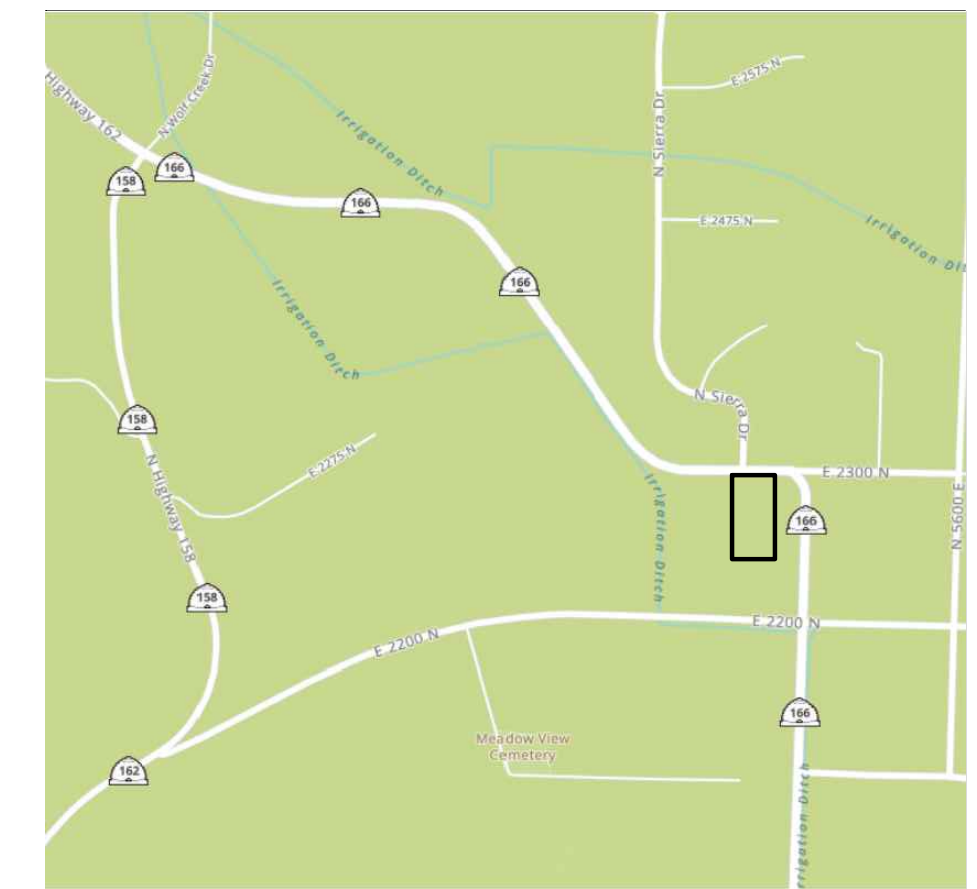


**Project Narrative/Notes/Revisions**

1. 09/28/20 KE - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

# Valley Center Estates Lot 5 Improvement Plans

EDEN CITY, WEBER COUNTY, UTAH  
SEPTEMBER 2020



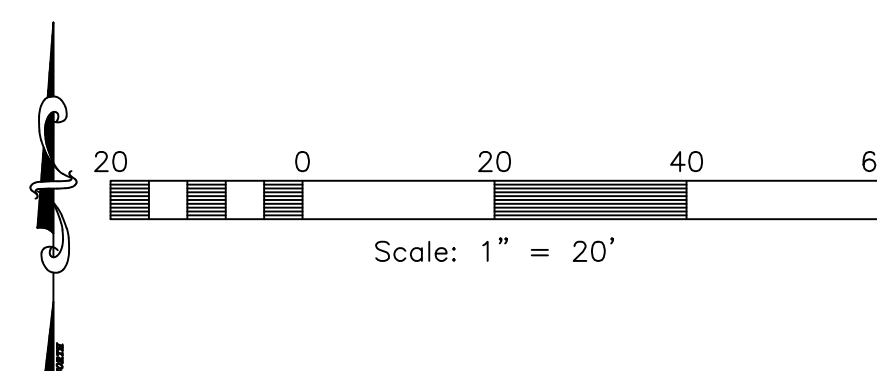
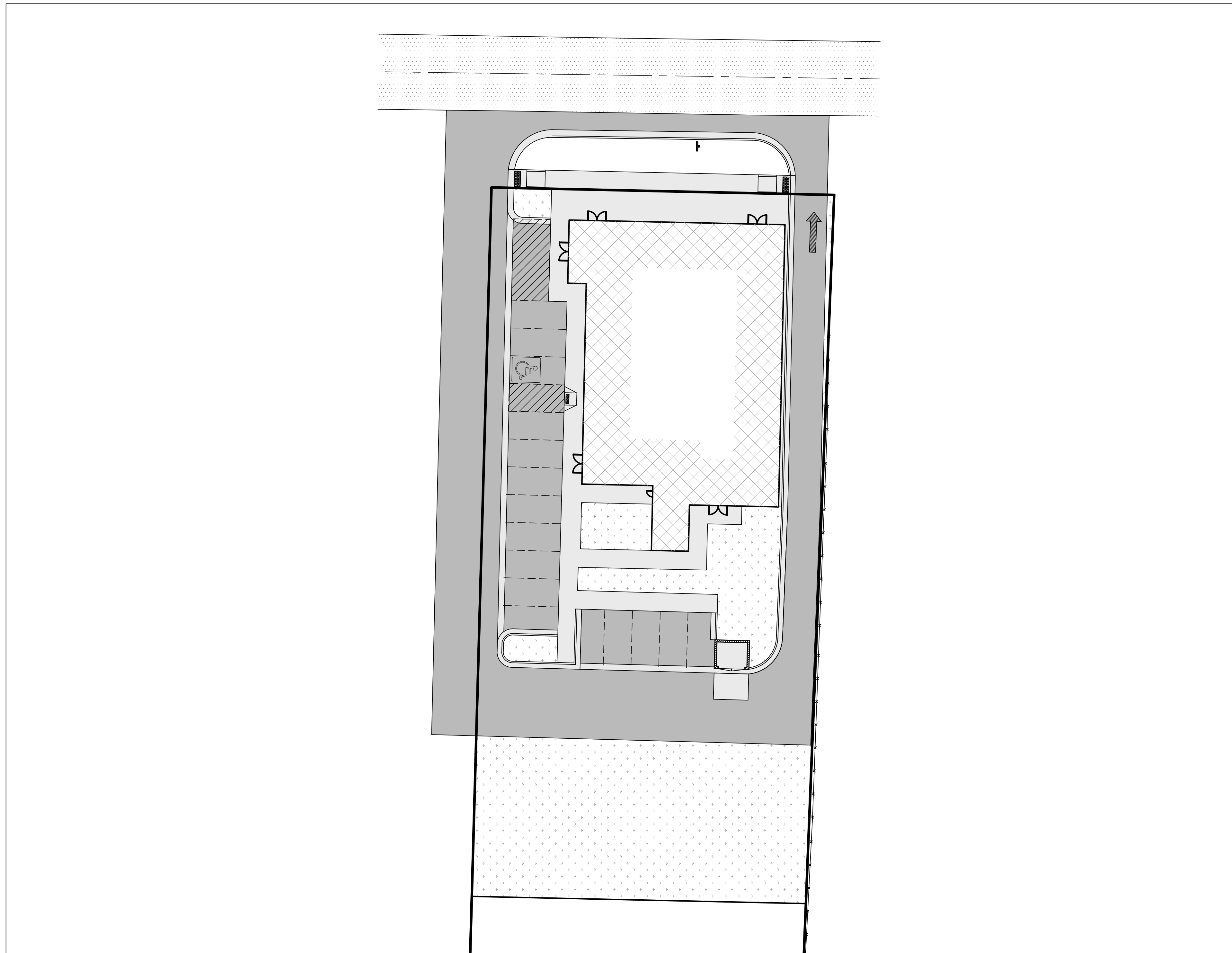
**Vicinity Map**  
NOT TO SCALE

**Sheet Index**

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Details
- Sheet 3 - Site & Utility Plan
- Sheet 4 - Drainage & Grading Plan
- Sheet 5 - Details

**SITE DATA**

PARKING:	16 STALLS PROVIDED (1 A.D.A.)
PARCEL AREA:	25,229 S.F. (0.58 ACRES)
BUILDING AREA:	6,016 S.F.
ASPHALT AREA:	11,423 S.F (0.26 ACRES)
LANDSCAPE AREA:	7,790 S.F. (0.18 ACRES)
LS RATIO:	30.9%

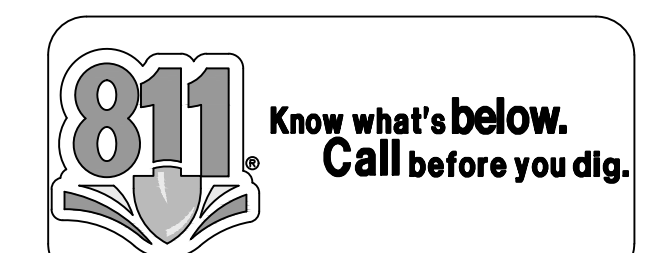


**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-2100 www.reeve-assoc.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Valley Center Estates  
Lot 5  
Cover/Index Sheet**

EDEN CITY, WEBER COUNTY, UTAH



**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:**  
 Lance Froerer  
 Froerer Real Estate  
 & Property Management  
 PH: (801) 621-2121

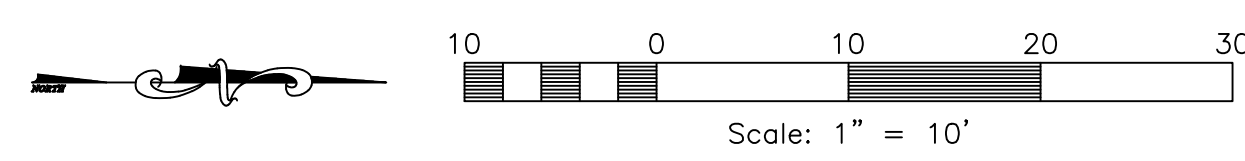
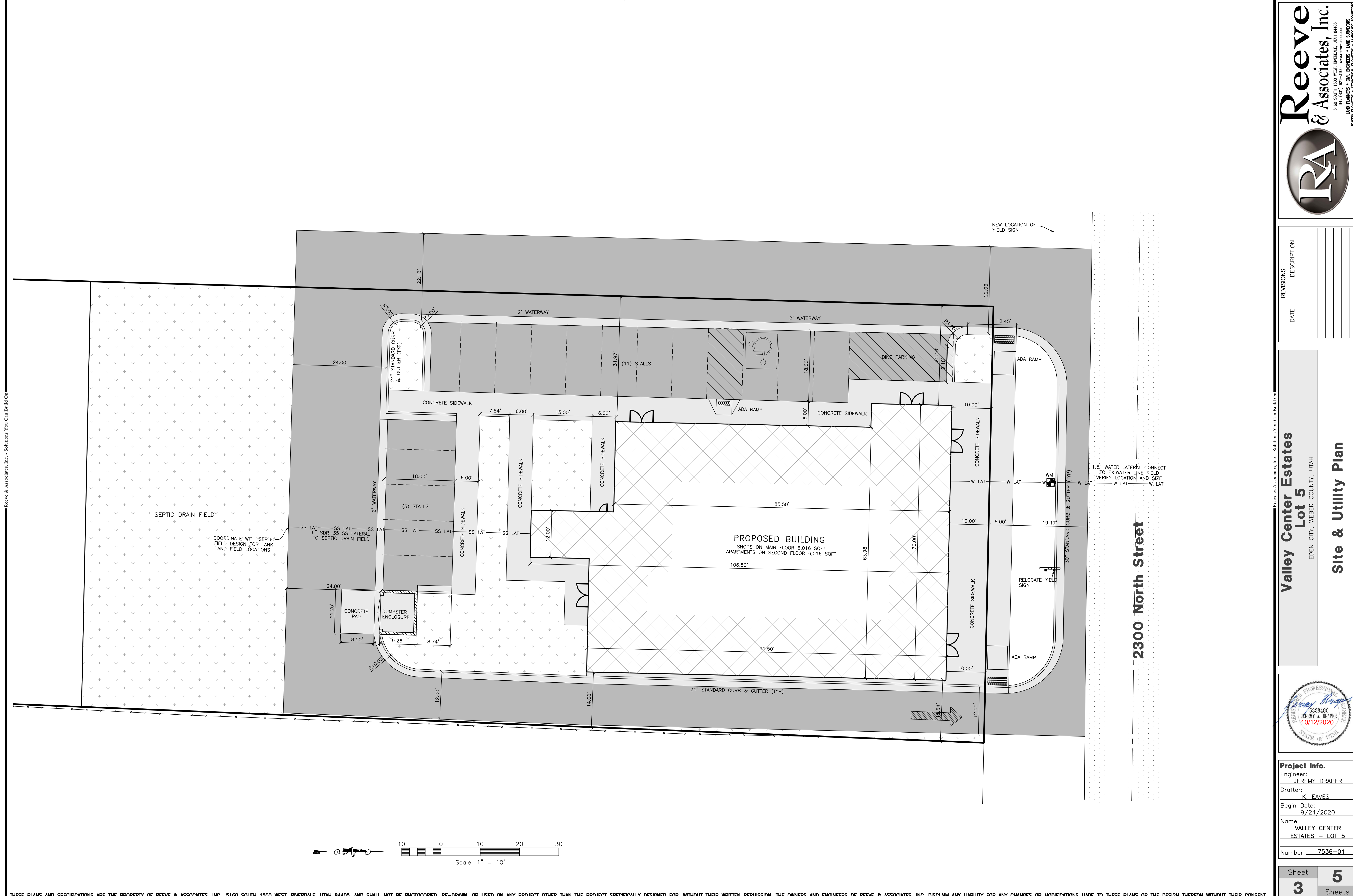
**Project Contact:**  
 Project Manager: Nate Reeve  
 Project Engineer: Jeremy Draper

**Project Info.**

Engineer:	JEREMY DRAPER
Drafter:	K. EAVES
Begin Date:	9/24/2020
Name:	VALLEY CENTER ESTATES - LOT 5
Number:	7536-01

Sheet	<b>5</b>
<b>1</b>	Sheets





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REVISIONS	DESCRIPTION
DATE	

**Valley Center Estates**  
**Lot 5**  
 EDEN CITY, WEBER COUNTY, UTAH

**Site & Utility Plan**



**Project Info.**

Engineer:	JEREMY DRAPER
Drafter:	K. EAVES
Begin Date:	9/24/2020
Name:	VALLEY CENTER ESTATES - LOT 5
Number:	7536-01

Sheet	<b>5</b>
<b>3</b>	Sheets



