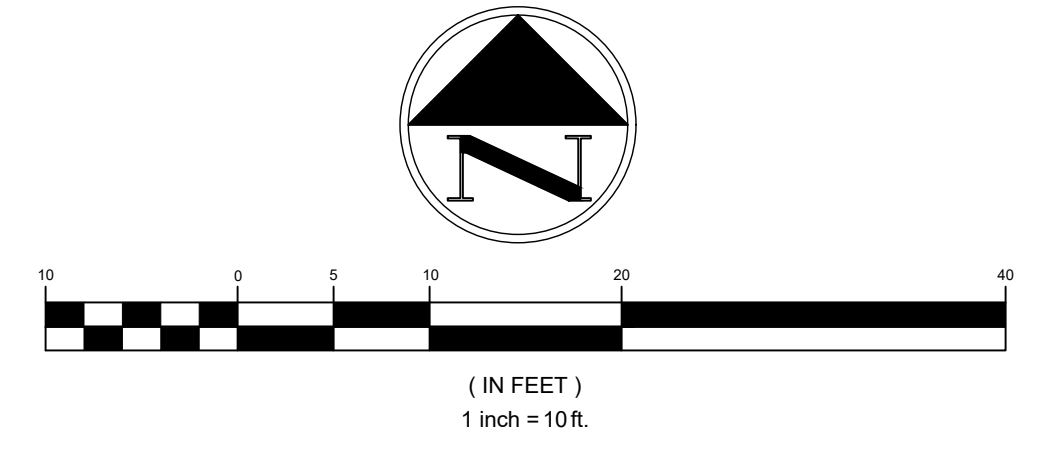
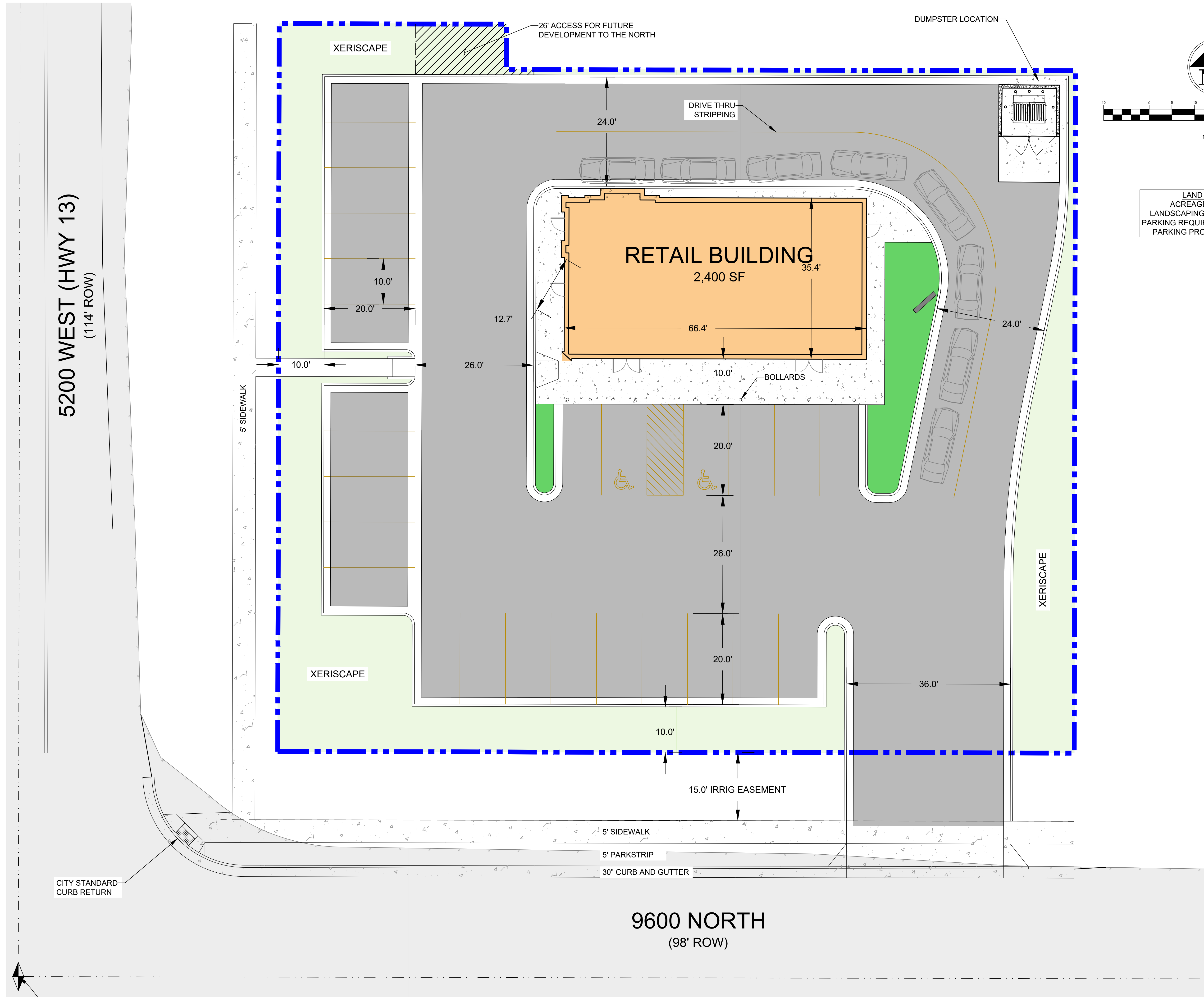


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5200 WEST (HWY 13)
(114' ROW)



LAND USE TABLE
 ACREAGE = 0.61 ACRES
 LANDSCAPING = 0.16 ACRES (26%)
 PARKING REQUIREMENTS = 24 STALLS
 PARKING PROVIDED = 26 STALLS

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
 IF BAR DOES NOT MEASURE 1 INCH

ELWOOD COMMERCIAL
PRELIMINARY SITE PLAN
 ELWOOD CITY, BOX ELDER COUNTY, UTAH

Scott P. McFarland, PE
 Project Manager
 347 East 1325 South
 Paysonville, Utah 84037
 801.726.6797 (P)
 smpmef@yahoo.com



DESIGN: SPM
 PROJECT: 1758
 DATE: 4-26-24

SHEET:
 SP1

5200 WEST (HWY 13)
(114' ROW)

EXISTING COMMUNICATIONS LINE
EXISTING GAS LINE
EXISTING WATER LINE

UNDERGROUND DETENTION SYSTEM
STORMTECH SC-740
STORAGE REQUIRED = 2,116 CF
STORAGE PROVIDED = 2,255 CF

CITY STANDARD CURB RETURN

XERISCAPE
EXISTING 42" STORM DRAIN LINE IN BERM
EXISTING SEWER LINE

XERISCAPE

RETAIL BUILDING
2,400 SF
FFE=4295.00

APPROX 3' ELEVATION CHANGE FROM TBC TO EXISTING GROUND.
OPTION A) GRADE OFFSITE WITH EASEMENT
OPTION B) EXTENDED CURB WALL

DRIVE THRU STRIPPING

DUMPSTER LOCATION

BOLLARDS

LEVEL TRANSITION FROM PATIO TO ASPHALT

6" GREASE LINE
MIN SLOPE 2%

6" SEWER LINE
MIN SLOPE 2%

SEWER GREASE INTERCEPTOR

5' SAMPLING MANHOLE

STORM DRAIN CONTROL STRUCTURE WITH ORIFICE PLATE

1.5" WATER LINE
6" FIRE LINE

CITY STANDARD FIRE HYDRANT

1.5" CULINARY METER WATER

12" FLARED END SECTION, MATCH FLOW LINE

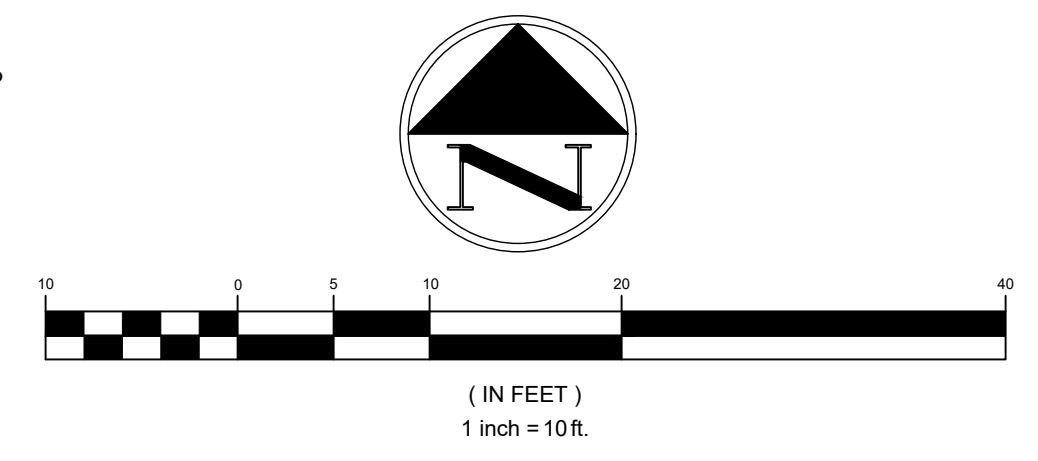
CONNECT TO EXISTING 12" PIPE

PIPE EXISTING DITCH WITH 12" HDPE OR ADS SD PIPE

EXISTING 8" PVC WATERLINE

CONNECT TO EXISTING WATER LINE PER CITY STANDARD

9600 NORTH
(98' ROW)



LAND USE TABLE
ACREAGE = 0.61 ACRES
LANDSCAPING = 0.16 ACRES (26%)
PARKING REQUIREMENTS = 24 STALLS
PARKING PROVIDED = 26 STALLS

NO.	DATE	REVISION

ELWOOD COMMERCIAL
PRELIMINARY GRADING AND UTILITY PLAN
ELWOOD CITY, BOX ELDER COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.726.6797 (P)
smf@mea.com



DESIGN: SPM
PROJECT: 1758
DATE: 4-25-24

SHEET:
GUP1

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