Project Narrative/Notes/Revisions

22-158-0008

DOG & BONE LLC

22-158-0010

VALLEY JUNCTION ASSOCIATES LLC

22-046-0015

KAREN W SMITH REVOCABLE TRUST

22-046-0080

KAREN W SMITH

REVOCABLE TRUST

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.

MAVERIK, INC. 5100 EAST & 2500 NORTH



PROJECT SITE

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Sheet C1 - Cover/Index Sheet Sheet C2 - Notes & Legend Sheet Sheet C3 - Parcel Map Sheet C4 - Existing Site Plan
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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# 22-046-0083, 22-046-0070 5100 EAST 2500 NORTH EDEN, WEBER COUNTY, UTAH

PROPERTY ZONE.....CV-2, AV-3 PARKING STALLS REQUIRED ..

PARKING STALLS PROVIDED20 + 2 A.D.A.

BICYCLE STALLS PROVIDED ..

TOTAL PARCEL AREA.. ..114,143 s.f. ..51,595 s.f. DRAINFIELD AREA.. MAVERIK PARCEL AREA.. .62,548 s.f. BUILDING AREA... ..3,824 s.f. 6.1% HARD SURFACED AREA.. .46,020 s.f. 73.6% LANDSCAPE AREA.. .12,704 s.f. 20.3%

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

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.

Scale: 1" = 30'

22-046-0076

WELLS FARGO BANK NORTHWEST NA

Elevation Datum

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

(Elevation Datum) SITE BENCHMARK #2:

BRASS CAP MONUMENT NORTHING = 22736.34EASTING = 12676.29ELEVATION = 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: | Project Engineer:



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: DRAWN BY: ENGINEER:

APR. 13, 2018

REVISIONS: No. Date Description

PROJECT NUMBER

ISSUE DATE:

Bid documents should not be separate 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 fro 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 immediatly. In the event of a conflict in the drawings, bidder should not assume the least expensive option will meet the project requirements.

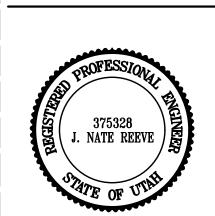
ADVENTURE'S FIRST STOP

50 #2 ORE 2500 UTAI S

ST DE 0

X X

VER/INDI SHEET





PHONE: (801) 936-1343

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135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054

22-046-0070

KAREN W SMITH REVOCABLE TRUST