

NOTE: ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROJECT ENGINEER:  
 NAME: LARVIN POLLOCK  
 ELEVATE ENGINEERING  
 ADDRESS: 492 WEST 1200 NORTH  
 SPRINGVILLE, UT 84663  
 (801) 718-5993  
 LARVIN@ELEVATEENG.COM

# PONY EXPRESS PARKWAY

# LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

**SITE DATA**

7-ELEVEN LOT AREA:	45,424	SF (1.043 ACRES)
BUILDING AREA:	4,067	SF± 8.9%
PAVEMENT AREA:	31,507	SF± 69.4%
LANDSCAPE AREA:	9,850	SF± 21.7%

ZONING: COMMUNITY COMMERCIAL  
 CONDITIONAL USE

**BUILDING DATA**

CONSTRUCTION TYPE: V-B  
 SPRINKLERS: NO  
 SETBACKS:  
 FRONT=20 FEET  
 REAR=20 FEET  
 SIDE=0

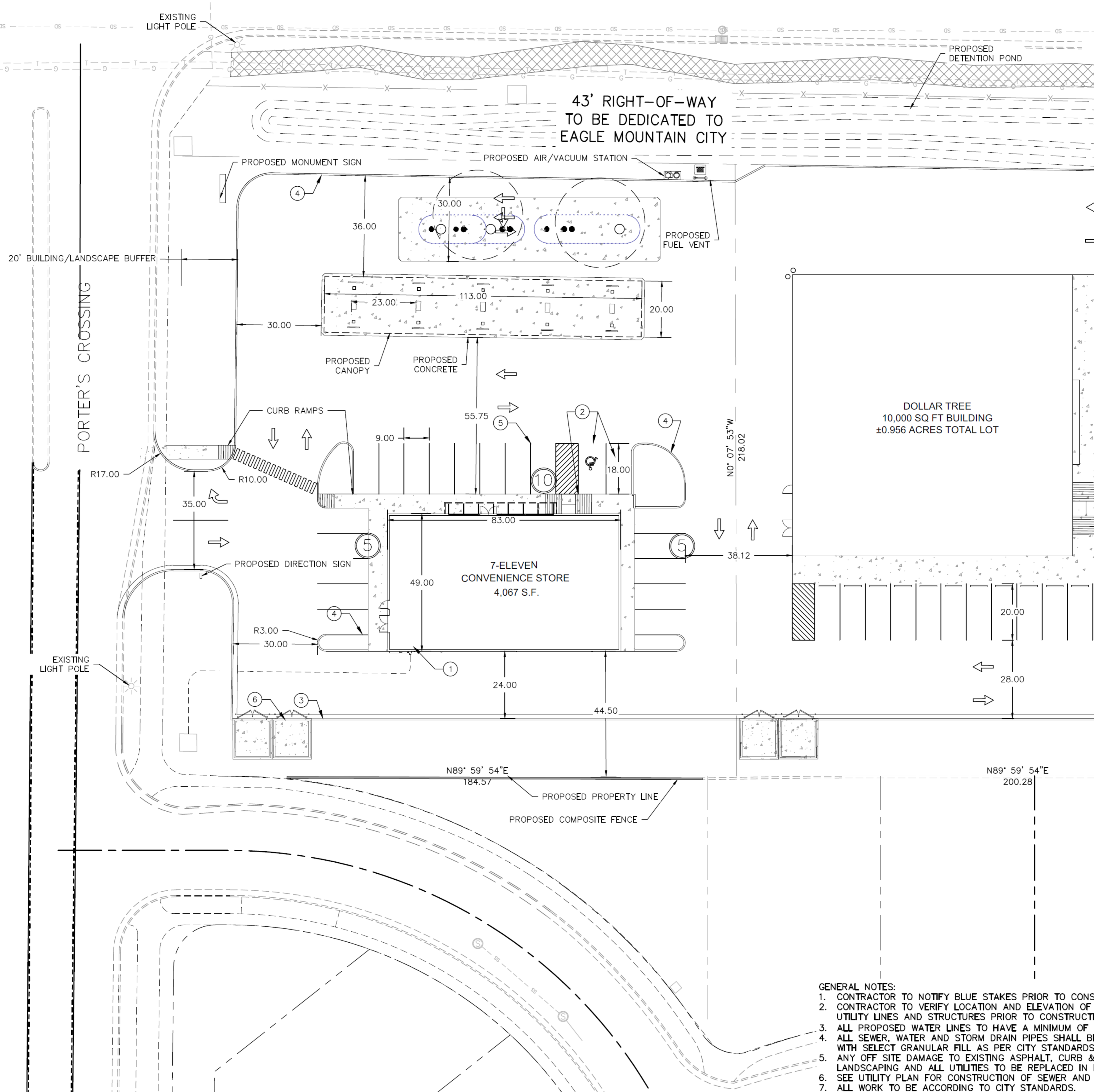
**PARKING TABULATION (7-ELEVEN)**

REQUIRED: 1 STALLS PER 200 SQ. FT.  
 PROVIDED: 20 STALLS  
 1 ADA STALLS

- NOTES:**
- PROPOSED 7' SIDEWALK PER APWA STANDARD PLAN 231. SEE SHEET C-4 FOR DETAILS.
  - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
  - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
  - PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
  - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
  - PROPOSED DUMPSTER LOCATION.

- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
  - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
  - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
  - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
  - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

Scale in Feet



BY DATE

REVISIONS

NO.

DESIGNER: DL

PROJECT ENGINEER: LP

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**ELEVATE ENGINEERING**

7-ELEVEN EAGLE MOUNTAIN  
 SITE PLAN  
 6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER  
 5/10/20  
 10864737  
 LARVIN POLLOCK  
 STATE OF UTAH

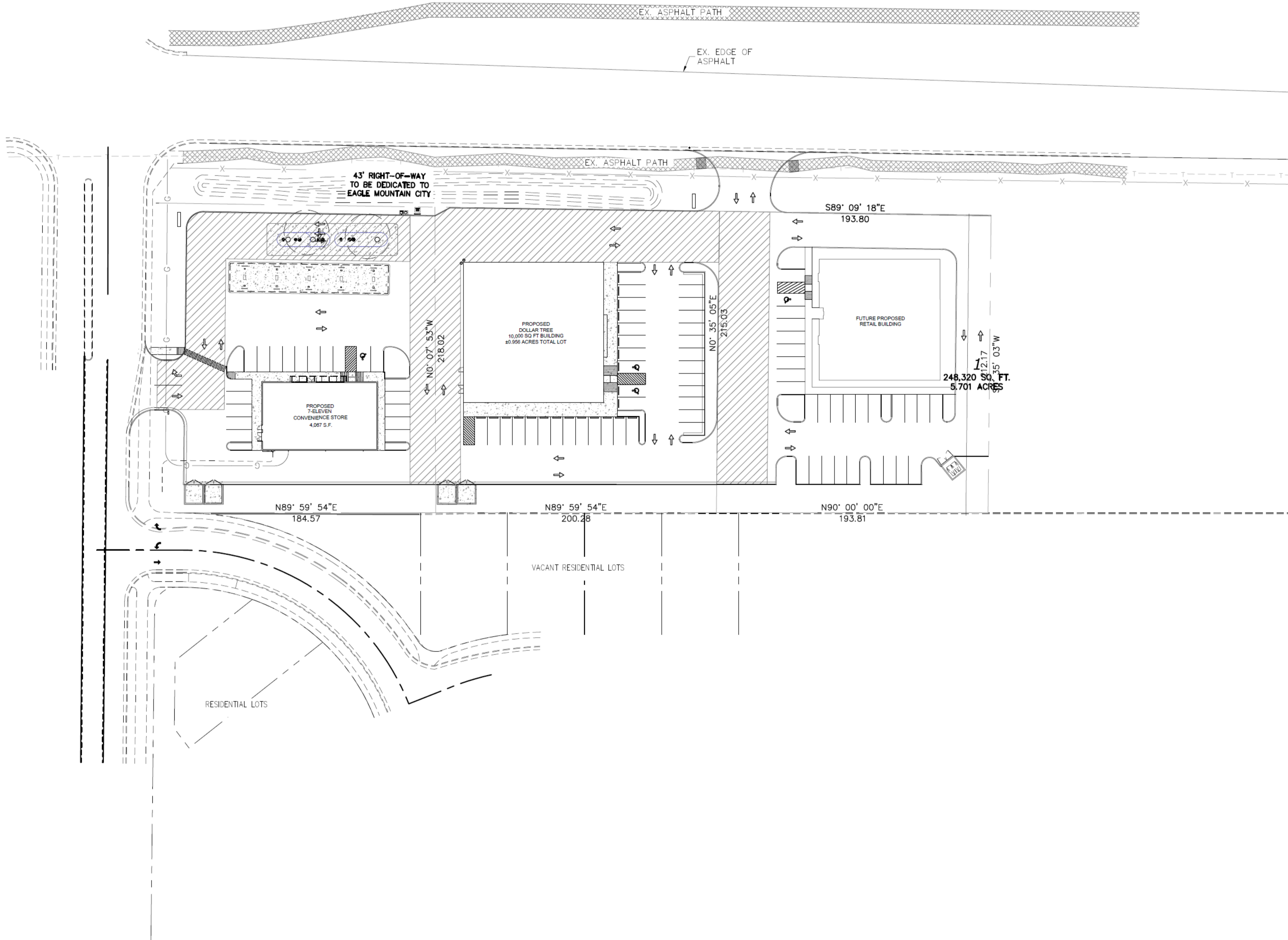
SHEET: C-1

DATE: Jun 10, 2020

VACANT LOT

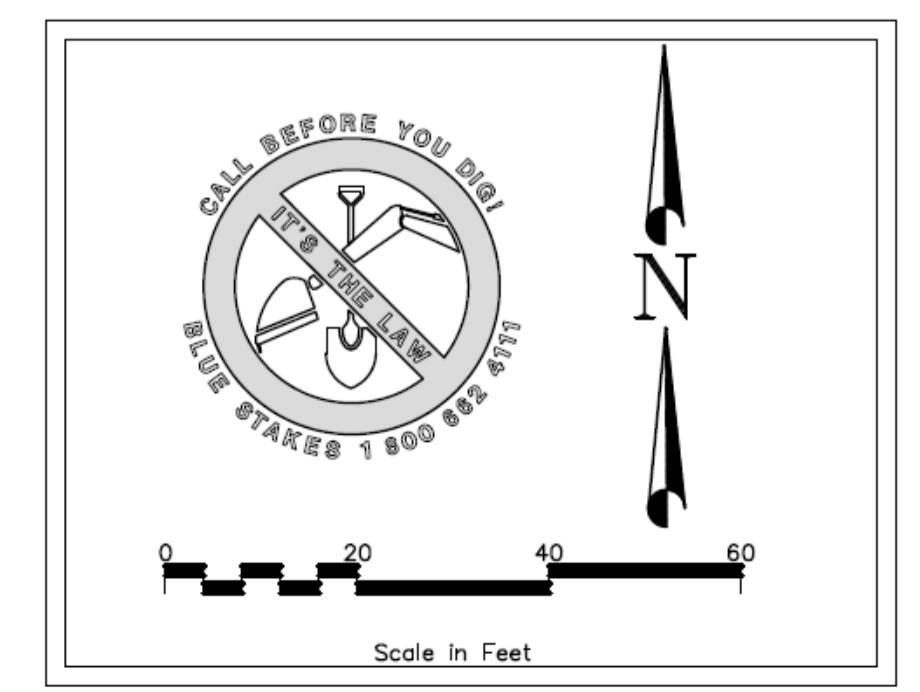
VACANT LOT

VACANT LOT



# LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	— — — — —
PROPOSED CURB AND GUTTER	=====
EXISTING FENCE	— x —
EXISTING BUILDING	- - - - -
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
SHARED DRIVE ISLE	[Pattern]



NO.	REVISIONS	BY	DATE

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7-ELEVEN EAGLE MOUNTAIN  
 CONTEXT PLAN  
 6400 N AND PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET:  
**C-1.1**  
 DATE: Jun 10, 2020