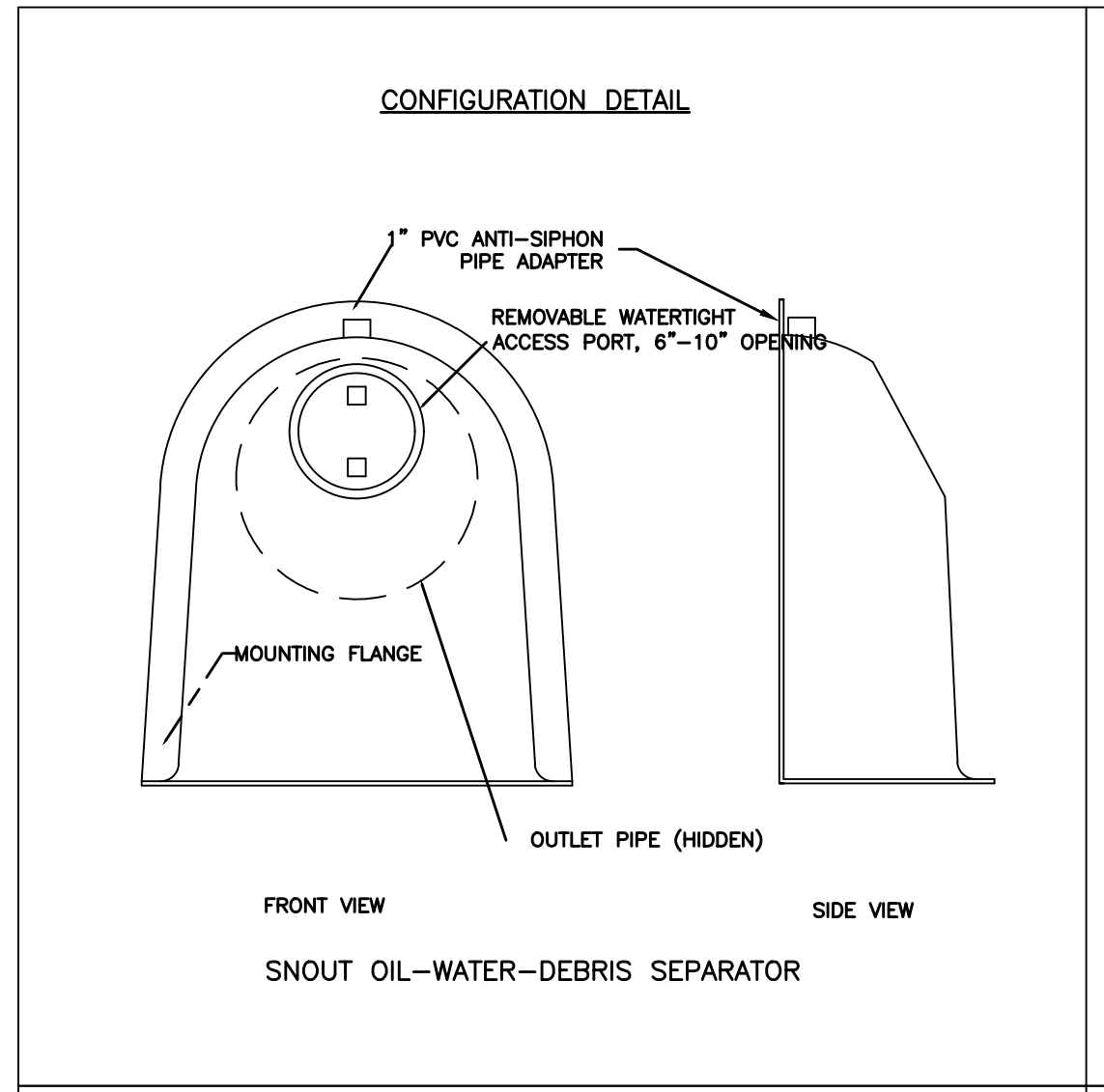


HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES
DESCRIPTION OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)
DATE 09/08/00
SCALE NONE
DRAWING NUMBER SP-SN

Table with 2 columns: SCALE and DATE. Includes 'CHECKED' and 'ACAD No.' fields.



Snout Detail



Snout Oil-Water-Debris Separator

NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>

Snout Installation Specifications

US Patent # 6126817

No.	Date	Description

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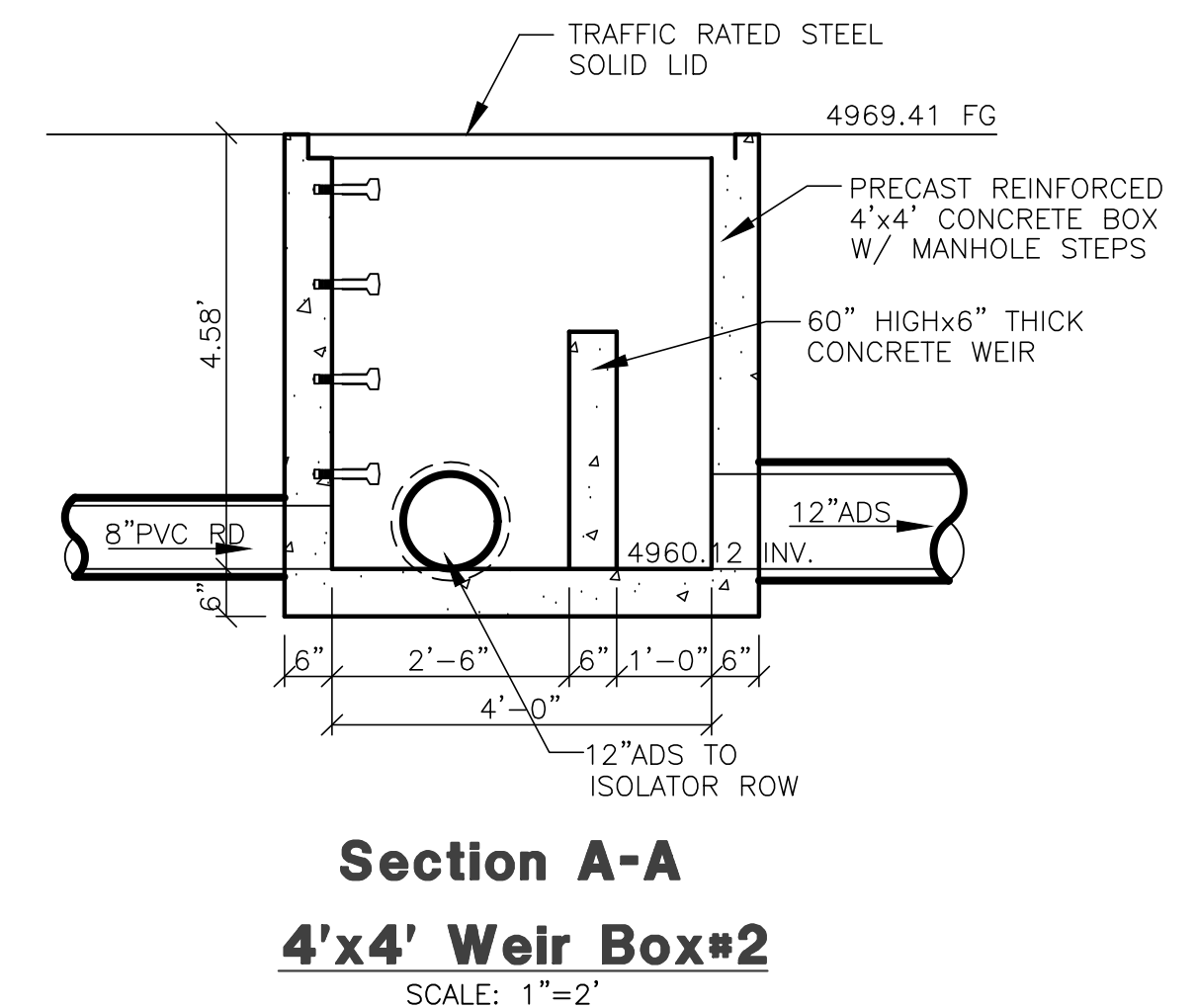
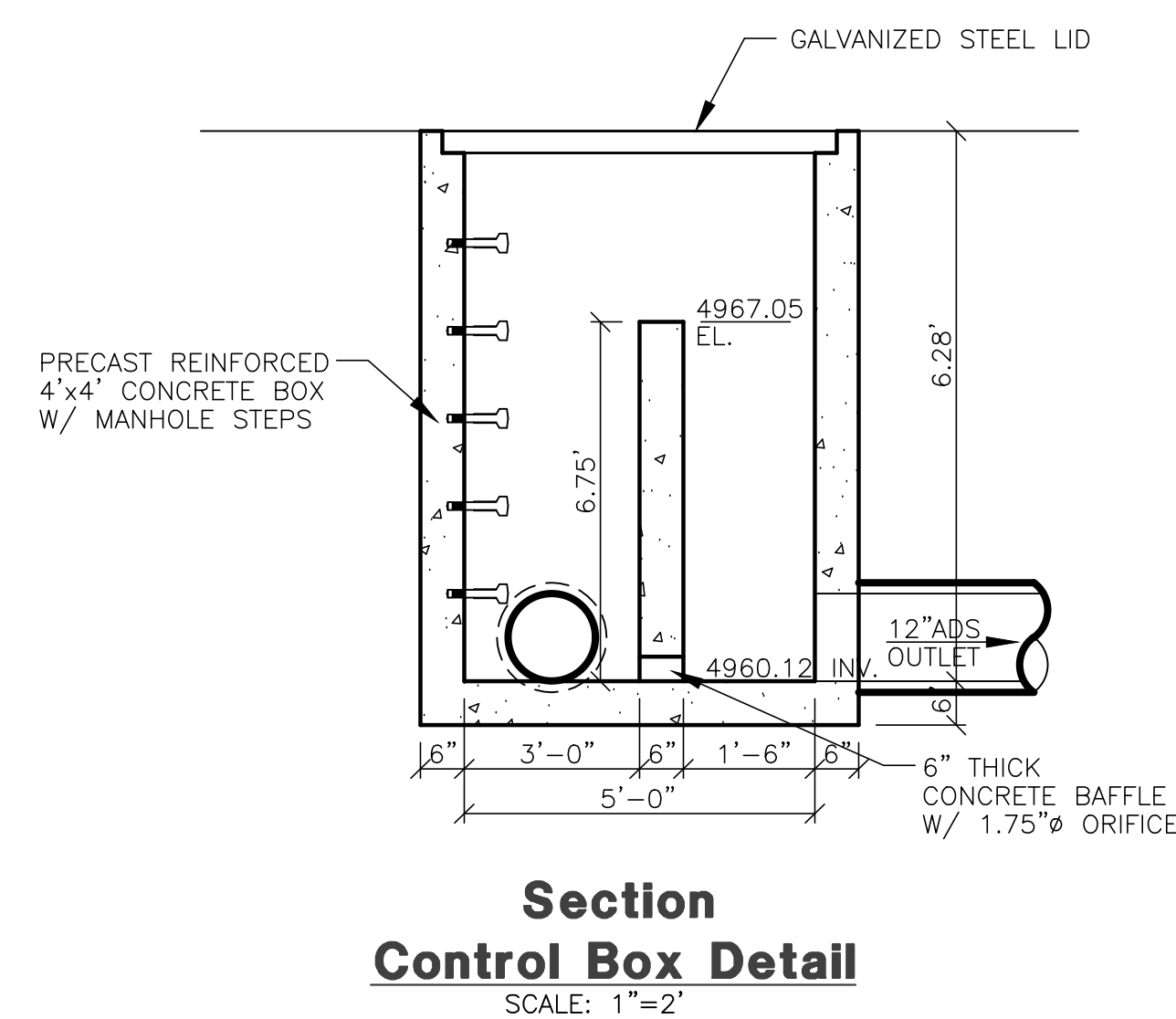
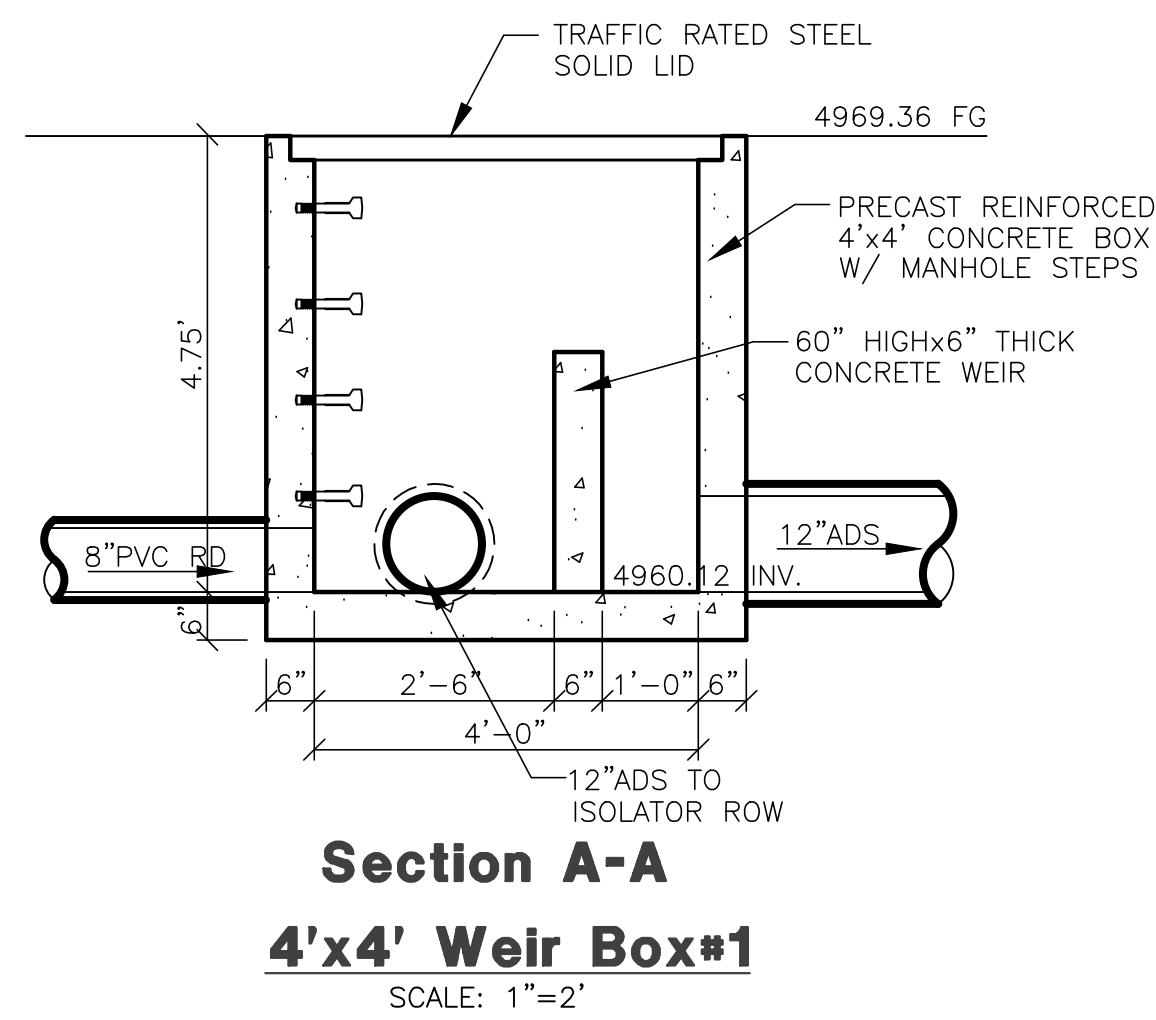
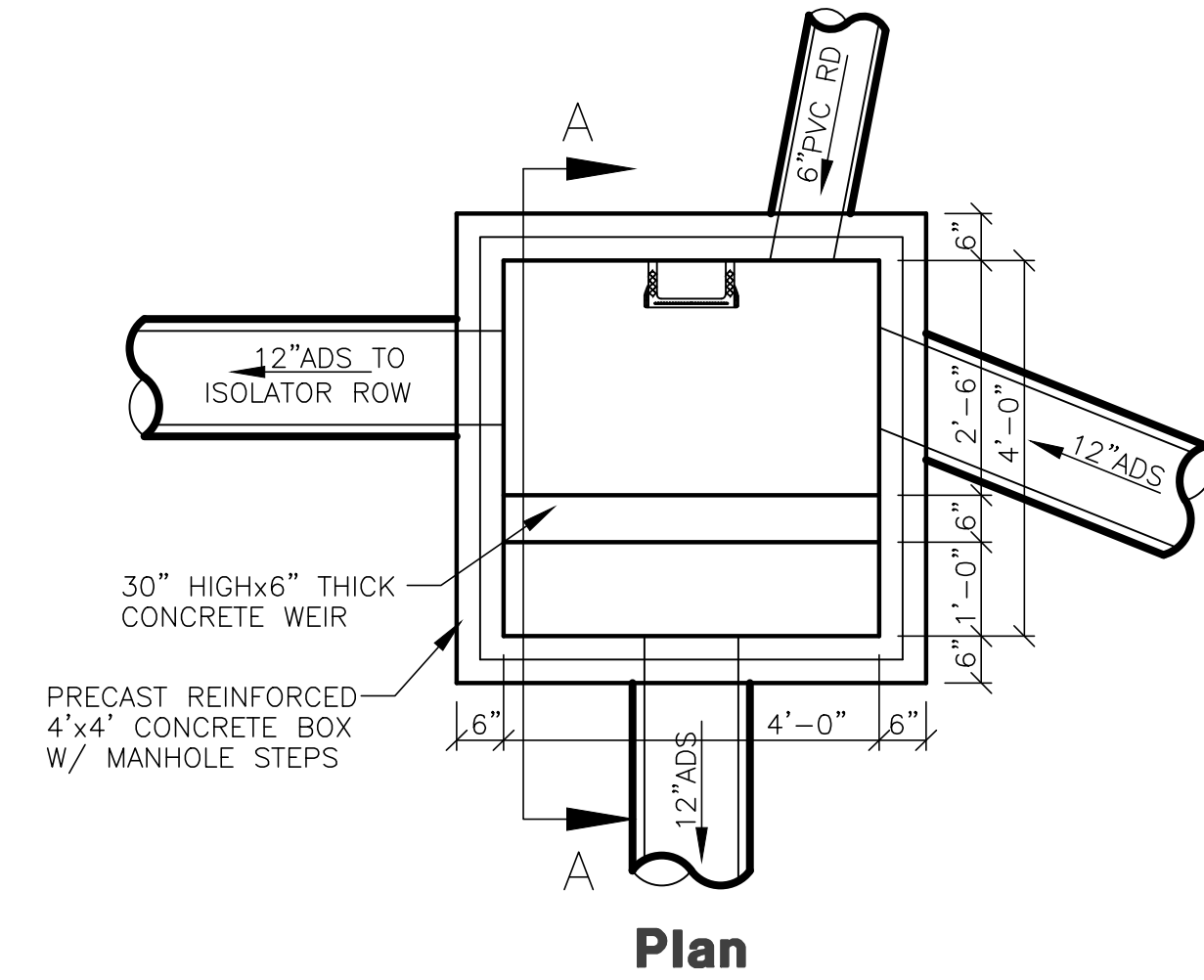
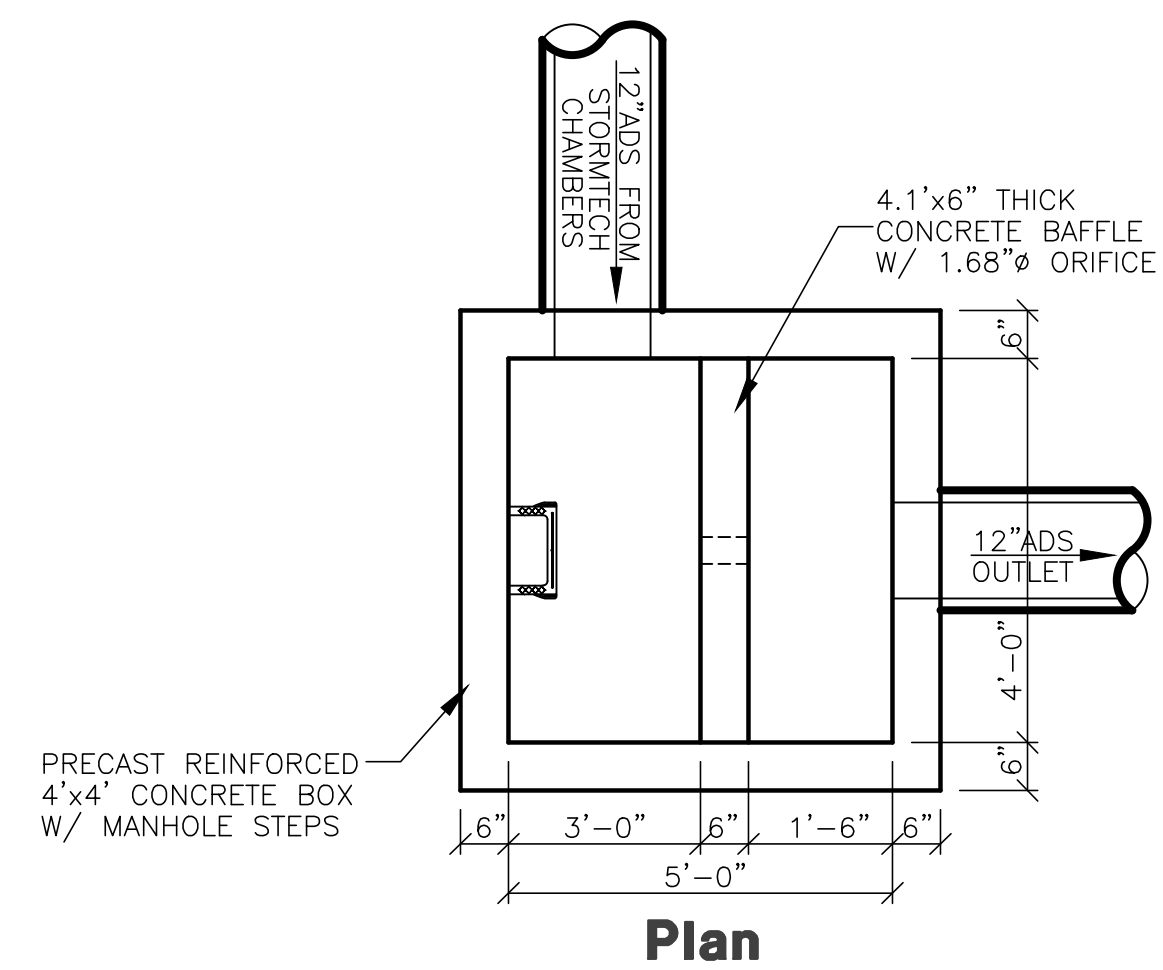
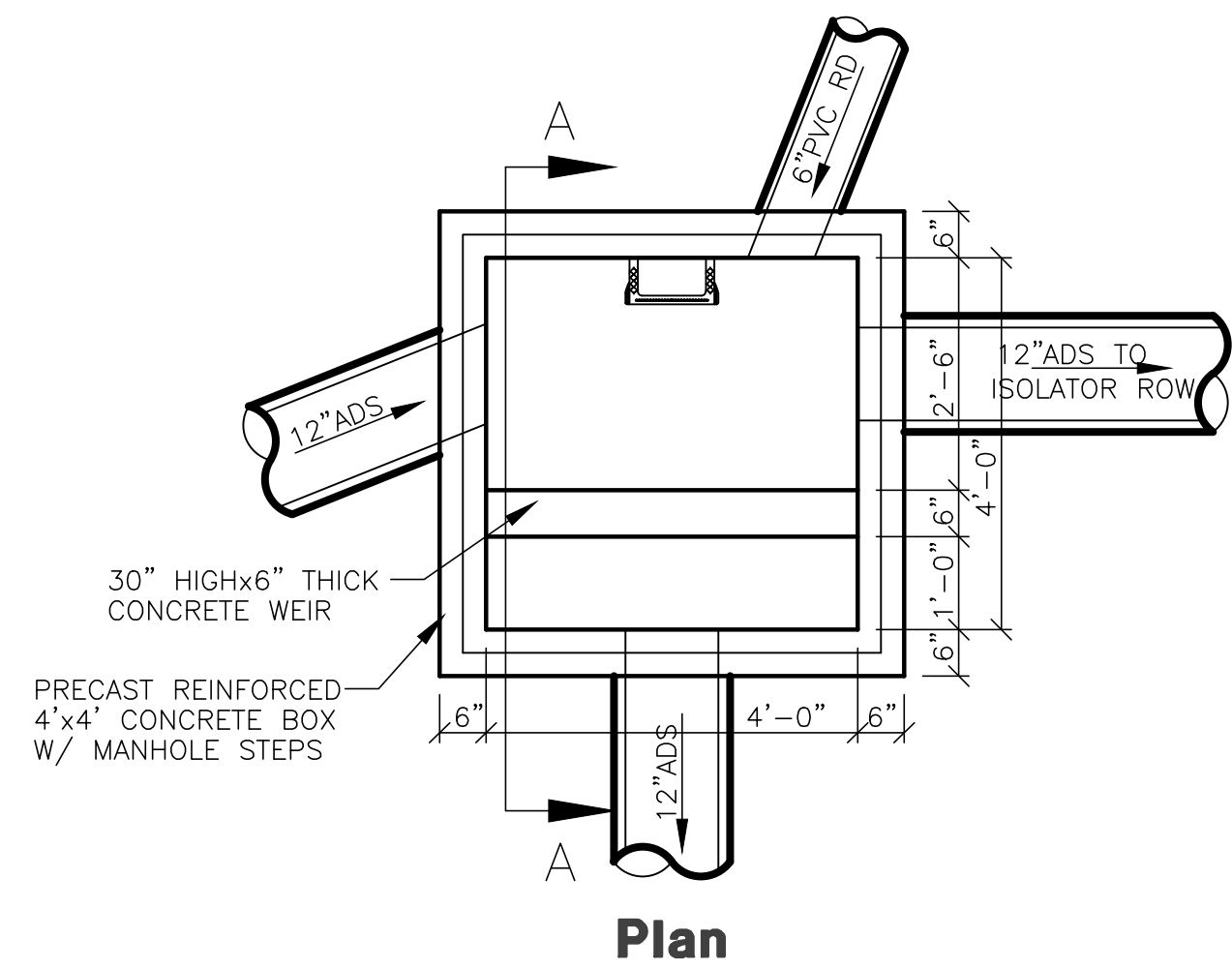
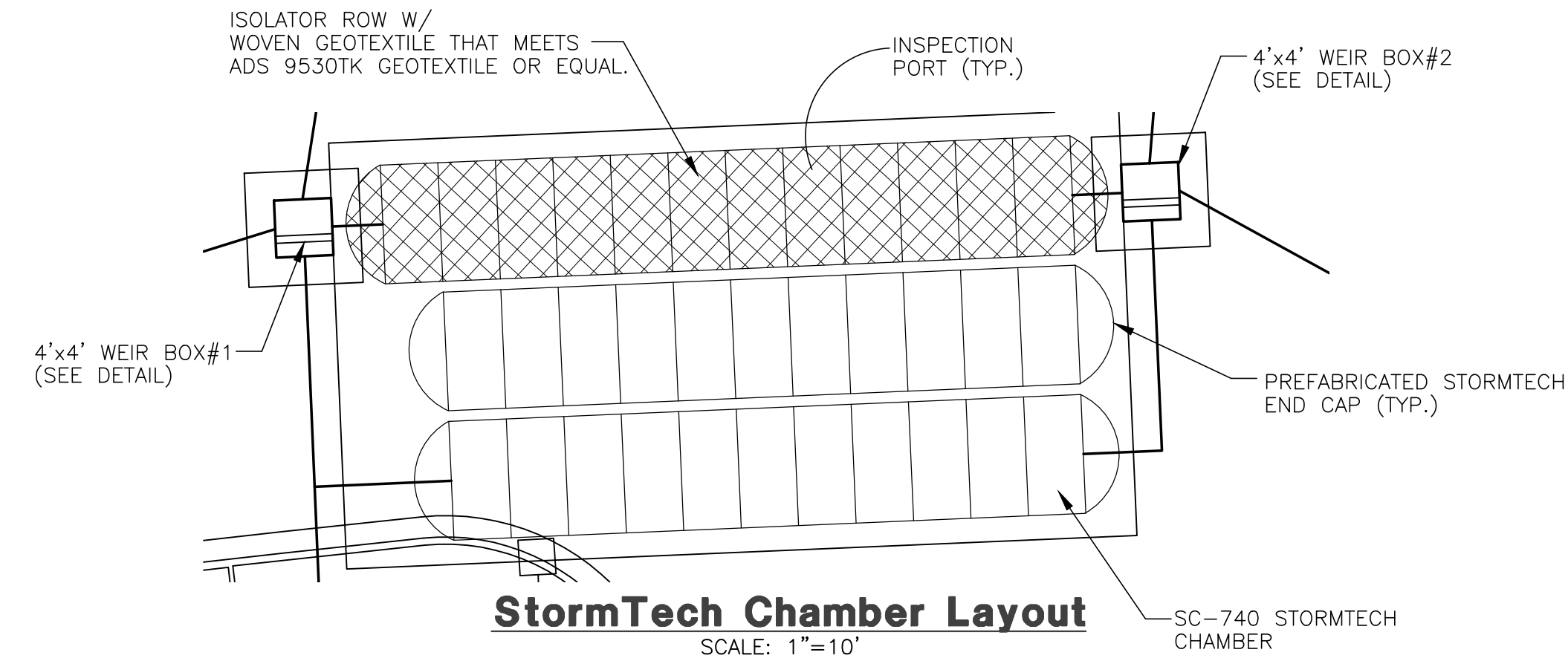


MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE

**DRAINAGE
DETAILS**

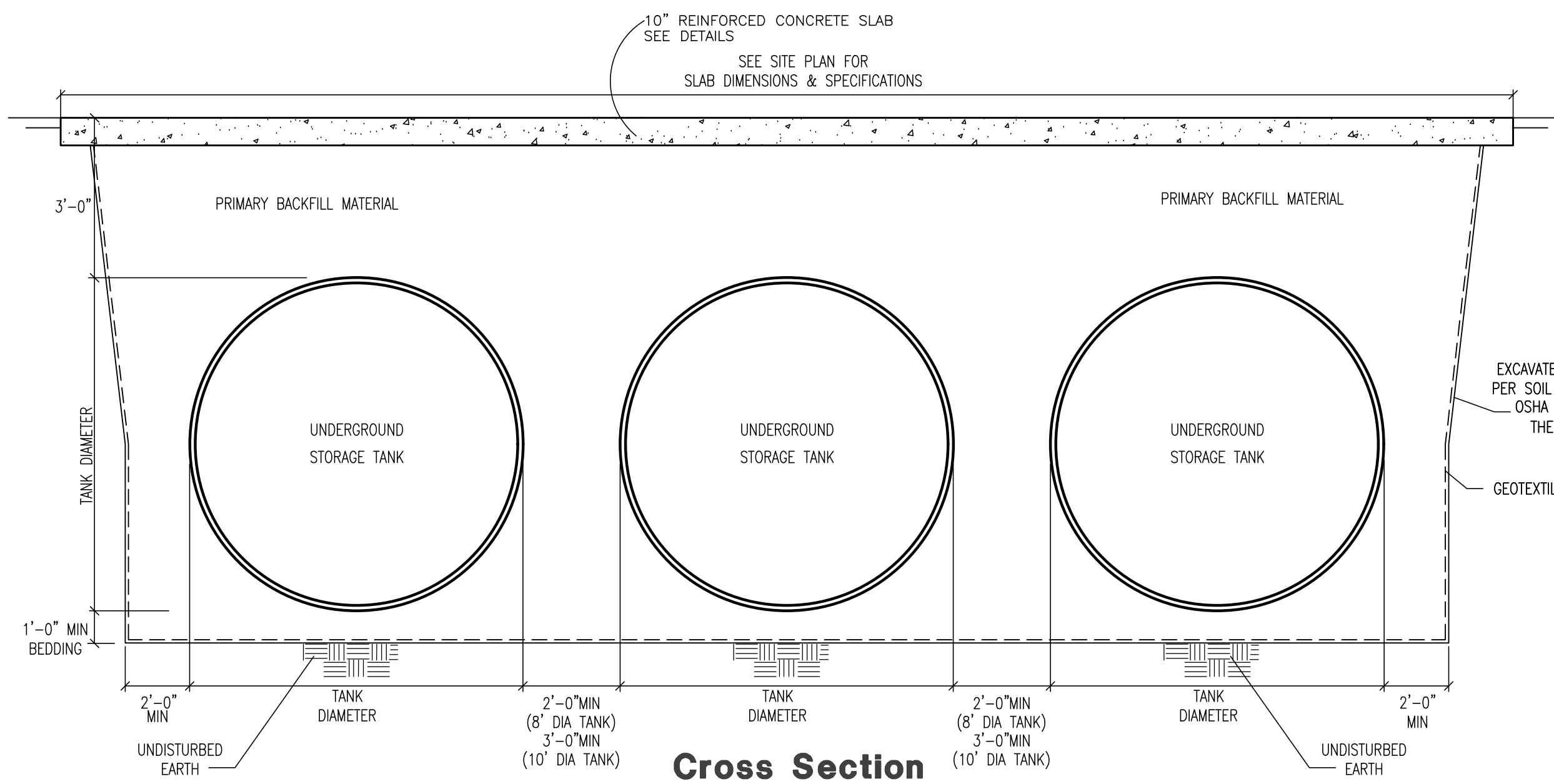
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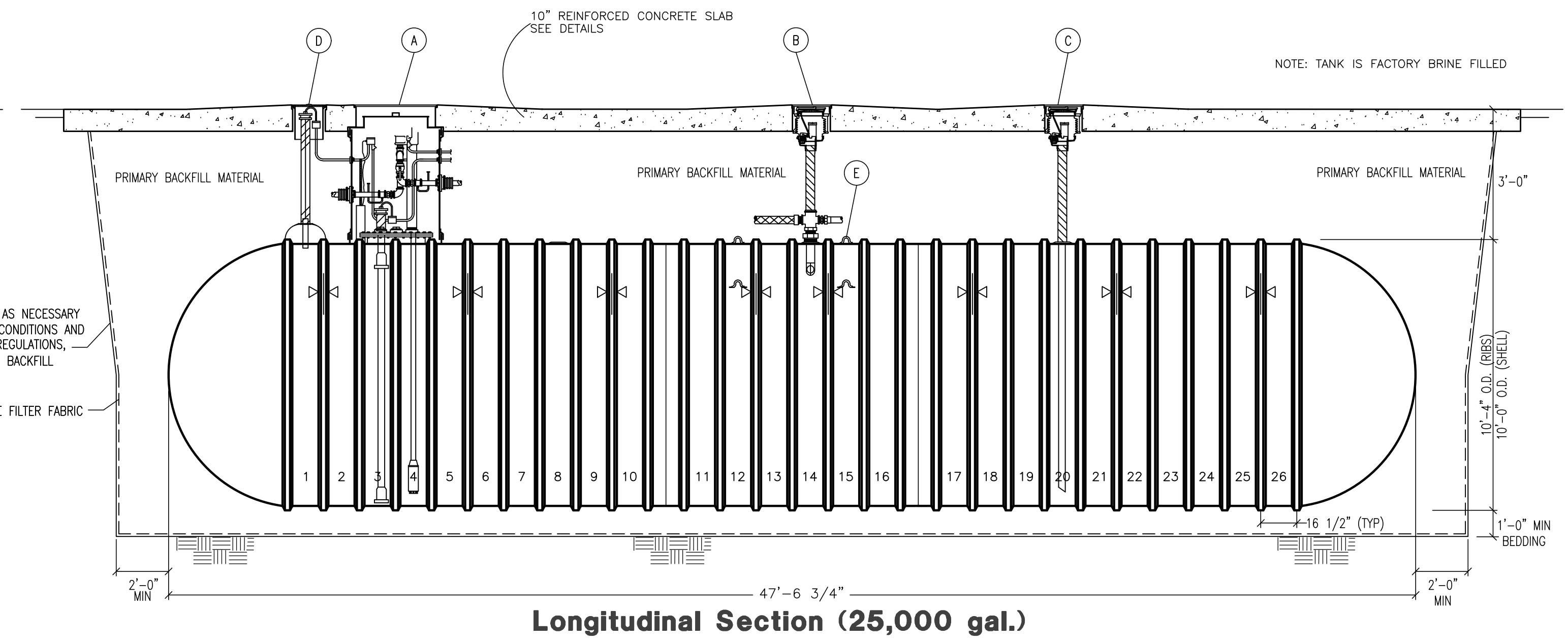
RA Reeve & Associates, Inc.
5160 SOUTH 1500 WEST
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TEL: (801) 621-3100
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www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR



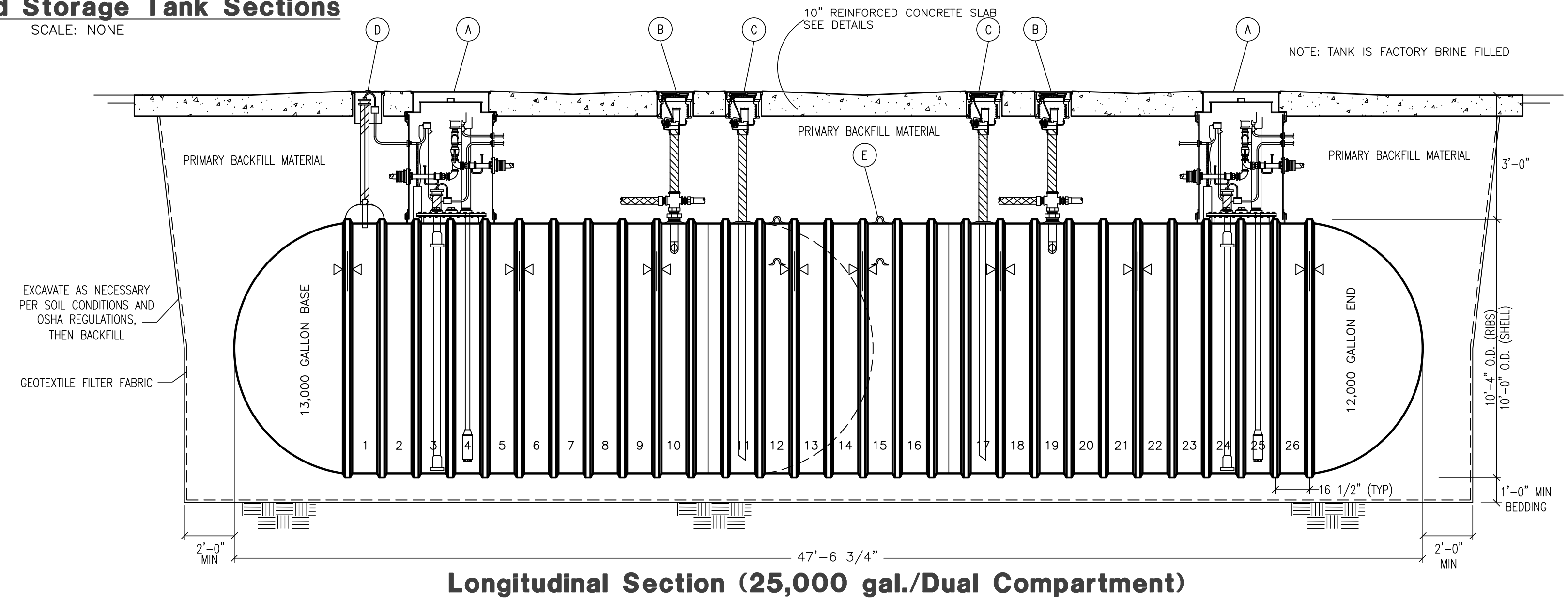
Cross Section



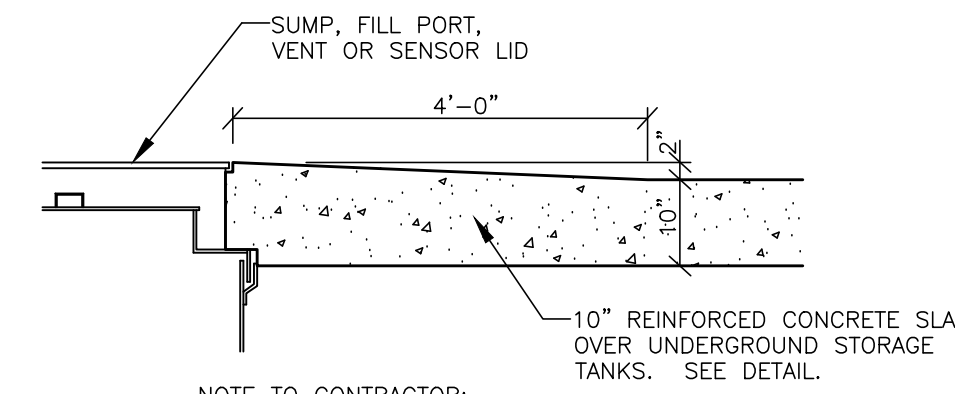
Longitudinal Section (25,000 gal.)

Underground Storage Tank Sections

SCALE: NONE



Longitudinal Section (25,000 gal./Dual Compartment)



NOTE TO CONTRACTOR:
MAVERIK AND PETROLEUM REPRESENTATIVE
MUST BE PRESENT AT TIME OF TANK SLAB
CONCRETE POUR.

UST Lid/Concrete Detail

General Notes:

1. INSTALL TANKS PER MANUFACTURER RECOMMENDATIONS AS SPECIFIED WITHIN THE "INSTALLATION MANUAL & OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
 2. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING THE FUEL FARM PIT FROM WATER RUN-OFF. PROVIDE BERMS AND WATER/SILT FENCING.
 3. TANK SLAB BY CONTRACTOR, SEE CIVIL SITE PLAN FOR DIMENSIONS & DESIGN. CONCRETE SLAB TO EXTEND A MINIMUM 12" BEYOND TANK IN ALL DIRECTIONS.
 4. SEE GRADING PLAN FOR SLOPES & GRADES OF CONCRETE.
 5. SEE CIVIL SITE PLANS FOR GRADING ENSURING THAT THE FUEL DISPENSERS WILL BE INSTALLED ON A MINIMUM 6" HIGH CONCRETE ISLAND.
 6. PRIMARY BACKFILL: PRIMARY BACKFILL MATERIAL MUST MEET THE FOLLOWING SPECIFICATIONS:
 - * MATERIAL IS TO BE CLEAN, FREE-FLOWING, AND FREE OF DIRT, SAND, LARGE ROCKS, ROOTS, ORGANIC MATERIALS, DEBRIS, ICE AND SNOW. BACKFILL MATERIAL SHALL NOT BE FROZEN OR CONTAIN LUMPS OF FROZEN MATERIAL AT ANY TIME DURING PLACEMENT.
 - * AN IMPORTANT CHARACTERISTIC OF GOOD BACKFILL MATERIAL IS HARDNESS OR STABILITY WHEN EXPOSED TO WATER OR LOADS. MOST MATERIALS HAVE NO PROBLEM MEETING THE HARDNESS REQUIREMENT. MATERIALS LIKE SOFT LIMESTONE, SANDSTONE, SEA SHELLS OR SHALE SHOULD NOT BE USED AS BACKFILL BECAUSE THEY MAY BREAK DOWN OVER TIME.
 - * WHEN USING SELECT ROUNDED STONES, THEY MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, SIZE NUMBERS 6, 67 OR 7.
 - * WHEN USING SELECT CRUSHED STONES, THEY MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, SIZE NUMBERS 7 OR 8.
 7. TEST MANIFOLD FOR EACH AIR-TESTABLE TANK OR COMPARTMENT; TEST AT 6 PSIG (4 PSIG FOR 12-FOOT DIAMETER TANKS) PER SECTION 1.3.1.7 & .8 OF THE "INSTALLATION MANUAL AND OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
 8. ALWAYS LIFT TANKS BY USING THE LIFTING LUGS PROVIDED WITH THE TANK. DISTRIBUTE THE LIFTING LOAD EVENLY BETWEEN THE LIFTING LUGS. USE SPREADER BARS AND EQUAL LENGTH SLINGS AS REQUIRED. USE A CRANE FOR PROPER MOVEMENT OF THE TANKS, PER SECTION 2.1.3 OF THE "INSTALLATION MANUAL AND OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
 9. ALL EXCAVATED PETROLEUM LINE TRENCHES ARE TO BE BACKFILLED WITH PRIMARY BACKFILL MATERIAL.
 10. TANKS ARE TO BE LOCATED A MINIMUM OF 3 FEET FROM PROPERTY LINES.
 11. GEOTEXTILE FILTER FABRIC:
 - * COVER OVER THE ENTIRE SURFACE OF BACKFILL MATERIAL.
 - * ALL JOINTS IN THE FILTER FABRIC MUST BE OVERLAPPED A MINIMUM OF 12".
 - * GEOTEXTILE FABRIC ALLOWS THE PASSAGE OF WATER IN AND OUT OF THE EXCAVATION BUT PREVENTS THE MIGRATION AND MIXING OF IN SITU SOIL AND THE SELECT BACKFILL MATERIAL. GEOTEXTILE HELPS PRESERVE THE INTEGRITY OF THE SELECT BACKFILL ENVELOPE THAT SURROUNDS AND SUPPORTS THE TANK.
 - * USE FILTER FABRIC PER XERXES SPECIFICATIONS.
 12. PRECAST DEADMAN TANK ANCHOR TO BE SPECIFIED BY WATER TABLE REQUIREMENTS AND GEOTECHNICAL REPORT. PLACE DEADMAN ON TANK PIT BEDDING. DEADMAN LENGTH SHALL MEET OR EXCEED TANK LENGTH. PETROLEUM CONTRACTOR SHALL PROVIDE ALL EQUIPMENT I.E. CRANE AND ETC. FOR INSTALLING AND SETTING TANK ANCHOR SYSTEM.
 13. TANK HOLD DOWN SYSTEM TO BE INSTALLED WITH DEADMAN ANCHORS AS SPECIFIED BY WATER TABLE AND GEOTECHNICAL REPORT. VERIFY QUANTITY AND SPACING OF STRAPS WITH TANK MANUFACTURER PRIOR TO INSTALLATION. INSTALL PER MANUFACTURERS INSTRUCTIONS. IF DEADMAN EYE BOLTS SLOTS ARE LOCATED IN THE PROPER POSITION USE TURNBUCKLE SHACKLE METHOD, OTHERWISE, USE WIRE CABLE AND TRIPLE CLAMPS.
- | | |
|-----------------------------------|--|
| A SUBMERSIBLE PUMP AND TANK SUMP | E LIFTING LUG (2 EXTRA (25,000 gal.)) |
| B STAGE 1 VAPOR RECOVERY | F POURED IN PLACE CONCRETE DEADMAN (IF REQUIRED) |
| C TANK FILL TUBE | 15' LONG FOR 25,000 GAL. TANKS |
| D HYDROSTATIC INTERSTITIAL SENSOR | HOLD DOWN STRAP LOCATION |

PROJECT NUMBER

ISSUE DATE:

APR. 13, 2018

REVISIONS:

No.	Date	Description

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MAVERIK, INC. STORE #250

5100 EAST & 2500 NORTH
EDEN, UTAH

UNDERGROUND
STORAGE
TANK DETAILS

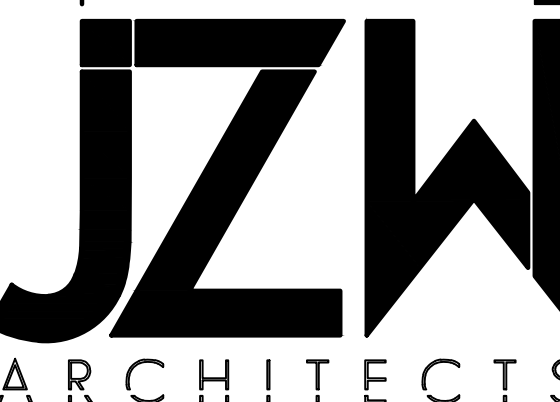
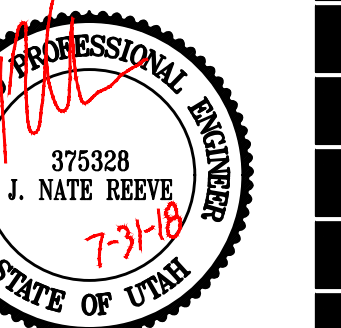
C11



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MAVERIK, INC.

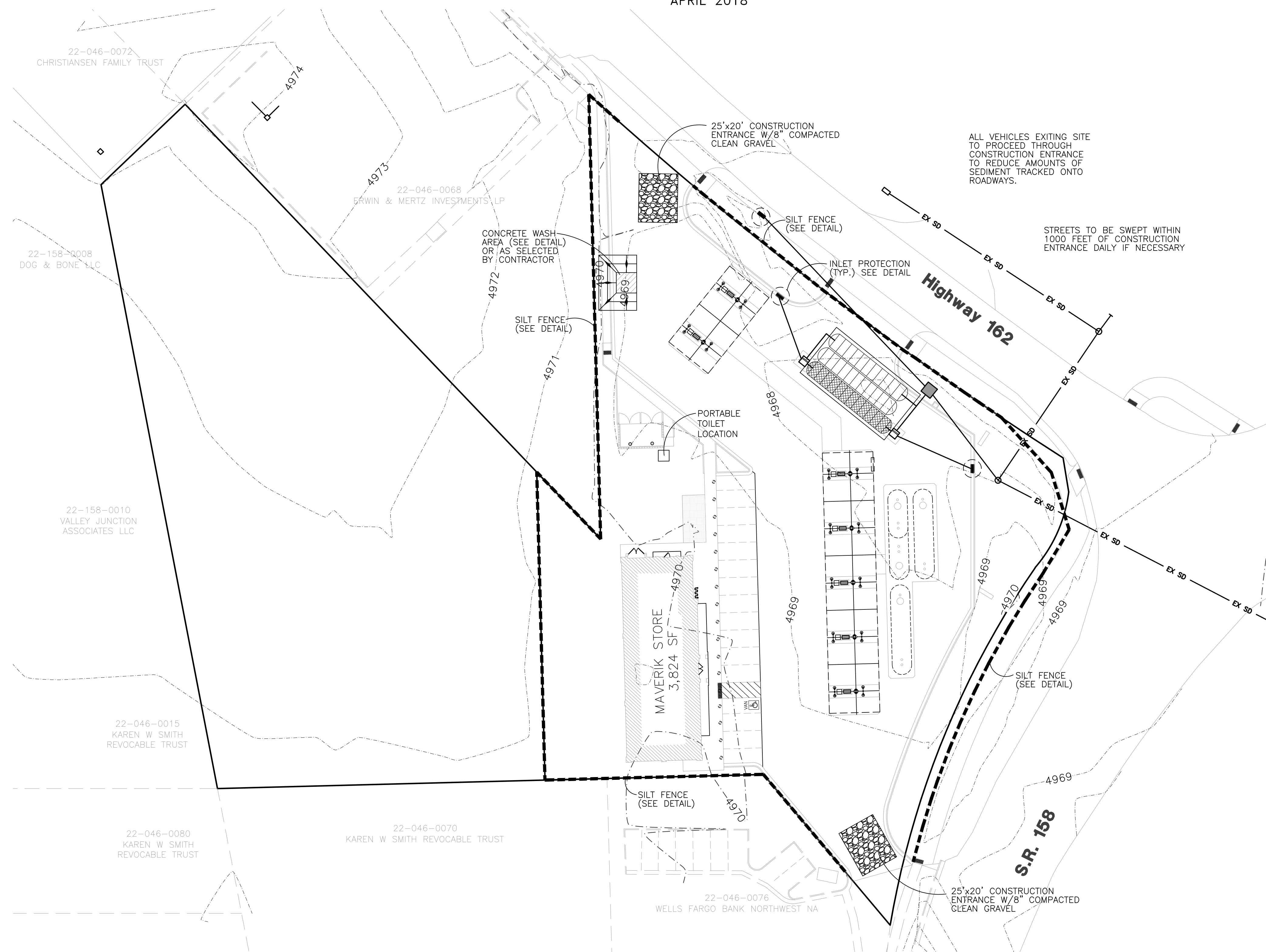
5100 EAST & 2500 NORTH

Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH
APRIL 2018

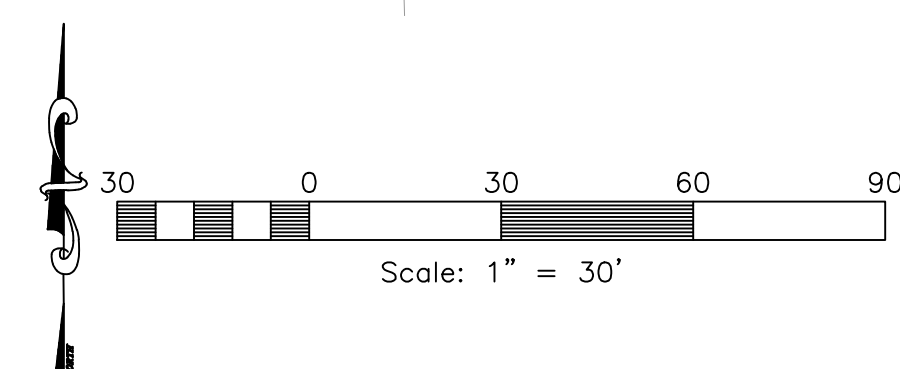


Vicinity Map
NOT TO SCALE



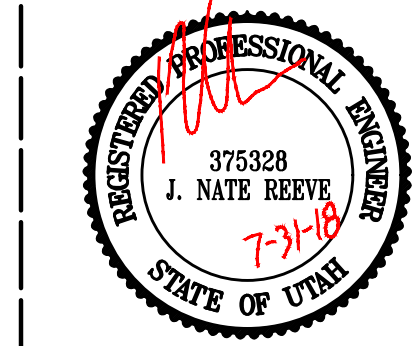
ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY



Construction Activity Schedule	
- PROJECT LOCATION.....	EDEN, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	APRIL 2018
- BMP'S DEPLOYMENT DATE.....	APRIL 2018
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TROY JORGENSEN @ MAVERIK (877) 936-5557
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	UNTIL GENERAL CONTRACTOR IS HIRED

RA Reeve & Associates, Inc.
5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
TEL: (801) 621-3100
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PROJECT NUMBER

ISSUE DATE:
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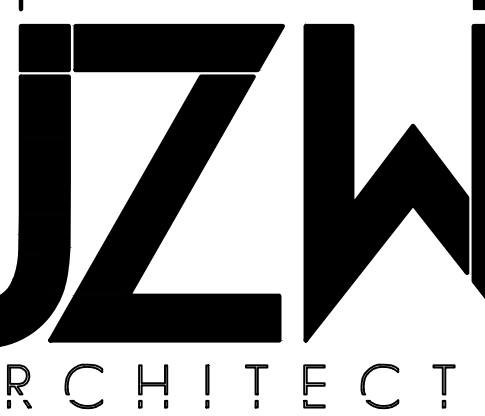
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN EXHIBIT

C12



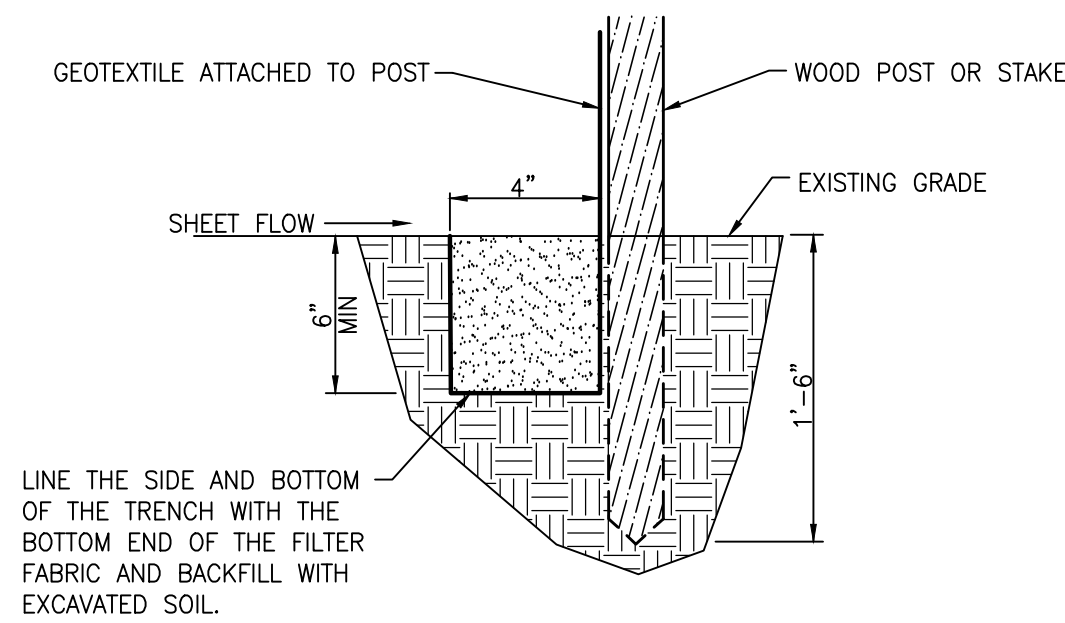
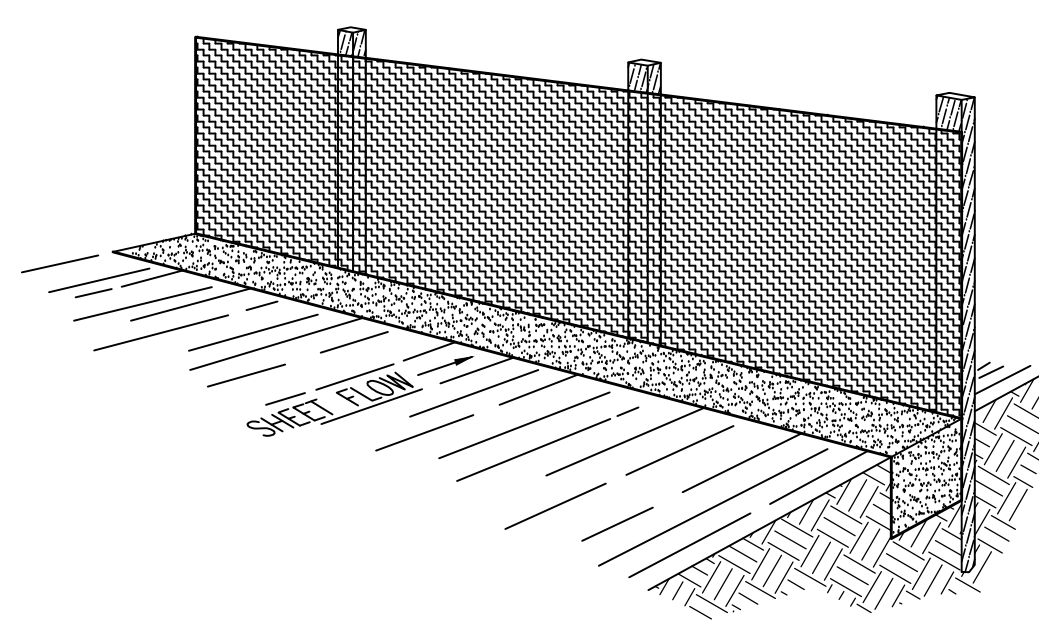
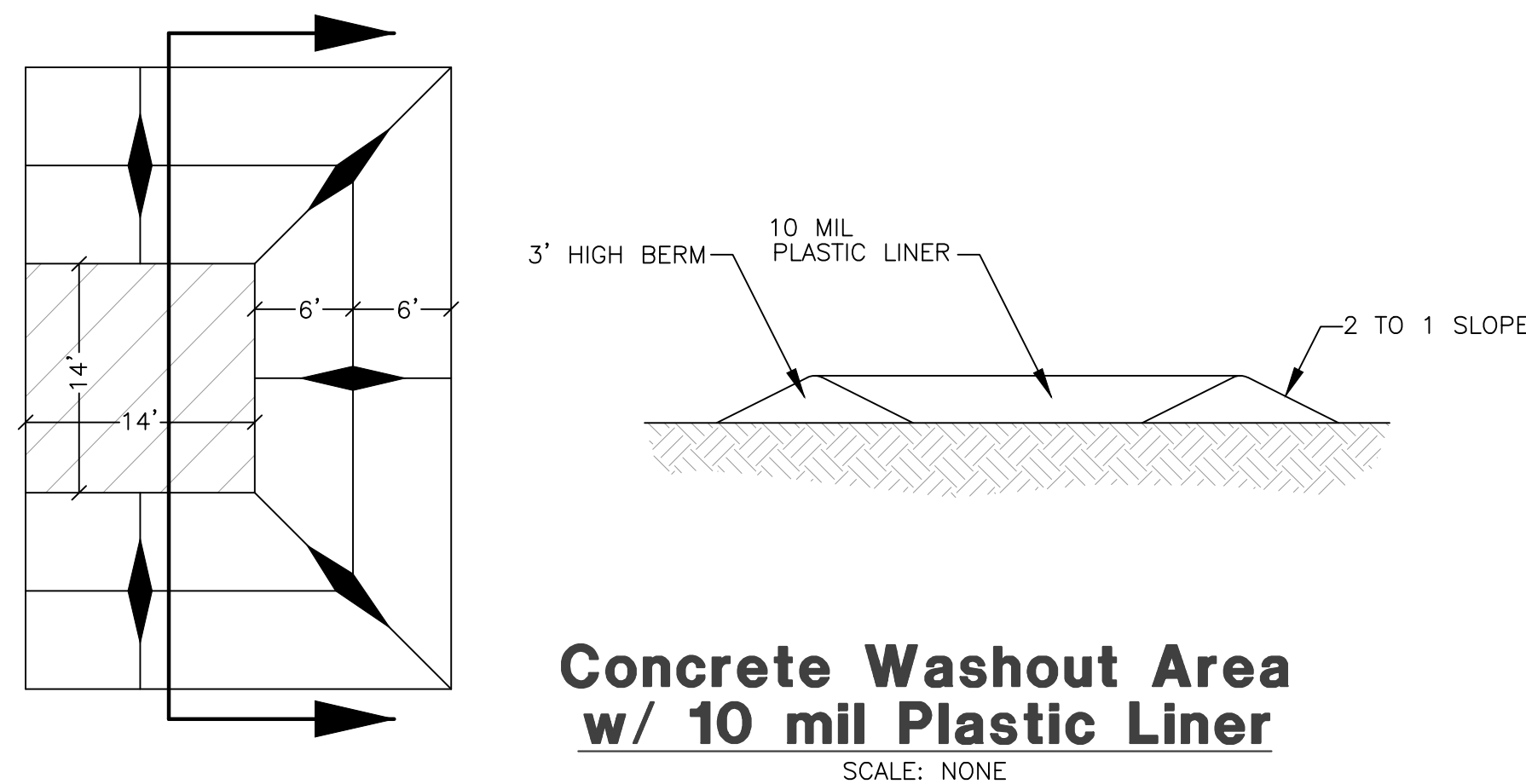
1. Describe all BMP's to protect storm water inlets:
water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- BMP's to eliminate/reduce contamination of storm water from:
impervious / building / concrete wash areas:
be performed in designated areas only and surrounded with silt fence barriers.
contaminated by soil amendments:
any contaminants are found or generated, contact environmental engineer and contacts listed.
as of contaminated soil:
any contaminants are found or generated, contact environmental engineer and contacts listed.
ing area:
be performed in designated areas only and surrounded with silt fence.
icle maintenance areas:
be performed in designated areas only and surrounded with silt fence.
icle parking areas:
be performed in designated areas only and surrounded with silt fence.
ipment storage areas:
be performed in designated areas only and surrounded with silt fence.
erials storage areas:
be performed in designated areas only and surrounded with silt fence.
- e. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
- f. Service areas:
To be performed in designated areas only and surrounded with silt fence.

3. Construction Vehicles and Equipment:
- a. Maintenance
- Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- b. Fueling
- If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
- c. Washing
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.

5. Spill Prevention and Control
- a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
- Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
- b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

6. Post Roadway / Utility Construction
- a. Maintain good housekeeping practices.
- b. Enclose or cover building material storage areas.
- c. Properly store materials such as paints and solvents.
- d. Store dry and wet materials under cover, away from drainage areas.
- e. Avoid mixing excess amounts of fresh concrete or cement on-site.
- f. Perform washout of concrete trucks offsite or in designated areas only.
- g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
- h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
- i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
- j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
- a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
- b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events.
- c. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- d. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- e. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
- f. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- g. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- h. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
- i. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
- j. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
- k. Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.



INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

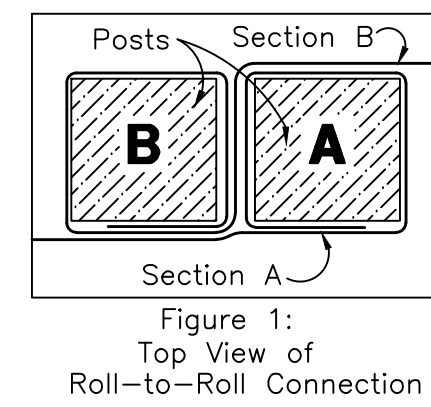
- should generally be less than three (3) times the height of the fence.
- *If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
- *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
- *The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

- *Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
- *When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanup.

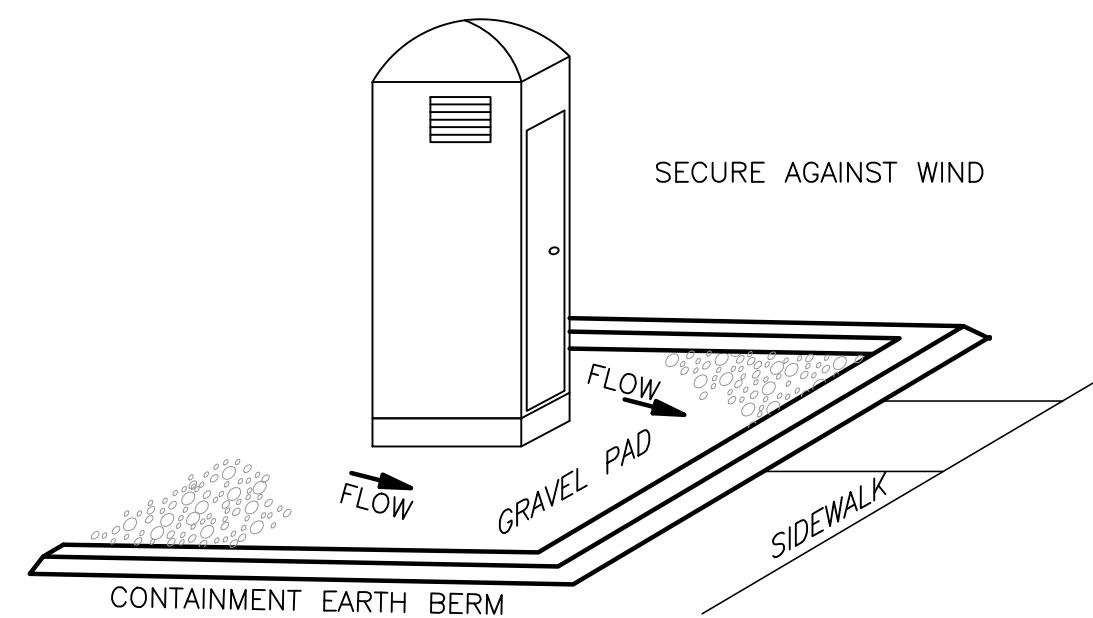
REMOVAL

- *Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.



Silt Fence Detail

SCALE: NONE



Portable Toilet Detail

SCALE: NONE

DESCRIPTION

Temporary on-site sanitary facilities for construction personnel.

APPLICATION

All sites with no permanent sanitary facilities or where permanent facility is too far from facility.

INSTALLATION/APPLICATION FACILITY

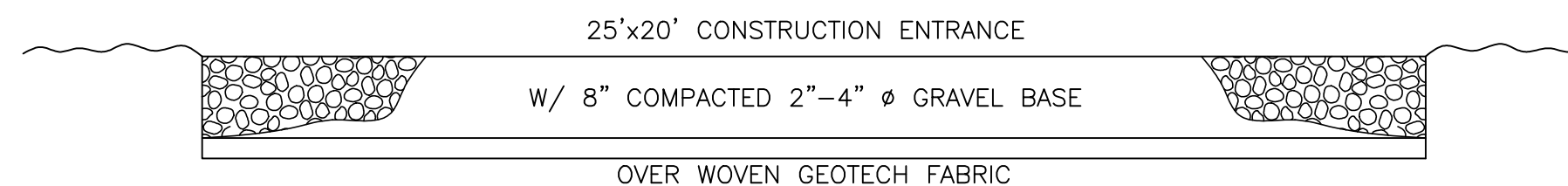
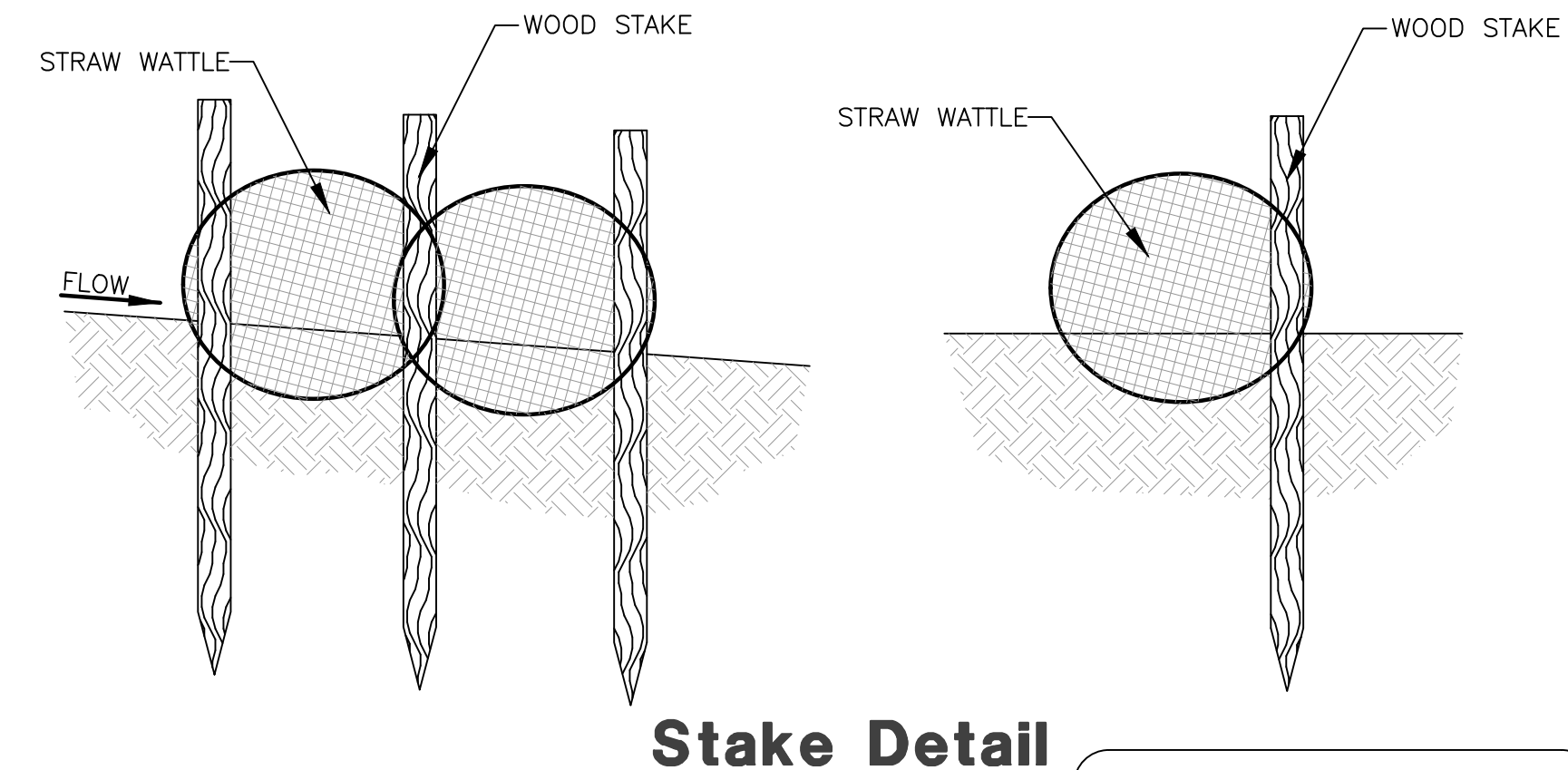
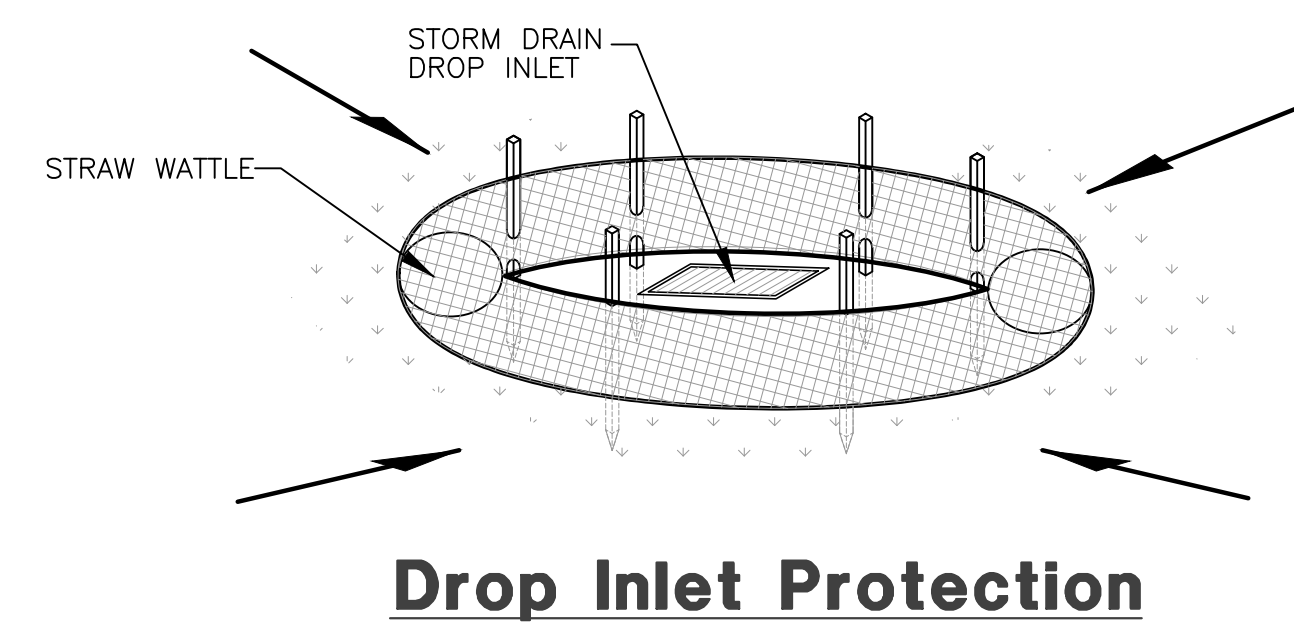
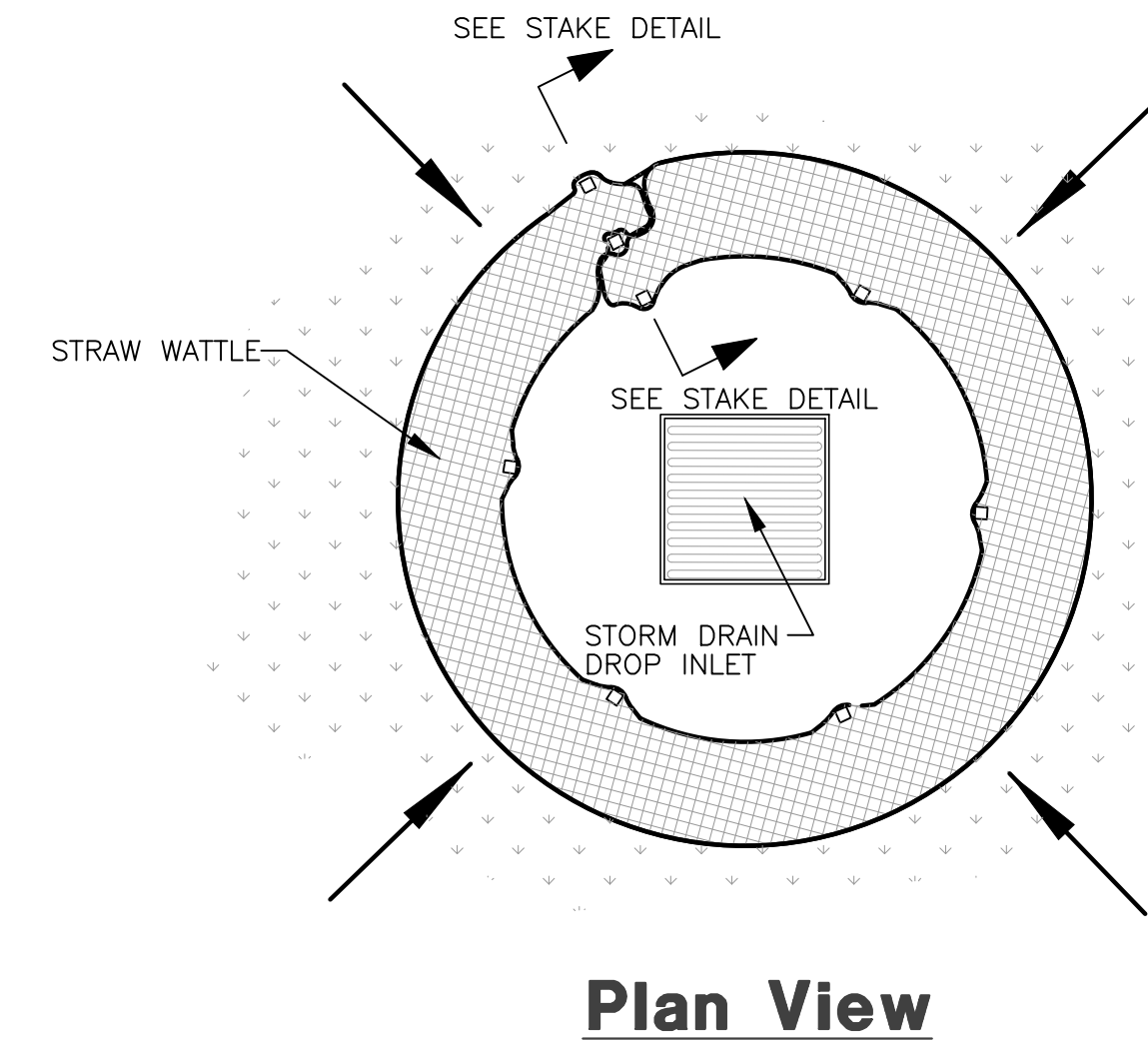
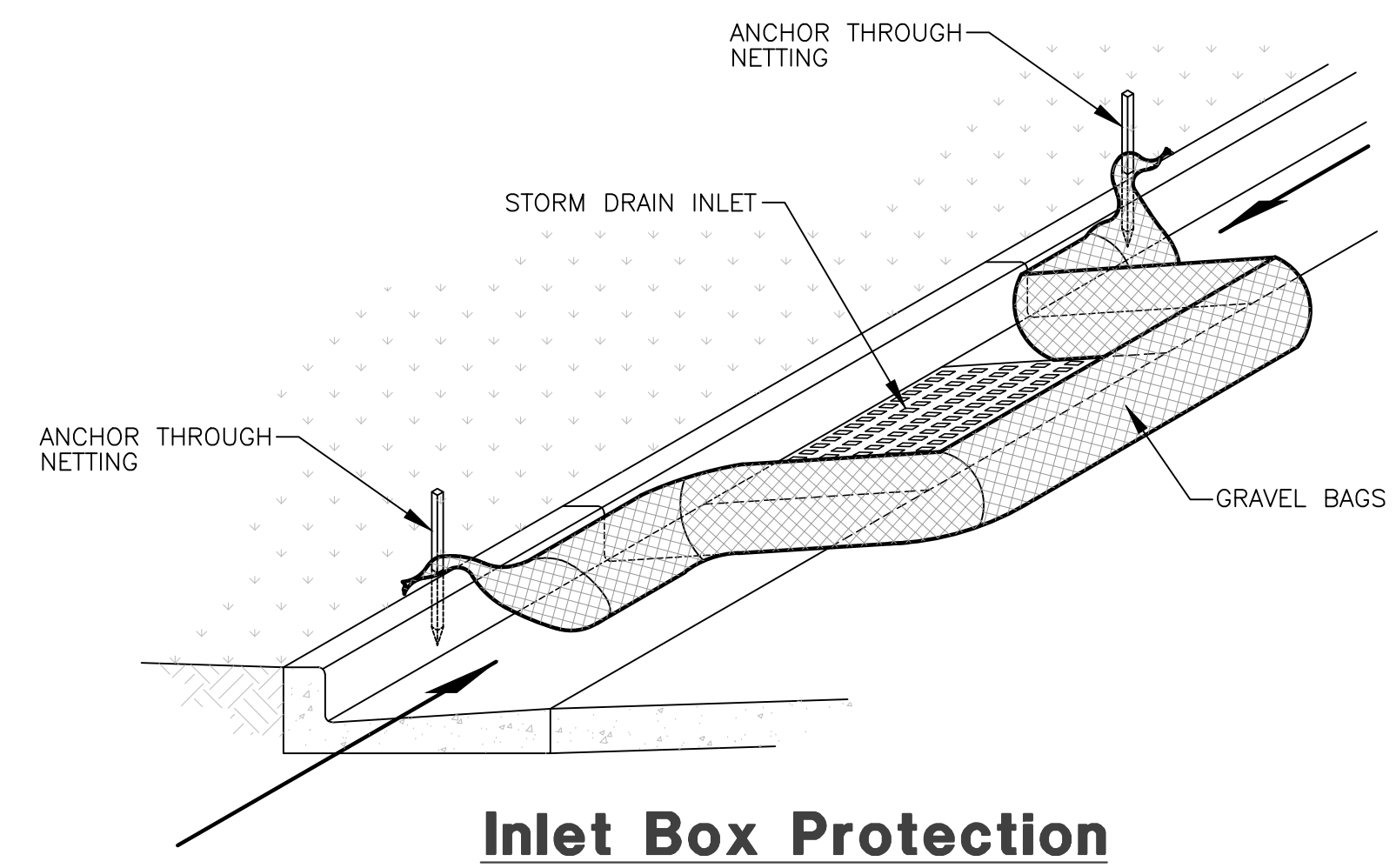
Locate portable toilets in convenient locations throughout site. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. Construct earth berm perimeter (6" tall x 6" wide), control for spill/protection leak.

LIMITATIONS

No limitations.

MAINTENANCE

Portable toilets should be maintained in good working order by licenses service with daily observation for leak detection. Regular waste collection should be arranged with licensed service. All wastes should be deposited in sanitary sewer system for treatment with appropriate agency approval.



PROJECT NUMBER

ISSUE DATE:

APR. 13, 2018

REVISIONS:

No. Date Description

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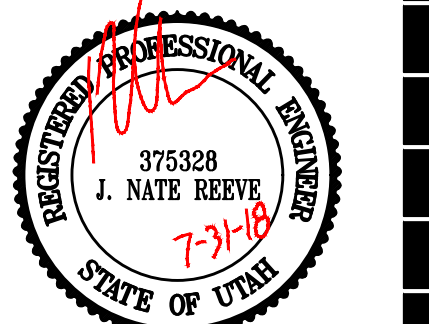
MAVERIK, INC. STORE #250

5100 EAST & 2500 NORTH EDEN, UTAH

STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHEET TITLE

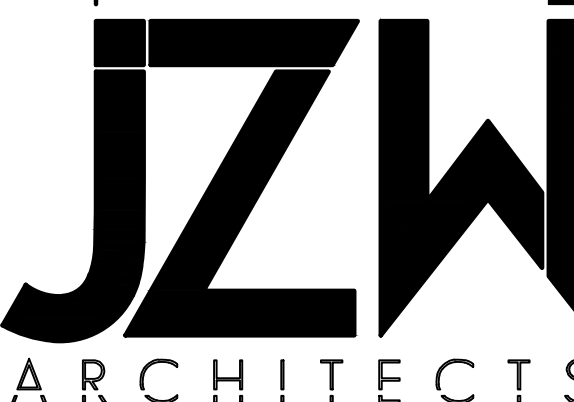
C13



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PROJECT NUMBER: 5799-230
DRAWN BY: RWJ
ENGINEER: JNR





Gleditsia tria. iner. 'Imperial'
Imperial Honeylocust



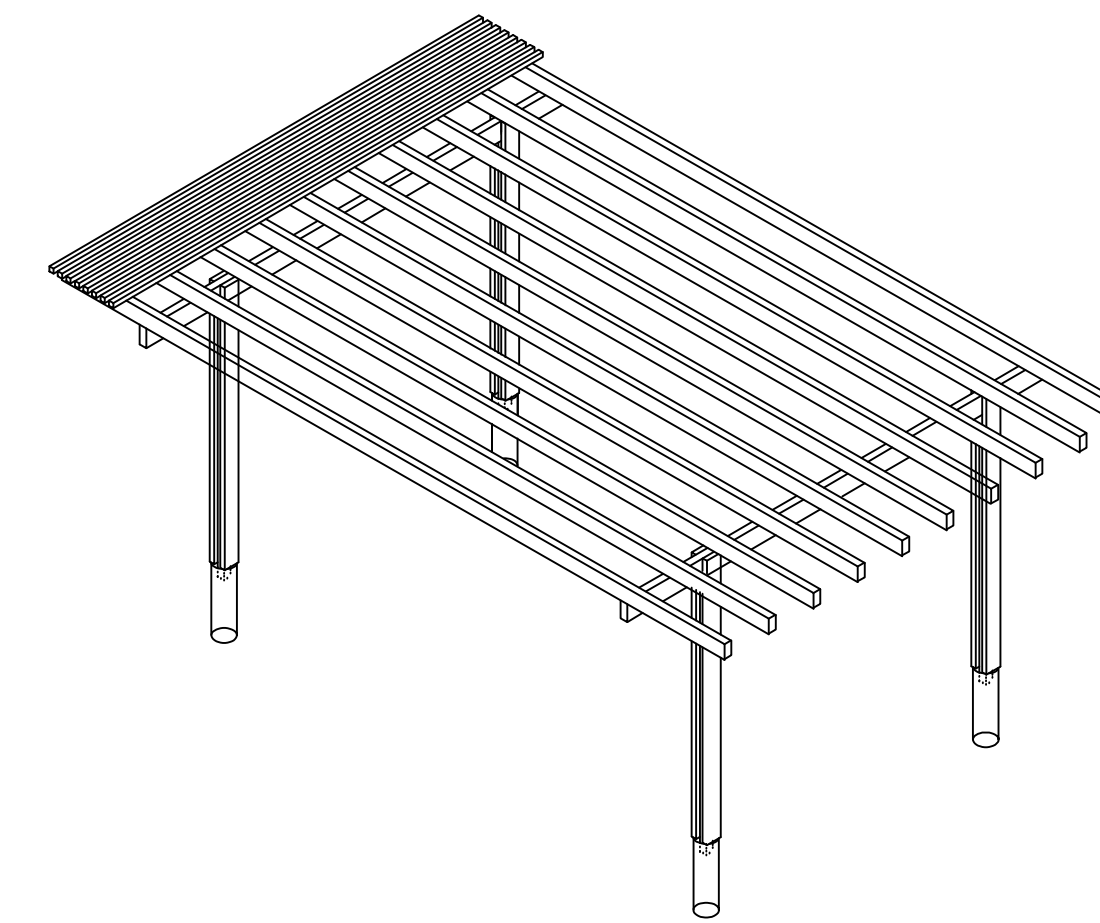
Picea pungens
Colorado Blue Spruce



Prunus padus
Mayday Tree



Syringa reticulata 'Ivory Silk'
Ivory Silk Tree Lilac



Picnic Trellis

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MAVERIK, INC. STORE #250

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SHEET TITLE

LANDSCAPE
PLAN - EXHIBIT

L1.1

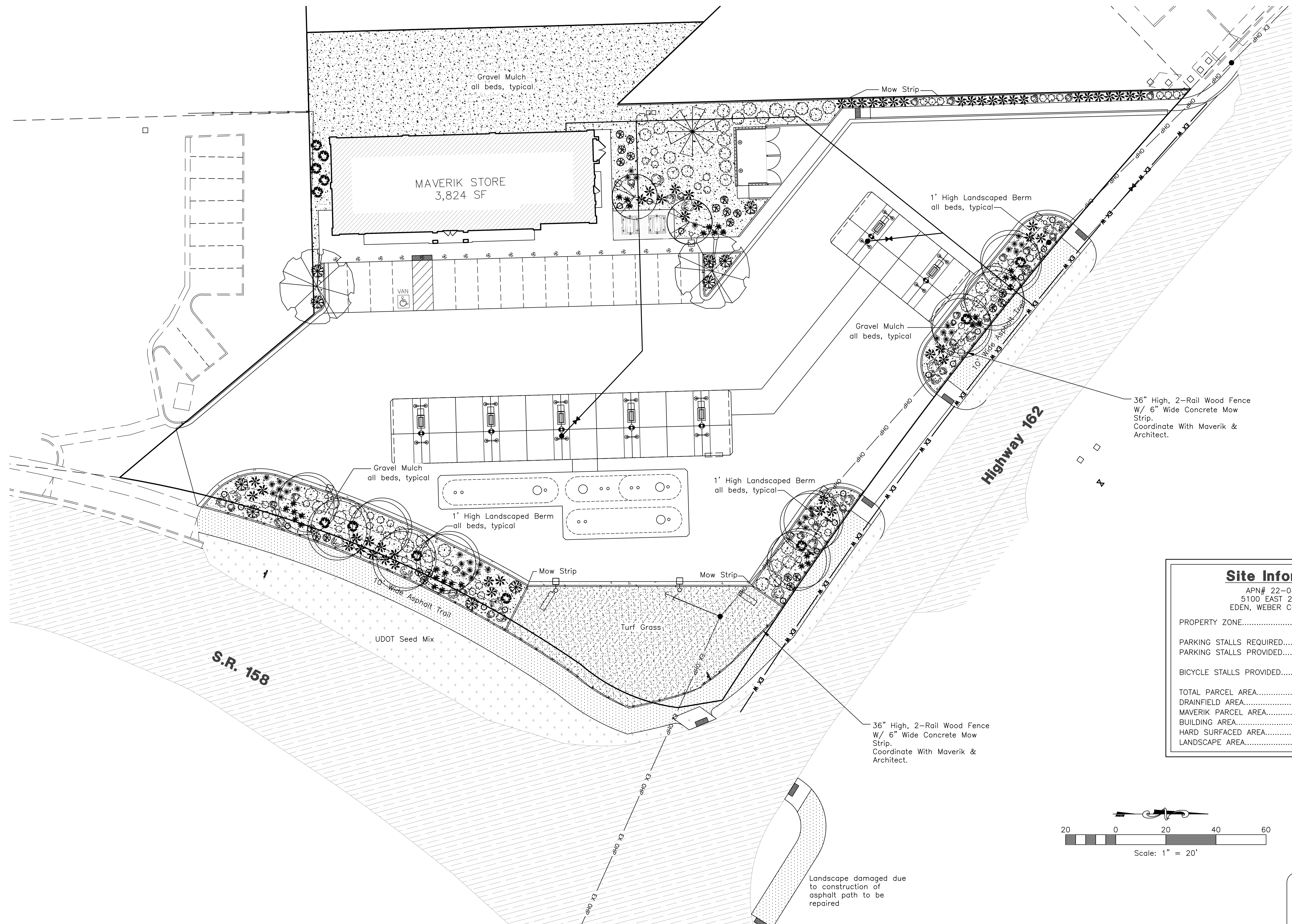


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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR





Site Information	
APN#	22-046-0085
5100 EAST 2500 NORTH EDEN, WEBER COUNTY, UTAH	
PROPERTY ZONE	CV-2, AV-3
PARKING STALLS REQUIRED	
PARKING STALLS PROVIDED	15 + 1 A.D.A.
BICYCLE STALLS PROVIDED	3
TOTAL PARCEL AREA	114,143 s.f.
DRAINFIELD AREA	51,595 s.f.
MAVERIK PARCEL AREA	62,548 s.f.
BUILDING AREA	3,824 s.f. 6.1%
HARD SURFACED AREA	45,685 s.f. 73.1%
LANDSCAPE AREA	13,039 s.f. 20.8%

PROJECT NUMBER

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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE
LANDSCAPE PLAN

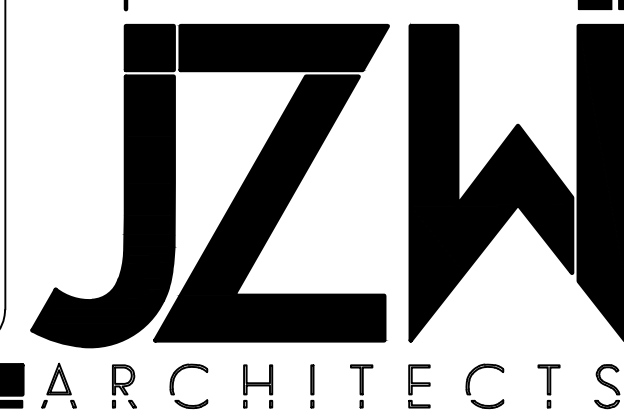
L1



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Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
10		Acer x freemanii 'Celzam'	Celebration Maple	2" cal.	Per Plan
2		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.	Per Plan
1		Picea pungens	Colorado Blue Spruce	6' B&B	Per Plan
2		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	Per Plan

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
36		Berberis thun. atro. 'Nano'	Crimson Pygmy Barberry	5 gal.	Per Plan
41		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.	Per Plan
10		Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	Per Plan
14		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.	Per Plan
22		Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.	Per Plan

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
19		Aubrieta deltoides (purple variety)	Purple Rock Cress	1 gal.	Per Plan
52		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.	Per Plan
32		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Per Plan
37		Penstemon digitalis 'Husker Red'	Husker Red Penstemon	1 gal.	Per Plan

- Decorative Boulders
- Turf Grass – To be sodded.
- UDOT Seed Mix – To be hydroseeded. See Sheet L3 for details.
- A 3" layer of 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

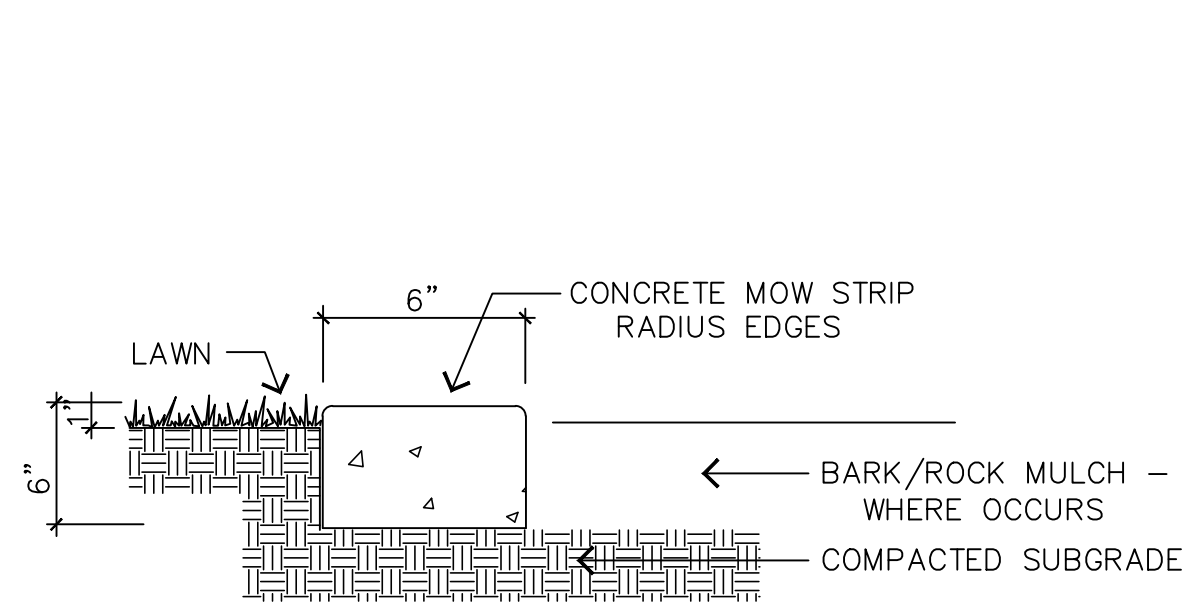
Landscape Code and Calculations

CODE: A 15' continuous landscape area shall be provided along front and side property lines adjacent to street R.O.W. planted per below.

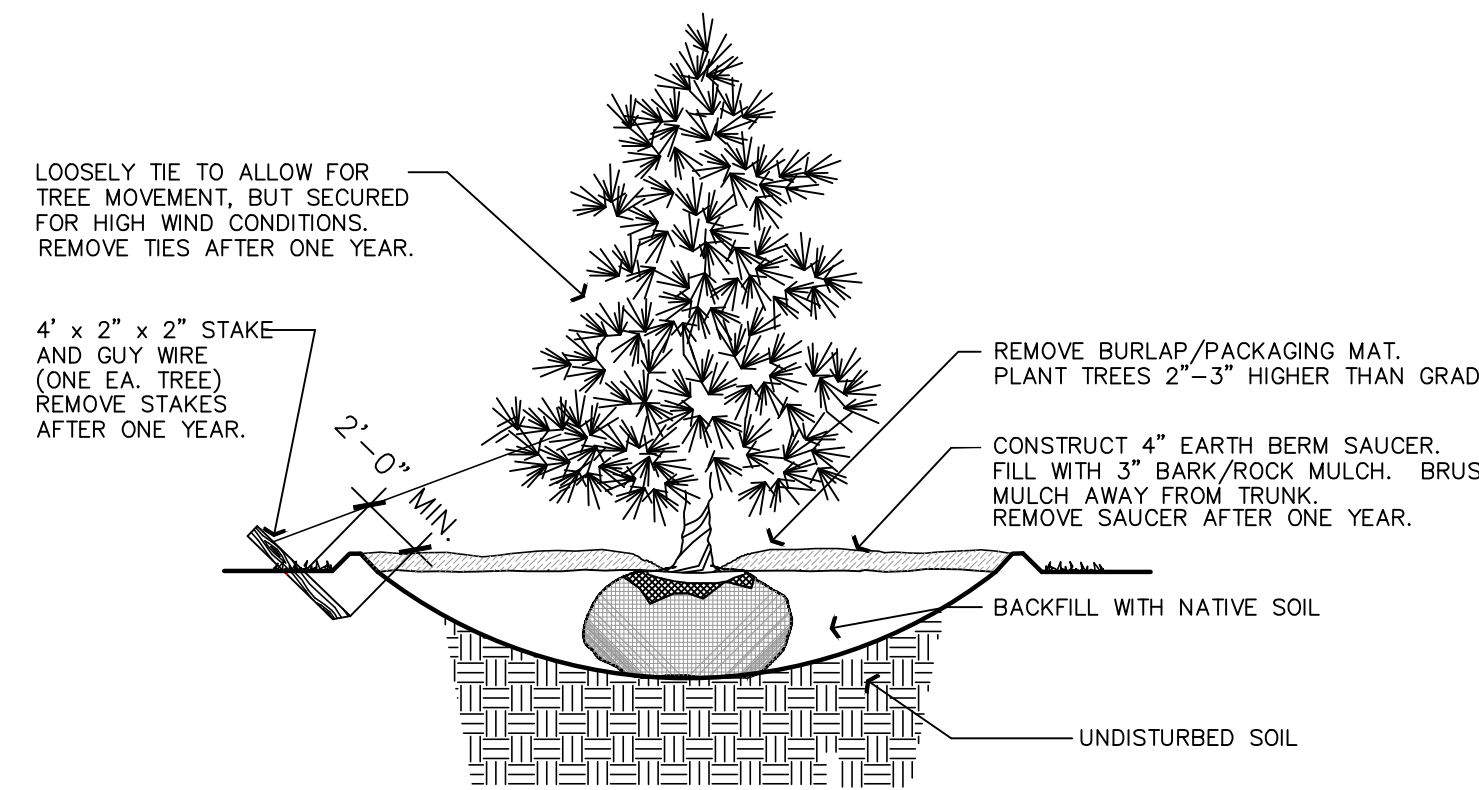
- Trees shall be planted 50' on-center. They may be clustered.
S.R.158 and S.R.162=397.50 LF+87.13 LF=484.63 LF total.
484.63 LF/50'=10 trees required/provided (clustered).
- Earthen berms shall be constructed along landscape area to provide screening of off-street parking. Berm may be continuous or vary in height, with a maintained maximum height of 3' along 75% of area.
- In addition to trees, landscape area shall be planted with low shrubs, ground covers or turf. Maximum height of berm + plants shall be 4'. Xeriscape is strongly encouraged, with a maximum of 50% turf on the total site.

CODE: Parking areas shall be screened or buffered from view. Side and rear screens or buffers, whether plants or non-living material, shall be a minimum of 6' in height. The first 25', as measured from the street R.O.W., shall not exceed 4' in height.

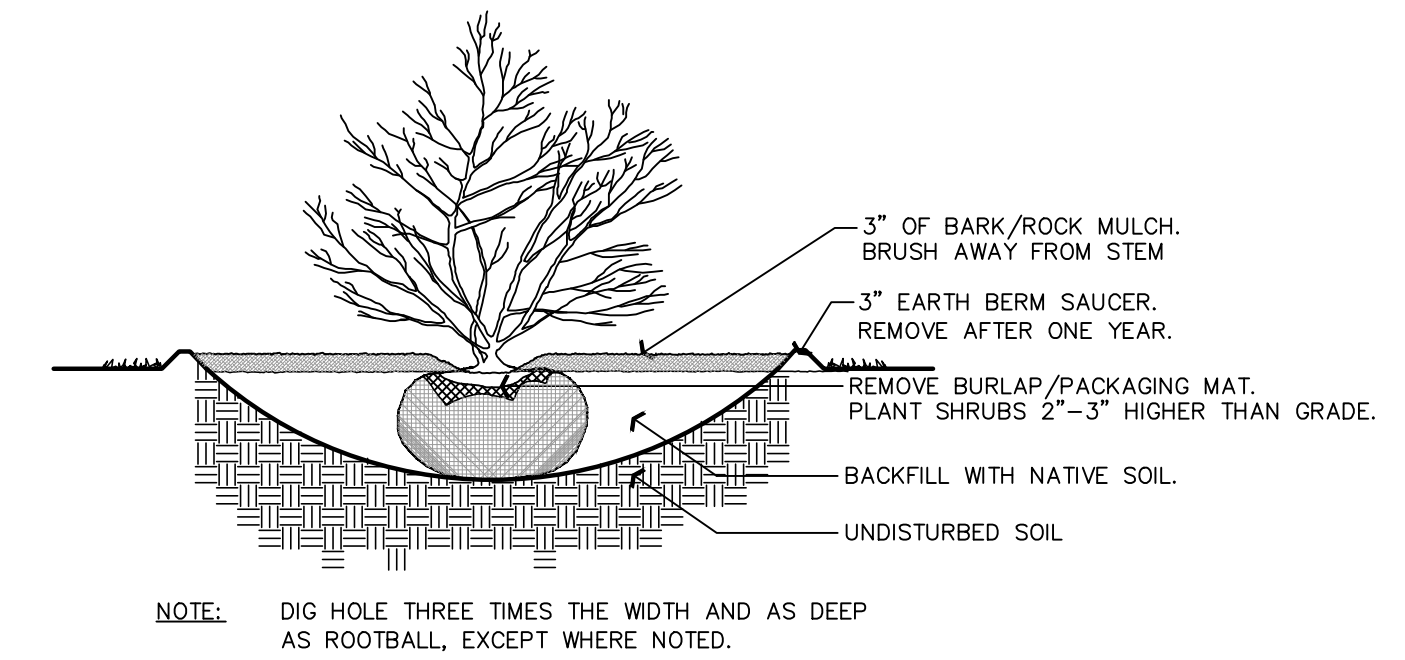
CODE: Parking areas within 12' of side or rear lot lines shall have a continuous, 8' wide, landscape area consisting of a deciduous and evergreen shrub border or hedge. Combinations of shrubs and permanent fences may be considered.



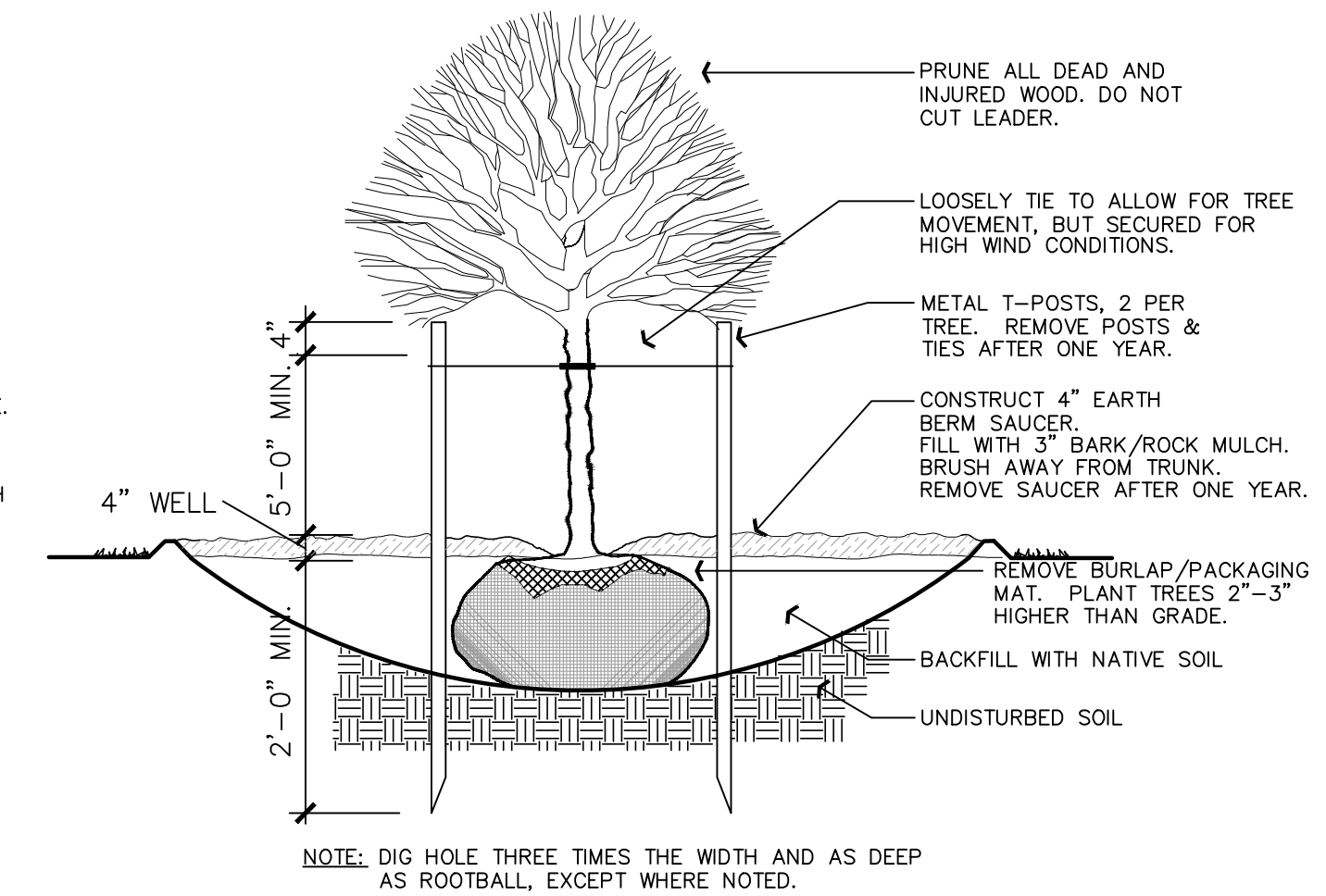
CONCRETE MOW STRIP
SCALE: NOT TO SCALE



CONIFEROUS TREE PLANTING
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.
- The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- Maverik Corporation shall be responsible for landscape maintenance beyond construction period.

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DRAWN BY: RWH
ENGINEER: JNR

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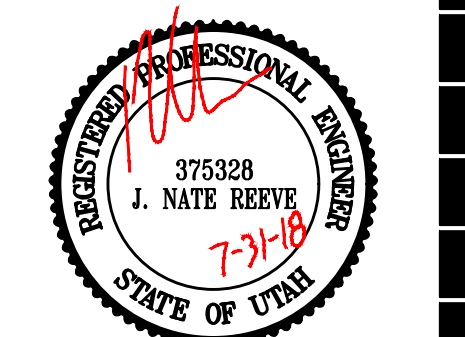


MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

SHEET TITLE

LANDSCAPE DETAILS

L2



SECTION 02922
SEED, TURF SEED, AND TURF SOD

- PART 1 GENERAL**
- 1 SECTION INCLUDES**
- A. Seed, turf seed, and turf sod requirements and application.
 - B. Surface preparation.
- 1.2 RELATED SECTIONS**
- A. Section 02912: Topsoil
- 1.3 REFERENCES**
- A. Utah Seed Law
- 1.4 DEFINITIONS** Not Used
- 1.5 SUBMITTALS**
- A. Copy of the purchase order to the Engineer documenting that all seeds, including substitutions, have been acquired before the seeding window begins.
 1. Refer to this Section, article 1.6 for seeding information.
 2. List the common and botanical name for each seed species on the purchase order.
 - B. Certification that turf sod is nursery grown and contains a minimum of three varieties of Kentucky Blue Grass.
 - C. Certification indicating the date and time sod was cut at the nursery.
 - D. Fertilizer labels to Engineer.
 - E. Legible copy of Seed Certification Reports to Region Landscape Architect through the Engineer.

Seed, Turf Seed, And Turf Sod
02922 - Page 1 of 7
January 1, 2012

- F. Seed certification - Include the following on seed certification reports and labels:
 1. Botanical name (include variety if applicable)
 2. Common name
 3. Name of seed testing laboratory
 4. Lot number and address of the seed company
 5. Weed seed (percent)
 6. Other crop seed (percent)
 7. Inert matter (percent)
 8. Pure live seed (percent)
 9. Noxious weed seed (name and rate of occurrence)
 10. Date tested (month and year)
 11. Germination (percent)
 12. Hard seed (percent)
 13. Net weight (do not include container weight)
 14. Pure live seed weight
 15. Collection locations for native shrub and tree species (state, county, elevation)

- G. Manufacturer's directions on drill calibration to the Engineer two working days before seeding. Refer to this Section, article 3.3.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Mixing Seed
 1. Notify Engineer seven calendar days before mixing seed.
 2. Engineer will verify that the seed certification report or label represents the seed lot from which the seed is furnished.
 3. Mix the different seed varieties to provide an even blend.
 4. Bag the mixed seed, seal the container, and attach a signed Department label to the exterior.
- B. Deliver seed or turf seed to job site in original containers showing analysis of seed mixture, net weight, and date and location of packaging. Damaged packages are not acceptable.
- C. Strip turf sod from nursery no more than 24 hours before laying.
- D. Deliver fertilizer in containers showing weight, chemical analysis, and name of manufacturer. Store fertilizer in a weatherproof location.

1.7 SCHEDULE

- A. Pre-measure the area to be seeded before ordering seed from supplier. The Engineer must approve the measuring technique and determined quantity.

Seed, Turf Seed, And Turf Sod
02922 - Page 2 of 7
January 1, 2012

- B. Seeding Window
 1. Complete all general roadside seeding within the appropriate seeding window.
 2. Postpone seeding until the following year if the seeding is not completed within the given window.
 3. A late winter exception to the seeding window may be obtained from the Region Landscape Architect through the Engineer if suitable weather and soil conditions exist.
- | | |
|-------------------|---------------------------|
| <u>Elevation</u> | <u>Seeding Window</u> |
| Below 4,000 ft | October 1 - December 31 |
| 4,000 to 6,000 ft | September 15 - December 1 |
| Above 6,000 ft | September 1 - November 15 |
- C. Turf seed and turf sod can be placed only after irrigation system is installed and operational.
 - D. Topsoil
 1. Refer to Section 02912.
 2. Place topsoil just before seeding to eliminate competition from weeds.
 3. Coordinate topsoil placement with the above seeding window.

PART 2 PRODUCTS

2.1 SEED AND TURF SEED

- A. Meet the Utah Seed Law - Utah Code - Title 4, Chapter 16.
- B. Supply seed on a pure live seed (PLS) basis.
- C. Obtain seed from lots that have been tested by a state certified seed testing laboratory such as Association of Seed Analyst (AOSA) or Society of Commercial Seed Technologists (SCST).
 1. Seed germination test older than 18 months for grass seed and 9 months for shrub or tree seed are not acceptable.
 2. Based on the amount or type of seed required on a project, the Department may require additional testing by the Department of Agriculture.
- D. Do not use wet, moldy, or otherwise damaged seed.
- E. Seed Substitutions
 1. Contact the major seed brokers in the state to verify that the seed is unavailable before requesting a seed substitution.

Seed, Turf Seed, And Turf Sod
02922 - Page 3 of 7
January 1, 2012

- 2. Engineer will contact the Region Landscape Architect to verify the seed is unavailable and to recommend a seed substitution.
- 3. Replace originally specified seed with seed of equal or greater cost.

2.2 TURF SOD

- A. Healthy and well-rooted nursery grown Kentucky Blue Grass sod comprised of a minimum of three varieties and free of weeds.
- B. Machine cut in straight, uniform strips or rolls, cut at a depth between ¾ inch and 1 inch.

2.3 FERTILIZER (turf sod and turf seed areas only)

- A. Uniform in composition, dry, and free flowing.
 1. Turf seed or turf sod - Elemental nitrogen in granular form. Phosphorus and potassium are optional and may be applied with nitrogen in granules. Use a slow release form of a minimum 50 percent nitrogen such as sulfur coated urea or urea formaldehyde. Apply elemental nitrogen with a concentration ranging from 21-34 percent if hydroseeding method is used.
 - 2.

PART 3 EXECUTION

3.1 PREPARATION

- A. Complete all final grading, irrigation work, trench setting, topsoil placement, and surface preparation before seed or sod application.
- B. Prepare general seedbed for all seeded and sodded areas.
 1. Verify that a suitable topsoil surface has been prepared according to Section 02912 and approved by the Engineer before seeding. Do not work topsoil or seed when the soil is saturated or frozen.
 - 2.
- C. Prepare Turf Seedbed
 1. Review finish grade to confirm that topsoil is 1 inch below the top of all walks, curbs, mow strips, and other hard surfaces.
 2. Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into upper 2 inches of topsoil.
 3. Do not apply fertilizer and seed at the same time in the same machine.

Seed, Turf Seed, And Turf Sod
02922 - Page 4 of 7
January 1, 2012

- D. Prepare Turf Sod Surface
 1. Review finish grade to confirm that topsoil is 1½ inch below the top of all walks, curbs, mow strips, and other hard surfaces.
 2. Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into upper 2 inches of topsoil.
 3. Level and roll prepared areas using a 21 gal water-filled hand roller containing 8 to 10 gal of water.
 4. Lightly rake and dampen with water the top ¼ to ½ inches of soil just before laying the sod.

3.2 SEEDING - GENERAL

- A. Notify the Engineer seven working days before seeding.
- B. Apply seed at the rate indicated in the Seed Schedule shown in the plans. Note that drill seed and broadcast seed are applied at different rates.

3.3 DRILL SEEDING METHOD

- A. Use the drill method of seeding on accessible slopes 3:1 and flatter.
- B. Use a drill equipped with the following:
 1. Depth band
 2. Seed box agitator
 3. Seed metering device
 4. Furrow opener
 5. Packer wheels or drag chains
- C. Use the drill manufacturer's directions in the presence of the Engineer. Calibrate the drill to apply seed at the rate indicated in the seeding schedule.
- D. Space drill rows a minimum of 6 inches and a maximum of 8 inches.
- E. Fill the seed boxes no more than half full when drilling on a slope.
- F. Set depth bands to drill seeds to a ½ inch depth.
- G. Drill along the contour.
- H. Maintain the drill at the calibrated setting throughout the seeding operation.
- I. Allow the furrows that are created by the drill to remain.

Seed, Turf Seed, And Turf Sod
02922 - Page 5 of 7
January 1, 2012

3.4 BROADCAST SEEDING METHOD

- A. Use the broadcast method of seeding under the following conditions:
 1. Slopes steeper than 3:1.
 2. Slopes 3:1 and flatter where the area to be seeded is inaccessible to drill.
 3. The area to be seeded is not large enough to justify using a drill.
 4. Rocky surface conditions will damage a drill.
- B. Obtain approval of the broadcast method by demonstrating the procedure on a 100 yd² area.
- C. Evenly broadcast seed using either:
 1. A cyclone seeder or other approved mechanical seeder.
 2. A hydroseeder.
 - a) Apply seed, water, and 300 lb of cellulose fiber mulch (tracer) per acre.
- D. Do not seed during windy weather or when soil is saturated.
- E. Incorporate the seed into the soil by one of three methods:
 1. Cat-tracking by running the dozer up and down the slope creating continuous cleat tracks that run parallel with the contours.
 2. Hand raking the seed in ½ inch deep and along the contours of the slope.
 3. Slope chaining by pulling the chain along the contour until the seed is covered.
- F. Obtain written approval from the Engineer that the seed has been adequately incorporated into the soil before applying wood fiber mulch, erosion control blanket, flexible growth medium, flexible channel liner, or other topdressing. Failure to obtain written approval will be justification for non-payment.

3.5 TURF SEEDING

- A. Apply turf seed after seedbed preparation. Refer to this Section, article 3.4, paragraph C.
- B. Roll seeded areas using a hand roller half filled with water.
- C. Lightly water and program the irrigation system to maintain a moist seedbed.
- D. Rope off newly seeded areas along walkways using bright plastic ribbon tape attached to stakes.

Seed, Turf Seed, And Turf Sod
02922 - Page 6 of 7
January 1, 2012

3.6 TURF SOD PLACEMENT

- A. Timing
 1. Refer to this Section, article 1.6, paragraph C.
- B. Prepare sod bed and place sod with all edges and joints tightly butted.
 1. Do not stretch or overlap sod.
 2. Keep length seams in a straight line.
- C. Lay turf sod with staggered joints and trim off excess material along the edges.
- D. Roll sod immediately after placing using a hand roller half filled with water.
 1. Re-roll if depressions still remain.
 2. Thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and soil immediately below the sod are thoroughly wet.

END OF SECTION

Seed, Turf Seed, And Turf Sod
02922 - Page 7 of 7
January 1, 2012

The following is from a letter issued by the Oregon State Office of the BLM explaining the method they would use to re-establish the lost section corner common to sections 16, 17, 20 and 21.

It appears Gile's measurements by triangulation have a significant amount of error. However, your measurements between found original corners indicate his chaining was good. He actually chained out to several of the corners which fell on the tidelands including the point for the corner of sections 16, 17, 20, and 21 where he set a flag to use for his triangulation to the south and west. Using double proportion to reestablish the corner point will put a considerable amount of distortion in the lines going north and east, distortion that undoubtedly was not in the original survey. Therefore, we feel the best method of reestablishing the point for the corner of sections 16, 17, 20, and 21 is by two point control at record departure from the found meander corner between sections 16 and 21, and at record latitude from the found meander corner between sections 16 and 17. This would leave some distortion, but we feel this method best protects the original survey.

Don't use proportioning blindly as a standard method for dealing with GLO corners. On the other hand, if you do use proportioning methods, use them correctly. What follows is a discussion on how to do that.

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LANDSCAPE
DETAILS
UDOT SEED
MIX

L3

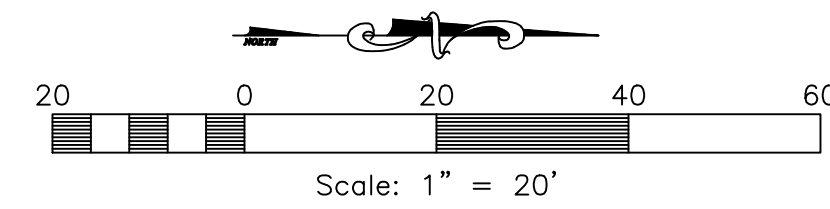
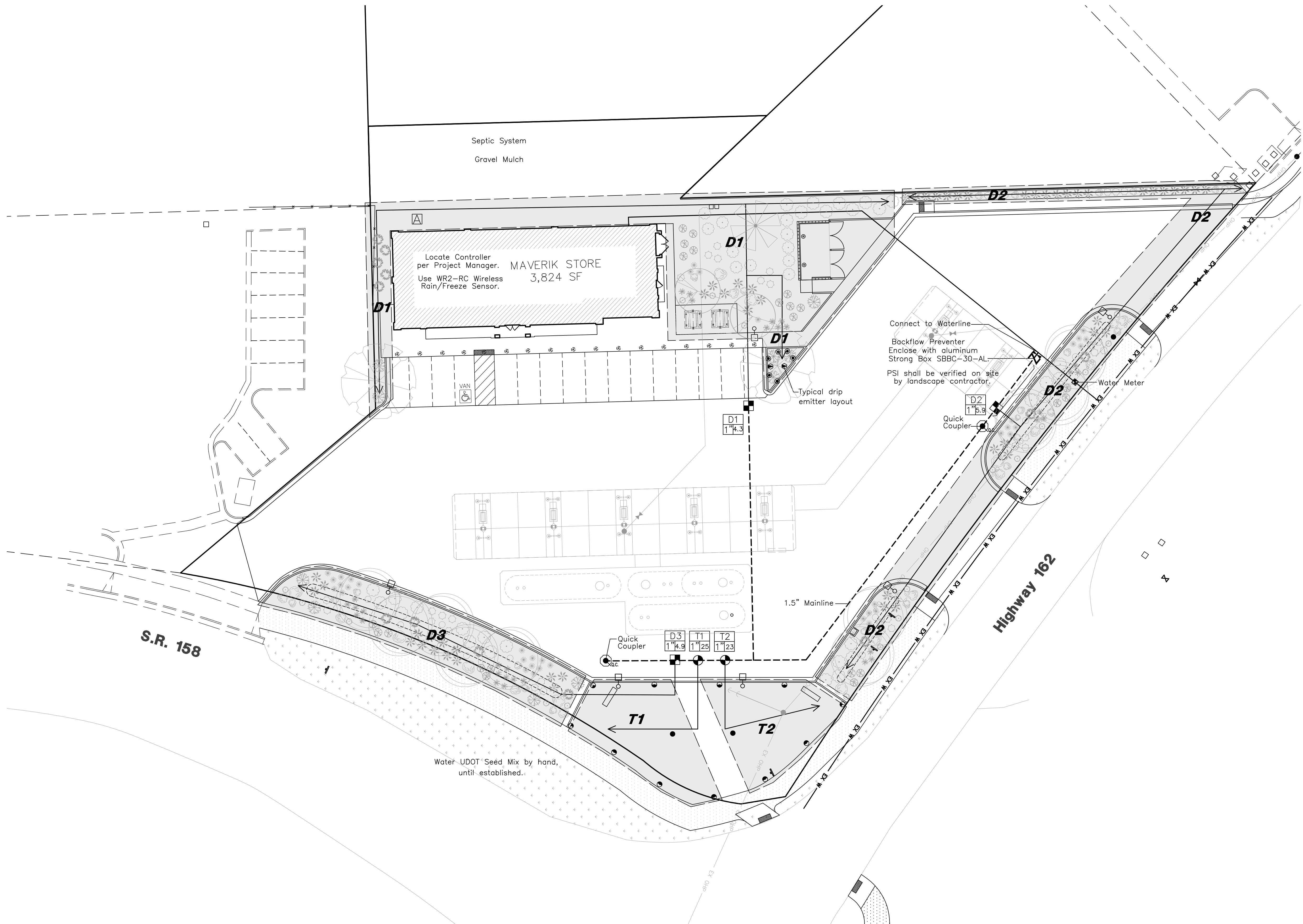
RA Reeve & Associates, Inc.

5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
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STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR





PROJECT NUMBER

ISSUE DATE:
APR. 13, 2018

REVISIONS:

No.	Date	Description

NOTE:
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EDEN, UTAH

SHEET TITLE
IRRIGATION PLAN

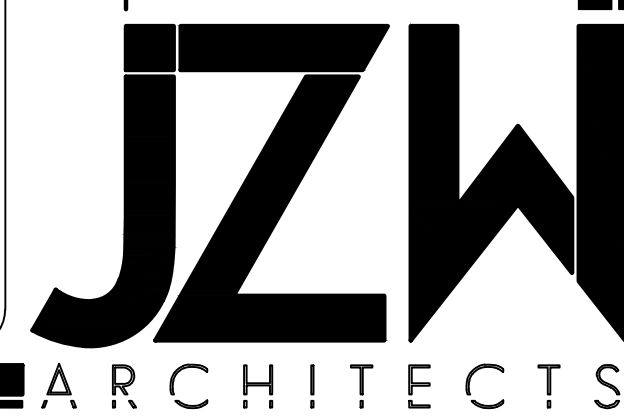
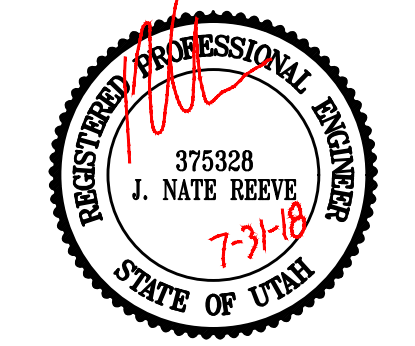
L4



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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR



Irrigation Schedule

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
●●●●●	RAINBIRD	5004-PL-SAM-MPR-25	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT, 25'R USE EXISTING SPRINKLERS IN TURF AREA, IF POSSIBLE.
▲	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
●	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
■	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
●	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
VALVE NO & CONTROLLER			VALVE ID BOX
SIZE			1-1/2" MAINLINE - SCHEDULE 40 PVC
→			DRIP LATERAL LINE - POLY PIPE MAY BE USED TURF LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
△	RAINBIRD	ESP 12 LXME:120 VAC	INDOOR/OUTDOOR MOUNT BASE CONTROLLER.
---			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
Z	WILKENS	MODEL 375 OR EQUAL	GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
●	RAINBIRD	MODEL 44LRC	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
□			1" QUICK COUPLING VALVE
---			IRRIGATION ZONES

NOTE: USE EXISTING SPRINKLERS IN TURF AREA, IF POSSIBLE, OTHERWISE USE NEW DESIGN.
 NOTE: USE STRONG BOX SBCC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.
 NOTE: WATER UDDT SEED MIX BY HAND UNTIL ESTABLISHED.
 NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

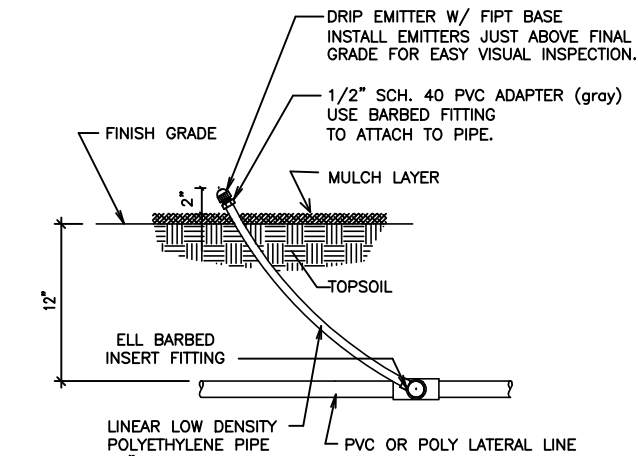
SPRINKLER NOTE

All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

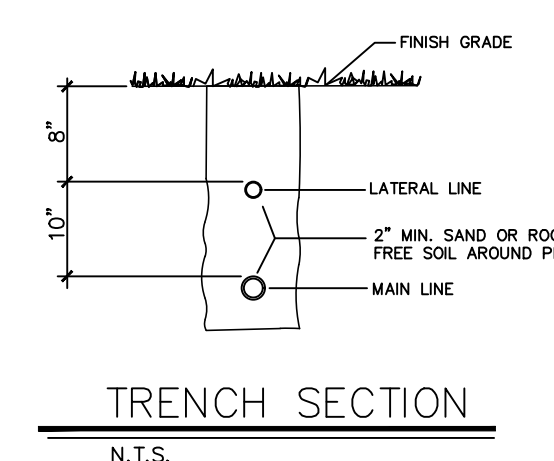
The Irrigation Control Box shall be located at the direction of the Project Manager.



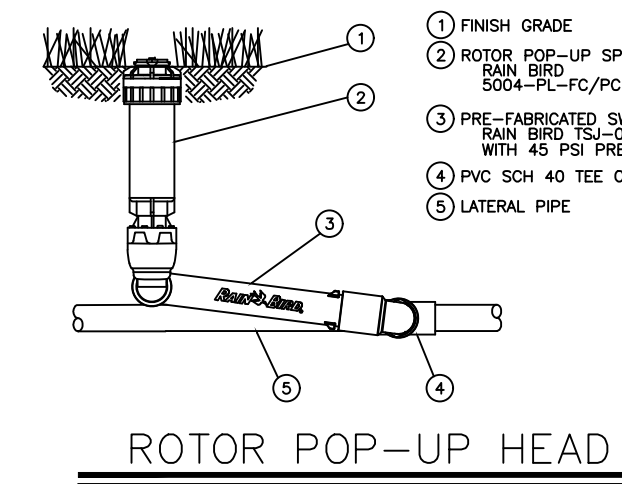
DRIP EMITTER
N.T.S.

- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD SPICE-1 (1 OF 2)
- 3 1/2" TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PRB-100-PRB-D WITH NO-HAN
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-30
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MANLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

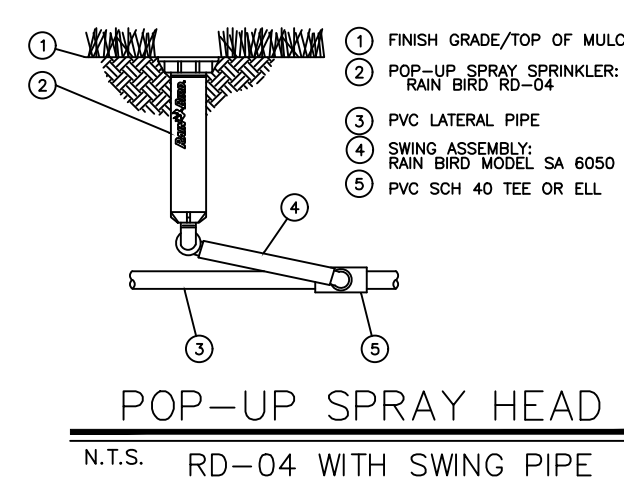
ELECTRIC REMOTE CONTROL VALVE
N.T.S. PEB OR PEB SERIES



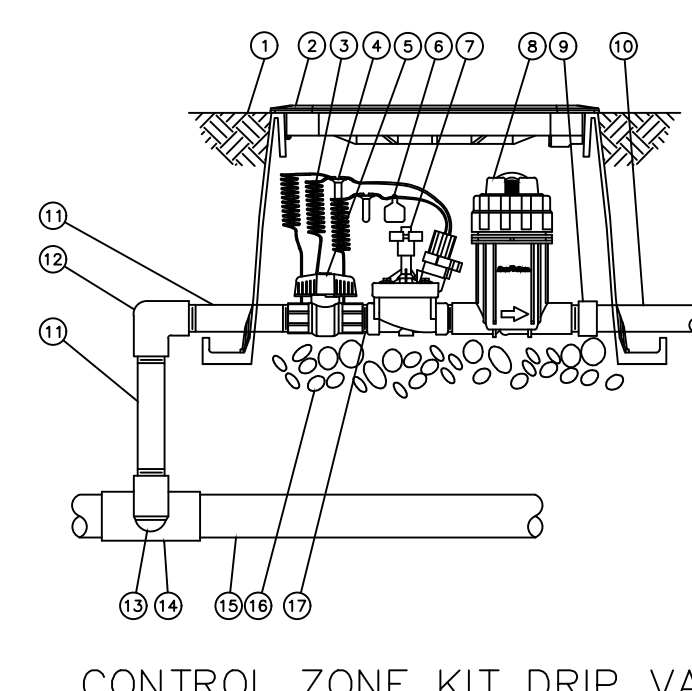
TRENCH SECTION
N.T.S.



ROTOR POP-UP HEAD
N.T.S. 5004 PLUS

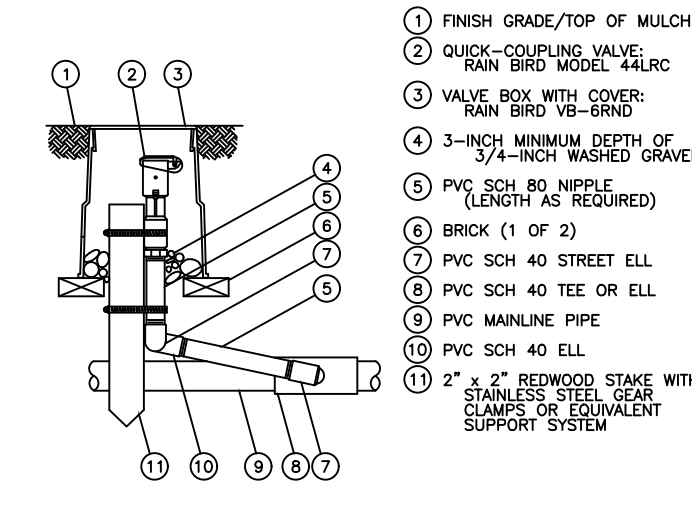


POP-UP SPRAY HEAD
N.T.S. RD-04 WITH SWING PIPE

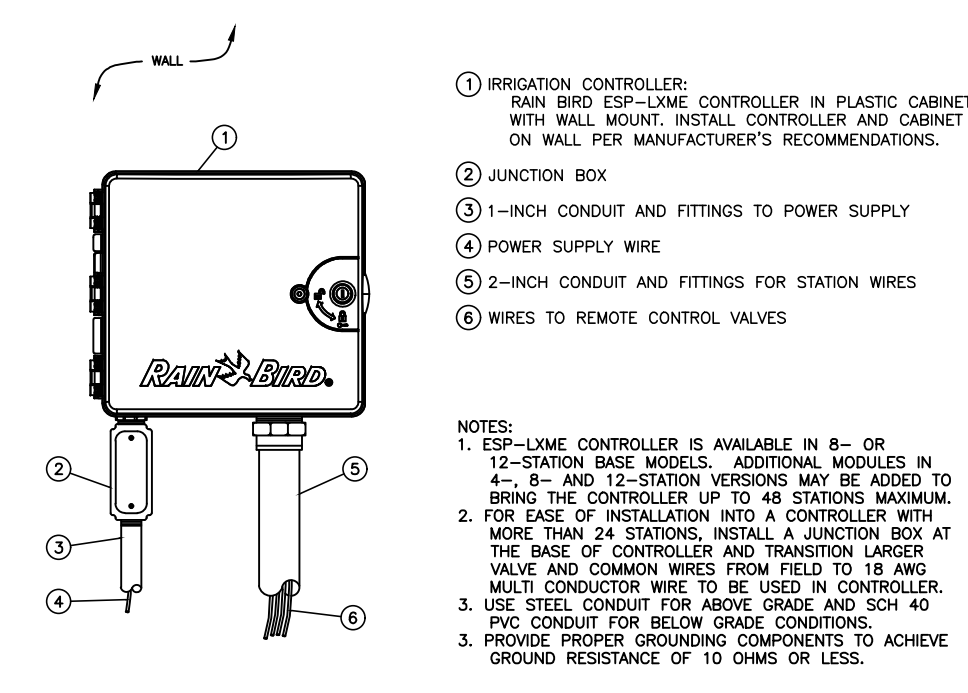


CONTROL ZONE KIT DRIP VALVE
N.T.S. XCZ-PRB100-COM

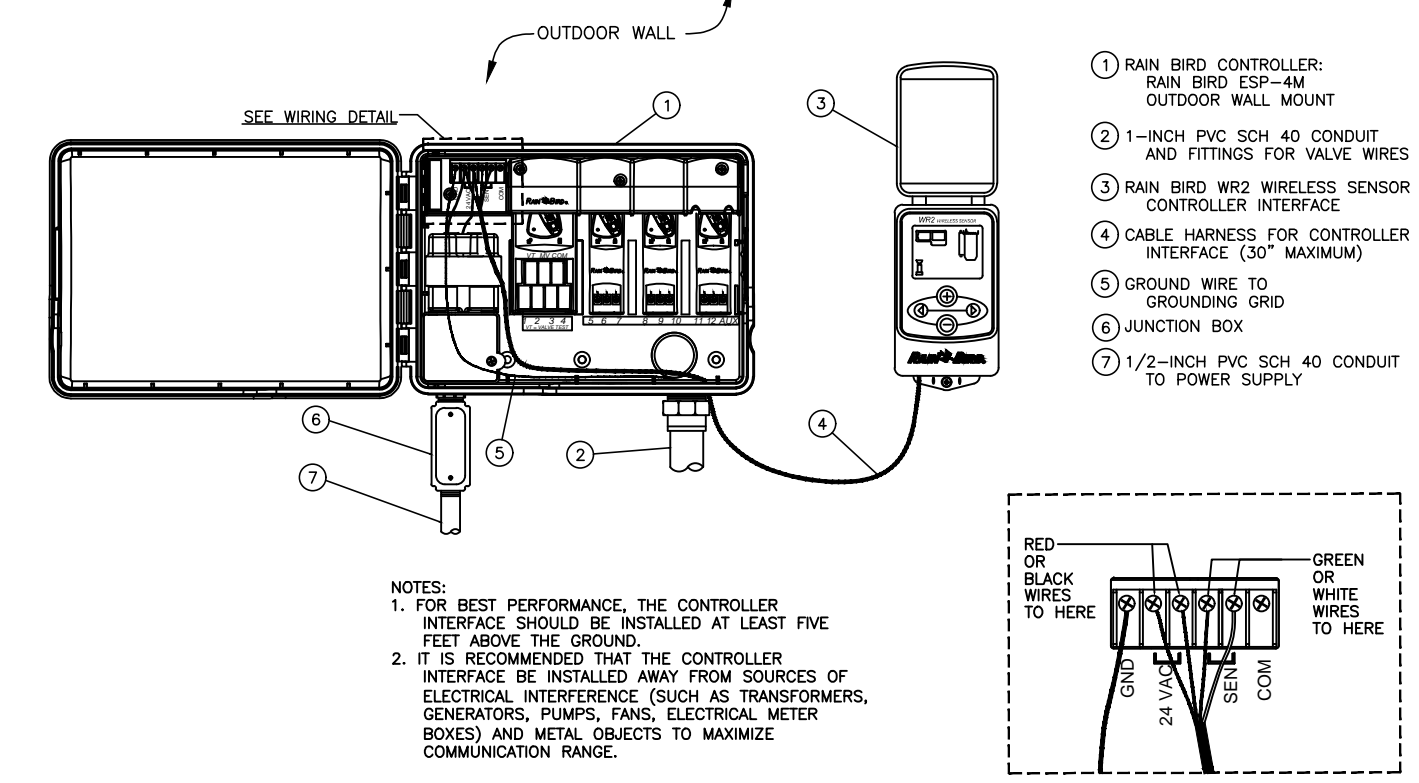
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-30
- 3 30-INCH LINEAR LENGTH OF WIRE COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD SPICE-1 (1 OF 2)
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PRB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTER
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MANLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL (INCLUDED IN XCZ-PRB-100-COM KIT)



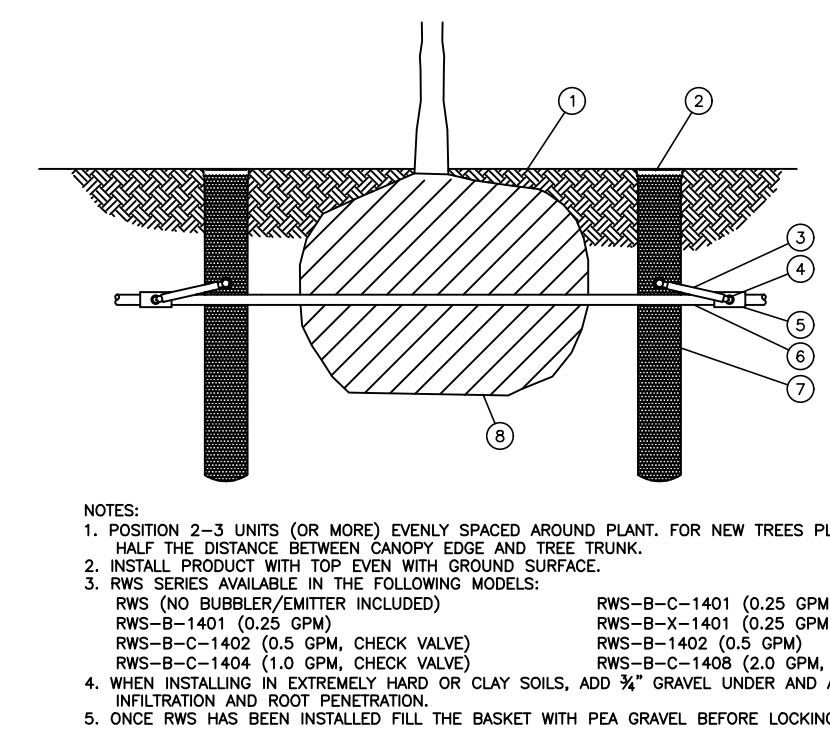
QUICK COUPLING VALVE
N.T.S. MODEL 44RC SERIES



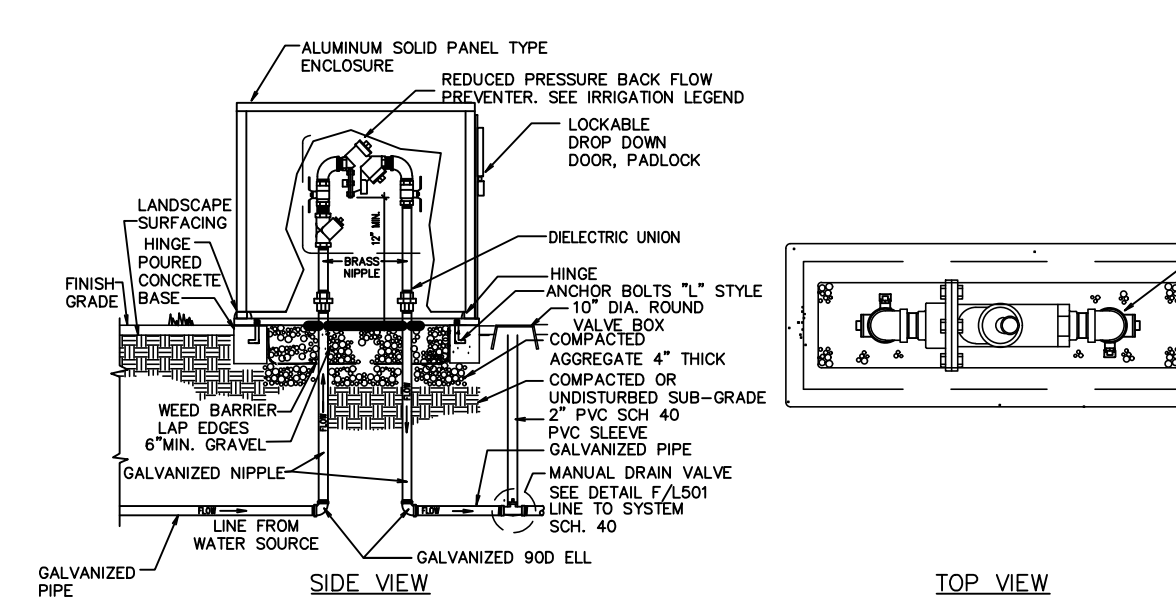
ESP-LXME CONTROLLER
N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT



WIRELESS RAIN SENSOR-OUTDOOR
N.T.S. WR2 SERIES CONTROLLER INTERFACE



RWS ROOT WATERING SYSTEM
N.T.S. INSTALLATION FOR TREES



BACKFLOW PREVENTER WITH ALUMINUM ENCLOSURE
N.T.S.



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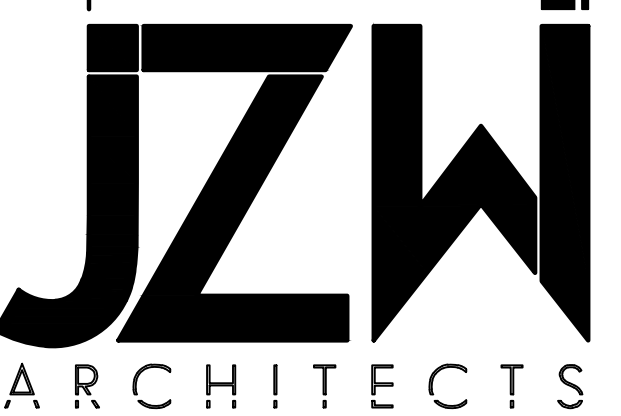
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

IRRIGATION
DETAILS

L5



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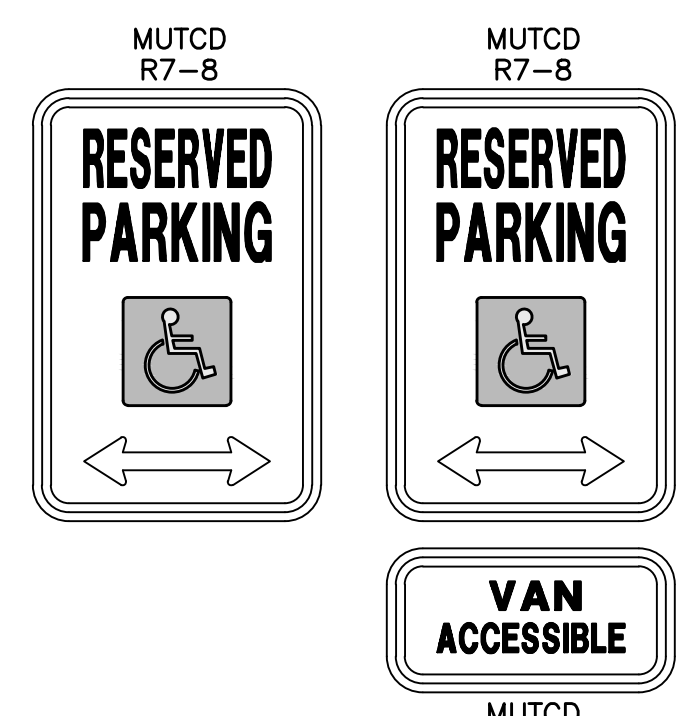
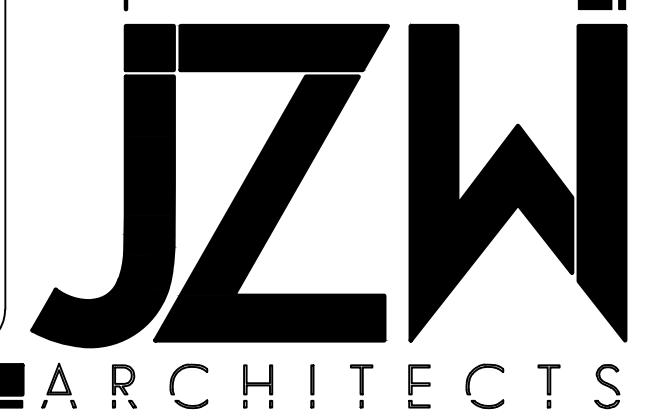
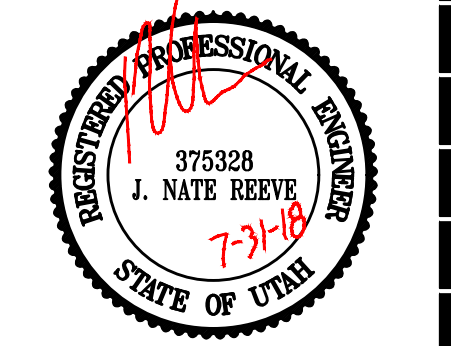
Conflicting information or errors found in the drawings, bidder should not assume the least expensive option will meet the project requirements.



MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

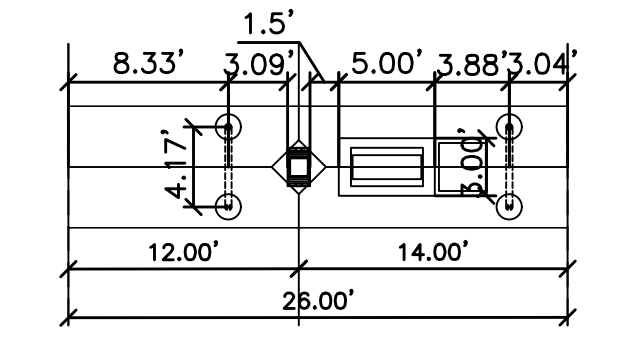
PROPOSED
SITE PLAN

C6



- NOTES:
- WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
 - SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

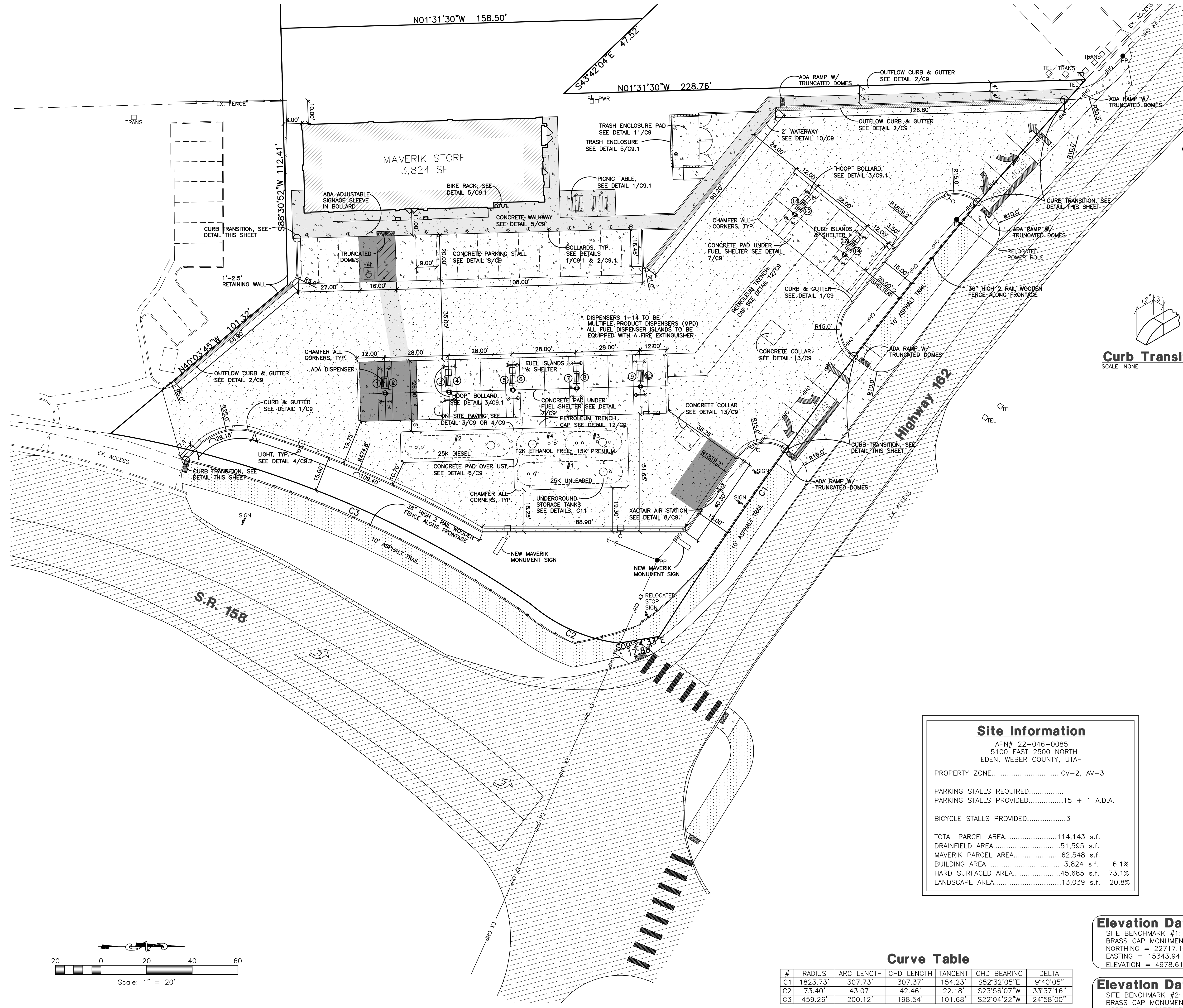
ADA Parking Signage



Fuel Island Layout
SCALE: 1" = 10'

- Legend**
- [Pattern] = EXISTING ASPHALT PAVEMENT
 - [Pattern] = EXISTING CONCRETE PAVEMENT
 - [Pattern] = PROPOSED ASPHALT PAVEMENT
 - [Pattern] = PROPOSED CONCRETE
 - [Pattern] = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
 - [Pattern] = A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5.0% OR CROSS SLOPE GREATER THAN 15%.
 - [Pattern] = A.D.A. PARKING AREAS - NOT TO EXCEED A SLOPE GREATER THAN 15% IN ANY DIRECTION.
 - [Pattern] = OUTFLOW CURB (SEE GRADING PLAN)

- NOTES:
- SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
 - XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
 - ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
 - ALL PARKING STALLS TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.



Site Information

APN# 22-046-0085
5100 EAST 2500 NORTH
EDEN, WEBER COUNTY, UTAH

PROPERTY ZONE:.....CV-2, AV-3

PARKING STALLS REQUIRED:.....
PARKING STALLS PROVIDED:.....15 + 1 A.D.A.

BICYCLE STALLS PROVIDED:.....3

TOTAL PARCEL AREA.....114,143 s.f.
DRAINFIELD AREA.....51,595 s.f.
MAVERIK PARCEL AREA.....62,548 s.f.
BUILDING AREA.....3,824 s.f. 6.1%
HARD SURFACED AREA.....45,685 s.f. 73.1%
LANDSCAPE AREA.....13,039 s.f. 20.8%

Curve Table

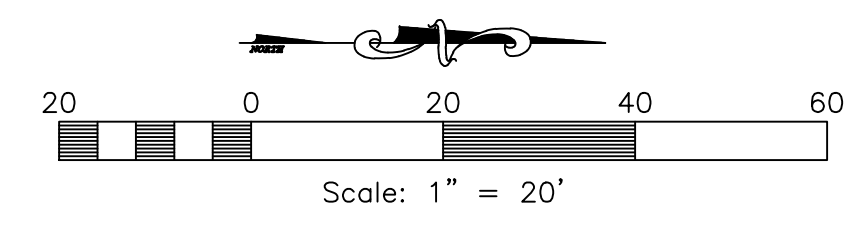
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1823.73'	307.73'	307.37'	154.23'	S52°32'05"E	9°40'05"
C2	73.40'	43.07'	42.46'	22.18'	S23°56'07"W	33°37'16"
C3	459.26'	200.12'	198.54'	101.68'	S22°04'22"W	24°58'00"

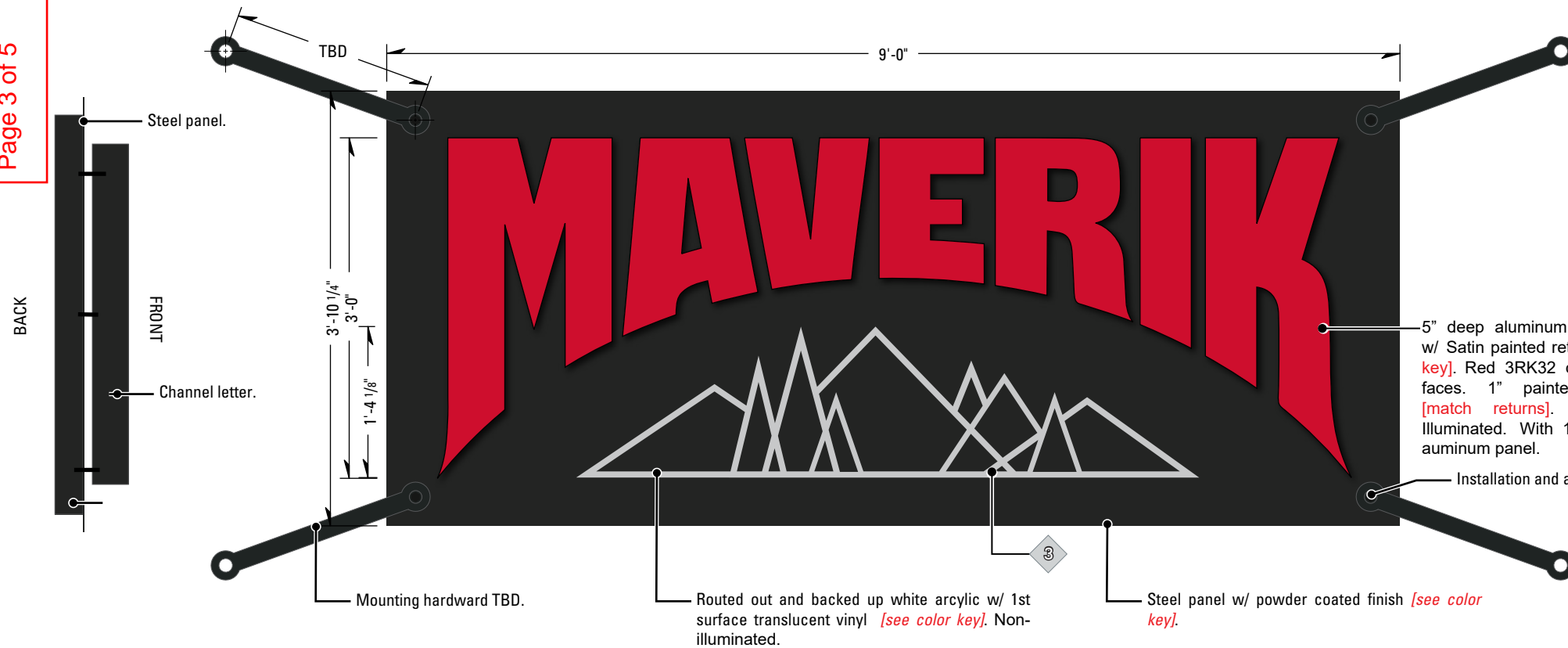
Elevation Datum

SITE BENCHMARK #1:
BRASS CAP MONUMENT
NORTHING = 22717.10
EASTING = 15343.94
ELEVATION = 4978.61'

Elevation Datum

SITE BENCHMARK #2:
BRASS CAP MONUMENT
NORTHING = 22736.34
EASTING = 12676.29
ELEVATION = 4963.72'





2.1 SIDE VIEW

2 CUSTOM HANGING CABINET
SCALE: 3/4" = 1'-0"
QTY: 1
ELEVATION: FRONT

Maverik letters to be Halo Illuminated from rear of letter. No exterior illumination.

SCOPE OF WORK:
MANUFACTURE & PROVIDE **ONE (1)** HANGING CABINET w/ CHANNEL LETTERS.
YESCO TO SHIP SIGN TO FREY-MOSS IN GEORGIA & THEY WILL ATTACH THE SIGN CABINET TO THE MODULAR BLDG.

PERMITTING SIGN AREA: 34.711ft²

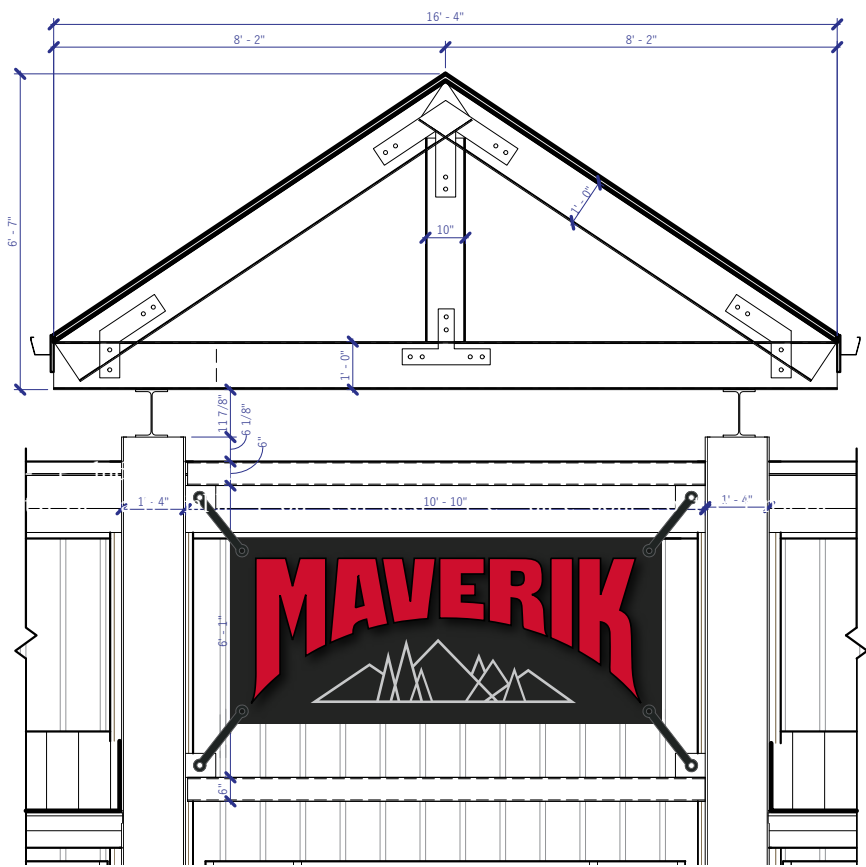
FINAL ELECTRICAL CONNECTION BY: **NOT INCLUDED**

COLOR KEY - MAVERIK STANDARDS - NEW LOGO

1	PAINT	SHERWIN WILLIAMS# 7020 "BLACK FOX"
	VINYL	3M 3630-22 "BLACK"
2	PAINT	PMS #186
	VINYL	3M 3630-33 "RED"
3	PAINT	SHERWIN WILLIAMS TO MATCH "PMS 427c"
	VINYL	AVERY UC 900-811-T "PANTONE 427c"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

NOTE:
FIELD SURVEY REQUIRED PRIOR TO FABRICATION.



2.2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

YESCO
DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com
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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
orig	
△	00.00.0000
△	
△	
△	
△	
△	

Approval

A/E Sign / Date

Client Sign / Date

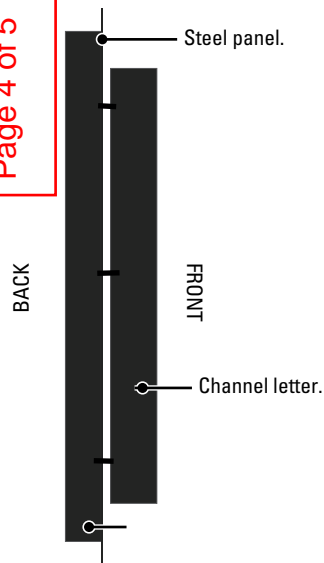
Landlord Sign / Date

Maverik

Acct. Exec: Matt Wren
Designer: Cheryl Lewis
Orig: 7-18-2018

OP#
JO #00000

scale: as noted
ART 2.0



5" deep aluminum channel letter w/ Satin painted returns [see color key]. Red 3RK32 or 2283 acrylic faces. 1" painted trim cap [match returns]. Reverse Halo Illuminated. With 1" standoff from aluminum panel.

3.1 SIDE VIEW

3 CHANNEL LETTERS ON PANEL QTY: 1
SCALE: 3/4" = 1'-0" ELEVATION: SIDE

Maverik letters to be Halo Illuminated from rear of letter. No exterior illumination.

SCOPE OF WORK:

MANUFACTURE & PROVIDE **ONE (1)** SET OF LETTERS MOUNTED TO RACEWAY.
YESCO TO SHIP SIGN TO FREY-MOSS IN GEORGIA & THEY WILL ATTACH THE SIGN CABINET TO THE MODULAR BLDG.

PERMITTING SIGN AREA: 11.259ft²

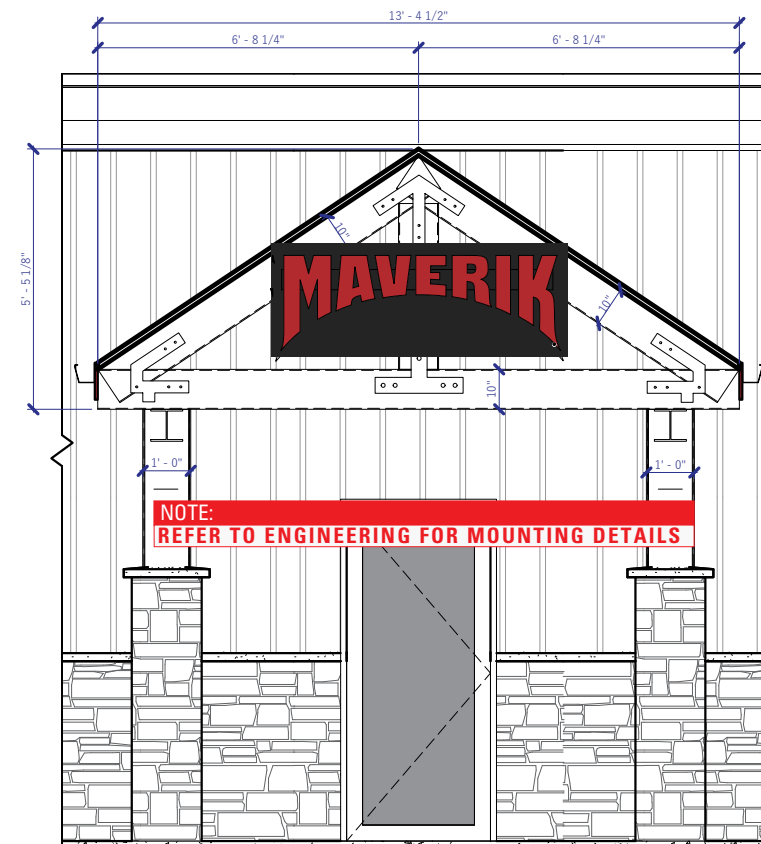
FINAL ELECTRICAL CONNECTION BY: **NOT INCLUDED**

COLOR KEY - MAVERIK STANDARDS - NEW LOGO

1	PAINT	SHERWIN WILLIAMS# 7020 "BLACK FOX"
	VINYL	3M 3630-22 "BLACK"
2	PAINT	PMS #186
	VINYL	3M 3630-33 "RED"
3	PAINT	SHERWIN WILLIAMS TO MATCH "PMS 427c"
	VINYL	AVERY UC 900-811-T "PANTONE 427c"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

NOTE:
FIELD SURVEY REQUIRED PRIOR TO FABRICATION.



3.2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions



No.	Date / Description
orig.	
△	00.00.0000
△	
△	
△	
△	
△	

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik

Acct. Exec: Matt Wren

Designer:

Orig: 7-18-2018

OPY#

JO #00000

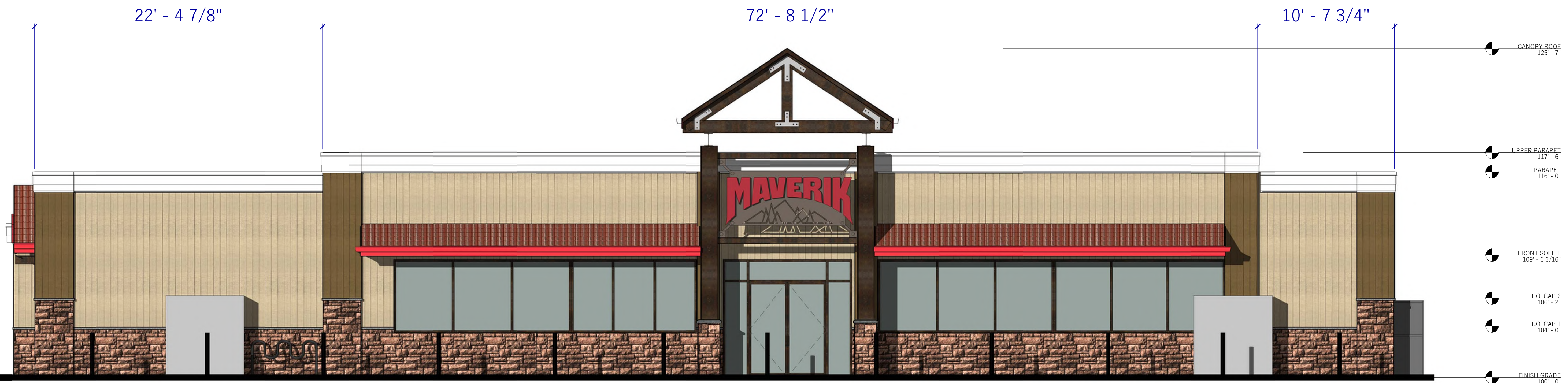
scale: as noted

ART 3.0

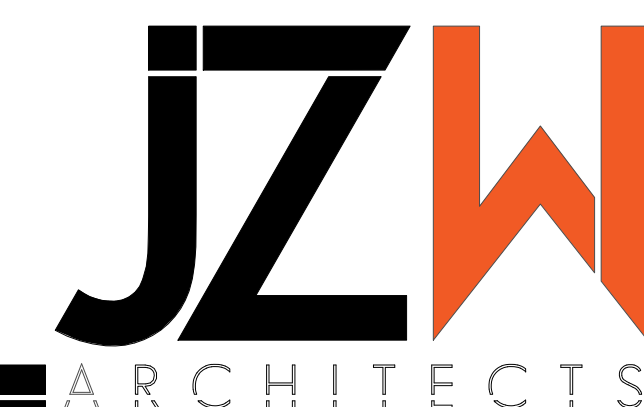
MAVERIK



1
PR1.0 PERSPECTIVE



2
PR1.0 FRONT ELEVATION
1/4" = 1'-0"





Gleditsia tria. iner. 'Imperial'
Imperial Honeylocust



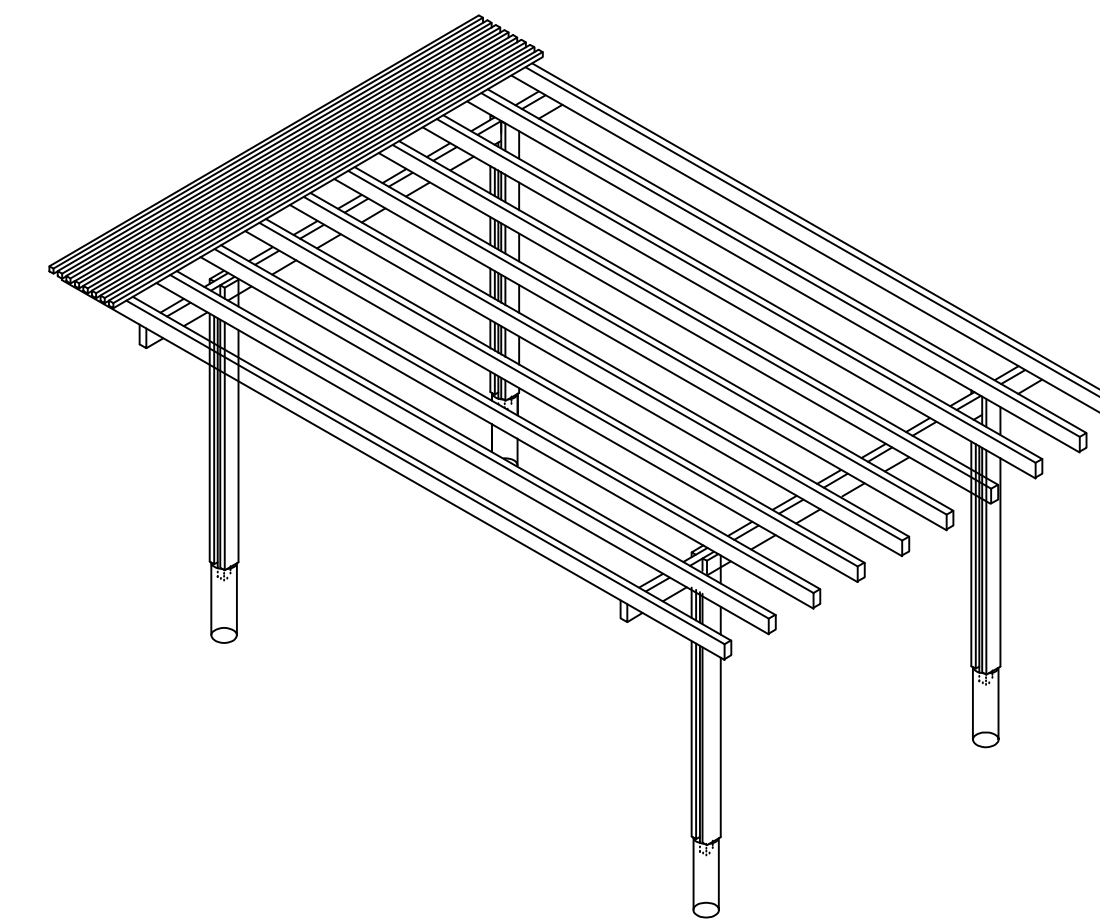
Picea pungens
Colorado Blue Spruce



Prunus padus
Mayday Tree



Syringa reticulata 'Ivory Silk'
Ivory Silk Tree Lilac



Picnic Trellis

PROJECT NUMBER

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APR. 13, 2018

REVISIONS:

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EDEN, UTAH

SHEET TITLE

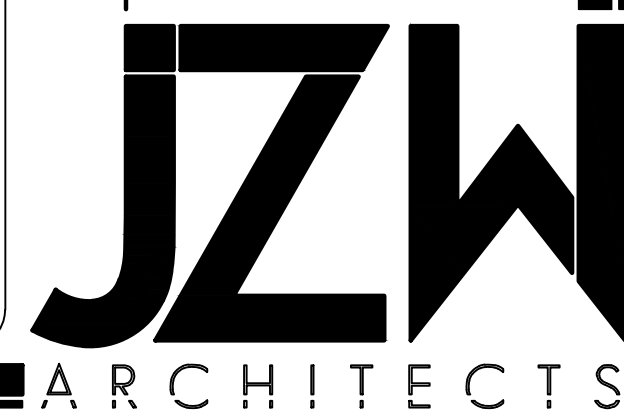
LANDSCAPE
PLAN - EXHIBIT

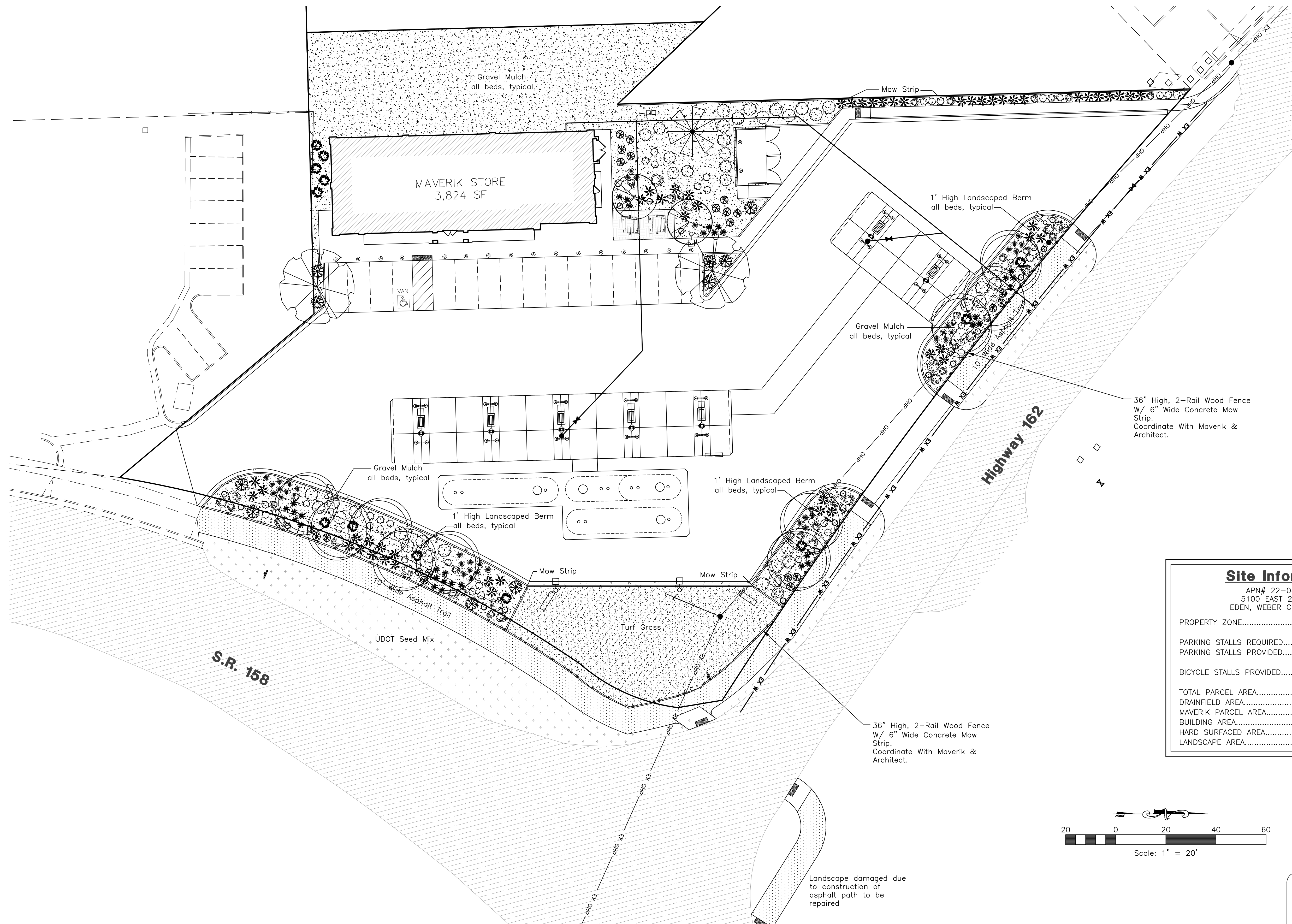
L1.1



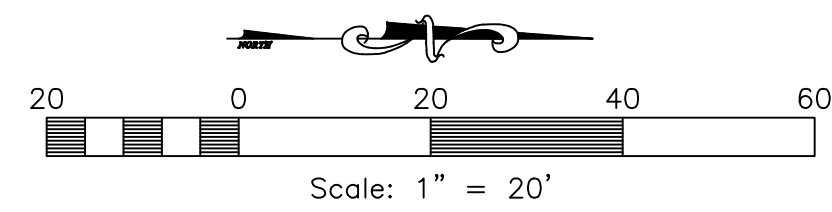
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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR





Site Information	
APN#	22-046-0085
5100 EAST 2500 NORTH EDEN, WEBER COUNTY, UTAH	
PROPERTY ZONE.....	CV-2, AV-3
PARKING STALLS REQUIRED.....	
PARKING STALLS PROVIDED.....	15 + 1 A.D.A.
BICYCLE STALLS PROVIDED.....	3
TOTAL PARCEL AREA.....	114,143 s.f.
DRAINFIELD AREA.....	51,595 s.f.
MAVERIK PARCEL AREA.....	62,548 s.f.
BUILDING AREA.....	3,824 s.f. 6.1%
HARD SURFACED AREA.....	45,685 s.f. 73.1%
LANDSCAPE AREA.....	13,039 s.f. 20.8%



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SHEET TITLE
LANDSCAPE PLAN

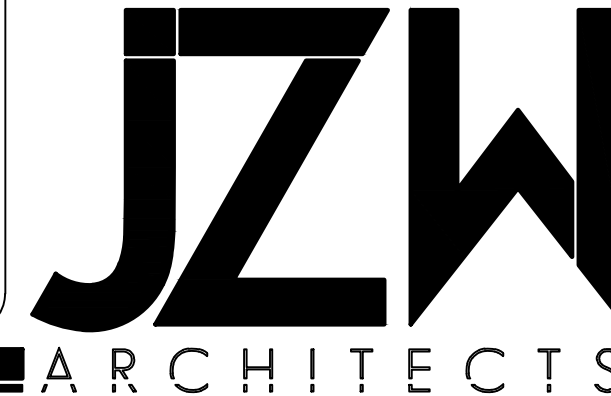
L1



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Plant Table

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
10		Acer x freemanii 'Celzam'	Celebration Maple	2" cal.	Per Plan
2		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.	Per Plan
1		Picea pungens	Colorado Blue Spruce	6' B&B	Per Plan
2		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	Per Plan

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
36		Berberis thun. atro. 'Nano'	Crimson Pygmy Barberry	5 gal.	Per Plan
41		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.	Per Plan
10		Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	Per Plan
14		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.	Per Plan
22		Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.	Per Plan

Quantity	Symbol	Scientific Name	Common Name	Size	Spacing
19		Aubrieta deltooides (purple variety)	Purple Rock Cress	1 gal.	Per Plan
52		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.	Per Plan
32		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Per Plan
37		Penstemon digitalis 'Husker Red'	Husker Red Penstemon	1 gal.	Per Plan

- Decorative Boulders
- Turf Grass - To be sodded.
- UDOT Seed Mix - To be hydroseeded. See Sheet L3 for details.
- A 3" layer of 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

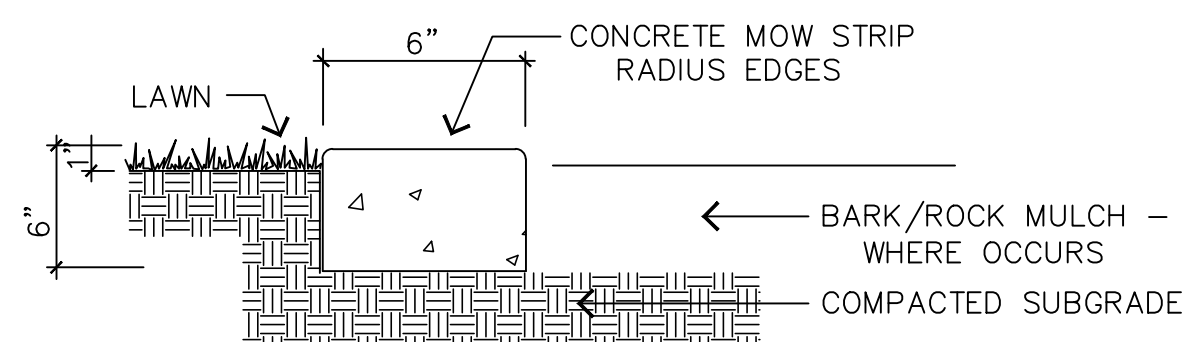
Landscape Code and Calculations

CODE: A 15' continuous landscape area shall be provided along front and side property lines adjacent to street R.O.W. planted per below.

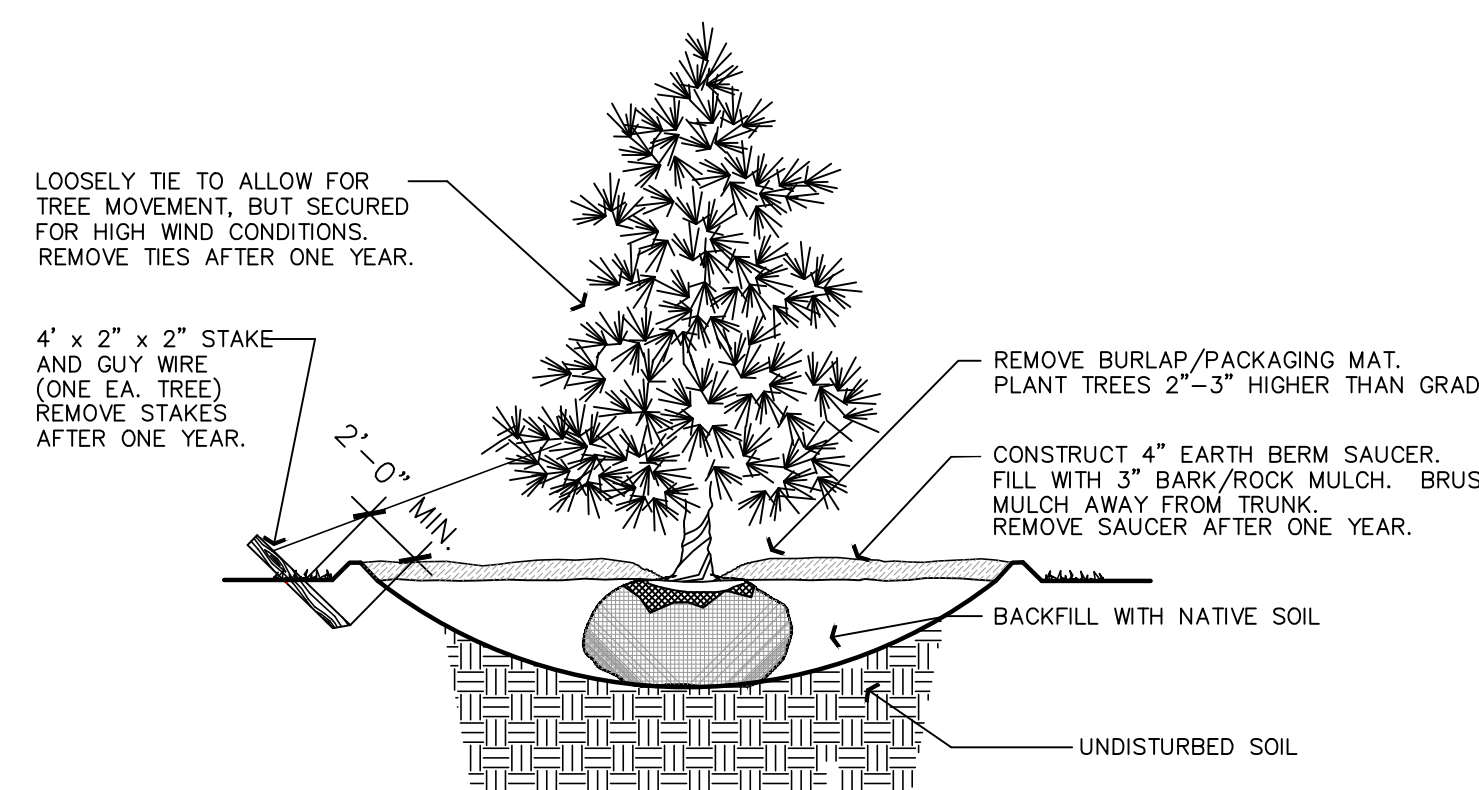
- Trees shall be planted 50' on-center. They may be clustered.
S.R.158 and S.R.162=397.50 LF+87.13 LF=484.63 LF total.
484.63 LF/50'=10 trees required/provided (clustered).
- Earthen berms shall be constructed along landscape area to provide screening of off-street parking. Berm may be continuous or vary in height, with a maintained maximum height of 3' along 75% of area.
- In addition to trees, landscape area shall be planted with low shrubs, ground covers or turf. Maximum height of berm + plants shall be 4'. Xeriscape is strongly encouraged, with a maximum of 50% turf on the total site.

CODE: Parking areas shall be screened or buffered from view. Side and rear screens or buffers, whether plants or non-living material, shall be a minimum of 6' in height. The first 25', as measured from the street R.O.W., shall not exceed 4' in height.

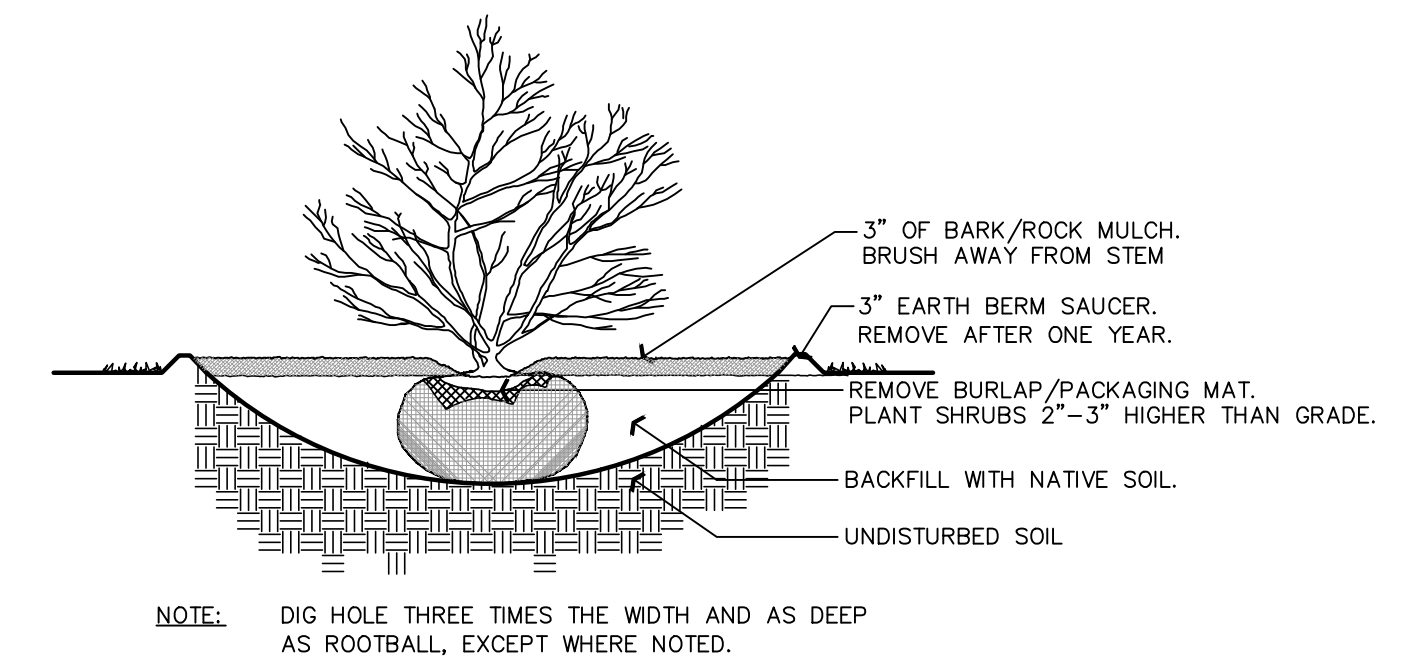
CODE: Parking areas within 12' of side or rear lot lines shall have a continuous, 8' wide, landscape area consisting of a deciduous and evergreen shrub border or hedge. Combinations of shrubs and permanent fences may be considered.



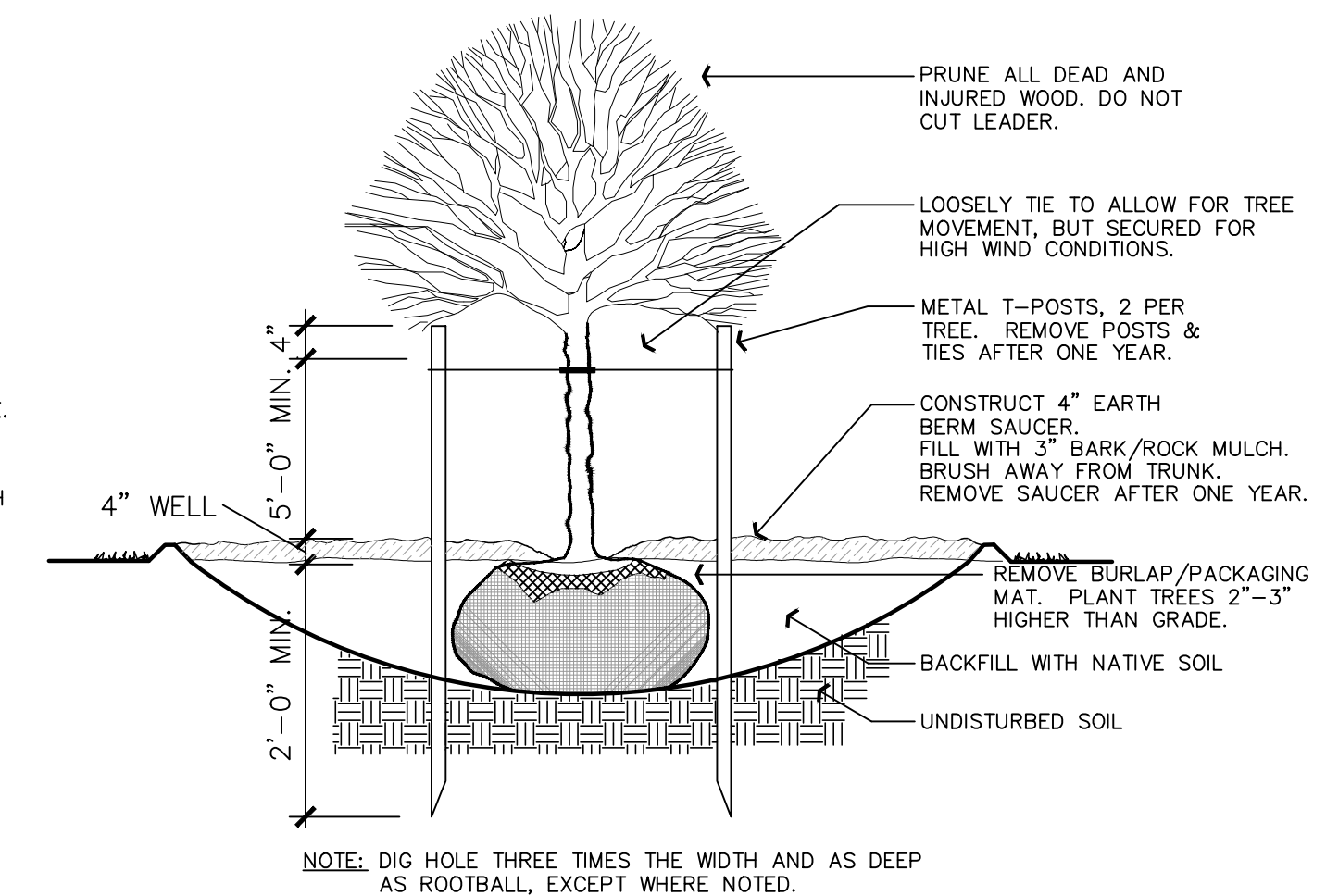
CONCRETE MOW STRIP
SCALE: NOT TO SCALE



CONIFEROUS TREE PLANTING
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.
- The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- Maverik Corporation shall be responsible for landscape maintenance beyond construction period.

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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR

PROJECT NUMBER

ISSUE DATE:
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REVISIONS:

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SHEET TITLE
LANDSCAPE DETAILS

L2



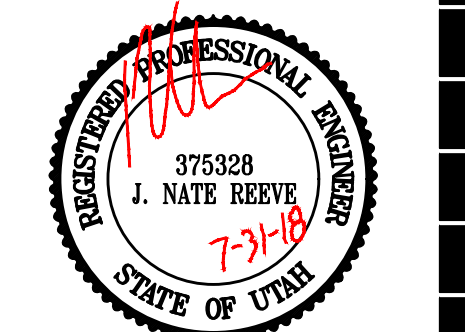
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MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH
EDEN, UTAH

LANDSCAPE
DETAILS
UDOT SEED
MIX

L3



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PROJECT NUMBER: 5799-230
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PART 3 EXECUTION

3.1 PREPARATION

- A. Complete all final grading, irrigation work, trench setting, topsoil placement, and surface preparation before seed or sod application.
B. Prepare general seedbed for all seeded and sodded areas.
1. Verify that a suitable topsoil surface has been prepared according to Section 02912 and approved by the Engineer before seeding. Do not work topsoil or seed when the soil is saturated or frozen.
C. Prepare Turf Seedbed
1. Review finish grade to confirm that topsoil is 1 inch below the top of all walks, curbs, mow strips, and other hard surfaces.
2. Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into upper 2 inches of topsoil.
3. Do not apply fertilizer and seed at the same time in the same machine.

The following is from a letter issued by the Oregon State Office of the BLM explaining the method they would use to re-establish the lost section corner common to sections 16, 17, 20 and 21.

It appears Gile's measurements by triangulation have a significant amount of error. However, your measurements between found original corners indicate his chaining was good. He actually chained out to several of the corners which fell on the tidalands including the point for the corner of sections 16, 17, 20, and 21 where he set a flag to use for his triangulation to the south and west. Using double proportion to reestablish the corner point will put a considerable amount of distortion in the lines going north and east, distortion that undoubtedly was not in the original survey. Therefore, we feel the best method of reestablishing the point for the corner of sections 16, 17, 20, and 21 is by two point control at record departure from the found meander corner between sections 16 and 21, and at record latitude from the found meander corner between sections 16 and 17. This would leave some distortion, but we feel this method best protects the original survey.

Don't use proportioning blindly as a standard method for dealing with GLO corners.

On the other hand, if you do use proportioning methods, use them correctly. What follows is a discussion on how to do that.

PART 2 PRODUCTS

2.1 SEED AND TURF SEED

- A. Meet the Utah Seed Law - Utah Code - Title 4, Chapter 16.
B. Supply seed on a pure live seed (PLS) basis.
C. Obtain seed from lots that have been tested by a state certified seed testing laboratory such as Association of Seed Analyst (AOSA) or Society of Commercial Seed Technologists (SCST).
1. Seed germination test older than 18 months for grass seed and 9 months for shrub or tree seed are not acceptable.
2. Based on the amount or type of seed required on a project, the Department may require additional testing by the Department of Agriculture.
D. Do not use wet, moldy, or otherwise damaged seed.
E. Seed Substitutions
1. Contact the major seed brokers in the state to verify that the seed is unavailable before requesting a seed substitution.

Seed, Turf Seed, And Turf Sod 02922 - Page 3 of 7 January 1, 2012

END OF SECTION

Seed, Turf Seed, And Turf Sod 02922 - Page 7 of 7 January 1, 2012

- B. Seeding Window
1. Complete all general roadside seeding within the appropriate seeding window.
2. Postpone seeding until the following year if the seeding is not completed within the given window.
3. A late winter exception to the seeding window may be obtained from the Region Landscape Architect through the Engineer if suitable weather and soil conditions exist.
Elevation Seeding Window
Below 4,000 ft October 1 - December 31
4,000 to 6,000 ft September 15 - December 1
Above 6,000 ft September 1 - November 15
C. Turf seed and turf sod can be placed only after irrigation system is installed and operational.
D. Topsoil
1. Refer to Section 02912.
2. Place topsoil just before seeding to eliminate competition from weeds.
3. Coordinate topsoil placement with the above seeding window.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Mixing Seed
1. Notify Engineer seven calendar days before mixing seed.
2. Engineer will verify that the seed certification report or label represents the seed lot from which the seed is furnished.
3. Mix the different seed varieties to provide an even blend.
4. Bag the mixed seed, seal the container, and attach a signed Department label to the exterior.
B. Deliver seed or turf seed to job site in original containers showing analysis of seed mixture, net weight, and date and location of packaging. Damaged packages are not acceptable.
C. Strip turf sod from nursery no more than 24 hours before laying.
D. Deliver fertilizer in containers showing weight, chemical analysis, and name of manufacturer. Store fertilizer in a weatherproof location.

1.7 SCHEDULE

- A. Pre-measure the area to be seeded before ordering seed from supplier. The Engineer must approve the measuring technique and determined quantity.

Seed, Turf Seed, And Turf Sod 02922 - Page 2 of 7 January 1, 2012

3.4 BROADCAST SEEDING METHOD

- A. Use the broadcast method of seeding under the following conditions:
1. Slopes steeper than 3:1.
2. Slopes 3:1 and flatter where the area to be seeded is inaccessible to drill.
3. The area to be seeded is not large enough to justify using a drill.
4. Rocky surface conditions will damage a drill.
B. Obtain approval of the broadcast method by demonstrating the procedure on a 100 yd² area.
C. Evenly broadcast seed using either:
1. A cyclone seeder or other approved mechanical seeder.
2. A hydroseeder.
a) Apply seed, water, and 300 lb of cellulose fiber mulch (tracer) per acre.
D. Do not seed during windy weather or when soil is saturated.
E. Incorporate the seed into the soil by one of three methods:
1. Cat-tracking by running the dozer up and down the slope creating continuous cleat tracks that run parallel with the contours.
2. Hand raking the seed in 1/2 inch deep and along the contours of the slope.
3. Slope chaining by pulling the chain along the contour until the seed is covered.
F. Obtain written approval from the Engineer that the seed has been adequately incorporated into the soil before applying wood fiber mulch, erosion control blanket, flexible growth medium, flexible channel liner, or other topdressing. Failure to obtain written approval will be justification for non-payment.

3.5 TURF SEEDING

- A. Apply turf seed after seedbed preparation. Refer to this Section, article 3.4, paragraph C.
B. Roll seeded areas using a hand roller half filled with water.
C. Lightly water and program the irrigation system to maintain a moist seedbed.
D. Rope off newly seeded areas along walkways using bright plastic ribbon tape attached to stakes.

Seed, Turf Seed, And Turf Sod 02922 - Page 6 of 7 January 1, 2012

SECTION 02922 SEED, TURF SEED, AND TURF SOD

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Seed, turf seed, and turf sod requirements and application.
B. Surface preparation.

1.2 RELATED SECTIONS

- A. Section 02912: Topsoil

1.3 REFERENCES

- A. Utah Seed Law

1.4 DEFINITIONS Not Used

1.5 SUBMITTALS

- A. Copy of the purchase order to the Engineer documenting that all seeds, including substitutions, have been acquired before the seeding window begins.
1. Refer to this Section, article 1.6 for seeding information.
2. List the common and botanical name for each seed species on the purchase order.
B. Certification that turf sod is nursery grown and contains a minimum of three varieties of Kentucky Blue Grass.
C. Certification indicating the date and time sod was cut at the nursery.
D. Fertilizer labels to Engineer.
E. Legible copy of Seed Certification Reports to Region Landscape Architect through the Engineer.

Seed, Turf Seed, And Turf Sod 02922 - Page 1 of 7 January 1, 2012

- D. Prepare Turf Sod Surface
1. Review finish grade to confirm that topsoil is 1 1/2 inch below the top of all walks, curbs, mow strips, and other hard surfaces.
2. Apply fertilizer at the rate of 2 lb/100 yd² and mix thoroughly into upper 2 inches of topsoil.
3. Level and roll prepared areas using a 21 gal water-filled hand roller containing 8 to 10 gal of water.
4. Lightly rake and dampen with water the top 1/4 to 3/4 inches of soil just before laying the sod.

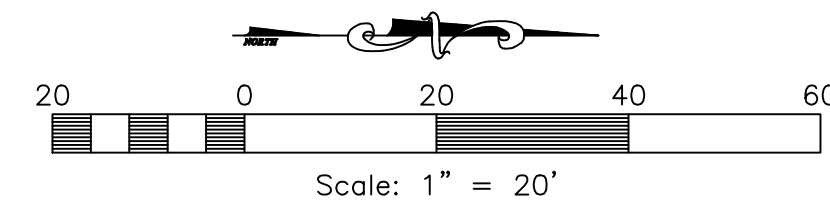
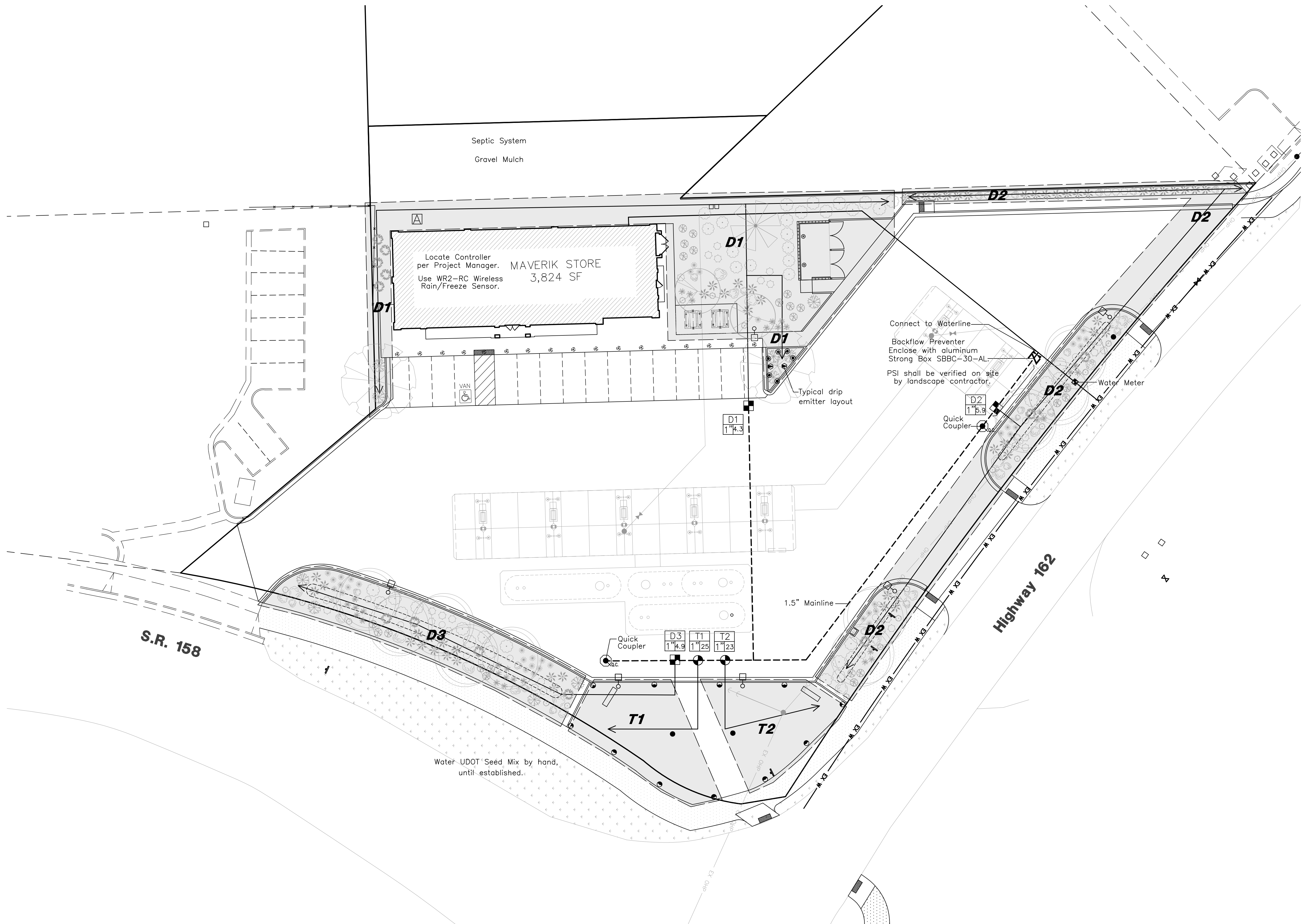
3.2 SEEDING - GENERAL

- A. Notify the Engineer seven working days before seeding.
B. Apply seed at the rate indicated in the Seed Schedule shown in the plans. Note that drill seed and broadcast seed are applied at different rates.

3.3 DRILL SEEDING METHOD

- A. Use the drill method of seeding on accessible slopes 3:1 and flatter.
B. Use a drill equipped with the following:
1. Depth band
2. Seed box agitator
3. Seed metering device
4. Furrow opener
5. Packer wheels or drag chains
C. Use the drill manufacturer's directions in the presence of the Engineer. Calibrate the drill to apply seed at the rate indicated in the seeding schedule.
D. Space drill rows a minimum of 6 inches and a maximum of 8 inches.
E. Fill the seed boxes no more than half full when drilling on a slope.
F. Set depth bands to drill seeds to a 1/2 inch depth.
G. Drill along the contour.
H. Maintain the drill at the calibrated setting throughout the seeding operation.
I. Allow the furrows that are created by the drill to remain.

Seed, Turf Seed, And Turf Sod 02922 - Page 5 of 7 January 1, 2012



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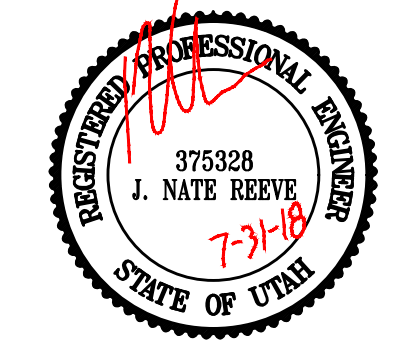


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SHEET TITLE
IRRIGATION PLAN

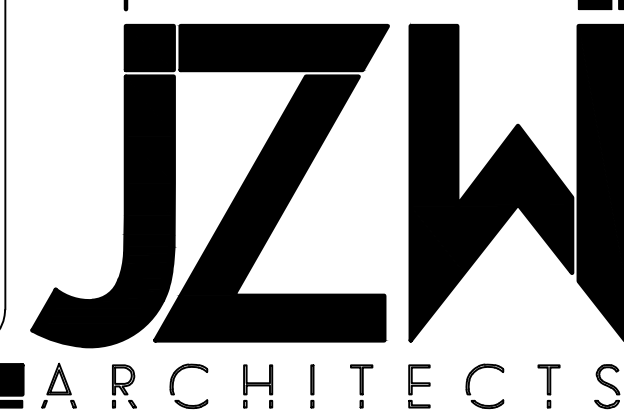
L4

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PROJECT NUMBER: 5799-230
DRAWN BY: RWH
ENGINEER: JNR



Irrigation Schedule

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
●●●●●	RAINBIRD	5004-PL-SAM-MPR-25	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT, 25'R USE EXISTING SPRINKLERS IN TURF AREA, IF POSSIBLE.
▲	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
●	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
■	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
●	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
VALVE NO & CONTROLLER			VALVE ID BOX
SIZE			1-1/2" MAINLINE - SCHEDULE 40 PVC
→			DRIP LATERAL LINE - POLY PIPE MAY BE USED TURF LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
△	RAINBIRD	ESP 12 LXME:120 VAC	INDOOR/OUTDOOR MOUNT BASE CONTROLLER.
---			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
Z	WILKENS	MODEL 375 OR EQUAL	GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
●	RAINBIRD	MODEL 44LRC	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
□			1" QUICK COUPLING VALVE
---			IRRIGATION ZONES

NOTE: USE EXISTING SPRINKLERS IN TURF AREA, IF POSSIBLE, OTHERWISE USE NEW DESIGN.
 NOTE: USE STRONG BOX SBCC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.
 NOTE: WATER UDDT SEED MIX BY HAND UNTIL ESTABLISHED.
 NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

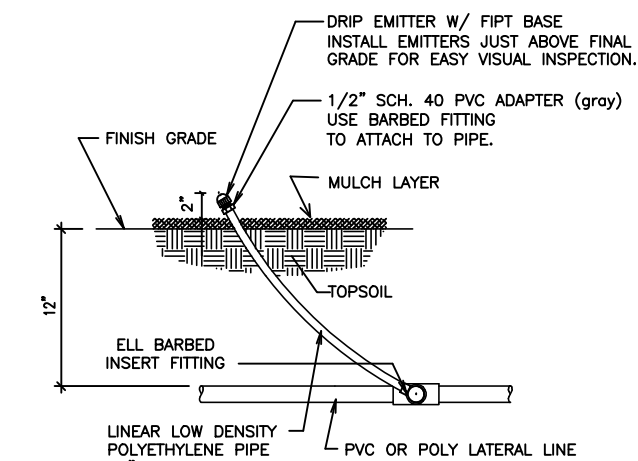
SPRINKLER NOTE

All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

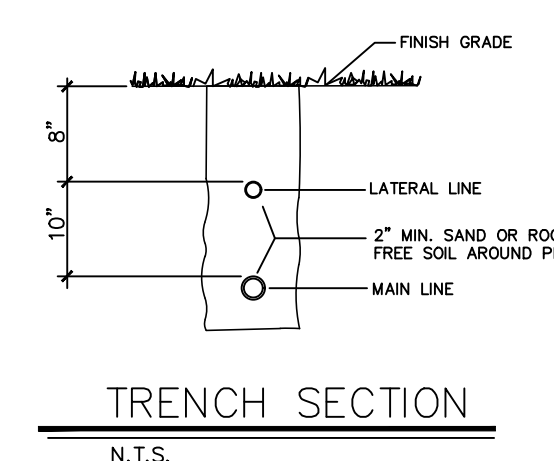
The Irrigation Control Box shall be located at the direction of the Project Manager.



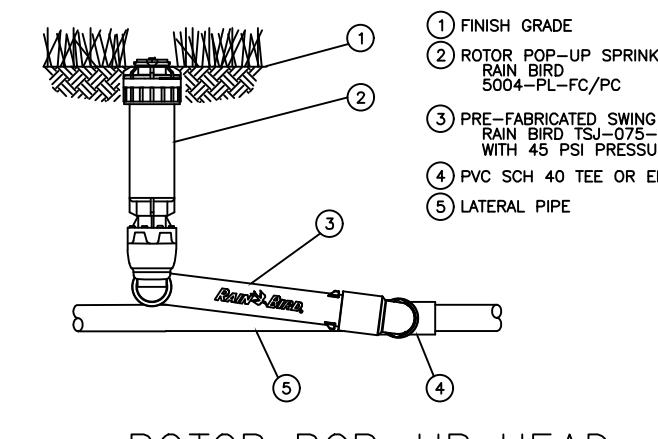
DRIP EMITTER
N.T.S.

- ① 30-INCH LINEAR LENGTH OF WIRE COILED
- ② WATERPROOF CONNECTION: RAIN BIRD SPICE-1 (1 OF 2)
- ③ TAG: RAIN BIRD VID SERIES
- ④ REMOTE CONTROL VALVE: RAIN BIRD VB-GRND WITH 1/4-INCH NIPPLE
- ⑤ VALVE BOX WITH COVER: RAIN BIRD VB-STD (LENGTH AS REQUIRED)
- ⑥ FINISH GRADE/TOP OF MULCH
- ⑦ PVC SCH 80 NIPPLE (CLOSE)
- ⑧ PVC SCH 40 ELL
- ⑨ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑩ BRICK (1 OF 4)
- ⑪ PVC MANLINE PIPE
- ⑫ SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- ⑬ PVC SCH 40 TEE OR ELL
- ⑭ PVC SCH 40 MALE ADAPTER
- ⑮ PVC LATERAL PIPE
- ⑯ 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

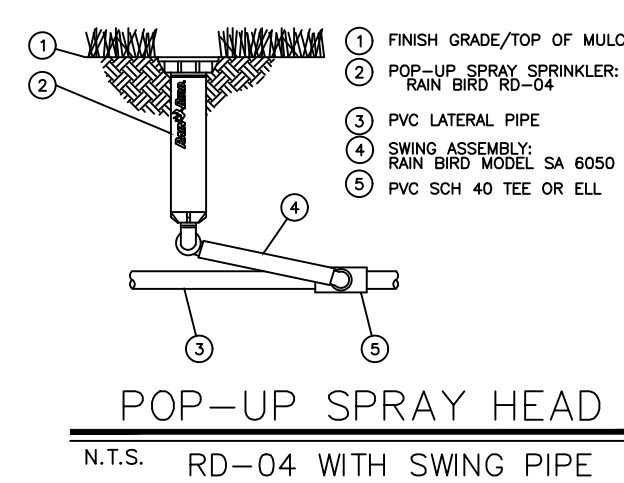
ELECTRIC REMOTE CONTROL VALVE
N.T.S. PEB OR PEB SERIES



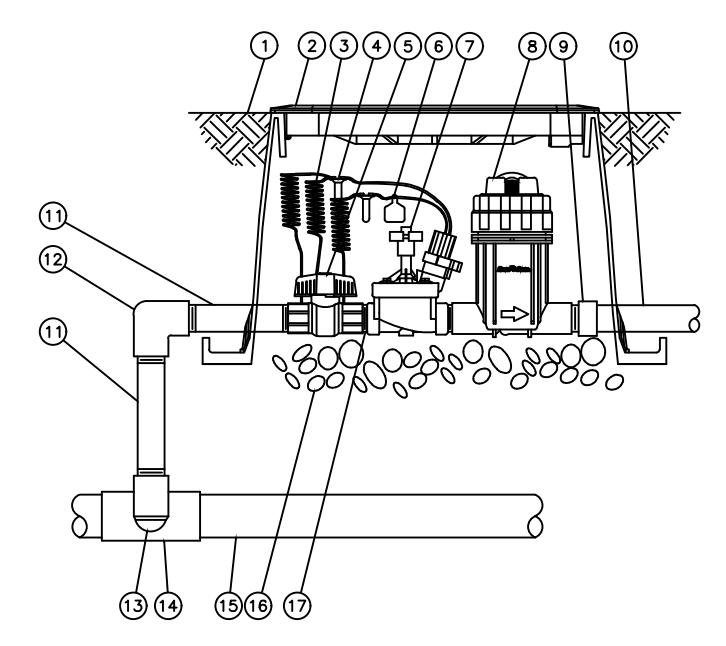
TRENCH SECTION
N.T.S.



ROTOR POP-UP HEAD
N.T.S. 5004 PLUS

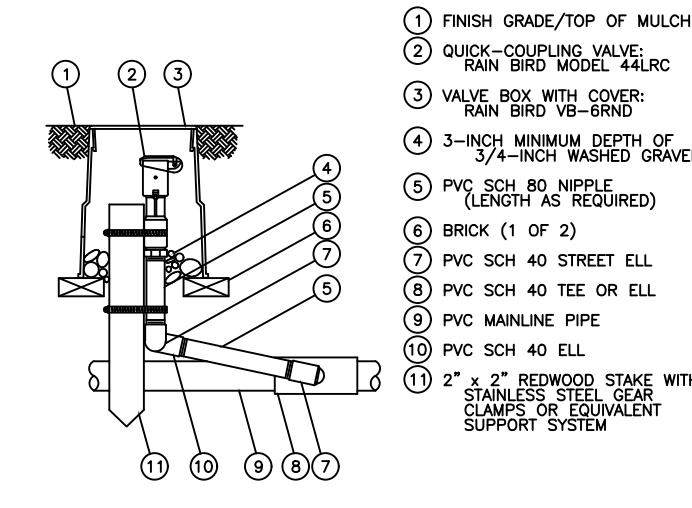


POP-UP SPRAY HEAD
N.T.S. RD-04 WITH SWING PIPE

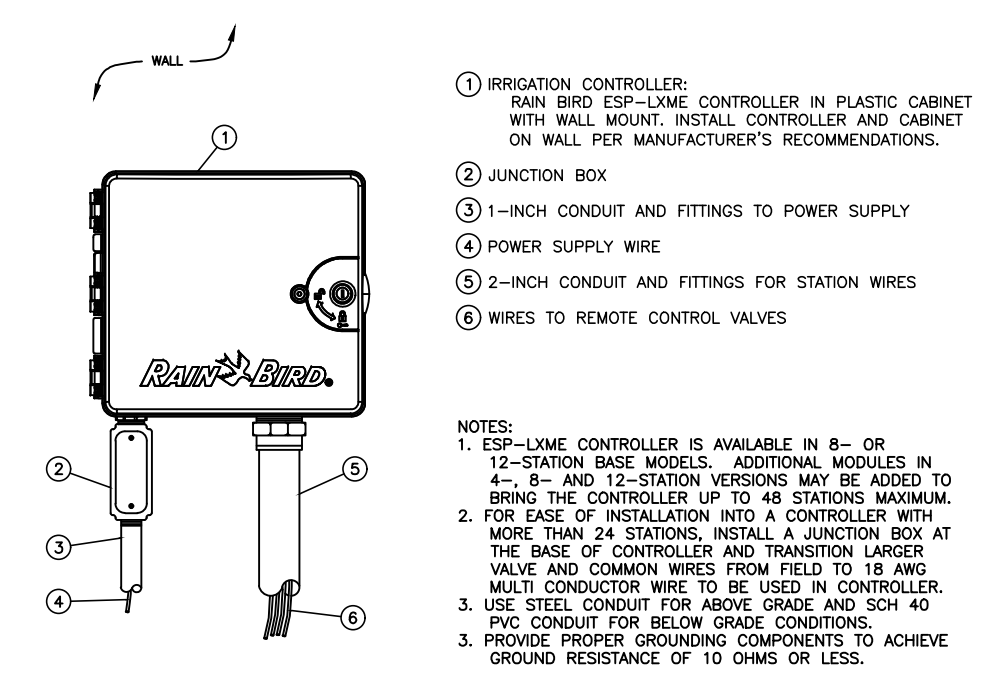


CONTROL ZONE KIT DRIP VALVE
N.T.S. XCZ-PRB100-COM

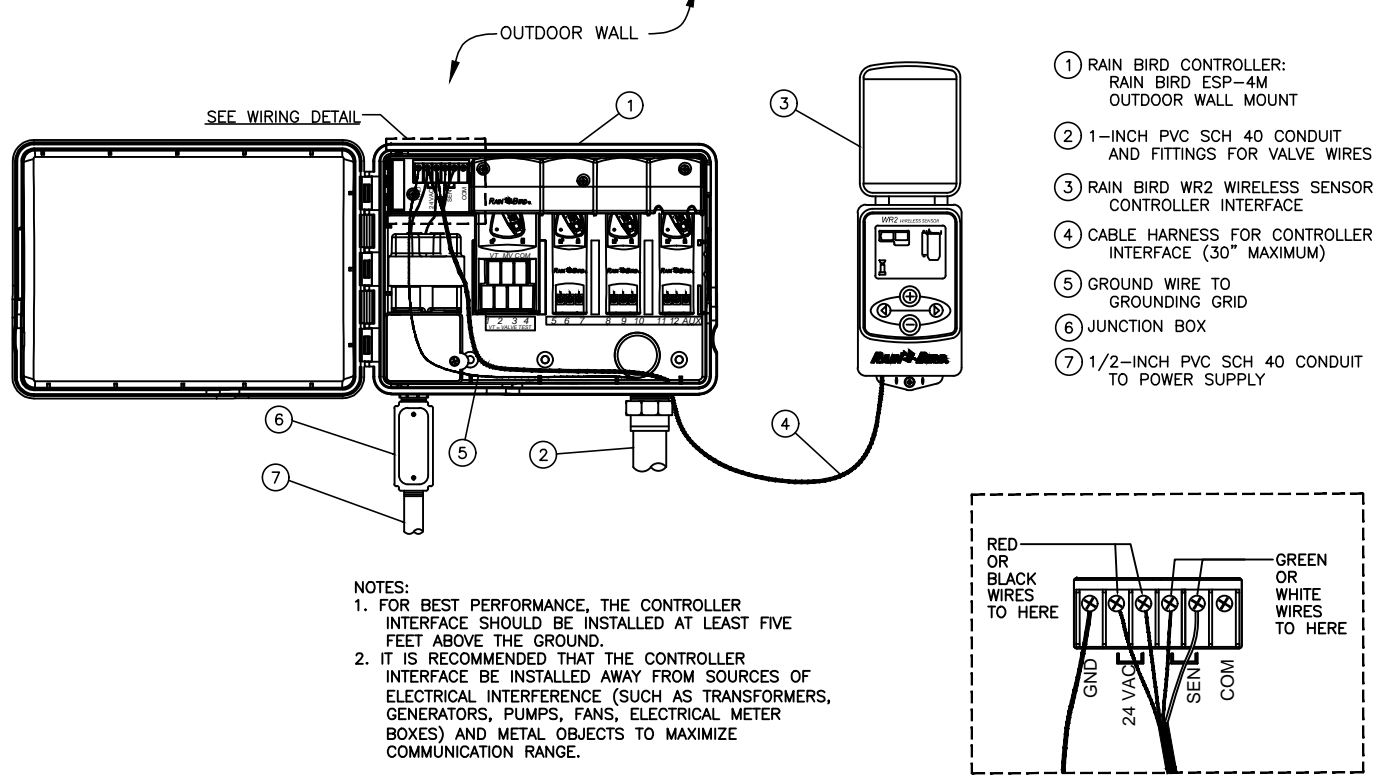
- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ③ 30-INCH LINEAR LENGTH OF WIRE COILED
- ④ WATERPROOF CONNECTION: RAIN BIRD VB SERIES
- ⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑥ TAG
- ⑦ REMOTE CONTROL VALVE: RAIN BIRD PEB (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑧ PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑨ PVC SCH 40 FEMALE ADAPTER
- ⑩ LATERAL PIPE
- ⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑫ PVC SCH 40 ELL
- ⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND PVC SCH 40 ELL
- ⑭ PVC SCH 40 TEE OR ELL
- ⑮ MANLINE PIPE
- ⑯ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑰ PVC SCH 80 NIPPLE (CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT))



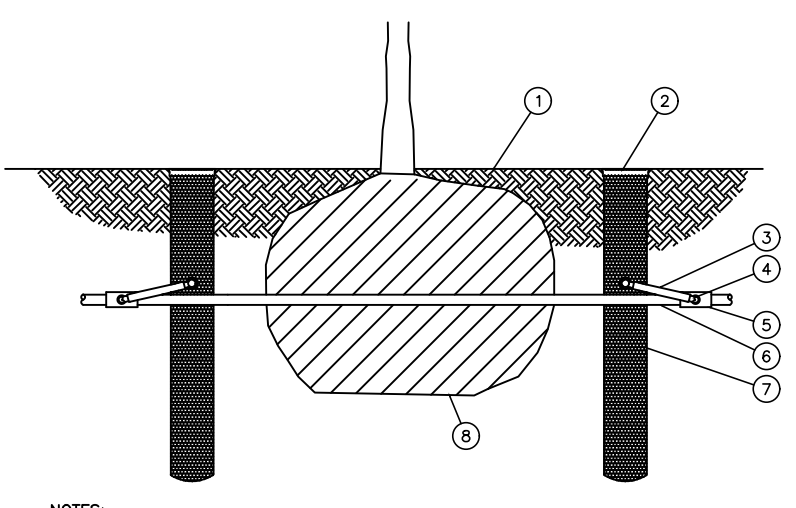
QUICK COUPLING VALVE
N.T.S. MODEL 44RC SERIES



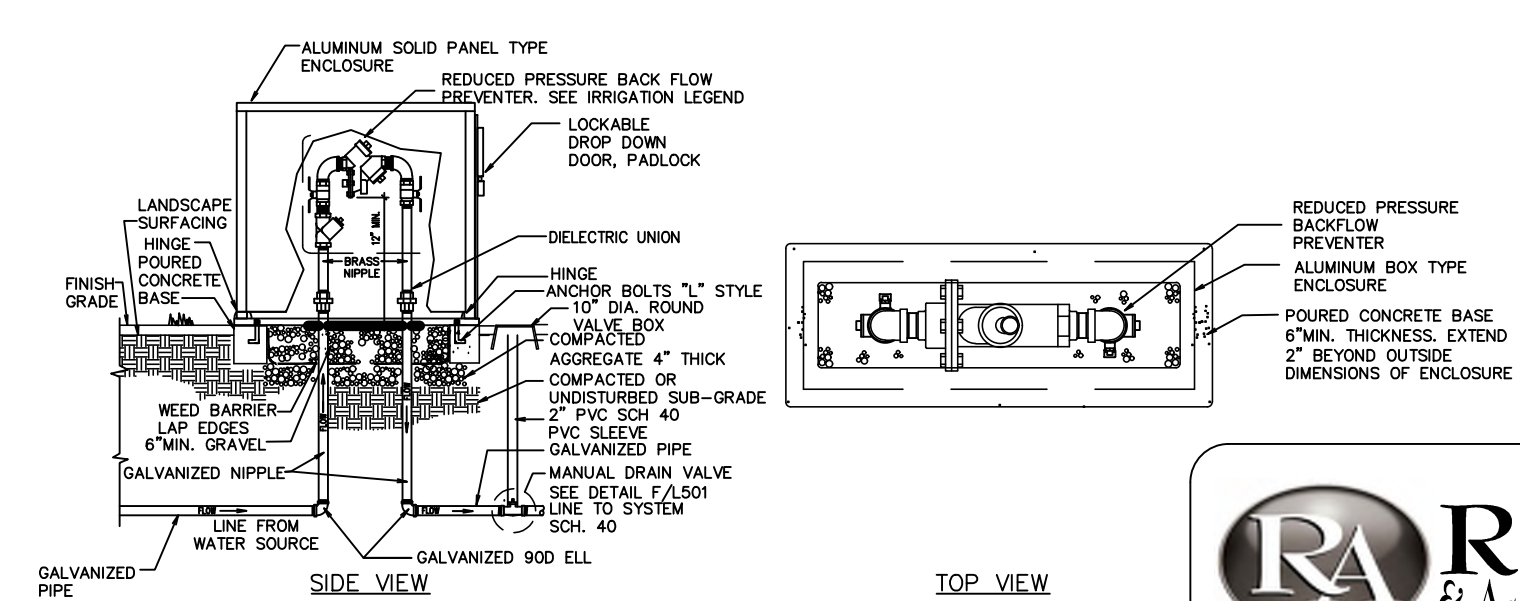
ESP-LXME CONTROLLER
N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT



WIRELESS RAIN SENSOR-OUTDOOR
N.T.S. WR2 SERIES CONTROLLER INTERFACE



RWS ROOT WATERING SYSTEM
N.T.S. INSTALLATION FOR TREES



BACKFLOW PREVENTER WITH ALUMINUM ENCLOSURE
N.T.S.

RA Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST
 RIVERDALE, UTAH 84405
 TEL: (801) 621-3100
 FAX: (801) 621-2666
 www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
 LAND SURVEYORS • TRAFFIC ENGINEERS
 STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-230
 DRAWN BY: RWH
 ENGINEER: JNR

PROJECT NUMBER

ISSUE DATE:
APR. 13, 2018
REVISIONS:

No. Date Description

NOTE:
Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to work covered by sub-bids. Bidder assumes full responsibility for error or misinterpretations resulting from partial sets of Bidding Documents by itself or any sub-bidder.

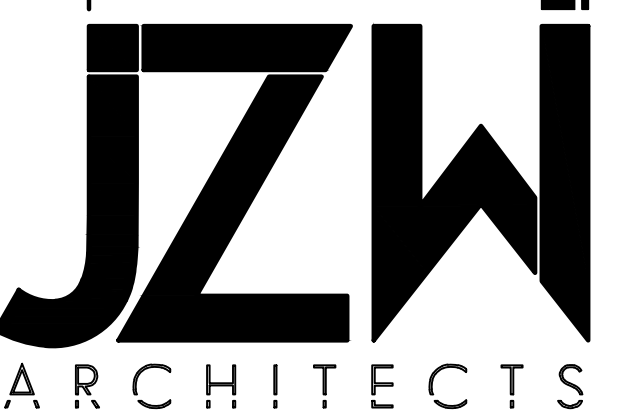
Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in the drawings, bidder should not assume the most expensive option will meet the project requirements.



MAVERIK, INC. STORE #250
5100 EAST & 2500 NORTH EDEN, UTAH

SHEET TITLE
IRRIGATION DETAILS

L5



MAVERIK EDEN 250

5100 EAST 2500 NORTH EDEN, UT



1
PR1.0

PERSPECTIVE

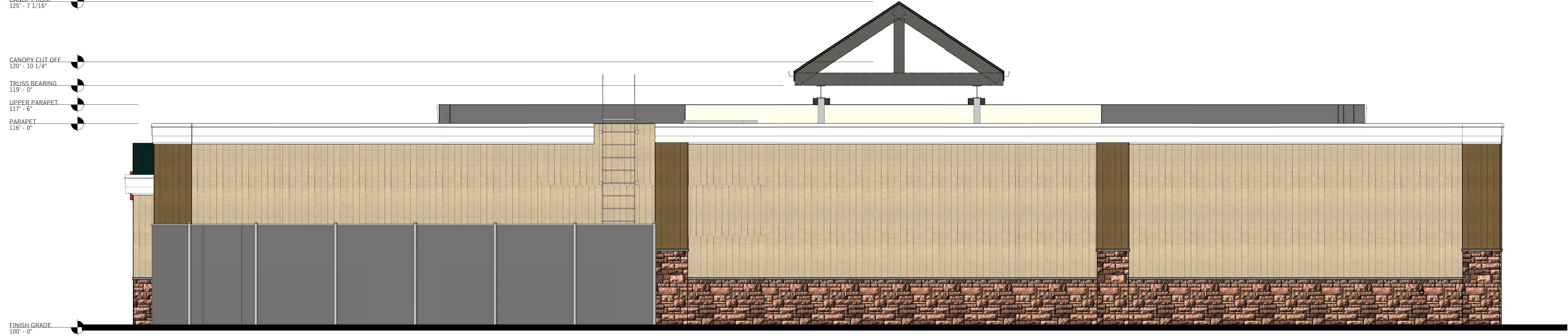


2
PR1.0

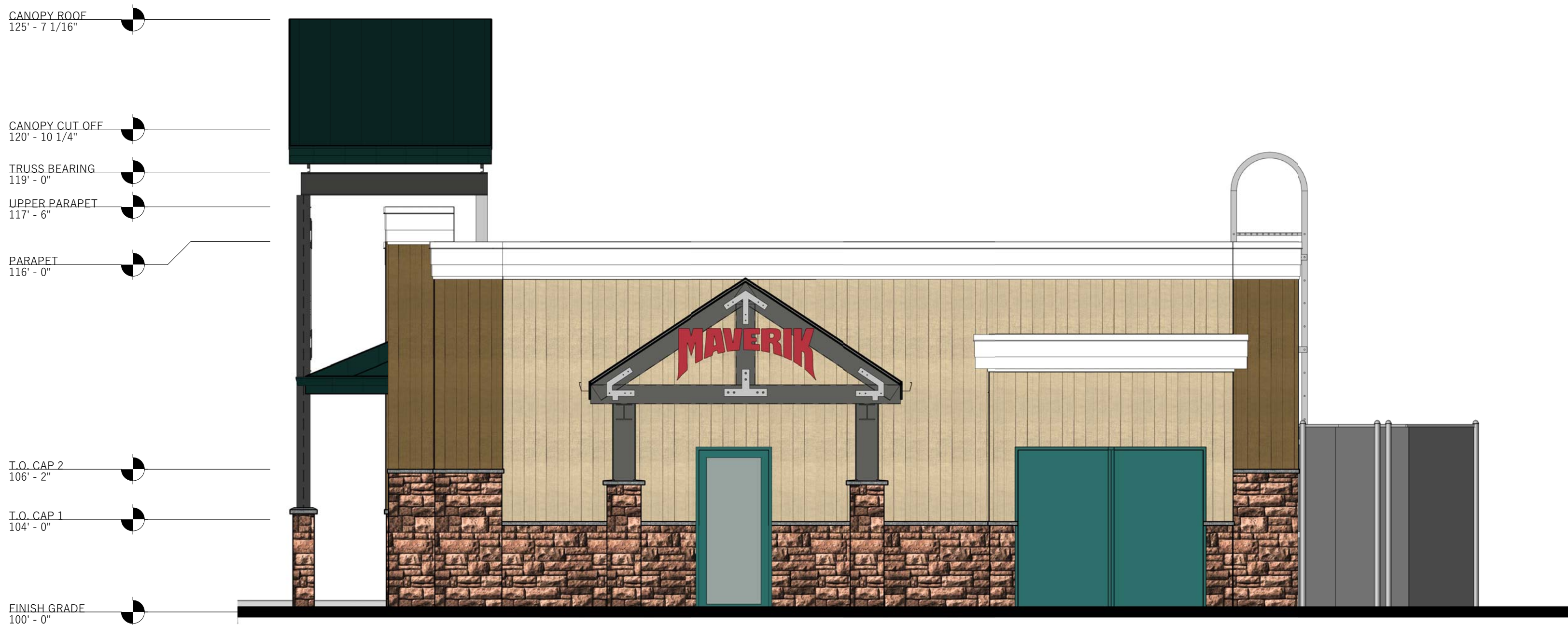
FRONT ELEVATION
1/4" = 1'-0"

ADVENTURE'S FIRST STOP
MAVERIK

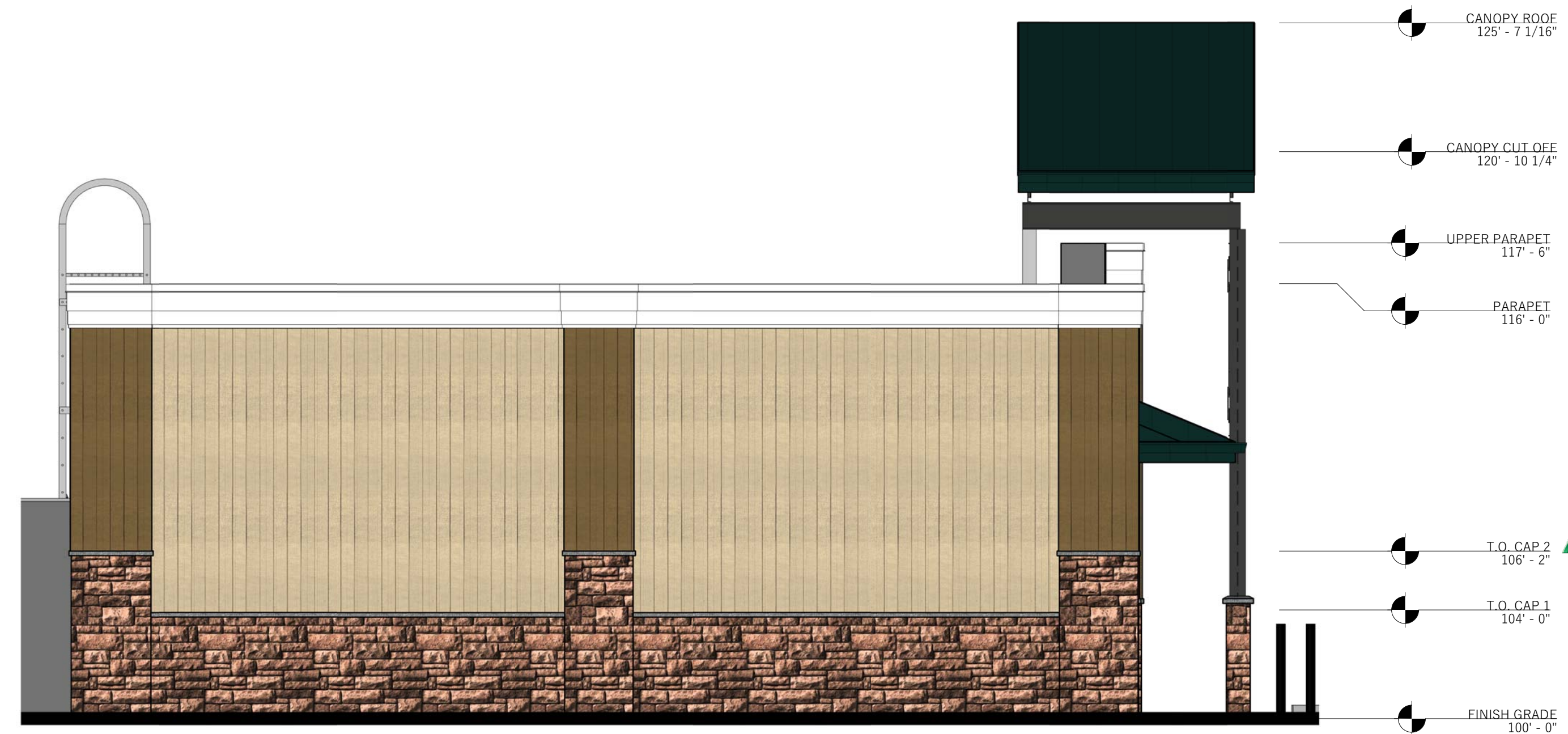
JZW
ARCHITECTS



1
PR1.1 RENDERED REAR ELEVATION
1/4" = 1'-0"

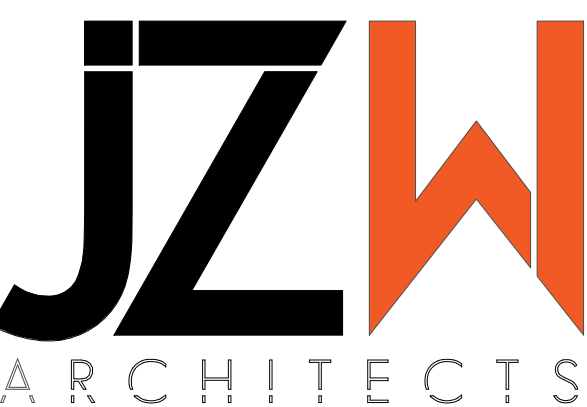


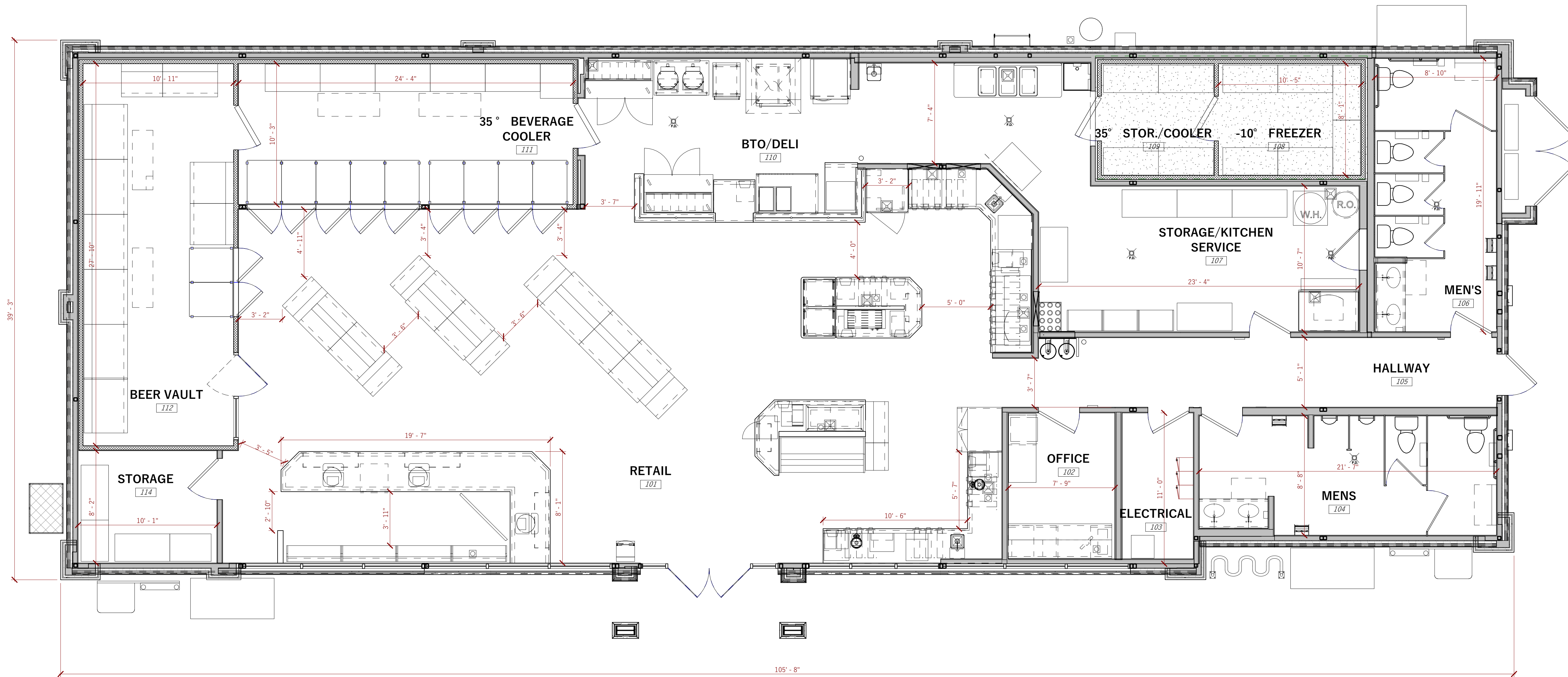
2
PR1.1 RENDERED LEFT SIDE ELEVATION
1/4" = 1'-0"



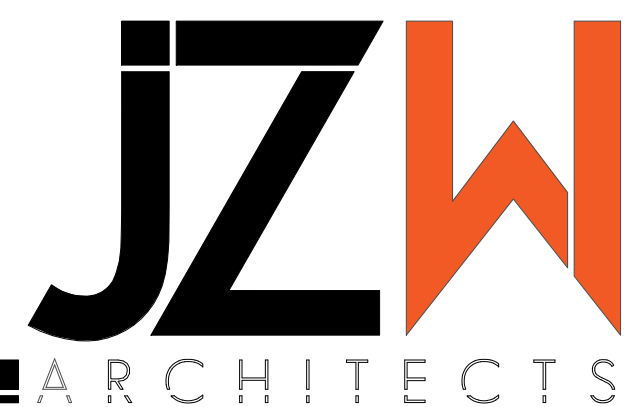
3
PR1.1 RENDERED RIGHT SIDE ELEVATION
1/4" = 1'-0"

ADVENTURE'S FIRST STOP
MAVERIK





1 STORAGE OPTION
PRI.4 1/4" = 1'-0"





C-5 BLACK FOX



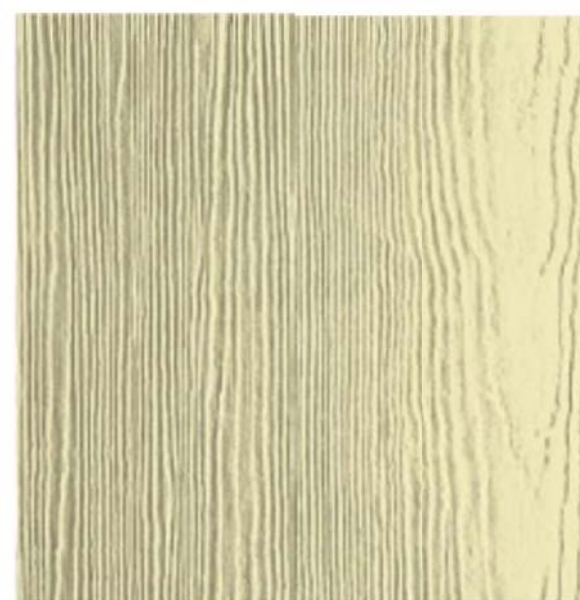
C-1 CLASSIC GREEN



BR-1 ALT SOUTHERN LEDGE DAKOTA



BR-1 CULTURED STONE COUNTRY
LEDGESTONE CHARDONNAY



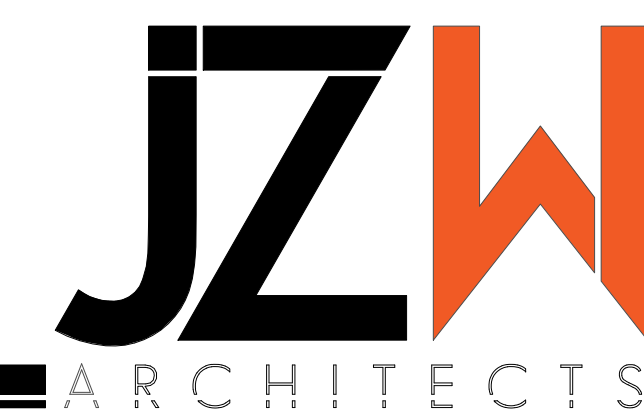
BB-3 HARDIBOARD SAIL CLOTH



BB-1 HARDIBOARD AUTUMN TAN



BB-2 HARDIBOARD CHESTNUT BROWN

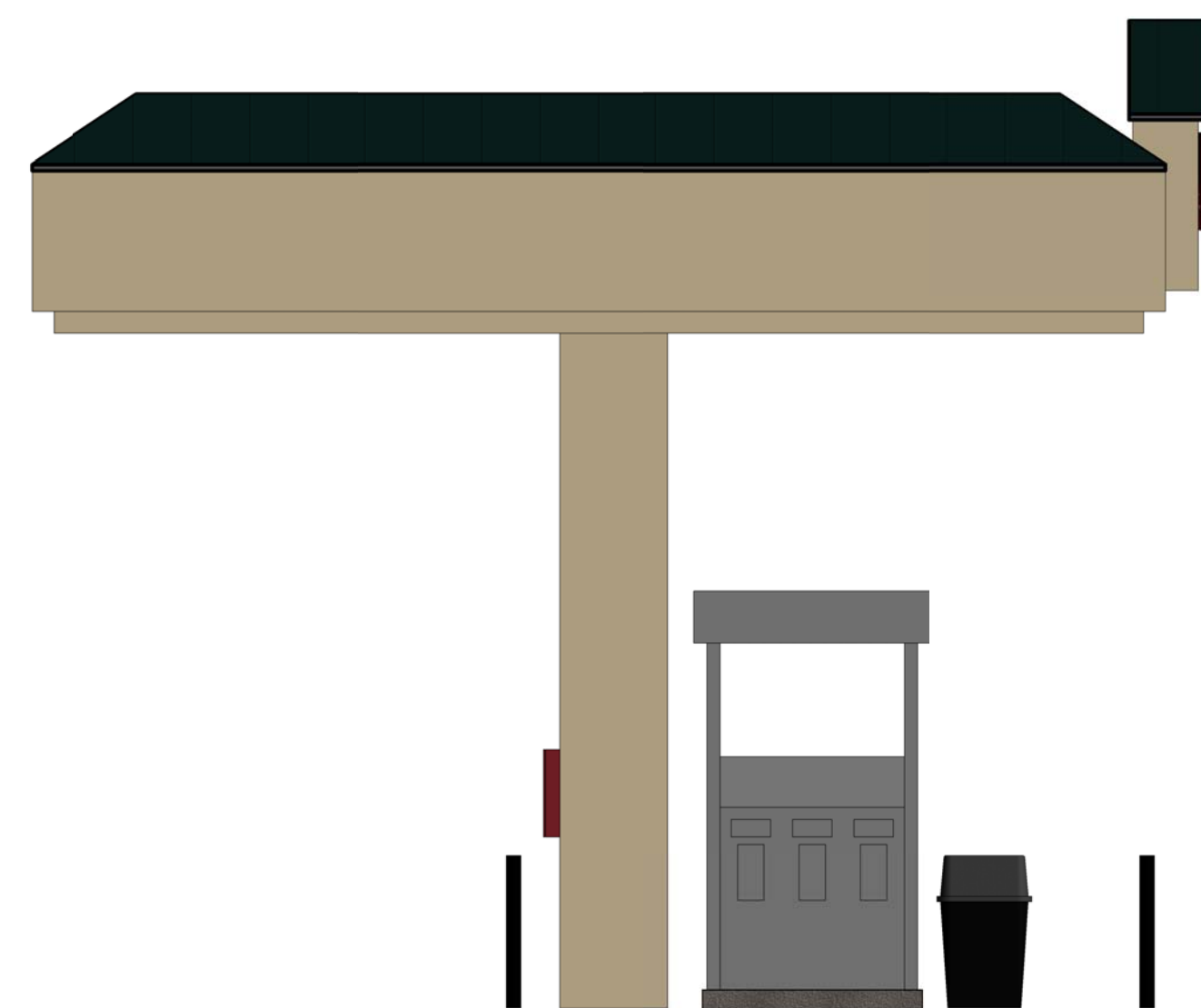




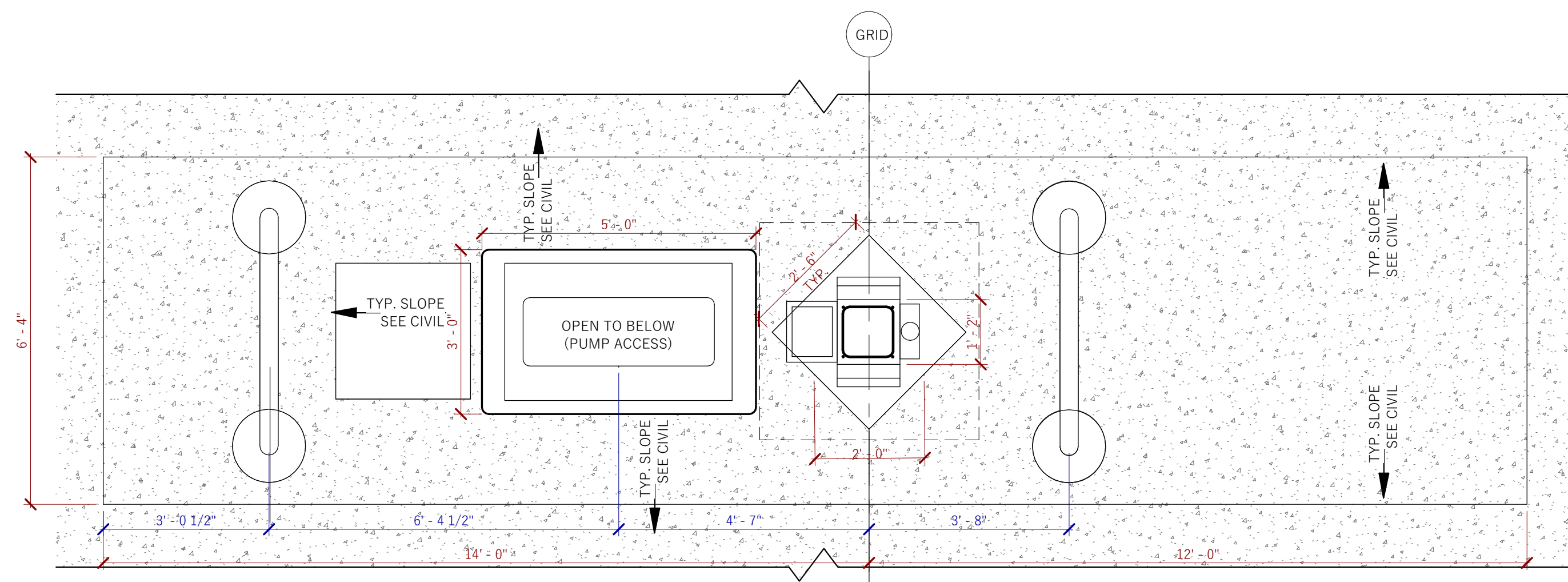
1
PR1.6 CANOPY ISO



2
PR1.6 FUEL CANOPY ELEVATION
1/4" = 1'-0"



3
PR1.6 FUEL CANOPY SIDE
1/4" = 1'-0"



CANOPY COLUMN PLAN
RENDERING
1/2" = 1'-0"

4
PR1.6

ADVENTURE'S FIRST STOP
MAVERIK

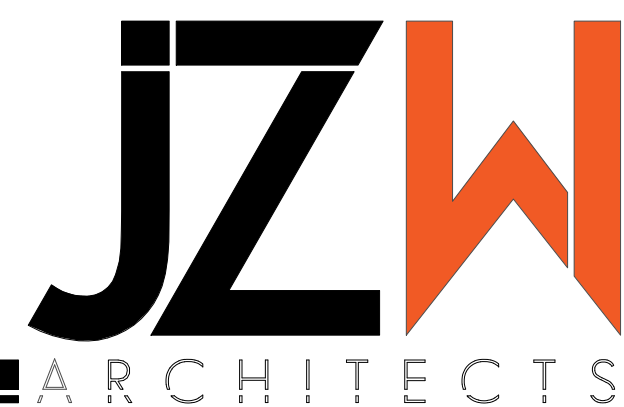
JZW
ARCHITECTS



■	KITCHEN	376 SF
■	MERCANTILE	1980 SF
■	OFFICES	85 SF
■	RESTROOMS	366 SF
■	STORAGE	788 SF

TOTAL: 3595 SF

1
PR1.7 STORAGE OPTION W/SF
1/4" = 1'-0"

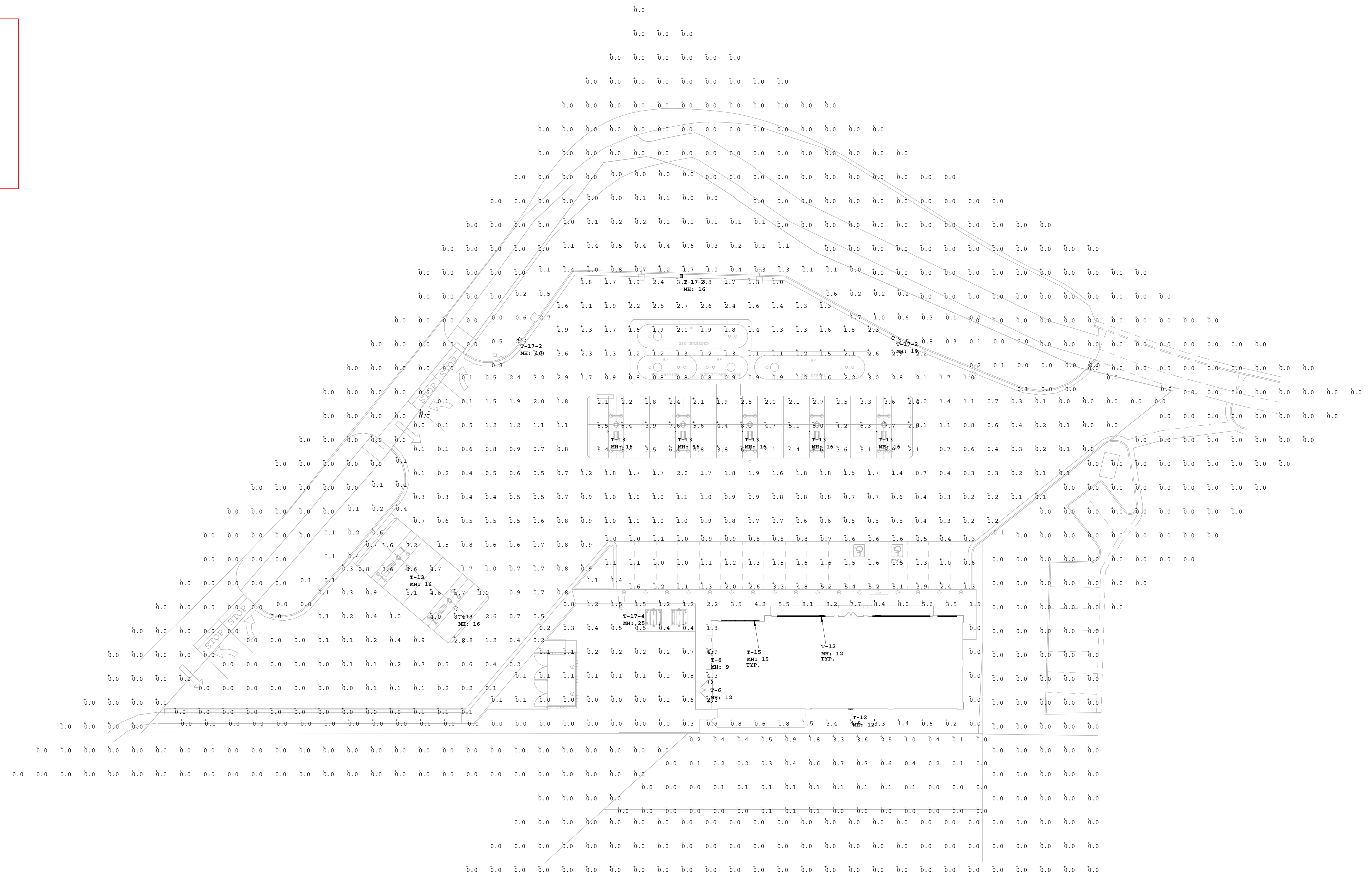


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ISSUE/REVISION RECORD

DATE	DESCRIPTION
06/28/18	PERMIT SET

Exhibit F
Page 1 of 2



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	[MANUFAC]	BUG Rating
[Symbol]	3	T-12	SINGLE	1.000	DSXW1 LED 10C 1000 30K T2S MVOLT HS	38.8	Lithonia Lighting	B1-U1-G1
[Symbol]	2	T-17-2	SINGLE	1.000	KAD LED 20C 1000 30K R2 MVOLT HS	73	Lithonia Lighting	B1-U0-G2
[Symbol]	1	T-17-3	SINGLE	1.000	KAD LED 20C 1000 30K R3 MVOLT HS	73	Lithonia Lighting	B1-U0-G2
[Symbol]	7	T-13	SINGLE	1.000	XSPS-S-LED-SS-CW-120V-GWT-DPL	43.5	LSI INDUSTRIES, INC	B2-U0-G1
[Symbol]	17	T-15	SINGLE	1.000	MLS2-LED-10L-CSM-UNV-40	9.84	LSI INDUSTRIES, INC	B1-U3-G1
[Symbol]	2	T-6	SINGLE	1.000	AD200-50-MH-WHT-PG3	75	LSI INDUSTRIES	B2-U3-G3
[Symbol]	1	T-17-4	SINGLE	1.000	KAD LED 20C 1000 30K R4 MVOLT HS	73	Lithonia Lighting	B1-U0-G2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK STORE	Illuminance	Fc	0.36	3.6	0.0	N.A.	N.A.
DRIVEWAY AREA	Illuminance	Fc	0.91	3.9	0.0	N.A.	N.A.
LANDSCAPE AREA	Illuminance	Fc	0.78	8.4	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.67	5.4	0.3	5.57	18.00
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
UNDER CANOPY	Illuminance	Fc	4.34	8.6	0.8	5.43	10.75

NOTE:
PHOTOMETRIC PLAN IS IN FULL COMPLIANCE WITH THE WEBER NIGHT SKY ORDINANCE.

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

E. WOLF
PROJECT MANAGER
S. HOLLADAY
QUALITY CONTROL
O. MAYUCA
DRAWN BY
JOHN DEBRUHL

PROJECT NAME

MAVERIK MODULAR C-STORE

EDEN UT

5100 EAST & 2500 NORTH
EDEN, UT



1801 Rockdale Industrial Blvd.
Coryers, Georgia 30012
Voice: (800) 366-6385
Fax: (770) 483-6037
FMS JOB NUMBER
XXXXXX
FMS MODEL NUMBER
XXXXXX

PROJECT NUMBER

20180814.0

SHEET TITLE

PHOTMETRIC PLAN

SHEET NUMBER

ES2

Drawing Name: \\greenbergfarrow.com\p\j\2018\20180814\20180814_02 - Photometric Plan.dwg
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 Plot Size: 11.00 x 17.00
 Plot Orientation: Portrait
 Plot Color: Black
 Plot Lineweight: 0.20
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 Plot Title: 20180814.0
 Plot User: jwolf

