

**SITE PLAN KEYNOTES**

- ① INSTALL OF DRIVEWAY AND SIDEWALK ACCESS TO LINDON STANDARDS (SEE SHEET C9 DETAIL 1)
- ② PROPOSED UTILITY TRENCH, RESTORED TO LINDON STANDARDS (SEE SHEET C9 DETAIL 3)
- ③ PROPOSED CURB AND GUTTER AND SIDEWALK (PER LINDON CITY STANDARDS, \*200 NORTH ONLY\*, SEE SHEET C9 DETAIL 4)
- ④ PROPOSED ASPHALT PAVING (3" ASPHALT/ 8" BASE, SEE SHEET C9 DETAIL 5)
- ⑤ TYPICAL PARKING STRIPING 4" WHITE (TYPICAL)
- ⑥ ADA STALL, ACCESSIBILITY STRIPING, PARKING SIGN (SEE SHEET C9 DETAIL 7,8,9)
- ⑦ PARKING ARROWS (TYPICAL)
- ⑧ EX FENCE
- ⑨ PROPOSED DETENTION AND LID DETENTION (SEE SHEET C6)
- ⑩ 20FT LANDSCAPE SETBACK (PER LINDON CITY)
- ⑪ PROPOSED CONCRETE PATIO/SIDEWALK (SEE SHEET C9 DETAIL 16, SHEET C10 DETAIL 1)
- ⑫ PROPOSED MASONRY BORDER WALL (PER LINDON CITY CODE 17.48.040)
- ⑬ PROPOSED MONUMENT SIGNS (PER ARCH PLANS)
- ⑭ ADA SIDEWALK RAMP (PER ADA STANDARDS, SEE SHEET C10 DETAIL 2)
- ⑮ RAISED CONCRETE ISLAND (SEE SHEET C10 DETAIL 7)
- ⑯ PROPOSED SITE 2FT STANDARD CURB AND GUTTER (SEE SHEET C9 DETAIL 6)
- ⑰ PROPOSED STOP SIGN (PER LINDON CITY)
- ⑱ PROPOSED MENU BOARDS (PER ARCH PLANS)

- ⑲ PROPOSED DUMPSTER (PER ARCH PLANS, SEE SHEET C10 DETAIL 9,10)
- ⑳ PROPOSED SITE 2FT OPEN FACE CURB AND GUTTER (SEE SHEET C9 DETAIL 6)
- ㉑ PROPOSED TWO BICYCLE RACK (SEE DETAILS)

**SITE PLAN GENERAL NOTES**

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/2" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5.
6. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
7. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
8. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
9. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
10. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
11. MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 20% (PER LINDON CITY STANDARDS, PER LANDSCAPE PLAN).
12. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
13. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.

**LEGEND**

BUILDING	—————
SIDEWALK	—————
TBC	—————
PARKING STRIPING	—————
SETBACK	—————
EASEMENT	—————
CENTERLINE	—————
BOUNDARY	—————
NEW ASPHALT	—————
NEW CONCRETE	—————
NEW BORDER WALL	—————
NEW LANDSCAPING	—————
TRAIL	—————
NEW SIDEWALK	—————
OPEN FACE CURB	—————

**SITE INFORMATION**

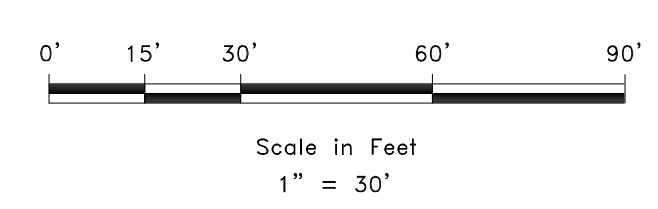
BUILDING	18364 SF	8.88%
CONCRETE	8063 SF	17.25%
ASPHALT	20712 SF	44.32%
LANDSCAPE	13812 SF	29.55%
TOTAL SITE AREA	46736 SF 1.07 ACRES	100.00%

PARKING - 57 TOTAL SPOTS, 37 STALLS / 20 GARAGES

BENCHMARK - SEWER MANHOLE, ELEVATION 5167.19', GPS 41.324134, -111.827808, NORTH SIDE OF MOOSE HOLLOW DR.

OWNER - PC LUMINARY LLC, 3575N WOLF DR, EDEN, UT 84310

DEVELOPER - LUMINARY CAPITAL LLC  
822 HARTZ WAY, SUITE 100  
DANVILLE, CA 94526



SCALE: 1" = 30'

DATE	10/18/2021
DESIGN	RF
DRAWN	RF
CHECKED	

REVISIONS

DATE	DESCRIPTION

DWG: P:\3434 - GEORGE WRIGHT\2101 - POWDER CANYON\DWG\POWER CANYON\_A17A\_DSDM\_BASE.dwg

**SITE PLAN**  
POWDER CANYON  
WOLF CREEK DR, MOOSE HOLLOW DR  
EDEN, WEBER, UTAH

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
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