



7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA MAY 11, 2016

WORKSHOP MEETING
ALEXANDER DAHL CONFERENCE ROOM
6:30 PM

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. SSMP-21-26-227-003; MAVERICK CONVENIENCE GAS STORE; 7148 SOUTH BINGHAM JUNCTION BOULEVARD; SMALL SCALE MASTER PLAN FOR 24-HOUR AUTOMOTIVE FILLING STATION AND CONVENIENCE STORE; RICK MAGNESS/MAVERICK, INC. (APPLICANT)

DISCUSSION

2. CREATING RESIDENTIAL OVERLAY IN REGIONAL COMMERCIAL ZONE
3. ADDING PUBLIC FACILITIES OVERLAY TO CANYONS SCHOOL DISTRICT PROPERTY AT 7830 SOUTH CHAPEL STREET

MINUTES

4. MARCH 9, 2016; MARCH 23, 2016; APRIL 13, 2016; AND APRIL 27, 2016

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:00pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pnn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Lesley Burns, City Planner

Dated this 4th Day of May, 2016

Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	MAVERIK – BINGHAM JUNCTION & JORDAN RIVER BOULEVARD
LOCATION:	7148 S. Bingham Junction Boulevard
APPLICANT:	Maverik, Inc. C/o: Rick Magness, Senior Entitlements Manager
FILE #:	SSMP-21-26-227-003
REQUEST:	Small Scale Master Plan / Admin. Conditional Use Permit
MEETING DATE:	Wednesday, May 11, 2016
ZONING DESIGNATION:	Bingham Junction/Riverwalk Overlay – Subarea 2 (BJ/RWO)
AUTHOR:	Matt Hilderman, Associate Planner
APPLICABLE ORDINANCE (S):	17-7-9, 17-7-9.12.1.6-1.8
AGENDA #:	1

SUMMARY:

Maverik, Inc., represented by Rick Magness, is proposing an Automotive Filing Station (gas station with convenience store) within the Riverwalk West at Bingham Junction Retail Development Large Scale Master Plan (LSMP) area on a proposed 1.183 acre parcel located in the southeast corner of the site. This area is subject to the requirements of the Bingham Junction Zone, the Riverwalk Overlay and the Riverwalk West Retail Development Agreement. In addition to a 5,518 sq. ft. structure gas station/convenience store, the site includes 5 gas islands (10 dispensers' total), 30 parking stalls, a seating/picnic area, a new driveway approach off of Bingham Junction Boulevard, and associated landscaping elements. The proposed Small Scale Master Plan (SSMP)/Site Plan are attached. This proposed site is part of Subarea 2 of the Bingham Junction zone district. This zone and subarea allows this type of development approval through the SSMP process and approval of the proposed use through the Administrative Conditional Use Permit (ACUP) process.

At this time, the applicant is requesting the following:

- A Small Scale Master Plan approval for the proposed site layout, landscaping and building design.
- Administrative Conditional Use Permit approval for the proposed 24-hour, automotive filing station.

CONDITIONAL USES

In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied. These items should be reviewed in conjunction with the Small Scale Master Plan.

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;

4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

SMALL SCALE MASTER PLAN

The Planning Commission approved the Amended Large Scale Master Plan for the Riverwalk West at Bingham Junction Retail Development with the following conditions:

1. All development within the large scale master plan shall comply with the Development Standards in Section 17-7-9.12.1.6 of the Zoning Ordinance, including but not limited to a maximum building height of 32 feet for a flat roof for portions of the structure within 100 feet of a single family attached or detached residential structure.
2. All development within the large scale master plan shall comply with the Landscaping Standards in Section 17-7-9.12.1.7 of the Zoning Ordinance. Landscaping plans shall incorporate the street trees required as part of the Riverwalk Thematic Design Elements. Landscape screening of maintenance buildings, trash collection and recycling, storage and service areas, mechanical equipment and loading docks, particularly where viewed from residential areas and public vantage points will be required.
3. All development within the large scale master plan shall comply with the Architectural Standards in Section 17-7-9.12.1.8 of the Zoning Ordinance, including but not limited to drive aisles located between the building and the street being minimized as much as possible with berming and landscaping and complying with the specific development standards in the ordinance; and loading docks and service areas where visible from streets and residential buildings being screened with walls and dense landscaping.
4. All development within the large scale master plan shall comply with Sections 17-7-9.5 Common Development Standards and 17-7-9.6 Parking of the Zoning Ordinance.
5. All development within the large scale master plan shall comply with the approved Riverwalk Thematic Design Elements, i.e. lighting, street trees, etc.
6. All drive/road accesses shall comply with the requirements of the City Engineer.
7. Circulation and connectivity between all projects within the LSMP area shall be a priority.
8. The open space along 7200 South and the 7200 South access road shall be enhanced to include additional landscaping to ensure the original intent of this area remains visually pleasing and functional for the community.
9. The 7200 South access is contingent upon UDOT's written approval. If this access is not approved by UDOT, the area on the south side of the east/west road through the plan area shall revert to the 2010 original LSMP layout.

The proposed SSMP/site plan is consistent with the Amended Large Scale Master Plan layout and has been designed with appropriate access points and vehicular circulation to accommodate the additional traffic generated proposed by this use, while still providing sufficient emergency vehicle access and parking. Both the City Engineer and Fire Marshal have reviewed the proposed site plan and are satisfied with the layout. Regarding the required development standards, landscaping, architecture, parking, and thematic elements of the Riverwalk Overlay and Development Agreement, Staff provides the following analysis, which includes additional recommendations to mitigate any potential impacts created by the proposed gas station/convenience store use.

DEVELOPMENT STANDARDS

Subarea 2 does not include a build-to-line requirement as in other subareas in Bingham Junction. The required building setbacks are defined by Building Code requirements and landscaped setbacks. The required landscape setback along Bingham Junction Boulevard is twenty-feet (20'). The proposed building location does not impact this standard however the applicant has only proposed a fifteen-foot (15') landscaped setback. The applicant will need to increase the landscape setback an additional five-feet (5') and no amenities or structures, above-ground and underground, will be allowed within this landscaped setback.

The applicant has also proposed a thirty-six foot (36') wide, two-way driveway access from Bingham Junction Boulevard, which is the maximum allowed by ordinance. Based on the ordinance language, any commercial driveway exceeding a width of thirty-feet (30') is required to install a landscaped area of at least twelve feet in width by ten feet in depth (12' x 10'). Further discussion among the applicant, Staff, and the City Engineer determined the city engineer may approve minor variations (less than or equal to 10%) in the driveway width and spacing. The applicant is currently working with the City Engineer to allow a three-foot (3') (10% maximum variation) to increase the driveway width to thirty-three feet (33'). The applicant has further stated that once a proposed approval from the City Engineer is granted, the applicant will further request a variance to increase the driveway width to a maximum of thirty-six feet (36'). The applicant will need to comply with one of the following: provide the landscaped commercial driveway access standard; propose a driveway access that does not exceed thirty-feet (30') in width; or receive approval from the City Engineer and the Appeal Authority to increase the overall width to a maximum of thirty-six feet (36'). The Planning Commission does not have the authority to allow an exception to this driveway access requirement.

The maximum building height in this area is ninety-two feet (92') for a flat roof. The highest roof section for the gas station /convenience store is 20.5 feet to the top of the parapet and 31.26 feet to the highest point of the structure.

LANDSCAPING

The development parcel is required to have a minimum 13% landscaping. This proposal has 14.7% which includes the landscaped setback from the edge of the public right-of-way, parking lot and interior lot landscaping, and landscaping adjacent to the building. The applicant will be required to increase the landscaped setback from the public right-of-way an additional five-feet (5') thus increasing the landscaping percentage. The applicant has proposed the required London Plane street trees along River Gate Drive, and trees, shrubs, plants and grasses around the building and within the parking areas. However, the applicant shall remove the two (2) proposed 'Austrian Pine' evergreen trees proposed within the landscaped setback as this type of species is not allowed within any public right-of-way. The zoning ordinance allows a maximum of 50% of the landscaped area to be turf (sod); 45% is being provided with the remainder of the planter areas being covered with a three-inch (3") layer of rock mulch however; the ordinance language requires a minimum of four-inches (4") of mulch to retain water, inhibit

weed growth, and moderate soil temperature. Interior parking lot landscaping is required to be a minimum of ten-percent (10%) of the parking lot; this plan identifies a total of twenty-seven percent (27%) however some additional information shall be provided to determine if this requirement is being satisfied. A pedestrian walkway has been provided around the majority of the building with a connection through the parking lot to the public sidewalk along Bingham Junction Boulevard. In order to comply with the Riverwalk landscaping standards, the following issues will need to be addressed on the final landscape plan:

- A twenty-foot (20') landscaped buffer setback shall be required adjacent to Bingham Junction Boulevard.
- Changes to 'Sheet L2 Landscape Details' stating the following, "4" layer of 1" crushed rock mulch."
- An irrigation schedule, as stated on 'Sheet L3 Irrigation Plan' for further review.
- A detail of the trash enclosure, including materials and colors that match the building and a screening gate.
- A revised 'interior parking landscaping plan' that identifies the appropriate parking lot landscaping areas.
- The proposed 'sidewalk pavers' shall be stated as the following, "Stamped concrete crosswalk detail needs to include the expected pattern (Ashlar) and integral color (Dark Gray CC230/4 – Color-Crete or equivalent." This is one of the required thematic elements for Riverwalk.

ARCHITECTURE

The building exterior is proposed to include several types of finished exterior materials such as; stone veneer, fiber cement board, stone caps, and rough sawn timbers. These are materials that are allowed by the zoning ordinance and provide the required façade variation expected in a commercial building. Two main entrances are proposed that are architecturally emphasized with either a glass storefront and/or heavy-timber roof elements that are constructed of materials similar to the main building. Staff feels the exterior elevations provided have reduced the appearance of massive blank walls by their proposal of color and material changes, shifts in the building planes, offsets and projections and window and door elements proposed.

The zoning ordinance requires that the service areas and mechanical equipment be screened from public view. The applicant has proposed a parapet wall where all HVAC equipment will be situated and screened from public view. The applicant has also provided a housekeeping pad to the rear of the structure that will be screened with low-planting shrubs and grasses. A detail of the trash enclosure will need to be provided on the final site plan. This enclosure will need to be compatible with the building exterior and include a screening gate.

PARKING

The applicant has proposed 30 parking stalls within the proposed development. With the proposed square footage of the gas station/convenience store use, 28 parking stalls are required by the ordinance (5 per each 1,000 square feet of net leasable building area). For parking lots of this size, the zoning ordinance requires a minimum five foot perimeter landscaping, minimum 10% interior parking lot landscaping, and landscape islands at the end of each parking row and for every 15 parking stalls. These have been shown on the plan however the interior parking lot landscaping calculations will need to be revised to ensure compliance with the minimum 10% requirement. The applicant will need to submit an exterior lighting plan. This plan will need to utilize the parking lot lights required in the Riverwalk thematic elements,

including treatment of the pole bases, and comply with the photometric requirements in the exterior lighting standards in Section 17-7-9.6 F of the zoning ordinance.

SIGNAGE

Any proposed signage for this development will require a detailed review through the Sign Permit process to ensure the specific sign requirements are satisfied. Project identification signs with the Riverwalk West Retail Project may be designed by the individual users but shall include the Riverwalk project logo and comply with the sign standards for Sub-Area 2 in the Bingham Junction Zone District. All signs must be located within a landscaped feature and not within the identified public open-space.

* * *

If the Planning Commission is comfortable with this proposal, Staff believes the items noted above can be addressed as part of Staff's final site plan review. With these items addressed, the proposed Small Scale Master Plan/Preliminary Site Plan will comply with all of the zoning requirements for this area, including those required by the Development Agreement for the Riverwalk West Retail, and mitigate any potential impacts created by the proposed use.

ADMINISTRATIVE CONDITIONAL USE PERMIT

Provided all of the Small Scale Master Plan/Preliminary Site plan requirements are satisfied, Staff does not see any issues or additional mitigation measures needed for a 24-hour automotive filing station use at this location. It does not appear this use will be detrimental to existing or future surrounding uses.

STAFF RECOMMENDATION:

Based on compliance with the Riverwalk West Retail Amended Large Scale Master Plan, Zoning Ordinance and Riverwalk West Retail Development Agreement, Staff recommends the Planning Commission approves the Small Scale Master Plan/Preliminary Site Plan and Administrative Conditional Use Permit for the Maverik Convenience store with fuel sales with the conditions outlined below.

RECOMMENDED MOTION:

Small Scale Master Plan /Administrative Conditional Use Permit

“Based on compliance with the Riverwalk West Retail Amended Large Scale Master Plan, Zoning Ordinance and Riverwalk West Retail Development Agreement, I move that we approve the Small Scale Master Plan and Administrative Conditional Use Permit for the Maverik Convenience store with fuel sales to be located at 7148 South Bingham Junction Boulevard with the following conditions:

- 1. The final site plan shall be prepared in accordance with Section 17-3-3 E of the Zoning Ordinance and shall be reviewed and approved by the City Engineer, Fire Marshal and City Planner.*
- 2. The applicant shall increase the landscaped setback along Bingham Junction Boulevard an additional five-feet (5') and no amenities and above- and below-ground structures shall not be allowed within this landscaped setback.*
- 3. The applicant shall comply with one of the following: provide the landscaped area for a commercial driveway access standard; propose a driveway access that does not exceed thirty-feet (30') in width; or receive approval from the City Engineer or the Appeal Authority to increase the overall width.*

4. *The landscape plan shall address the following items:*
 - *The applicant shall remove the two (2) proposed ‘Austrian Pine’ evergreen trees proposed with the landscaped setback.*
 - *The interior parking lot landscaping calculations shall be revised to ensure compliance with the minimum 10% landscaping requirement.*
 - *The proposed ‘sidewalk pavers’ shall be stated as the following, “Stamped concrete crosswalk detail needs to include the expected pattern (Ashlar) and integral color (Dark Gray CC230/4 – Color-Crete or equivalent.” This is one of the required thematic elements for Riverwalk.*
 - *Changes to ‘Sheet L2 Landscape Details’ stating the following, “4” layer of 1” crushed rock mulch.”*
 - *An irrigation schedule, as stated on ‘Sheet L3 Irrigation Plan’ for further review.*
5. *All mechanical equipment shall be screened from public view. The color of this equipment shall blend with the other building elements and a higher parapet or screening wall may need to be added to provide this required screening.*
6. *Details on the trash enclosure shall be provided. The materials and colors of this enclosure shall be compatible with the building, and include a screening gate.*
7. *An exterior lighting plan, to include light locations, fixture details, and photometric information as required in Section 17-7-9.6 F of the Zoning Ordinance and the Riverwalk Thematic Elements, shall be prepared and submitted.*
8. *All signs shall be reviewed under the applicable sign requirements and approved through the sign permit process.*
9. *All requirements of the Building Official, Fire Marshal and the City Engineer shall be satisfied.”*

ATTACHMENTS:

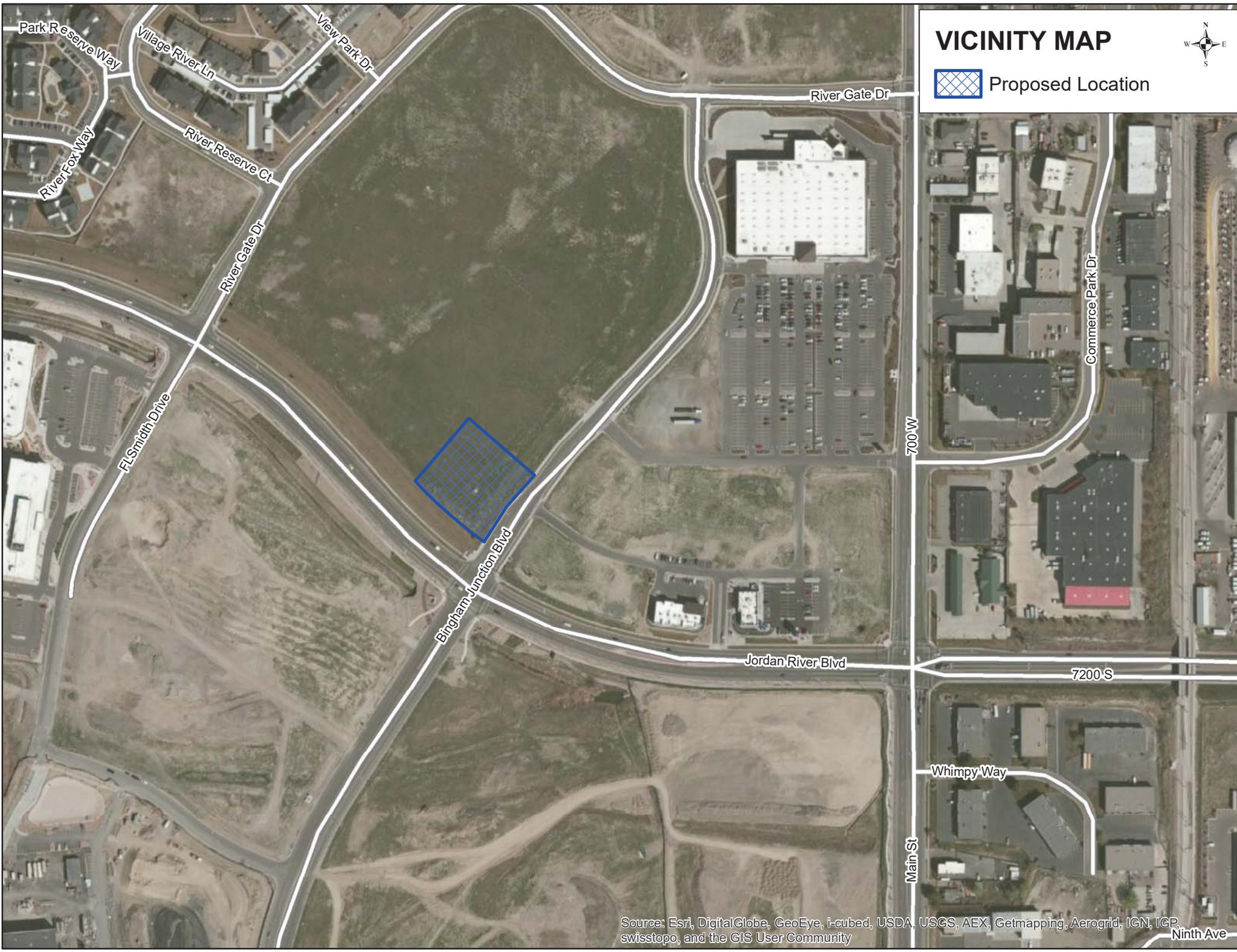
- Vicinity Map
- Amended Large Scale Master Plan
- Proposed Small Scale Master Plan
- Building Elevations

PUBLIC NOTICE: No Yes

VICINITY MAP



 Proposed Location



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



dixon + associates
architectural, planning, interior

220 South 200 West
Salt Lake City, UT 84111
P: 801.488.2000
F: 801.488.2000

CONSULTANTS

**RIVERWALK II
SHOPPING CENTER**
7200 S. BINGHAM
JUNCTION BLVD.
MIDVALE, UTAH

**SCHEMATIC
NOT FOR CONIST.**

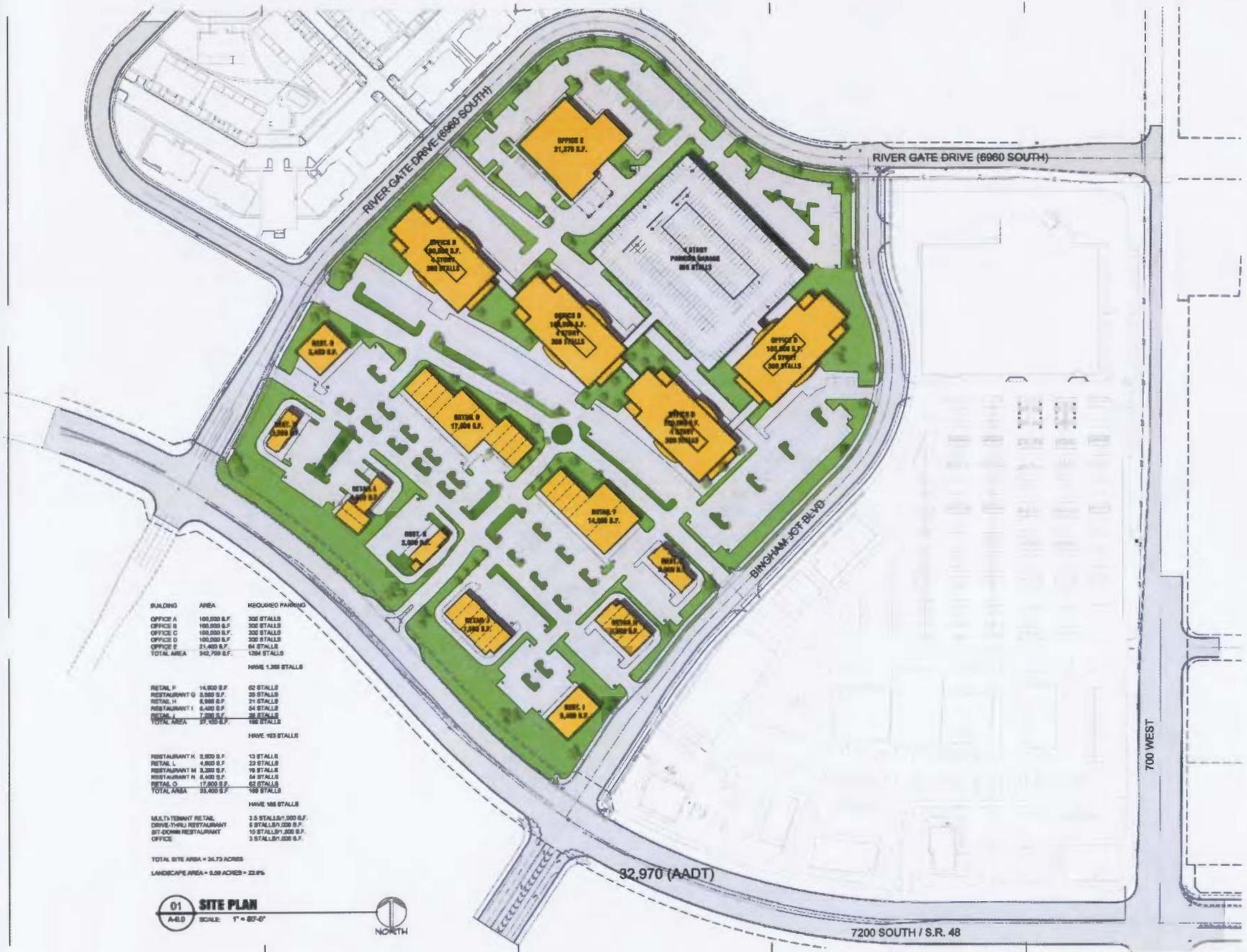
#	DATE	DESC.

ROLE:
PROJECT NO:
DRAWN BY:
CHECKED BY:

SHEET TITLE

SITE PLAN

© 2010 DIXON + ASSOCIATES



BUILDING	AREA	REQUIRED PARKING
OFFICE A	100,000 S.F.	300 STALLS
OFFICE B	100,000 S.F.	300 STALLS
OFFICE C	100,000 S.F.	300 STALLS
OFFICE D	100,000 S.F.	300 STALLS
OFFICE E	21,400 S.F.	64 STALLS
TOTAL AREA	501,700 S.F.	1,504 STALLS

NOTE: 1,388 STALLS

RETAIL F	14,800 S.F.	62 STALLS
RESTAURANT G	3,000 S.F.	30 STALLS
RESTAURANT H	6,000 S.F.	31 STALLS
RESTAURANT I	6,400 S.F.	64 STALLS
RESTAURANT J	7,000 S.F.	58 STALLS
TOTAL AREA	37,200 S.F.	185 STALLS

NOTE: 163 STALLS

RESTAURANT K	2,800 S.F.	13 STALLS
RETAIL L	4,000 S.F.	23 STALLS
RESTAURANT M	2,200 S.F.	18 STALLS
RESTAURANT N	8,400 S.F.	64 STALLS
RETAIL O	17,800 S.F.	82 STALLS
TOTAL AREA	25,200 S.F.	198 STALLS

NOTE: 188 STALLS

MULTI-TENANT RETAIL	3.5 STALLS/1,000 S.F.
DRIVE-THRU RESTAURANT	6 STALLS/1,000 S.F.
OFF-DOWN RESTAURANT	10 STALLS/1,000 S.F.
OFFICE	3 STALLS/1,000 S.F.

TOTAL SITE AREA = 24.73 ACRES
LANDSCAPE AREA = 5.09 ACRES = 20.5%

32,970 (AADT)

7200 SOUTH / S.R. 48

01 SITE PLAN
SCALE: 1" = 80'-0"



2nd Proposed Amended LSMP



185 S. State Street, Suite 800
Salt Lake City, UT 84111
801.335.3868

April 19, 2016

Mr. Matt Hilderman
Associate Planner
Midvale City
7505 South Holden Street
Midvale, Utah 84047

Re: Small Scale Master Plan Application for a Maverik Convenience Store with Fuel Sales

Mr. Hilderman:

This letter is written as a detailed statement demonstrating that the proposed Maverik Convenience Store will adhere to the intent of the ordinance and applicable Large Scale Master Plan as outlined within the Bingham Junction (Chapter 17-7-9) and Riverwalk (Chapter 17-7-9.12.1) Zones. The Bingham Junction zone is a large scale master planned development that requires this Small Scale Master Plan application.

The site is located at the NW corner of Bingham Junction Boulevard and Jordan River Boulevard. The proposed development will be constructed upon vacant property and can be considered as infill development that compliments existing uses. Location of this store and use is appropriate for the area.

Site design, landscaping and architecture conforms to the Development Agreement (DA) for Riverwalk West at Bingham Junction Retail Development.

The Exterior Building Palate, Building Form and Materials & Colors for the Maverik store and canopy comply with the DA regarding colors, building materials, and general building form.

Thematic Design Elements for the project include:

- Low level plantings that mitigate views to the proposed outside dining & site access
- Parking lot lighting will be similar in design to adjacent uses
- Signage will include Maverik branded elements that complement the Riverwalk theme

Building and Use Orientation within the Common Intent as stated in Chapter 17-7-9.4 is achieved by the following:

The proposed Maverik site encourages pedestrian activity along the perimeter streets by incorporating outdoor seating, similar landscaping elements, building orientation and pedestrian brick paving similar to the surrounding developments.

Architectural Standards common to all or multiple sub-areas such as Building Form & Massing, Façade & Character, Building Materials, Building Lighting and Rooftop Design & Mechanical Screening are incorporated into the proposed Maverik development. The convenience store building utilizes a Board & Batten façade with stone veneer around the bottom of the store and a heavy timber entryway. HVAC equipment will be situated on the roof of the structure and screened from view by a parapet wall. The interior of the store is nicely finished with tile floors and adventure theming along the walls. Three dimensional figures are also included as part of the interior theming. The store will have an on-site bakery as well as a Build To Order sandwich bar and other fresh food offerings.

The site plan proposes to orient the Maverik convenience store's main entry facing to Jordan River Boulevard with a pedestrian side entrance oriented towards Bingham Junction Boulevard that encourages pedestrian connectivity within the entire Riverwalk Development. A full movement access at Bingham Junction Boulevard, across from Commerce Park Drive is proposed. Additional access and vehicular circulation is incorporated into the existing golf facility parking lot.

Parking for the convenience store will be provided on the East and South sides of the store. There will be a total of 29 parking stalls provided for the convenience store with two stalls in front of the entrance being designated as ADA accessible stalls. A turning template has been provided to the City to demonstrate that there is adequate circulation for the fuel delivery truck which will be the largest vehicle to access the property.

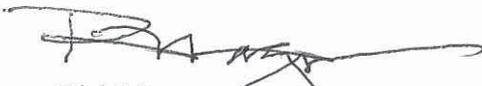
Utility services for the property will be connected to the public water and sewer systems, as shown on the construction utility plan. All utilities are adjacent to the site.

The enclosed landscape plan shows substantial plants around the perimeter of the entire property as well as additional landscaping around the store itself. Outdoor covered seating areas are placed adjacent to Bingham Junction Boulevard, enhancing the surrounding trail system and providing a greater pedestrian experience for store patrons and the general public. All perimeter landscaping and landscaping around the store will be maintained by Maverik.

Construction of the Maverik convenience store will commence in the summer of 2016 and will take approximately 130 days to complete, with a scheduled 2016 fourth quarter grand opening.

Maverik looks forward to providing a quality development and experience for the Riverwalk Master Plan. Please contact me at rick.magness@maverik.com or 702.370.6962 if you have any questions or comments regarding this application.

Respectfully,



Rick Magness
Senior Entitlements Manager

Project Narrative/Notes/Revisions

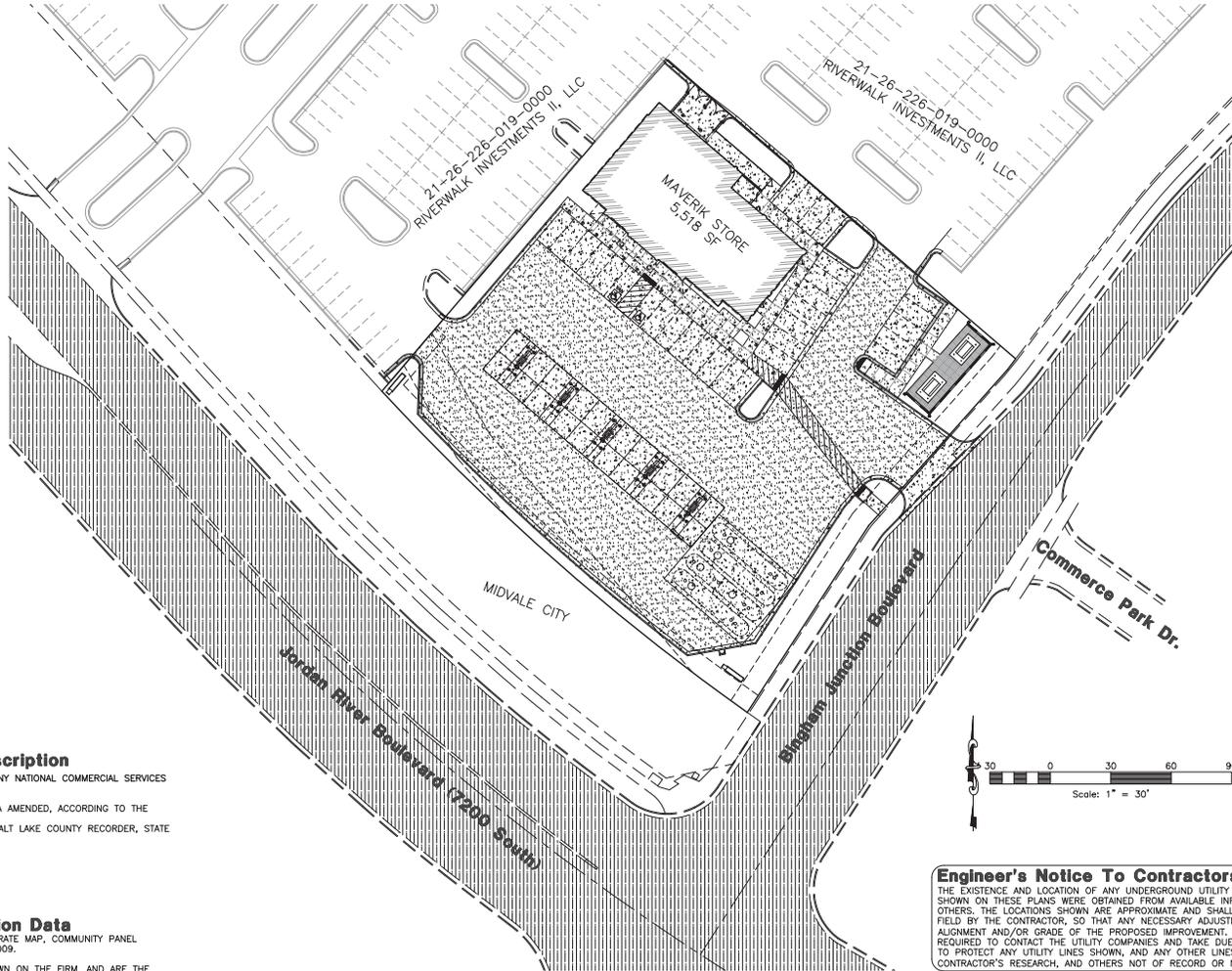
1) 3/25/16 RH - COMPLETED DESIGN FOR FIRST SUBMITAL TO MAVERIK, INC.

MAVERIK, INC.

BINGHAM JUNCTION BLVD. & JORDAN RIVER BLVD.

Site Plans

MIDVALE, SALT LAKE COUNTY, UTAH
MARCH 2016

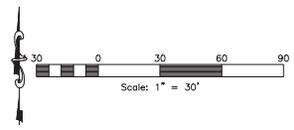


Vicinity Map
NOT TO SCALE

Sheet Index

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

Site Information	
AP# 21-26-226-019-0000 BINGHAM JCT. BLVD & JORDAN RIVER BLVD. MIDVALE, SALT LAKE COUNTY, UTAH	
PROPERTY ZONE.....	RIVERWALK @ BINGHAM JCT.
PARKING STALLS.....	30
MAVERIK PARCEL AREA.....	51,514 s.f.
BUILDING AREA.....	5,518 s.f. 10.7%
HARD SURFACED AREA.....	38,406 s.f. 74.6%
LANDSCAPE AREA.....	7,590 s.f. 14.7%



As-Provided Description

AS PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NCS-888776 DATED 09-10-14
LOT 1, RIVER WALK AT BINGHAM JUNCTION LOT 4A AMENDED, ACCORDING TO THE PLAN THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.
TAX ID NO. 21-26-226-019-0000

Flood Information Data

FLOOD ZONE X PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4903560431G DATED SEPTEMBER 25, 2009.

MODERATE FLOOD HAZARD AREAS ARE ALSO SHOWN ON THE FIRM, AND ARE THE AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2% PERCENT ANNUAL-CHANCE (OR 500-YEAR) FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

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.

Contact:

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

Blue Stakes Location Center

Call: Toll Free
1-800-662-4111
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OGDEN, UTAH 84403
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PROJECT NUMBER: 5799-283
DRAWN BY: RWH
ENGINEER: JNR

PROJECT NUMBER

ISSUE DATE:
APR. 19, 2016

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.

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MAVERIK, INC. STORE #???
BINGHAM JUNCTION BLVD &
JORDAN RIVER BLVD.
MIDVALE, UTAH

SHEET TITLE
COVER/INDEX SHEET

C1



PROJECT NUMBER

ISSUE DATE:
APR. 19, 2016
REVISIONS:
No. Date Description

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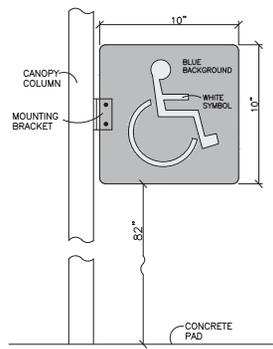


MAVERIK, INC. STORE #???
BINGHAM JUNCTION BLVD &
JORDAN RIVER BLVD.
MIDVALE, UTAH

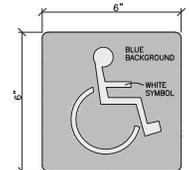
SHEET TITLE

PROPOSED
SITE PLAN

C4



ADA Dispenser Sign



ADA Trellis Sign

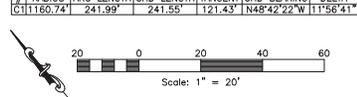
2 SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF ONE TRELLIS POST, FACING DIFFERENT DIRECTIONS.

ADA Trellis Sign

- Legend**
- = EXISTING ASPHALT PAVEMENT
 - = EXISTING CONCRETE PAVEMENT
 - = PROPOSED ASPHALT PAVEMENT
 - = PROPOSED CONCRETE
 - = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING

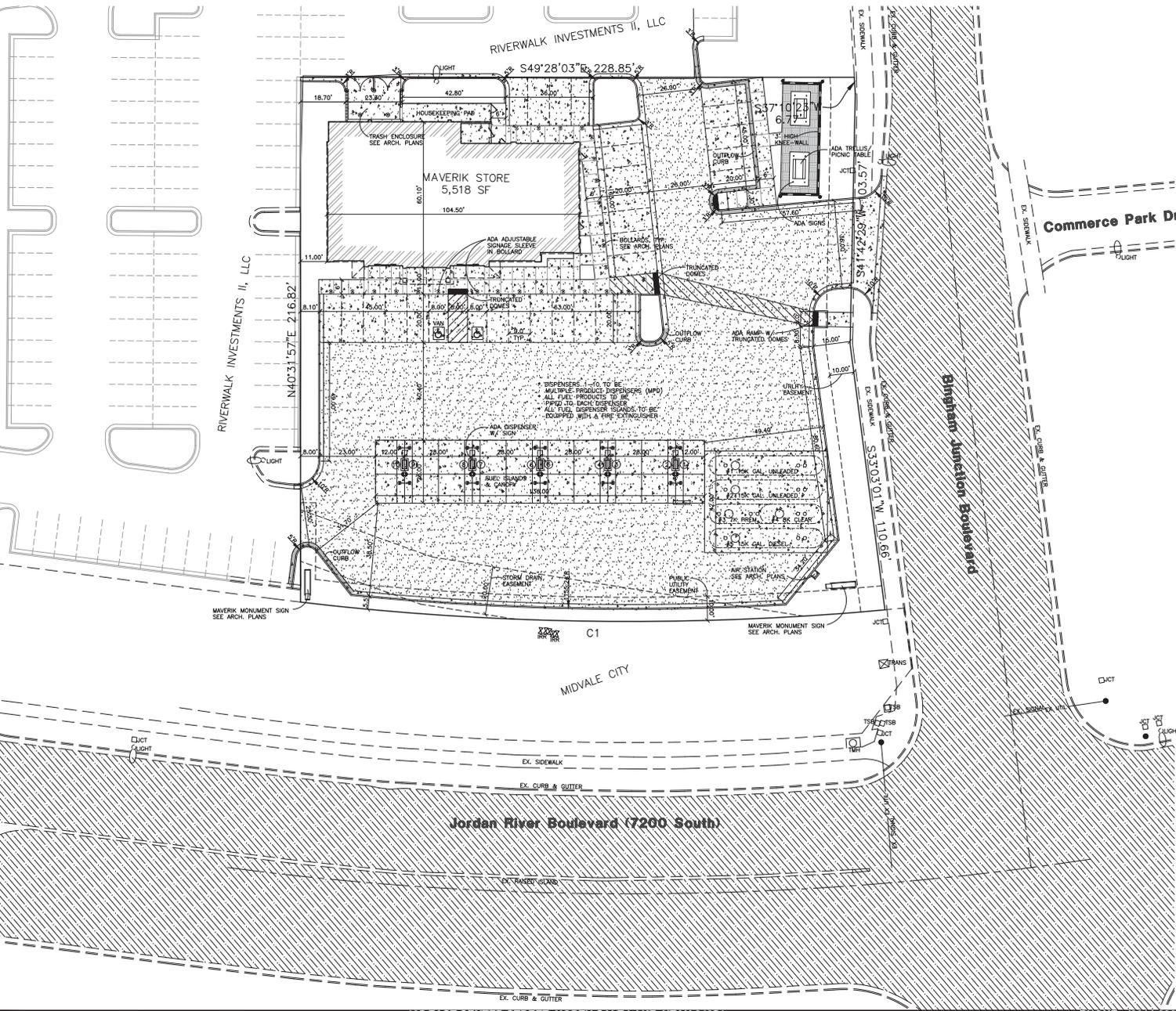
Curve Table

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	1160.74'	241.99'	241.55'	121.43'	N48°22'22" W	11°56'41"



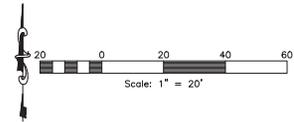
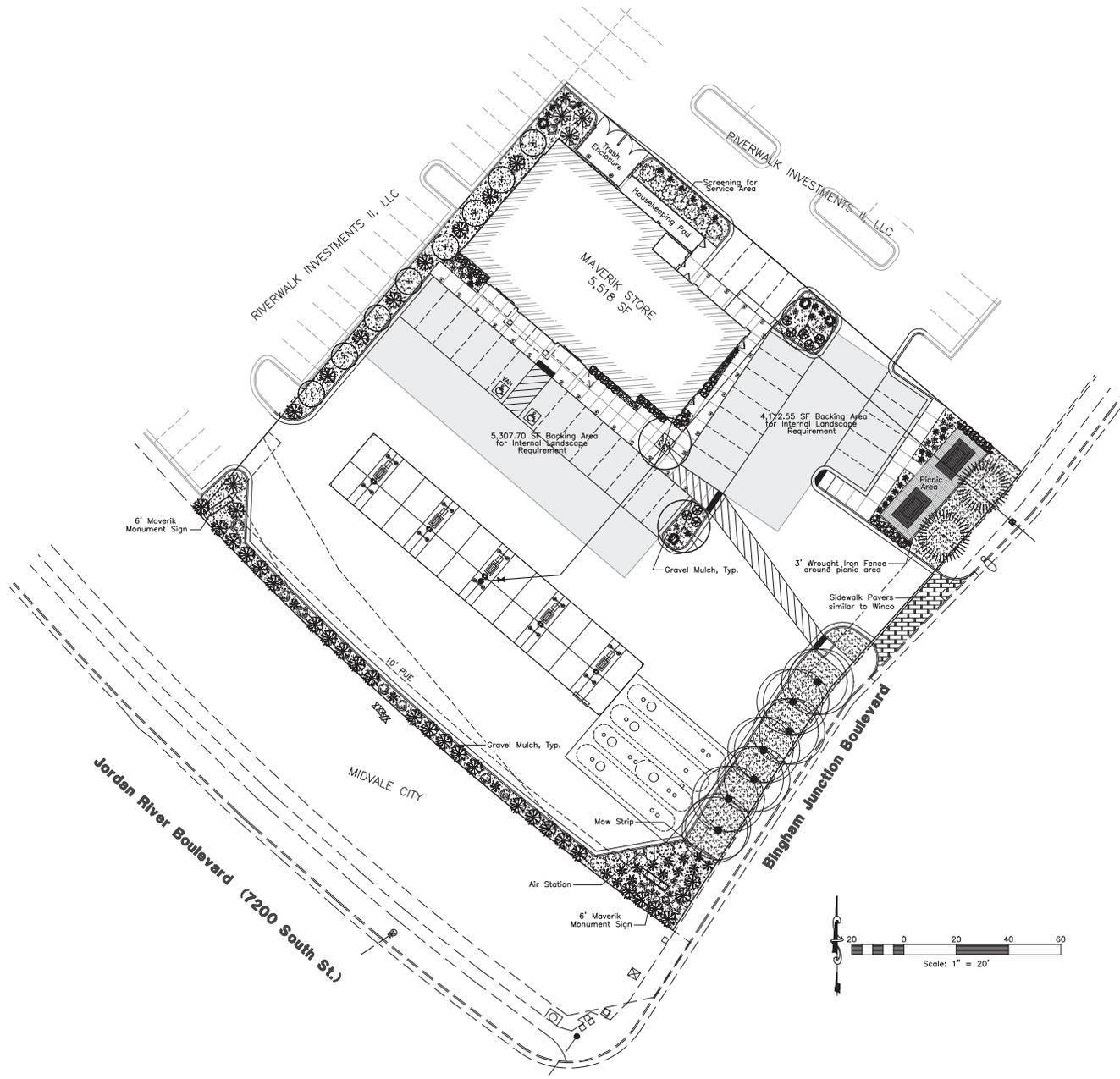
Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14,
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 TEL: (801) 421-3100
 FAX: (801) 421-2444
 WWW.REEVE-ASSOC.COM
 LAND PLANNERS * CIVIL ENGINEERS
 LAND SURVEYORS * TRAFFIC ENGINEERS
 STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-283
 DRAWN BY: RWH
 ENGINEER: JNR



135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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

PROJECT NUMBER: 5799-283
 DRAWN BY: RWH
 ENGINEER: JNF

PROJECT NUMBER

ISSUE DATE:
 APR. 19, 2016

REVISIONS:

No.	Date	Description

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MAVERIK, INC. STORE #???
 BINGHAM JUNCTION BLVD &
 JORDAN RIVER BLVD.
 MIDVALE, UTAH

SHEET TITLE
LANDSCAPE PLAN

L1



Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" cal.
3		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
2		Pinus nigra	Austrian Pine	8"-12" B&B
4		Picea pungens 'Fastigiata'	Tatam Spruce	2" cal.
7		Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
36		Juniperus sabinina 'Buffalo'	Buffalo Juniper	5 gal.
39		Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.
4		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
17		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
31		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
25		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

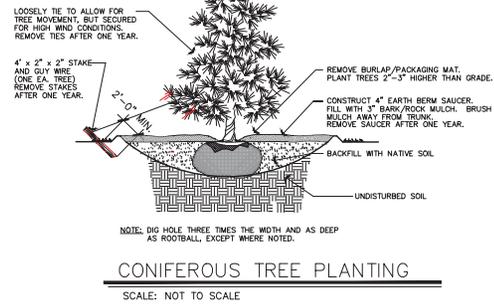
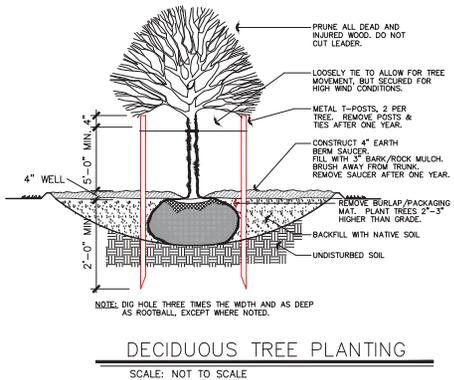
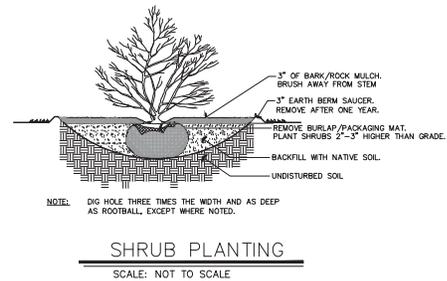
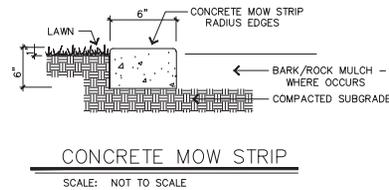
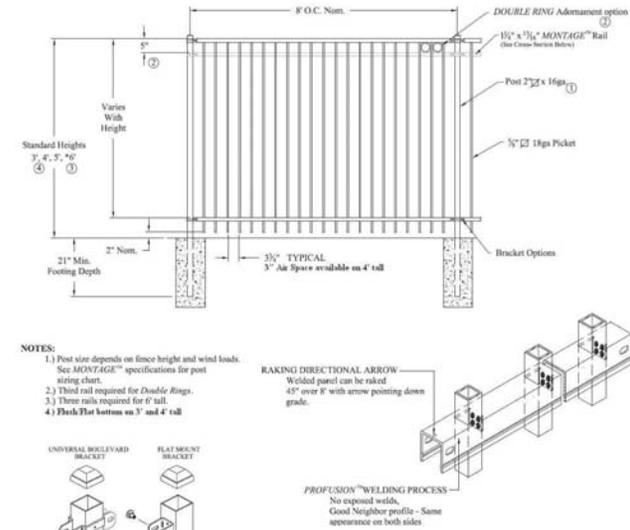
- Decorative Boulders
- Turf Grass - To be sodded.
- 3" Layer of 1" crushed rock mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

Landscape Calculations

TOTAL Site = 51514.10 SF
 13% Landscape Required = 6,696.83 SF, 6,765.08 SF. Provided (14%)
 50% Maximum Turf by Code. 3,069.88 SF. Turf Provided (45%)
 CODE: 25% of Trees and Shrubs shall be evergreen
 24 Trees Provided, 6 are Evergreen (25%)
 92 Shrubs Provided, 40 are Evergreen (44%)
 CODE: 7 Little Leaf Lindens required along Bingham Junction Blvd/provided
 CODE: Parking areas shall provide a minimum of 10% interior landscaping
 SF of Parking areas: 4,112.55 + 5,307.70 = 9,420.25 SF
 10% of 9,420.25 SF = 942 SF interior landscape req/2,515 SF provided

General Notes

- A) 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.
- B) 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.
- C) 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.
- D) 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.
- E) 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.
- F) 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.
- G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- J) 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.
- K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



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ADVENTURE'S FIRST STOP MAVERIK

MAVERIK, INC. STORE #???
 BINGHAM JUNCTION BLVD &
 JORDAN RIVER BLVD.
 MIDVALE, UTAH

LANDSCAPE DETAILS

L2

RA Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14,
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LAND PLANNERS * CIVIL ENGINEERS
 LAND SURVEYORS * TRAFFIC ENGINEERS
 STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-283
 DRAWN BY: RWH
 ENGINEER: JNW



MAVERIK 5000 STORE

MIDVALE, UTAH



- KEYED NOTES
- ① FIBER CEMENT BOARD - HARDBOARD 'AUTUMN TAY' BOARD AND BATTEN
 - ② PRE-FINISHED ROOF PANELS - MBO 'CLASSIC GREEN'
 - ③ PRE-FINISHED ROOF GUTTER - MBO 'BRITE RED'
 - ④ ROUGH SAWN TIMBER - SHERWIN WILLIAMS 351 'CEDAR BARK'
 - ⑤ FIBER CEMENT CORNICE - HARDBOARD 'SAIL CLOTHY TRIM'
 - ⑥ STONE VENEER - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
 - ⑦ CULTURED STONE CAP - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'

1
E10 FRONT PERSPECTIVE



2
E10 RENDERED FRONT ELEVATION
1/4" = 1'-0"

WALL AREA: 1638 SF.
STONE REQUIRED: 819 SF.
STONE AREA: 819 SF.

ADVENTURE'S FIRST STOP
MAVERIK

JZW
ARCHITECTS

MAVERIK 5000 STORE

MIDVALE, UTAH



KEYED NOTES

- ① STONE VENEER - CSI-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
- ② FIBER CEMENT BOARD - HARDBOARD 'AULUM TAY BOARD AND BATTEN'
- ③ CULTURED STONE CAP - CSI-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
- ④ FIBER CEMENT BOARD - HARDBOARD 'CHESTNUT BROWN BOARD AND BATTEN'
- ⑤ FIBER CEMENT CORNICE - HARDBOARD 'SAL CLOTH TRIM'
- ⑥ ROUGH SAWN TIMBER - SHERWIN WILLIAMS 3511 'CEDAR BARK'

2
E11 REAR PERSPECTIVE



1
E11 RENDERED REAR ELEVATION
1/4" = 1'-0"

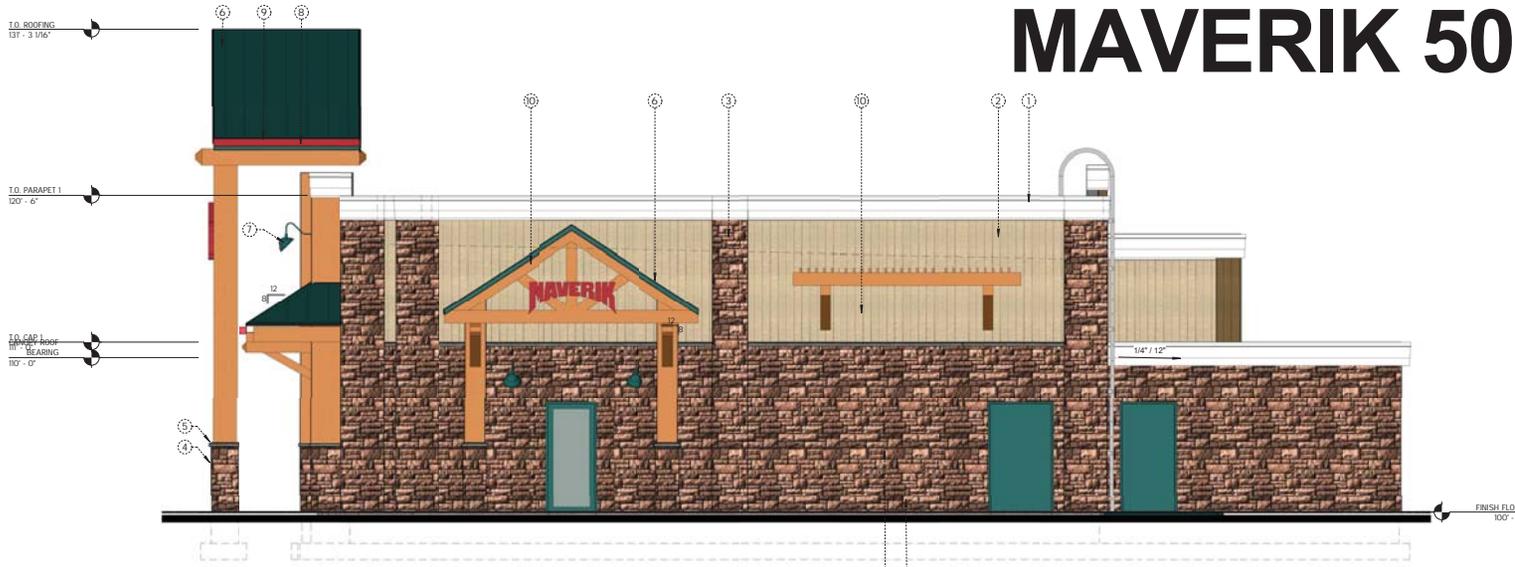
WALL AREA: 2,200 S.F.
STONE REQUIRED: 1,900 S.F.
STONE AREA: 1,900 S.F.

ADVENTURE'S FIRST STOP
MAVERIK

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MAVERIK 5000 STORE

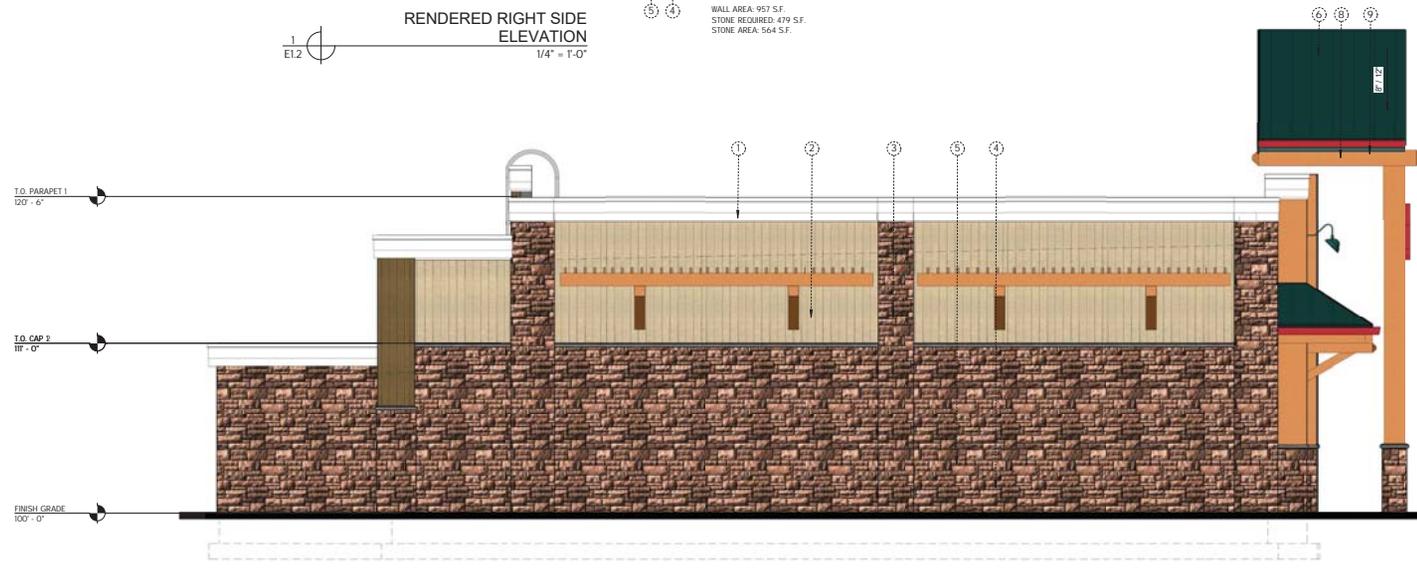
MIDVALE, UTAH



- KEYED NOTES**
- ① FIBER CEMENT CORNICE - HARDIBOARD 'SAIL CLOTH' TRIM
 - ② FIBER CEMENT BOARD - HARDIBOARD 'AUTUMN TAN' BOARD AND BATTEN
 - ③ FIBER CEMENT BOARD - HARDIBOARD 'CHESTNUT BROWN' BOARD AND BATTEN
 - ④ STONE VENEER - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
 - ⑤ CULTURED STONE CAP - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
 - ⑥ PRE-FINISHED ROOF PANELS - MBI 'CLASSIC GREEN'
 - ⑦ SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
 - ⑧ PRE-FINISHED ROOF FLASHING - MBI 'CLASSIC GREEN'
 - ⑨ PRE-FINISHED ROOF GUTTER - MBI 'BRITE RED'
 - ⑩ ROUGH SAWN TIMBER - SHERWIN WILLIAMS 3511 'CEDAR BARK'

1
E1.2
RENDERED RIGHT SIDE ELEVATION
1/4" = 1'-0"

WALL AREA: 957 S.F.
STONE REQUIRED: 479 S.F.
STONE AREA: 564 S.F.



2
E1.2
RENDERED LEFT SIDE ELEVATION
1/4" = 1'-0"

WALL AREA: 1130
STONE REQUIRED: 565 S.F.
STONE AREA: 696 S.F.

