EST. 1855
SPANISH FORK
PRIDE & PROGRESS

Wednesday, February 13, 2019
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Final Plat

Subject	**A. Bowdy Smith**
Meeting	Feb 13, 2019 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.bowdysmithsubdivision.2-13-2019.pdf (381 KB)

2. Site Plan

Subject	**A. Chili's**
Meeting	Feb 13, 2019 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.chilis.2-13-2019.pdf (2,803 KB)

Subject	**B. 1600 North Intersection**
Meeting	Feb 13, 2019 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

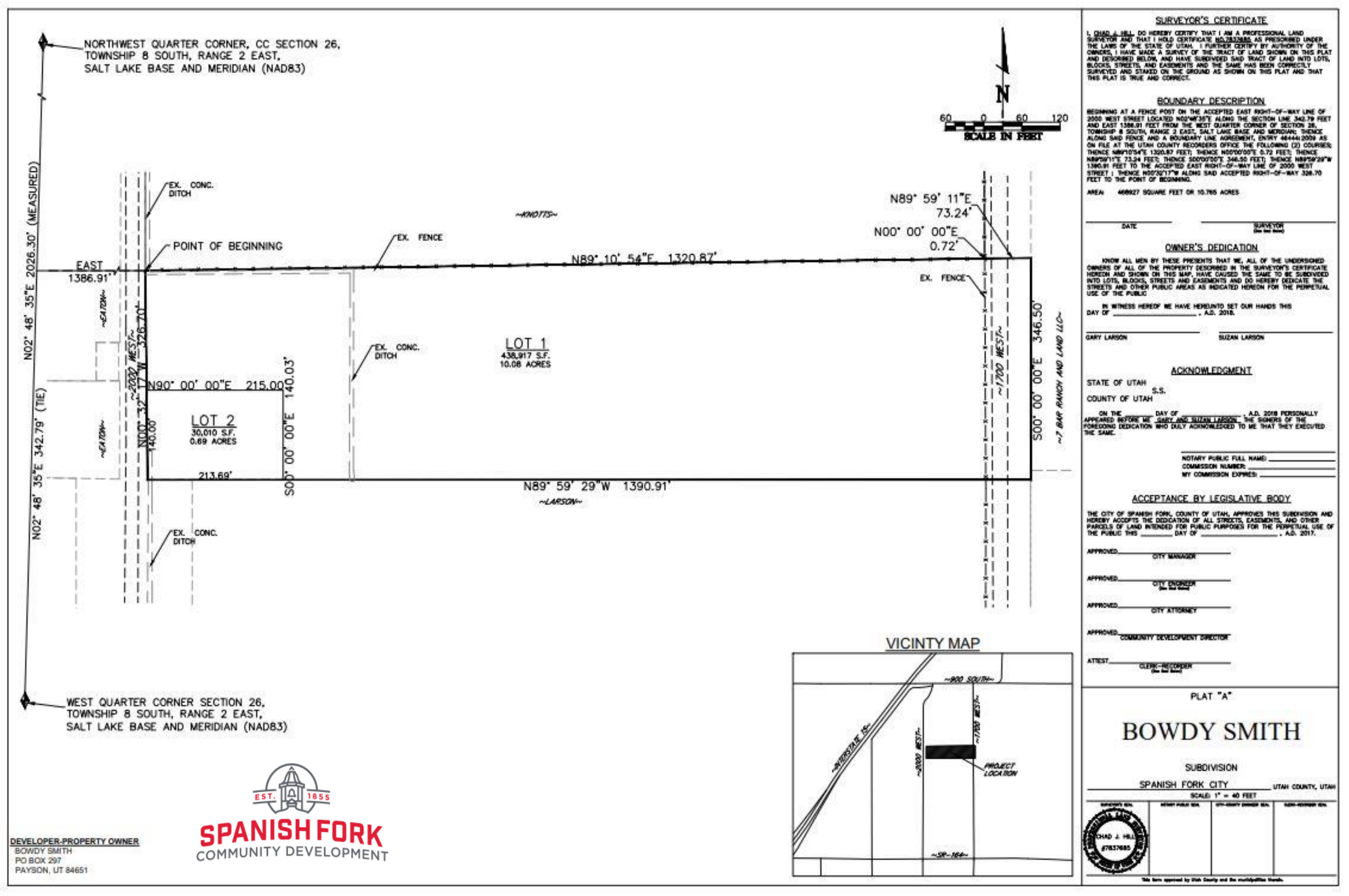
3. Zone Change

Subject	**A. Leslie Evans**
Meeting	Feb 13, 2019 - Development Review Committee
Category	3. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.leslieevans.2-13-2019.pdf (372 KB)

4. Other Business

5. Adjourn



Bowdy Smith Subdivision Final Plat Approval Request

February 13, 2019, Development Review Committee.

Located at 2000 West 1300 South, including 10.77 acres.

The subject property is zoned R-1-30.

The applicant has requested Final Plat approval for a two-lot subdivision.

Key Issues

1. Is the proposed plat consistent with the Preliminary Plat?
2. City boundary.
3. Connecting to City utilities.
4. Required improvements to 2000 West.

Recommendation

Staff recommends that the proposed Final Plat be approved based on the following finding and subject to the following condition:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

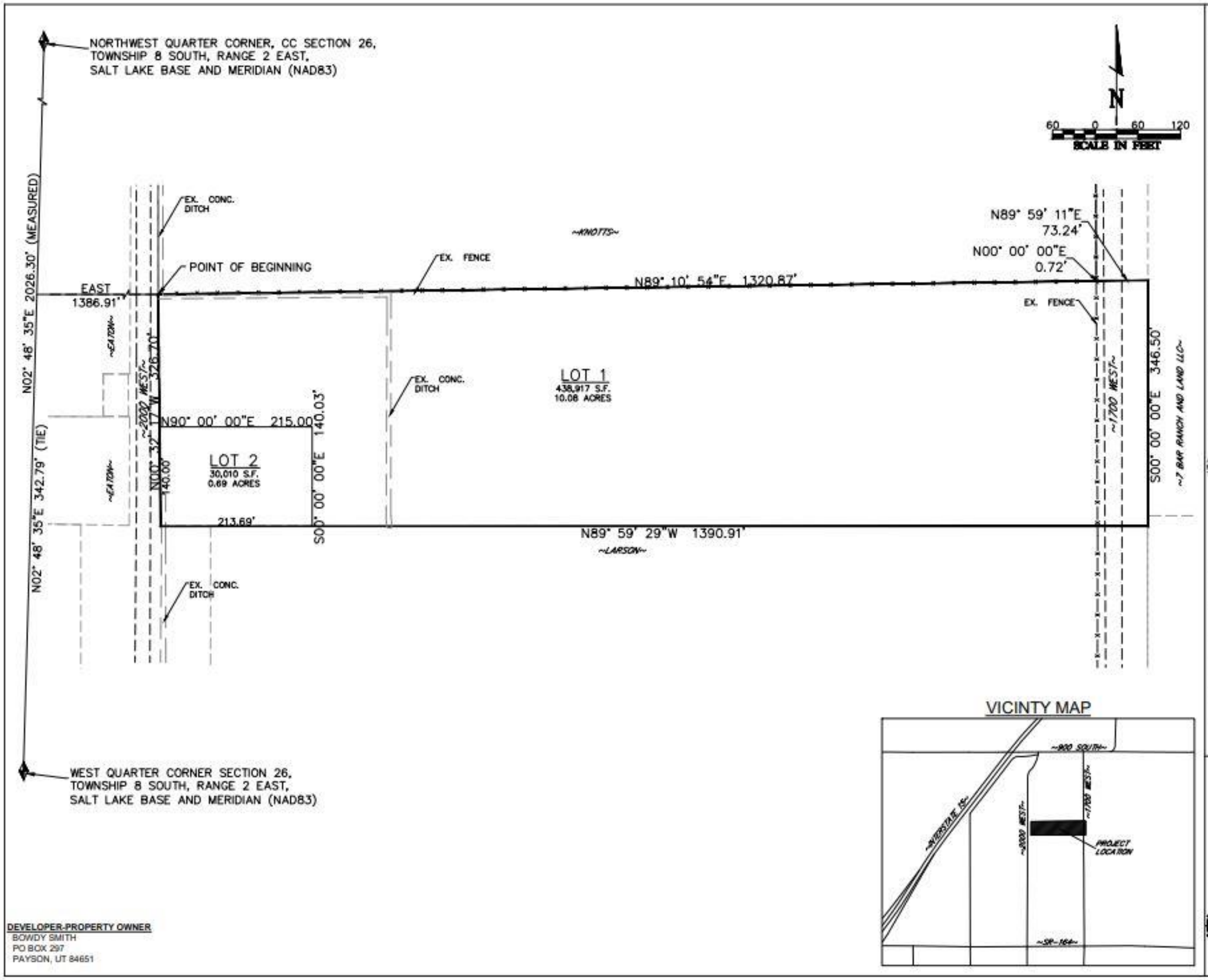
Condition

1. That the applicant meet any conditions imposed by the DRC or Planning Commission for Preliminary Plat approval prior to the plat being recorded.

Exhibit

1. Proposed Final Plat.

Exhibit 1



DEVELOPER-PROPERTY OWNER
BOWDY SMITH
PO BOX 297
PAYSON, UT 84651

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO.7837685 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A FENCE POST ON THE ACCEPTED EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED N02°48'35"E ALONG THE SECTION LINE 342.79 FEET AND EAST 1386.91 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID FENCE AND A BOUNDARY LINE AGREEMENT, ENTRY 48444:2009 AS ON FILE AT THE UTAH COUNTY RECORDERS OFFICE THE FOLLOWING (2) COURSES; THENCE N89°10'54"E 1320.87 FEET; THENCE N00°00'00"E 0.72 FEET; THENCE N89°59'11"E 73.24 FEET; THENCE S00°00'00"E 346.50 FEET; THENCE N89°59'29"W 1390.91 FEET TO THE ACCEPTED EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET ; THENCE N00°32'17"W ALONG SAID ACCEPTED RIGHT-OF-WAY 326.70 FEET TO THE POINT OF BEGINNING.

AREA: 468927 SQUARE FEET OR 10.765 ACRES

DATE ____________________ SURVEYOR (See Seal Below) ____________________

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF ____________________, A.D. 2018.

GARY LARSON ____________________ SUZAN LARSON ____________________

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE ________ DAY OF ____________________, A.D. 2018 PERSONALLY APPEARED BEFORE ME GARY AND SUZAN LARSON THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: ____________________
COMMISSION NUMBER: ____________________
MY COMMISSION EXPIRES: ____________________

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ________ DAY OF ____________________, A.D. 2017.

APPROVED ____________________ CITY MANAGER

APPROVED ____________________ CITY ENGINEER (See Seal Below)

APPROVED ____________________ CITY ATTORNEY

APPROVED ____________________ COMMUNITY DEVELOPMENT DIRECTOR

ATTEST ____________________ CLERK-RECORDER (See Seal Below)

PLAT "A"

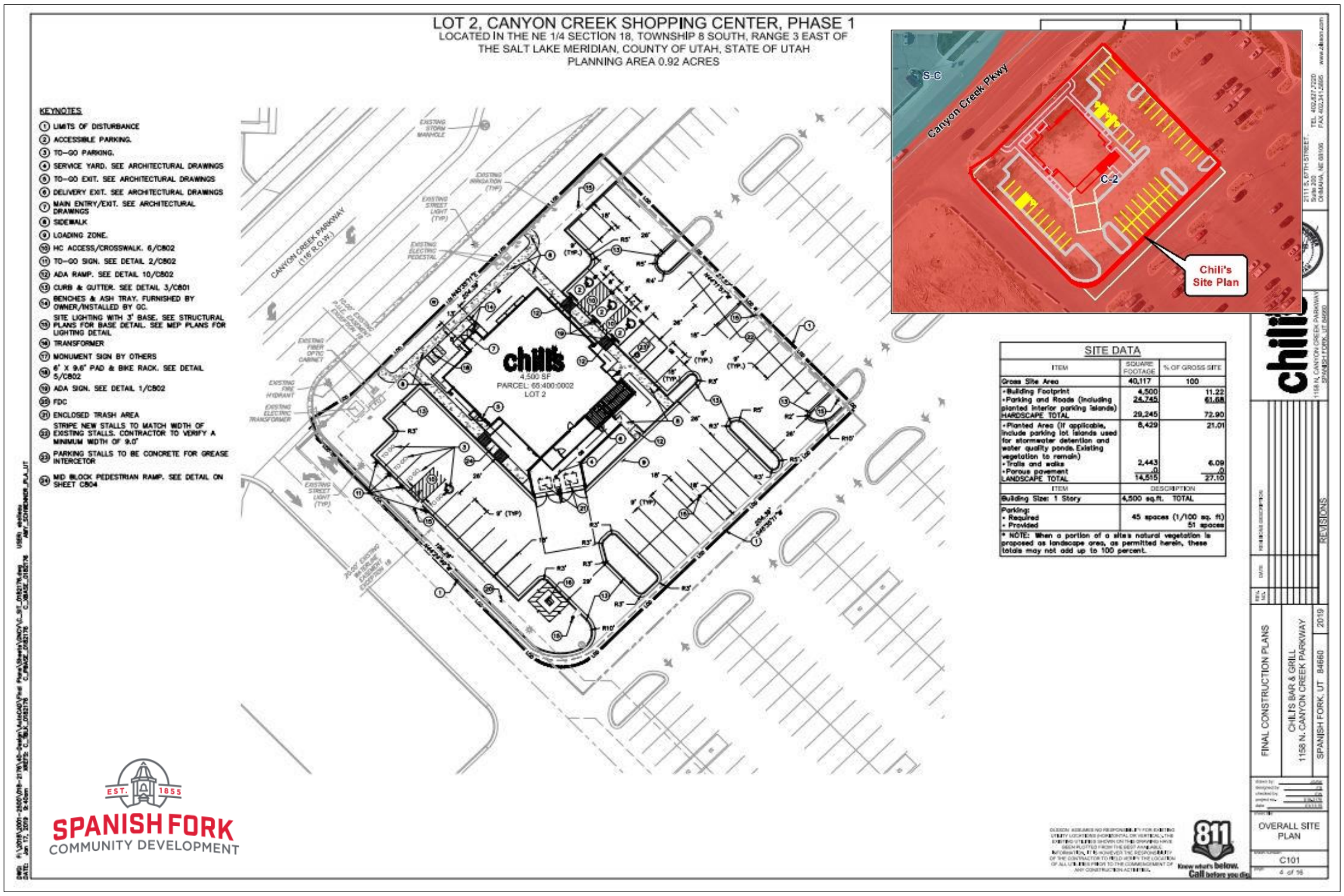
BOWDY SMITH

SUBDIVISION

SPANISH FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
CHAD J. HILL #7837685			

This form approved by Utah County and the municipalities therein.


LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1
LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES
KEYNOTES
① LIMITS OF DISTURBANCE
② ACCESSIBLE PARKING.
③ TO-GO PARKING.
④ SERVICE YARD. SEE ARCHITECTURAL DRAWINGS
⑤ TO-GO EXIT. SEE ARCHITECTURAL DRAWINGS
⑥ DELIVERY EXIT. SEE ARCHITECTURAL DRAWINGS
⑦ MAIN ENTRY/EXIT. SEE ARCHITECTURAL DRAWINGS
⑧ SIDEWALK
⑨ LOADING ZONE.
⑩ HC ACCESS/CROSSWALK. 6/C802
⑪ TO-GO SIGN. SEE DETAIL 2/C802
⑫ ADA RAMP. SEE DETAIL 10/C802
⑬ CURB & GUTTER. SEE DETAIL 3/C801
⑭ BENCHES & ASH TRAY. FURNISHED BY OWNER/INSTALLED BY GC.
⑮ SITE LIGHTING WITH 3' BASE. SEE STRUCTURAL PLANS FOR BASE DETAIL. SEE MEP PLANS FOR LIGHTING DETAIL
⑯ TRANSFORMER
⑰ MONUMENT SIGN BY OTHERS
⑱ 6' X 9.6' PAD & BIKE RACK. SEE DETAIL 5/C802
⑲ ADA SIGN. SEE DETAIL 1/C802
⑳ FDC
㉑ ENCLOSED TRASH AREA
㉒ STRIPE NEW STALLS TO MATCH WIDTH OF EXISTING STALLS. CONTRACTOR TO VERIFY A MINIMUM WIDTH OF 9.0'
㉓ PARKING STALLS TO BE CONCRETE FOR GREASE INTERCETOR
㉔ MID BLOCK PEDESTRIAN RAMP. SEE DETAIL ON SHEET C804
CANYON CREEK PARKWAY (116' R.O.W.)
chili's
4,500 SF
PARCEL: 66:400:0002
LOT 2
S-C
Canyon Creek Pkwy
C-2
Chili's Site Plan
SITE DATA
ITEM | SQUARE FOOTAGE | % OF GROSS SITE
Gross Site Area | 40,117 | 100
-Building Footprint | 4,500 | 11.22
-Parking and Roads (Including planted interior parking islands) | 24,745 | 61.68
HARDSCAPE TOTAL | 29,245 | 72.90
-Planted Area (If applicable, include parking lot islands used for stormwater detention and water quality ponds. Existing vegetation to remain) | 8,429 | 21.01
-Trails and walks | 2,443 | 6.09
-Porous pavement | 0 | 0
LANDSCAPE TOTAL | 14,515 | 27.10
ITEM | DESCRIPTION
Building Size: 1 Story | 4,500 sq.ft. TOTAL
Parking: - Required - Provided | 45 spaces (1/100 sq. ft) 51 spaces
* NOTE: When a portion of a site's natural vegetation is proposed as landscape area, as permitted herein, these totals may not add up to 100 percent.
chili's
FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019
REVISIONS
OVERALL SITE PLAN
C101
811
Know what's below. Call before you dig.
EST. 1855
SPANISH FORK
COMMUNITY DEVELOPMENT

Chili's Site Plan Approval Request

February 13, 2019, Development Review Committee.

Located at 1158 North Canyon Creek Parkway, including 0.921 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. The relationship between the Preliminary Plat and the Site Plan.
2. The proposal's conformity with the City's Zoning Code.
3. Utility Issues.
4. Parking.
5. Landscaping.
6. Building Construction.

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following finding and subject to the following condition:

Finding

1. That the project conforms to the City's General Plan, Zoning Code and Construction Standards.

Condition

1. That the applicant meet the City's Zoning Requirements and Construction Standards.

Exhibits

1. Proposed Site Plan.
2. Proposed Landscaping Plan.
3. Proposed Building Elevations.

Exhibit 1

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES

KEYNOTES

① LIMITS OF DISTURBANCE
② ACCESSIBLE PARKING.
③ TO-GO PARKING.
④ SERVICE YARD. SEE ARCHITECTURAL DRAWINGS
⑤ TO-GO EXIT. SEE ARCHITECTURAL DRAWINGS
⑥ DELIVERY EXIT. SEE ARCHITECTURAL DRAWINGS
⑦ MAIN ENTRY/EXIT. SEE ARCHITECTURAL DRAWINGS
⑧ SIDEWALK
⑨ LOADING ZONE.
⑩ HC ACCESS/CROSSWALK. 6/C802
⑪ TO-GO SIGN. SEE DETAIL 2/C802
⑫ ADA RAMP. SEE DETAIL 10/C802
⑬ CURB & GUTTER. SEE DETAIL 3/C801
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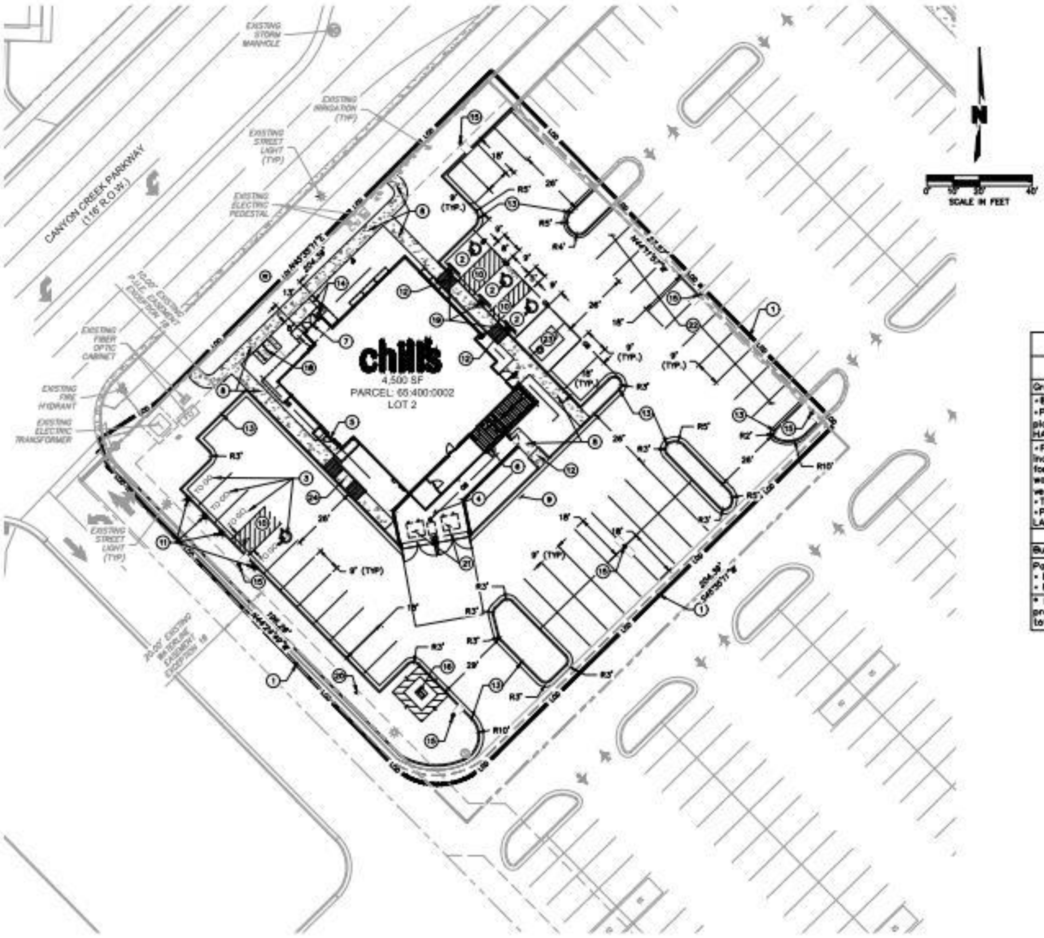
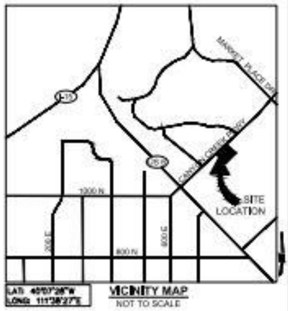
㉔ MID BLOCK PEDESTRIAN RAMP. SEE DETAIL ON SHEET C804





VICINITY MAP
NOT TO SCALE

LAT: 40°07'28"N
LONG: 111°38'27"E

SITE DATA

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	40,117	100
•Building Footprint •Parking and Roads (Including planted interior parking islands) HARDSCAPE TOTAL	4,500 24,745 29,245	11.22 61.68 72.90
•Planted Area (If applicable, include parking lot islands used for stormwater detention and water quality ponds. Existing vegetation to remain) •Trails and walks •Porous pavement LANDSCAPE TOTAL	8,429 2,443 0 14,515	21.01 6.09 0 27.10
ITEM	DESCRIPTION	
Building Size: 1 Story	4,500 sq.ft. TOTAL	
Parking: • Required • Provided	45 spaces (1/100 sq. ft) 51 spaces	

* NOTE: When a portion of a site's natural vegetation is proposed as landscape area, as permitted herein, these totals may not add up to 100 percent.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

OVERALL SITE PLAN
C101
4 of 16

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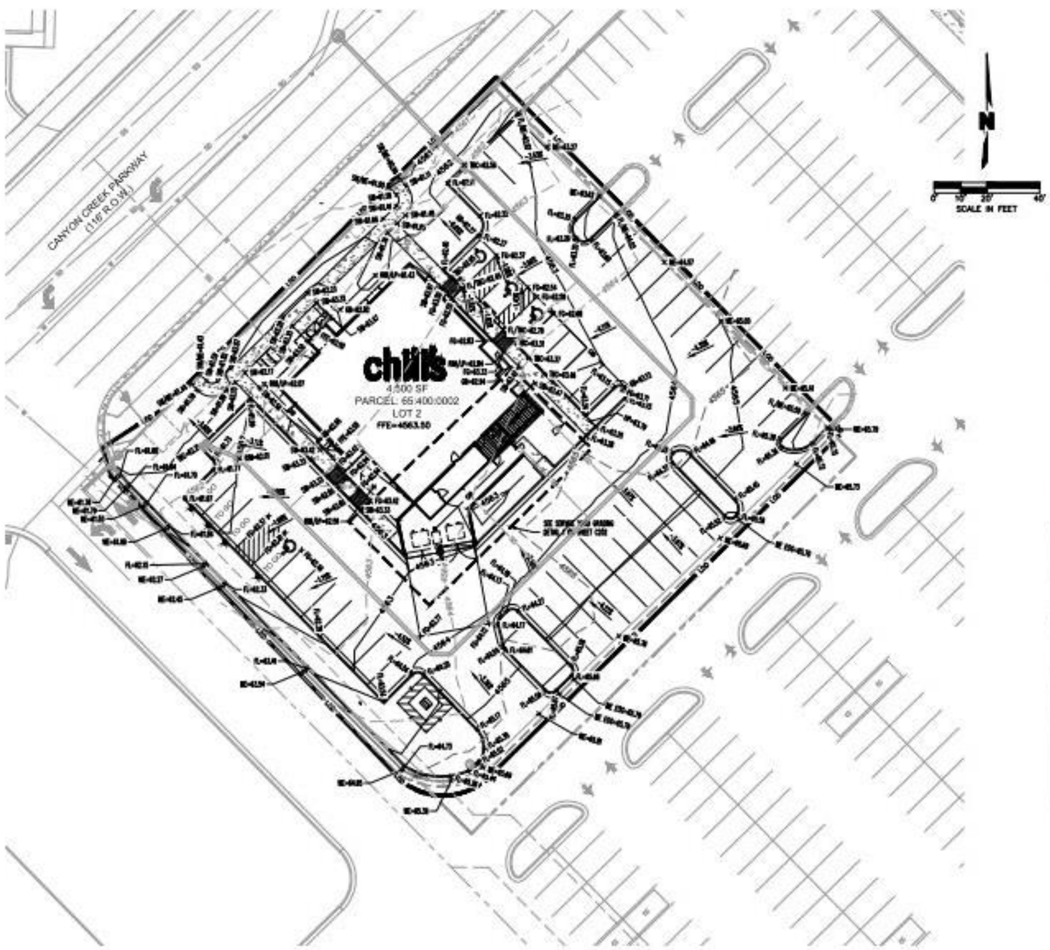
February 13, 2019

Exhibit 1

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES



LAT: 40°07'28"N
LONG: 111°38'27"E

VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
TC=XX.XX	TOP OF CONCRETE
FG=XX.XX	FINISHED GRADE (GROUND)
TBC=XX.XX	TOP OF CURB
SW=XX.XX	SIDEWALK GRADE
GR=XX.XX	GRATE (GUTTER)
LP=XX.XX	LOW POINT (TOP OF PAVEMENT)
HP=XX.XX	HIGH POINT (TOP OF PAVEMENT)
ME=XX.XX	MATCH EXISTING GRADE
FL=XX.XX	CURB FLOWLINE
GB=XX.XX	GRADE BREAK
BW=XX.XX	BOTTOM OF WALL
— —1085— —	EXISTING MAJOR CONTOUR
— —1086— —	EXISTING MINOR CONTOUR
——1085——	PROPOSED MAJOR CONTOUR
——1086——	PROPOSED MINOR CONTOUR
—— GB ——	GRADE BREAK OR RIDGE LINE

SLOPES WITHIN ADA PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION

THIS SITE IS PART OF AN OVERALL DEVELOPMENT PLAN. STORM WATER MANAGEMENT HAS BEEN PROVIDED BY THE OVERALL DEVELOPMENT. ON-SITE STORM WATER MANAGEMENT IS NOT REQUIRED.

FINISHED GRADE AT BUILDING TO BE 6" BELOW FFE WHERE LANDSCAPE ABUTS FOUNDATION.

NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR TWELVE (12") INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL CONSTRUCTION PLANS

CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY

SPANISH FORK, UT 84660
2019

drawn by:
designed by:
checked by:
project no.:
date:

sheet title:
GRADING AND DRAINAGE PLAN 1

sheet number:
C201

page:
5 of 16

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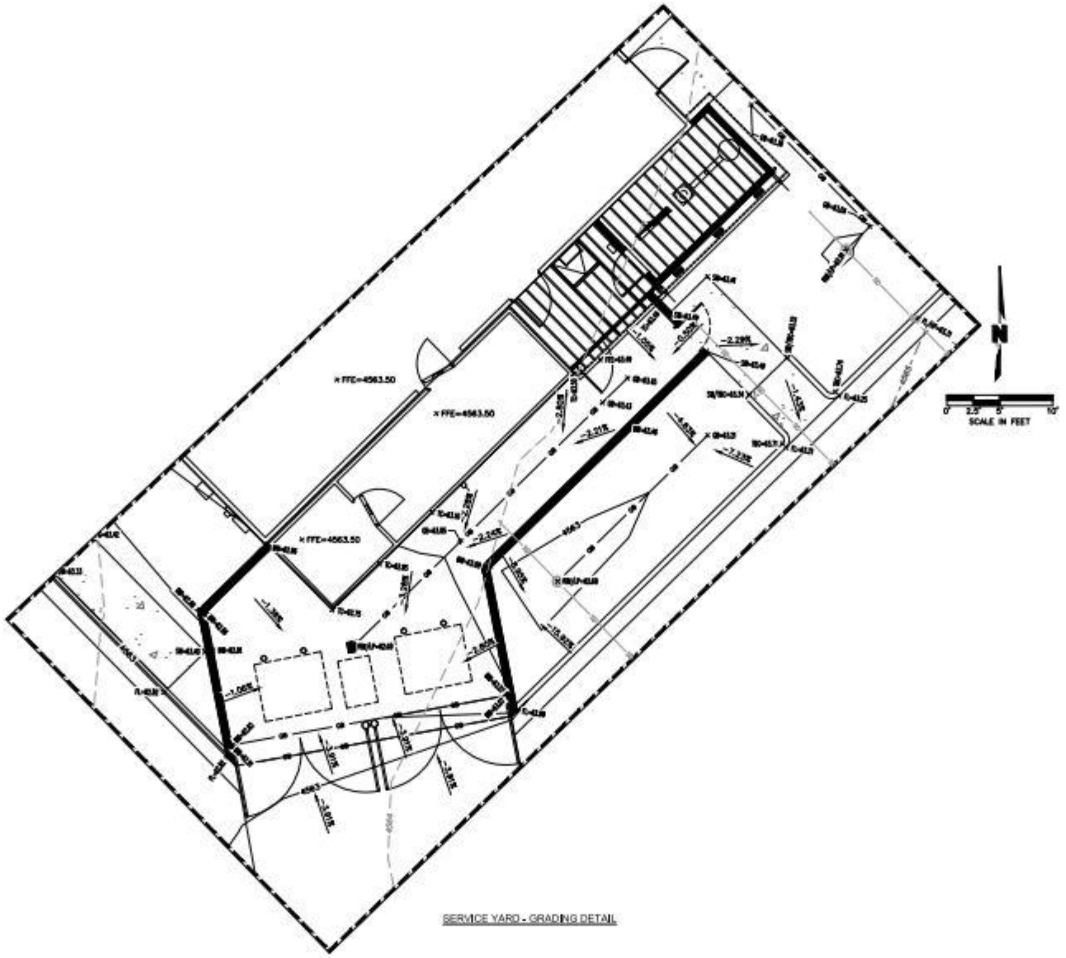
PLANNING AREA 0.92 ACRES



SERVICE YARD - GRADING DETAIL

LEGEND

PROPOSED	DESCRIPTION
TC=XX.XX	TOP OF CONCRETE
FG=XX.XX	FINISHED GRADE (GROUND)
TBC=XX.XX	TOP OF CURB
SW=XX.XX	SIDEWALK GRADE
GR=XX.XX	GRATE (GUTTER)
LP=XX.XX	LOW POINT (TOP OF PAVEMENT)
HP=XX.XX	HIGH POINT (TOP OF PAVEMENT)
ME=XX.XX	MATCH EXISTING GRADE
FL=XX.XX	CURB FLOWLINE
GB=XX.XX	GRADE BREAK
BW=XX.XX	BOTTOM OF WALL
— —1085— —	EXISTING MAJOR CONTOUR
— —1086— —	EXISTING MINOR CONTOUR
——1085——	PROPOSED MAJOR CONTOUR
——1086——	PROPOSED MINOR CONTOUR
—— GB ——	GRADE BREAK OR RIDGE LINE

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REVISIONS

FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

drawn by:
designed by:
checked by:
project no.:
date:

GRADING AND
DRAINAGE PLAN 2

C202

6 of 16

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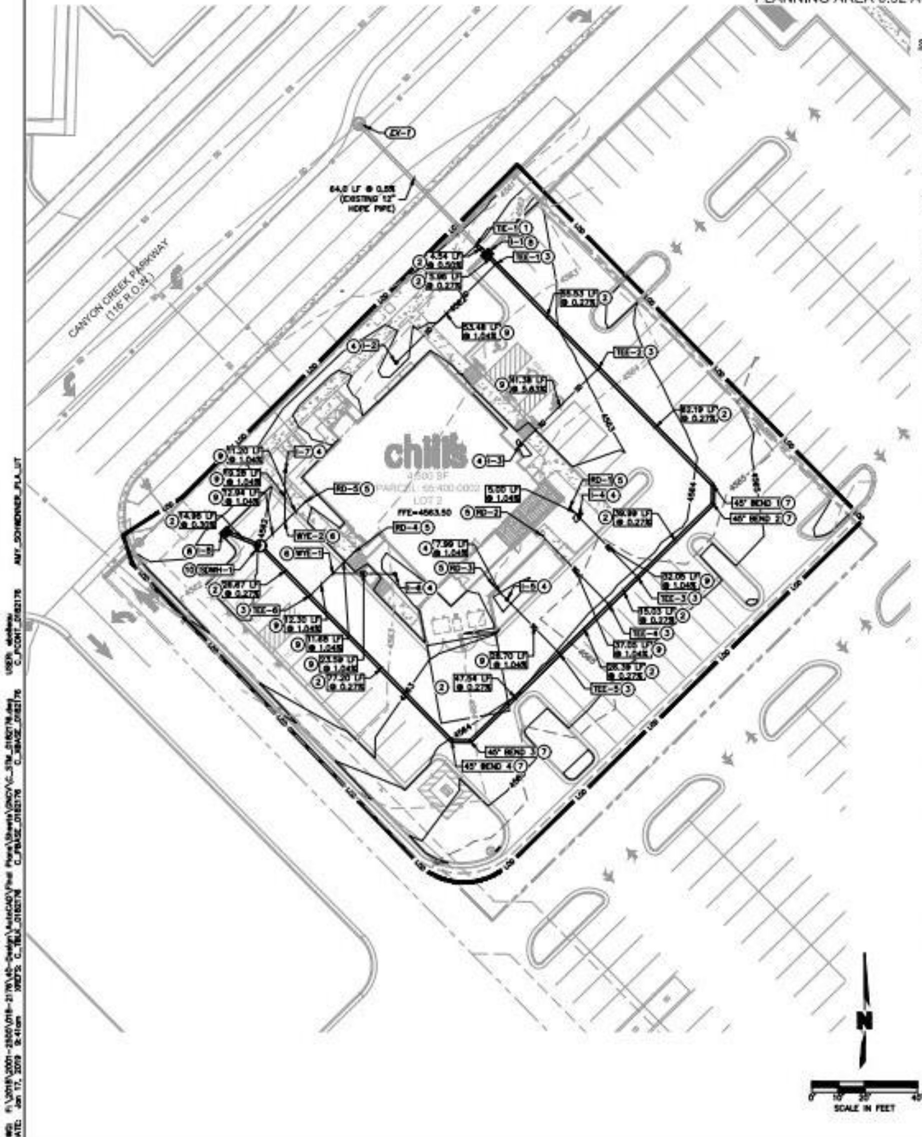

STORM DRAIN CONSTRUCTION NOTES

① CONTRACTOR TO CONNECT TO EXISTING 12" STORM PIPE AND VERIFY LOCATION, SIZE, ELEVATION AND CONDITION A MINIMUM 3 WEEKS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.

② CONTRACTOR TO INSTALL 12" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH.

③ CONTRACTOR TO INSTALL 12" x 6" HDPE TEE CONNECTION AT LOCATION AND INVERT SHOWN ON PLAN.

④ CONTRACTOR TO SUPPLY AND INSTALL 8" NYOPLAST LANDSCAPE INLET AND GRATE (OR EQUIVALENT WITH ENGINEER APPROVAL) PER DETAILS ON SHEET C803, WITH PEDESTRIAN GRATE AND 6" SUMP.

⑤ CONNECT ROOF DRAIN PIPE FROM BUILDING TO STORM DRAIN PIPE AT THE LOCATION AND INVERT SHOWN ON PLAN. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ROOF DRAIN PIPE PRIOR TO CONNECTING AND REPORT ANY DISCREPANCIES TO THE ENGINEER IF APPLICABLE.

⑥ CONTRACTOR TO INSTALL 6" WYE CONNECTION AT LOCATION AND INVERT SHOWN ON PLAN.

⑦ CONTRACTOR TO INSTALL 12"X45° HDPE BEND AT LOCATION AND INVERT SHOWN ON PLAN.

⑧ CONTRACTOR TO INSTALL STORMWATER INLET BOX WITH GRATE (OR EQUIVALENT WITH ENGINEER APPROVAL) PER SPANISH FORK CITY STANDARD DRAWING (SD-402, SD-404).

⑨ CONTRACTOR TO INSTALL 6" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH.

⑩ CONTRACTOR TO INSTALL 48" DIAMETER MANHOLE PER SPANISH FORK STANDARD DRAWING (SD-401).

STRUCTURE TABLE

STRUCTURE NAME	RIM/TBC/GRATE	PIPES IN	PIPES OUT
45° BEND 1		INV IN (S) =4558.75	INV OUT (NW) =4558.75
45° BEND 2		INV IN (SW) =4558.77	INV OUT (N) =4558.77
45° BEND 3		INV IN (W) =4559.12	INV OUT (NE) =4559.12
45° BEND 4		INV IN (NW) =4559.14	INV OUT (E) =4559.14
EX-1	4560.12	INV IN (SE) =4557.98	
I-1	4562.56	INV IN (SE) =4558.42	INV OUT (NW) =4558.32
I-2	4561.43		INV OUT (NE) =4559.40
I-3	4562.84		INV OUT (NE) =4561.34
I-4	4562.91	INV IN (NW) =4559.67	INV OUT (SE) =4559.67
I-5	4562.68	INV IN (NW) =4559.77	INV OUT (SE) =4559.77
I-6	4562.28		INV OUT (W) =4560.25
I-7	4562.07		INV OUT (S) =4559.78
I-8	4562.21		INV OUT (SE) =4559.56
RD-1			INV OUT (SE) =4559.72
RD-2			INV OUT (SE) =4559.78
RD-3			INV OUT (SE) =4559.85
RD-4			INV OUT (SW) =4560.12
RD-5			INV OUT (SW) =4559.70
SDMH-1	4562.01	INV IN (NE) =4559.45 INV IN (NW) =4559.52	INV OUT (SE) =4559.42
TEE-1		INV IN (SE) =4558.44 INV IN (SW) =4558.84	INV OUT (NW) =4558.44
TEE-2		INV IN (SE) =4558.59 INV IN (SW) =4559.01	INV OUT (NW) =4558.59
TEE-3		INV IN (SW) =4558.88 INV IN (NW) =4559.34	INV OUT (NE) =4558.88
TEE-4		INV IN (SW) =4558.92 INV IN (NW) =4559.39	INV OUT (NE) =4558.92
TEE-5		INV IN (NW) =4559.47 INV IN (SW) =4558.99	INV OUT (NE) =4558.99
TEE-6		INV IN (NW) =4559.35 INV IN (NE) =4559.87	INV OUT (SE) =4559.35
TE-1		INV IN (SE) =4558.30	INV OUT (NW) =4558.30
WYE-1		INV IN (E) =4560.00 INV IN (NE) =4560.00	INV OUT (SW) =4560.00
WYE-2		INV IN (NE) =4559.58 INV IN (N) =4559.58	INV OUT (SW) =4559.58

LAT: 40°07'26"W
LONG: 111°38'27"E

VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
▬	CONCRETE PARKING BLOCK
♿	HANDICAP SYMBOL
⊥	SIGN
▨	STRIPING
—SD—	PROPOSED STORM LATERAL
━	PROPOSED STORM MAIN
•	PROPOSED LANDSCAPE INLET
■	PROPOSED CURB INLET
◉	PROPOSED MANHOLE

THIS SITE IS PART OF AN OVERALL DEVELOPMENT PLAN. STORM WATER MANAGEMENT HAS BEEN PROVIDED BY THE OVERALL DEVELOPMENT. ON-SITE STORM WATER MANAGEMENT IS NOT REQUIRED.

NOTES:

1. CATCH BASINS (OTHER THAN LANDSCAPE INLETS), MANHOLES, FRAMES, GRATES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE SPANISH FORK PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE AND LOCATION OF THE ROOF DRAINS.
3. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR TWELVE (12") INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL CONSTRUCTION PLANS

CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660 | 2019

STORM PLAN

C203

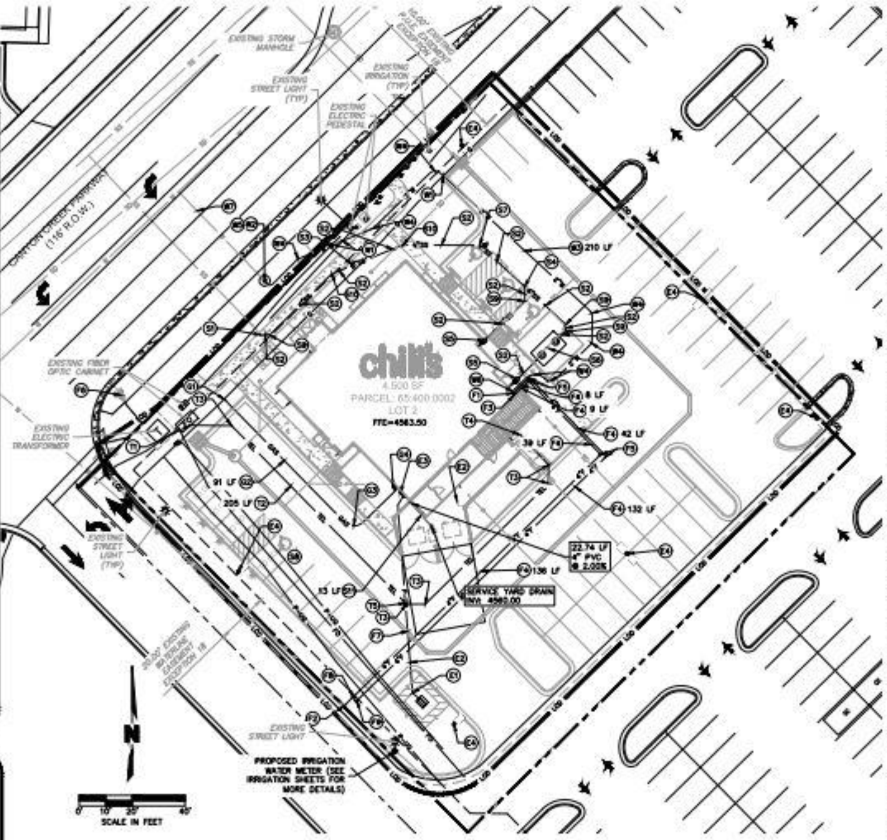
7 of 16

DWG: F:\2018\2001-2500\018-2176\40-Design\AutoCAD\Final Plans\Sheets\GN\C_STM_0182176.dwg USER: [illegible] AMY_SCHWENKER_PLA_UT
DATE: Jan 17, 2019 9:41am XREFS: C_TBLK_0182176 C_PBASE_0182176 C_XBASE_0182176 C_PCONT_0182176

Exhibit 1

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES


EXISTING STORM MANHOLE
EXISTING STREET LIGHT (TYP)
EXISTING IRRIGATION (TYP)
EXISTING ELECTRIC PEDESTAL
CANYON CREEK PARKWAY (116' R.O.W.)
EXISTING FIBER OPTIC CABINET
EXISTING ELECTRIC TRANSFORMER
chili's
4,500 SF
PARCEL: 65:400:0002
LOT 2
FFE=4563.50
210 LF
8 LF
9 LF
42 LF
39 LF
132 LF
91 LF
205 LF
13 LF
136 LF
22.74 LF 4" PVC @ 2.00%
SERVICE YARD DRAIN INV. 4562.00
EXISTING STREET LIGHT
PROPOSED IRRIGATION WATER METER (SEE IRRIGATION SHEETS FOR MORE DETAILS)
N
0 10' 20' 40'
SCALE IN FEET

NOTES:

1. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
2. THE CONTRACTOR SHALL REFER TO MEP AND ARCHITECTURAL PLANS FOR EXACT UTILITY EXIT POINTS, EXIT PORCHES, ETC.
3. ALL WATER LINES SHALL BE INSTALLED WITH 42" OF COVER.
4. REFER TO CITY OF SPANISH FORK FOR SPECIFICATIONS AND ILLUSTRATIONS OF TYPICAL FIRE AND DOMESTIC SERVICE INSTALLATION.
5. THIS SITE INCLUDES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED MASTER PLUMBER.
6. ALL SLEEVES FOR IRRIGATION LINES SHALL BE 4" DIAMETER SCHEDULE 40 PVC PIPE.
7. ALL FIRE SERVICE LINES AND APPURTENANCES SHALL CONFORM WITH NFPA STANDARD 24.
8. PRIOR TO START OF WORK, THE CONTRACTOR SHALL CONDUCT A FIRE HYDRANT FLOW TEST OR OBTAIN DATA, PERFORM SPRINKLER HYDRAULIC CALCULATIONS AND VERIFY FIRE SERVICE PIPE SIZE.
9. TWO WEEKS PRIOR TO START OF WORK, THE CONTRACTOR SHALL CONFIRM THE ELEVATION OF THE EXISTING SANITARY SEWER POINT OF CONNECTION ELEVATION AND CONDITION OF PIPE. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES IN ELEVATIONS OR CONDITION ISSUES EXIST.
10. SITE INFORMATION DERIVED FROM SURVEY PROVIDED BY ENTELLUS DATED 08-06-18

LEGEND

PROPOSED	DESCRIPTION
—	CONCRETE PARKING BLOCK
♿	HANDICAP SYMBOL
⊥	SIGN
▨	STRIPING
—●	SITE LIGHTING
—— 4"F ——	FIRE WATER LINE
—— 2"W ——	WATER LINE
—— UGE ——	UNDERGROUND ELECTRIC LINE
—— 4"SS ——	SANITARY SEWER LINE
—— GAS ——	UNDERGROUND GAS LINE
—— TEL ——	UNDERGROUND TELEPHONE LINE

LEGAL DESCRIPTION

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1, COUNTY OF UTAH, STATE OF UTAH.

BENCHMARK

STORM MANHOLE IN CANYON CREEK PARKWAY, NEAR THE NORTH CORNER OF THE PROPERTY, WITH A RIM ELEVATION OF 4561.58, NAVD 88 DATUM.

BASIS OF BEARING

A LINE FROM THE NE CORNER OF SECTION 18 TO THE SW CORNER OF PARCEL 1, BEARING N19°14'54"E 2820.21' (M&R)

SEWER CONSTRUCTION NOTES

(S1) CONNECT TO EXISTING SEWER LINE PER SPANISH FORK STD. DTL. SS-304 AT LOCATION SHOWN ON PLAN. CONTRACTOR TO VERIFY LOCATION, AND INVERT OF SEWER STUB PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH PLAN.

(S2) INSTALL 4-INCH DIAMETER PVC SDR 35 SANITARY SEWER LINE. SEE SHEET C302 FOR PLAN & PROFILE.

(S3) INSTALL 4-INCH SANITARY SEWER CLEAN OUT.

(S4) INSTALL SANITARY SEWER WYE CONNECTION AT THE LOCATION SHOWN ON PLAN.

(S5) POINT OF CONNECTION TO BUILDING SANITARY DOUBLE CLEANOUTS. SEE MEP PLANS FOR MORE INFORMATION.

(S6) INSTALL 1,500 GALLON GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE INFORMATION.

(S7) INSTALL SANITARY SEWER WYE CONNECTION WITH TRAFFIC RATED CLEANOUT AT THE LOCATION SHOWN ON PLAN.

(S8) PROPOSED SERVICE YARD FLOOR DRAIN TO CONNECT TO GREASE LINE. SEE MEP PLANS FOR MORE INFORMATION.

(S9) INSTALL 4-INCH 45° BEND.

(S10) INSTALL 4-INCH 22.5° BEND.

(S11) PROPOSED SERVICE YARD FLOOR SINK TO CONNECT TO SANITARY SEWER, SEE MEP PLANS FOR MORE INFORMATION.

DOMESTIC WATER LINE CONSTRUCTION NOTES

(W1) UTILITY CROSSINGS. CONTRACTOR TO MAINTAIN MINIMUM 18" VERTICAL SEPARATION PER 2009 IPC SEC 603.2 AND 720.0. EXERCISE EXTREME CAUTION WHEN OPERATING MACHINERY IN VICINITY OF BURIED ELECTRICAL, GAS LINE AND FIBER OPTIC LINES.

(W2) CONNECT TO EXISTING WATER SERVICE WITH 2" SERVICE LINE PER SPANISH FORK STD. DTL. W-212.

(W3) INSTALL 2 INCH DIAMETER PVC WATER LINE PER SPANISH FORK SPECIFICATIONS.

(W4) INSTALL 2 INCH – SWEEPING BEND.

(W5) INSTALL 2" WATER METER PER SPANISH FORK STD. DTL. W-212.

(W6) POINT OF CONNECTION TO BUILDING DOMESTIC WATER LINE. SEE MEP PLANS FOR MORE INFORMATION.

(W7) EXISTING WATER SERVICE IS APPROXIMATE AND NOT FIELD VERIFIED. CONTRACTOR SHALL LOCATE AND VERIFY SIZE AND LOCATION. CONTRACTOR SHALL NOTIFY ENGINEER ON DISCREPANCIES.

FIRE LINE CONSTRUCTION NOTES

(F1) PROPOSED FIRE DEPARTMENT CONNECTION TO BUILDING (FDC). SEE MEP PLANS FOR MORE INFORMATION.

(F2) CONNECT INTO EXISTING WATER MAIN W/ 4" X 8" TAPPING SLEEVE. CONTRACTOR TO VERIFY LOCATION OF EXISTING PIPE PRIOR TO CONNECTING AND REPORT ANY DISCREPANCIES TO THE ENGINEER IF APPLICABLE.

(F3) POINT OF CONNECTION TO BUILDING FIRE LINE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONNECTING AND REPORT ANY DISCREPANCIES TO THE ENGINEER IF APPLICABLE.

(F4) INSTALL 4-INCH DIP FIRE LINE.

(F5) INSTALL 4" X 90° CL-350 DIP MJ BEND WITH THRUST BLOCKING PER SPANISH FORK STD. DTL. W-201 & W-203.

(F6) EXISTING FIRE HYDRANT (TO REMAIN).

(F7) UTILITY CROSSINGS. CONTRACTOR TO MAINTAIN MINIMUM 18" VERTICAL SEPARATION PER 2009 IPC SEC 603.2 AND 720.0. EXERCISE EXTREME CAUTION WHEN OPERATING MACHINERY IN VICINITY OF BURIED ELECTRICAL AND GAS LINES.

(F8) INSTALL 4" VALVE WITH VALVE BOX PER SPANISH FORK STD. DTL. W-213.

(F9) INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC)

NATURAL GAS CONSTRUCTION NOTES

(G1) CONNECT TO EXISTING GAS LINE AT LOCATION SHOWN ON PLAN. CONTRACTOR TO VERIFY LOCATION AND CONDITION OF GAS LINE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH PLANS, IF APPLICABLE, PRIOR TO CONSTRUCTION.

(G2) INSTALL 2" INCH DIAMETER GAS LINE.

(G3) INSTALL 2" – SWEEPING BEND.

(G4) PROPOSED GAS METER LOCATION (COORDINATE WITH DOMINION ENERGY FOR SERVICE LINE INSTALLATION AND LOCATION).

COMMUNICATIONS LINE CONSTRUCTION NOTES

(T1) PROPOSED LOCATION FOR CONNECTION TO EXISTING TELEPHONE SERVICE.

(T2) INSTALL (2) 2" PVC CONDUIT WITH PULL WIRE FOR TELEPHONE LINE. SEE THIS PLAN FOR LENGTH. CONTRACTOR TO COORDINATE WITH SPANISH FORK COMMUNITY NETWORK FOR SERVICE AND WIRE.

(T3) INSTALL 2" PVC 45° BEND.

(T4) PROPOSED POINT OF CONNECTION. CONTRACTOR TO COORDINATE SERVICE BOARD WITH SPANISH FORK COMMUNITY NETWORK.

(T5) UTILITY CROSSINGS. CONTRACTOR TO MAINTAIN MINIMUM 18" VERTICAL SEPARATION PER 2009 IPC SEC 603.2 AND 720.0. EXERCISE EXTREME CAUTION WHEN OPERATING MACHINERY IN VICINITY OF BURIED ELECTRICAL AND GAS LINES.

ELECTRICAL LINE CONSTRUCTION NOTES

(E1) CONNECTION TO NEW TRANSFORMER PAD PER SPANISH FORK LIGHT AND POWER DETAIL E-606.

(E2) PROPOSED 3" PVC SECONDARY CONDUIT. LINE PROVIDED AND PULLED BY GENERAL CONTRACTOR. SEE MEP FOR MORE INFORMATION.

(E3) PROPOSED POINT OF CONNECTION. SEE MEP FOR EXACT LOCATION. CONTRACTOR TO COORDINATE WITH SPANISH FORK LIGHT AND POWER FOR PANEL LOCATION. MAINTAIN 3'-0" SEPARATION FROM GAS METER(S)

(E4) PROPOSED SITE LIGHTING WITH 3' BASE. SEE STRUCTURAL PLANS FOR BASE INFORMATION. SEE MEP PLANS FOR LIGHTING INFORMATION.

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

UTILITY PLAN AND NOTES
C301
8 of 16

DATE: Jan 17, 2019 9:41am

Exhibit 1

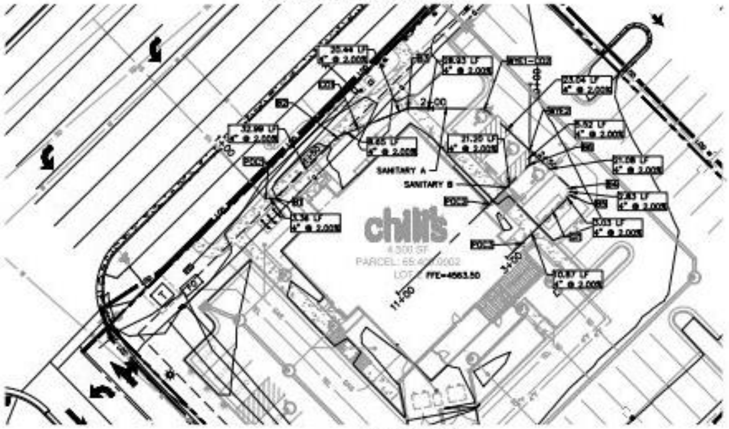
LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES

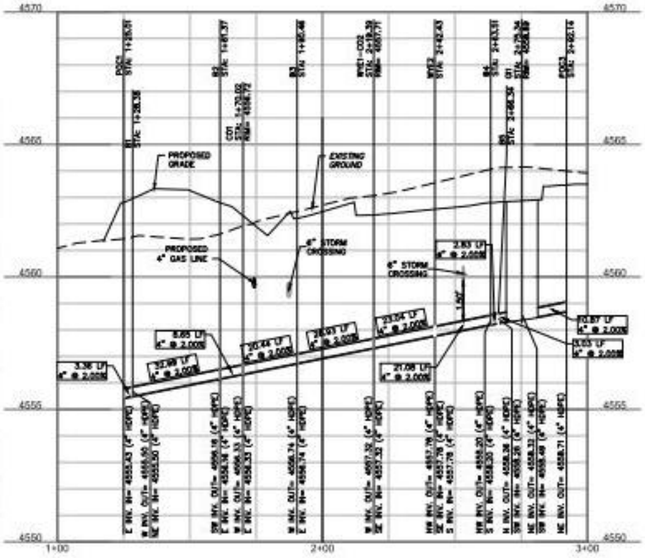
LEGAL DESCRIPTION
LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1, COUNTY OF UTAH, STATE OF UTAH.

BENCHMARK
STORM MANHOLE IN CANYON CREEK PARKWAY, NEAR THE NORTH CORNER OF THE PROPERTY, WITH A RIM ELEVATION OF 4561.58, NAVD 88 DATUM.

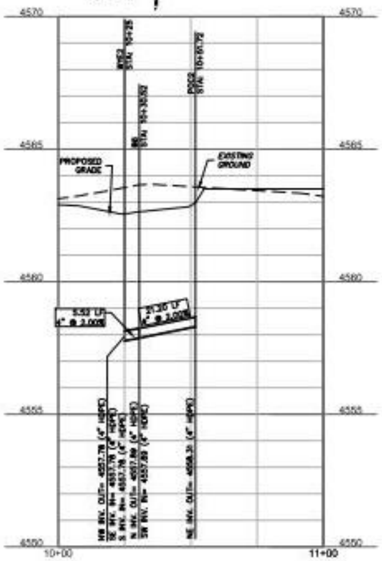
BASIS OF BEARING
A LINE FROM THE NE CORNER OF SECTION 18 TO THE SW CORNER OF PARCEL 1, BEARING N19°14'54"E 2820.21' (M&R)



SANITARY PLAN
SCALE 1"=20'



SANITARY A PROFILE
HORZ SCALE 1"=20'
VERT SCALE 1"=2'



SANITARY B PROFILE
HORZ SCALE 1"=20'
VERT SCALE 1"=2'

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FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

SANITARY PLAN & PROFILE

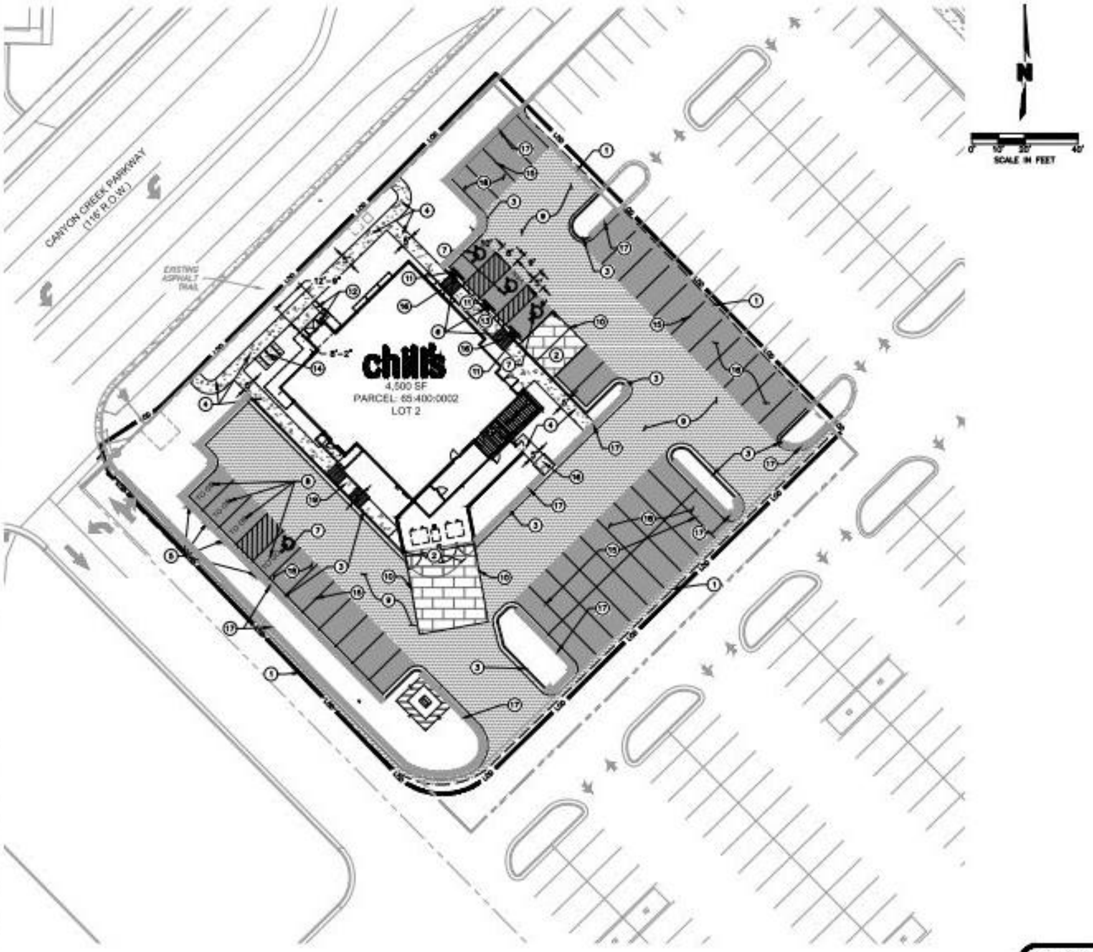
C302

9 of 16

Exhibit 1

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES



PAVING CONSTRUCTION KEYNOTES

① SAWCUT EXISTING PAVEMENT PER DETAIL 6/C801. CONTRACTOR TO COAT RAW EDGE WITH EMULSIFIED ASPHALT IMMEDIATELY PRIOR TO PLACEMENT OF NEW ASPHALT.

② CONSTRUCT CONCRETE PAVEMENT. CONTRACTOR TO INSTALL 6" CONCRETE ON 6" ABC ON 12" PREPARED SUB-GRADE PER DETAIL 1/C801.

③ CONSTRUCT 6" CONCRETE CURB AND GUTTER PER DETAIL 3/C801.

④ CONSTRUCT CONCRETE SIDEWALK PER DETAIL 4/C801. SEE PLAN FOR WIDTH.

⑤ CONTRACTOR TO INSTALL "TO-GO" SIGN PER DETAIL 2/C802 AND BASE PER DETAIL 8/C802.

⑥ CONTRACTOR TO INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 1/C802 AND BASE PER DETAIL 8/C802.

⑦ CONTRACTOR TO PAINT ACCESSIBLE STALL PER DETAIL 3/C802 & 4/C802

⑧ CONTRACTOR TO PAINT TO-GO STALLS. STRIPE TO BE 4" WIDE, PAINTED WHITE PER DETAIL 7/C802

⑨ CONSTRUCT HEAVY DUTY ASPHALT. CONTRACTOR TO INSTALL 4" ASPHALTIC CONCRETE ON 6" ABC ON 12" PREPARED SUB-GRADE AS PER DETAIL 1/C801.

⑩ PROPOSED TRANSITION FROM CONCRETE TO ASPHALT PER DETAIL 7/C801.

⑪ CONTRACTOR TO INSTALL WHEEL STOPS PER DETAIL 2/C801.

⑫ PROPOSED BENCH AND ASH CAN LOCATION (OWNER PROVIDED, GC INSTALLED). SEE ARCHITECTURAL PLAN SHEET I101 FOR MORE INFORMATION.

⑬ PAVEMENT TO BE FLUSH WITH SIDEWALK.

⑭ CONTRACTOR TO INSTALL 'WABASH VALLEY BIKE LOOP' (OR EQUIVALENT WITH OWNER APPROVAL) INGROUND BIKE RACK PER DETAIL 5/C802.

⑮ PAINT STANDARD STALL

⑯ ADA RAMP PER DETAIL 10/C802

⑰ NORMAL GUTTER TYPE "A" PER DETAIL 3/C801

⑱ CONSTRUCT LIGHT DUTY ASPHALT. CONTRACTOR TO INSTALL 3" ASPHALTIC CONCRETE ON 6" ABC ON 12" PREPARED SUB-GRADE AS PER DETAIL 1/C801.

⑲ MID BLOCK PEDESTRIAN RAMP PER DETAIL ON SHEET C804

LEGEND

SYMBOL	DESCRIPTION
—	CONCRETE PARKING BLOCK
♿	ACCESSIBLE SYMBOL
-	TO-GO/ACCESSIBLE SIGN
▨	ACCESSIBLE STRIPING
■	LIGHT DUTY PAVEMENT
▒	HEAVY DUTY PAVEMENT
▦	CONCRETE PAVEMENT
░	SIDEWALK
▬	NORMAL GUTTER TYPE "A" 3/C801

NOTES:
1. ALL ACCESSIBLE SPACES ARE TO RECEIVE A ACCESSIBLE SIGN. STALL ADJACENT TO THE 8 FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. A PRECAST CONCRETE PARKING BLOCK IS REQUIRED IN EACH ACCESSIBLE SPACE. SEE ENLARGED PLAN SHEET.
2. ALL PARKING SPACES, OTHER THAN ADA SPACES, SHALL BE 9' WIDE AND 18' LONG AS MEASURED AT ITS MINIMUM DIMENSION. ADA SPACES SHALL BE A MINIMUM OF 9' WIDE AND 18' LONG. IN ADDITION, ADA SPACES SHALL BE PROVIDED WITH STRIPED ACCESS AREA (SEE SITE DETAILS).
3. ALL CURB SHALL BE PITCHED GUTTER TYPE "C" PER DETAIL 3/C801 UNLESS OTHERWISE NOTED

SLOPES WITHIN ADA PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION

THIS SITE IS PART OF AN OVERALL DEVELOPMENT PLAN. STORM WATER MANAGEMENT HAS BEEN PROVIDED BY THE OVERALL DEVELOPMENT. ON-SITE STORM WATER MANAGEMENT IS NOT REQUIRED.

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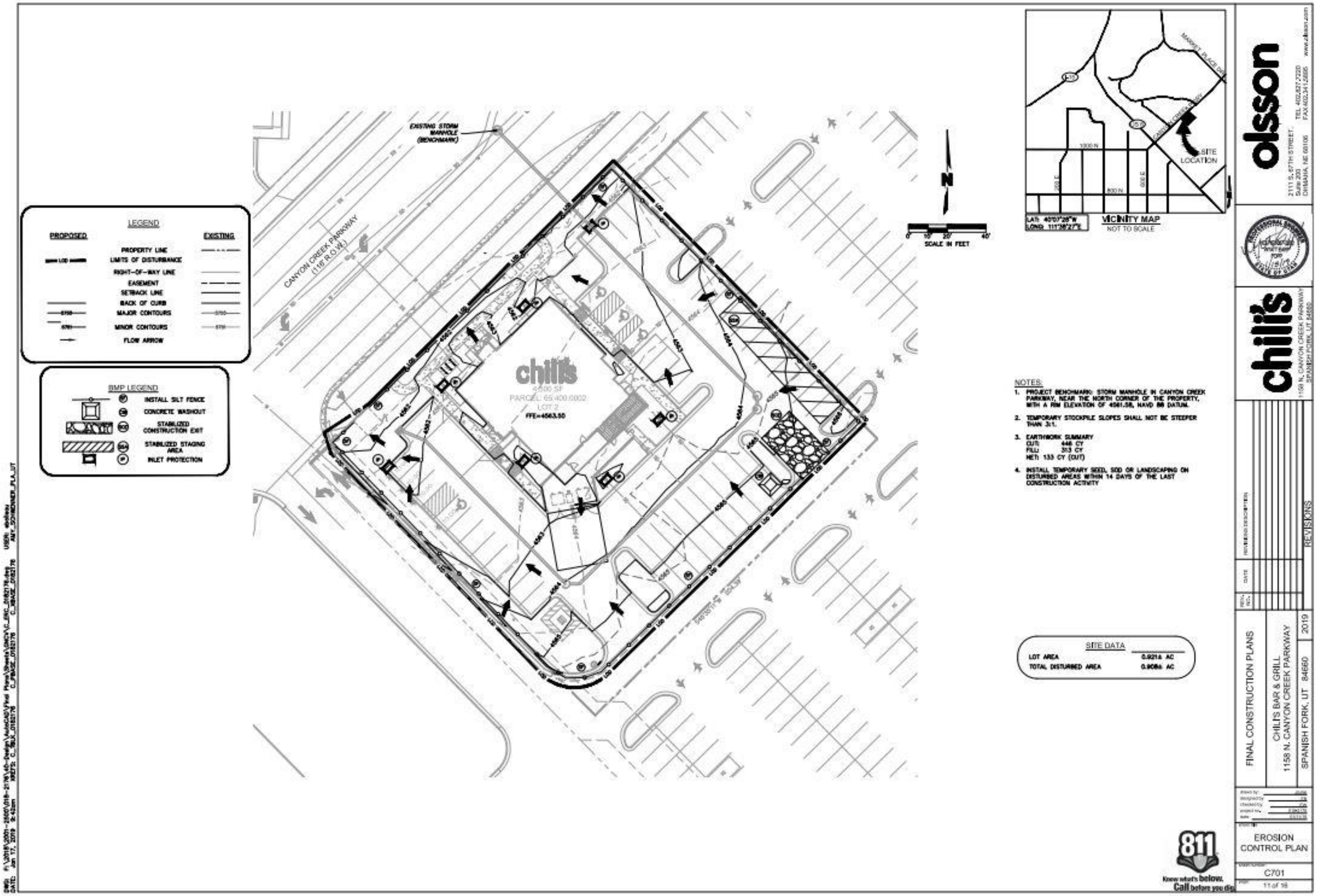
REV. NO. | DATE | REVISIONS DESCRIPTION
REVISIONS

FINAL CONSTRUCTION PLANS
CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

PAVING PLAN
C601
10 of 16

Exhibit 1



NOTES:

1. PROJECT BENCHMARK: STORM MANHOLE IN CANYON CREEK PARKWAY, NEAR THE NORTH CORNER OF THE PROPERTY, WITH A RIM ELEVATION OF 4561.58, NAVD 88 DATUM.
2. TEMPORARY STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 3:1.
3. EARTHWORK SUMMARY
   CUT: 446 CY
   FILL: 313 CY
   NET: 133 CY (CUT)
4. INSTALL TEMPORARY SEED, SOD OR LANDSCAPING ON DISTURBED AREAS WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY

SITE DATA

LOT AREA	0.9214 AC
TOTAL DISTURBED AREA	0.9084 AC

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	— - - —
— LOD —	LIMITS OF DISTURBANCE	
	RIGHT-OF-WAY LINE	——
	EASEMENT	— — —
	SETBACK LINE	——
——	BACK OF CURB	——
—4750—	MAJOR CONTOURS	—4750—
—4751—	MINOR CONTOURS	—4751—
→	FLOW ARROW	

BMP LEGEND

—○—	SF	INSTALL SILT FENCE
▣	CW	CONCRETE WASHOUT
	SCE	STABILIZED CONSTRUCTION EXIT
▨	SSA	STABILIZED STAGING AREA
	IP	INLET PROTECTION

FINAL CONSTRUCTION PLANS

CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

EROSION CONTROL PLAN

C701

11 of 16

Exhibit 2

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES

LANDSCAPE CONSTRUCTION PLANS

FOR

BRINKER, SPANISH FORK, UTAH

chili's

PROTOTYPE ST4500
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
PARCEL: 65:400:0002

UTILITY CONTACTS

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SPANISH FORK, UT 84660
ATTN: CORY PIERCE
(801) 804-4466

WATER
SPANISH FORK CITY
40 S. MAIN STREET
SPANISH FORK, UT 84660
ATTN: JOHN WATERS
(801) 804-4453

GAS
DOMINION ENERGY
1140 W 200 SOUTH,
SALT LAKE CITY, UT 84104
(801) 324-5111

ELECTRIC
SPANISH FORK POWER AND
LIGHT ENERGY
40 S. MAIN STREET,
SPANISH FORK, UT 84660
ATTN: TOM COOPER
(801) 804-4430

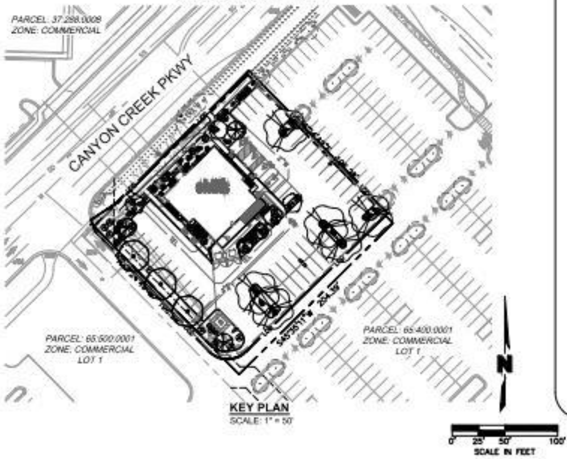
TELEPHONE AND CABLE COMPANY
SPANISH FORK COMMUNITY
NETWORK
40 S. MAIN STREET,
SPANISH FORK, UT 84660
ATTN: JOHN CUTBOW
(801) 804-4500

OLSSON LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE COUNTY STANDARDS AND THE CITY ADDENDUMS TO THOSE STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES.
3. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
4. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 'BLUE STAKE' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
7. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
8. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
9. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
10. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE SOURCES TO LANDSCAPE ARCHITECT WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.

OLSSON IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM AVAILABLE DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 70 PSI AT THE POINT OF CONNECTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE CITY SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. ALL LANDSCAPE AND IRRIGATION MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS.
3. COORDINATE LOCATION AND MARKING ("BLUE STAKE") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
    - A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.
    - B. INSTALL ALL IRRIGATION COMPONENTS WITHIN THE PROPERTY BOUNDARY AND IN LANDSCAPED AREAS WHENEVER POSSIBLE.
    - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
6. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL AS PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
8. MANUAL GATE VALVES SHALL BE PORTED TO PROVIDE FOR FULL FLOW. GATE VALVES SHALL BE THE SAME SIZE AS THE MAINLINE AND LABELED PER SPECIFICATIONS.
9. INSTALL PRESSURE REGULATING MODULE FOR ALL DRIP VALVE ASSEMBLIES. SET DISCHARGE PRESSURE TO 40 PSI UNLESS NOTED.
10. EXTEND ALL SLEEVES 18 INCHES INTO EACH PLANTING AND TURF AREA.
11. COORDINATE AND INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
12. IRRIGATION CONTRACTOR TO UTILIZE CONTROLLERS AS PER IRRIGATION SCHEDULE. CONFIRM FINAL PLACEMENT WITH ON-SITE OWNER'S REPRESENTATIVE.
13. PROVIDE TOOLS/COMPONENTS TO THE OWNER'S REPRESENTATIVE PER SPECIFICATIONS.
14. WINTERIZATION: A MANUAL DRAIN VALVE IS TO BE INSTALLED AT THE END AND LOW POINTS OF IRRIGATION MAINLINE. PRIOR TO FIRST FREEZE, SHUT OFF IRRIGATION WATER SUPPLY AND OPEN MANUAL DRAIN VALVES. REMEMBER TO CLOSE VALVES ONCE WATER HAS DRAINED.



KEY PLAN
SCALE: 1" = 50'

LANDSCAPE SUMMARY

SITE AREA	40,117.67 SF	(0.92 AC)
	REQUIRED	PROVIDED
LANDSCAPE AREA	6,017.65 SF (15%)	8,374 SF (21%)
TREES (3/1,000 SF)	18	18
SHRUBS (20/1,000 SF)	121	125

DESIGN TEAM CONTACTS

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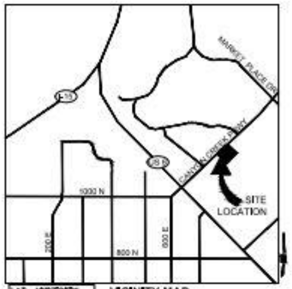

LAT: 40°07'28"W
LONG: 111°38'27"E

VICINITY MAP
NOT TO SCALE

SITE DATA

PROJECT DESCRIPTION	PROPOSED RESTAURANT
PARCEL #	65:400:0002
EXISTING ZONE	COMMERCIAL
LEGAL DESCRIPTION	LOT 2, PHASE 1, CANYON CREEK SHOPPING CENTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE, RECORDED FEBRUARY 4, 2014, AS ENTRY NO. 7869:2014 AND AS MAP FILING NO. 14145. SAID PARCEL IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, AND CONTAINS 40,117 SQUARE FEET OR 0.921 ACRES.
LOT COVERAGE	11.22%
SITE AREA	NET=40,117 SF OR 0.921 AC
BUILDING SIZE	4,500 SF
EXISTING PARKING	0 STALLS
REQUIRED PARKING	45 SPACES (1/100 SQ. FT)
PARKING PROVIDED	52 STALLS

LANDSCAPE SHEET INDEX

PG.	DESCRIPTION	SHEET NO.
1	LANDSCAPE COVER	L001
2	LANDSCAPE PLAN	L101
3	IRRIGATION PLAN	L201
4	LANDSCAPE DETAILS	L301
5	IRRIGATION DETAILS	L302
6	IRRIGATION DETAILS 2	L303
7	SPECIFICATIONS 1	L401
8	SPECIFICATIONS 2	L402
9	SPECIFICATIONS 3	L403
10	SPECIFICATIONS 4	L404

LEGAL DESCRIPTION

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1, COUNTY OF UTAH, STATE OF UTAH.

BENCHMARK

STORM MANHOLE IN CANYON CREEK PARKWAY, NEAR THE NORTH CORNER OF THE PROPERTY, WITH A RIM ELEVATION OF 4561.58, NAVD 88 DATUM.

BASIS OF BEARING

A LINE FROM THE NE CORNER OF SECTION 18 TO THE SW CORNER OF PARCEL 1, BEARING N19°14'54"E 2820.21' (M&R)

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CHILI'S BAR & GRILL
1158 N. CANYON CREEK PARKWAY
SPANISH FORK, UT 84660
2019

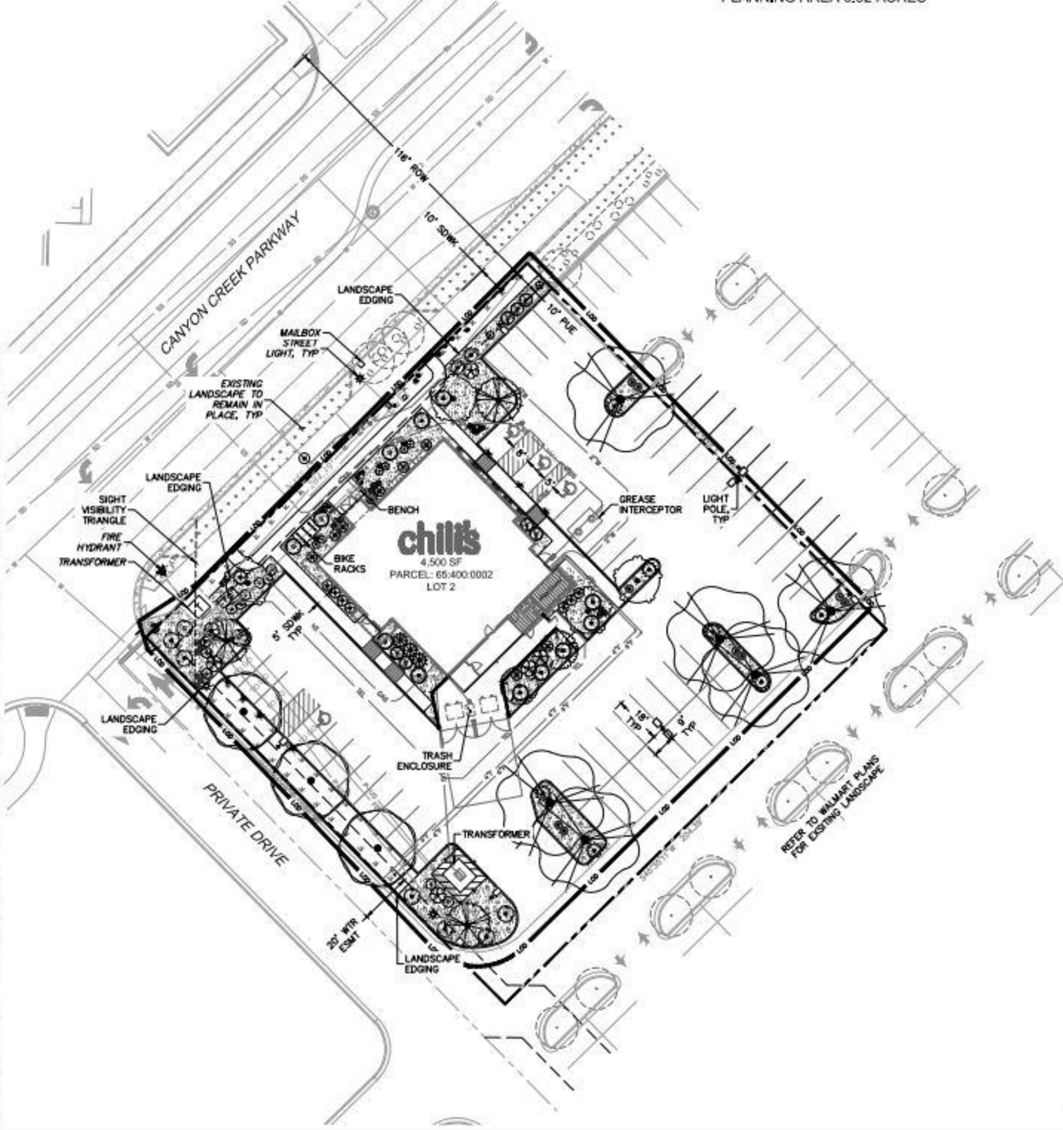
LANDSCAPE COVER
L001
1 of 10

February 13, 2019

Exhibit 2

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

	BOTANICAL NAME COMMON NAME	CONTAINER CALIPER	QTY	REMARKS
TREES	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B&B 8' HT	3	MULTI-TRUNK
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	B&B 2.5" CAL	6	
	PRUNUS CERASIFERA 'CANADA RED' CANADA RED CHOKECHERRY	B&B 2" CAL	4	
	QUERCUS ROBUR 'FASTIGIATA' PYRAMIDAL ENGLISH OAK	B&B 2" CAL	2	
	ZELKOVA SERRATA 'VILLAGE GREEN' SAWLEAF ZELKOVA	B&B 2" CAL	3	
	BOTANICAL NAME COMMON NAME	CONTAINER	QTY	REMARKS
SHRUBS	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	8	CAN FULL
	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL	6	CAN FULL
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	5 GAL	9	CAN FULL
	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	5 GAL	8	CAN FULL
	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	5 GAL	12	CAN FULL
	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	10	CAN FULL
	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	5 GAL	3	CAN FULL
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	5 GAL	11	CAN FULL
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM DWARF NINEBARK	5 GAL	9	CAN FULL
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL	7	CAN FULL
	SPIRAEA X BUMALDA 'LIMEMOUND' TM LIMEMOUND SPIREA	5 GAL	7	CAN FULL
ANNUALS	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL	6	CAN FULL
	MONARDA X 'PETITE DEUS' BEE BALM	1 GAL	6	CAN FULL
GRASSES	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	9	CAN FULL
	PANICUM VIRGATUM 'SHENANDOAH' SWITCH GRASS	1 GAL	9	CAN FULL
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL	6	CAN FULL
	TURF GRASS PROVIDE LOCAL VARIETY FOR APPROVAL	SOD	2,296 SF	REPLACE EXISTING DAMAGED DURING CONSTRUCTION
INERTS	ROCK MULCH MATCH EXISTING SIZE AND COLOR		6,133 SF	3" DEPTH MIN
	BOULDERS BLONDE 'BROWNS CANYON'	1-2' DIA 3-4' DIA	6 3	
	LANDSCAPE EDGING MATCH EXISTING ADJACENT SITE		95 LF	BETWEEN TURF AND ROCK MULCH

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SPANISH FORK, UT 84660
2019

drawn by:
designed by:
checked by:
project no.:
date:

sheet title:
LANDSCAPE PLAN
sheet number:
L101
page:
2 of 10

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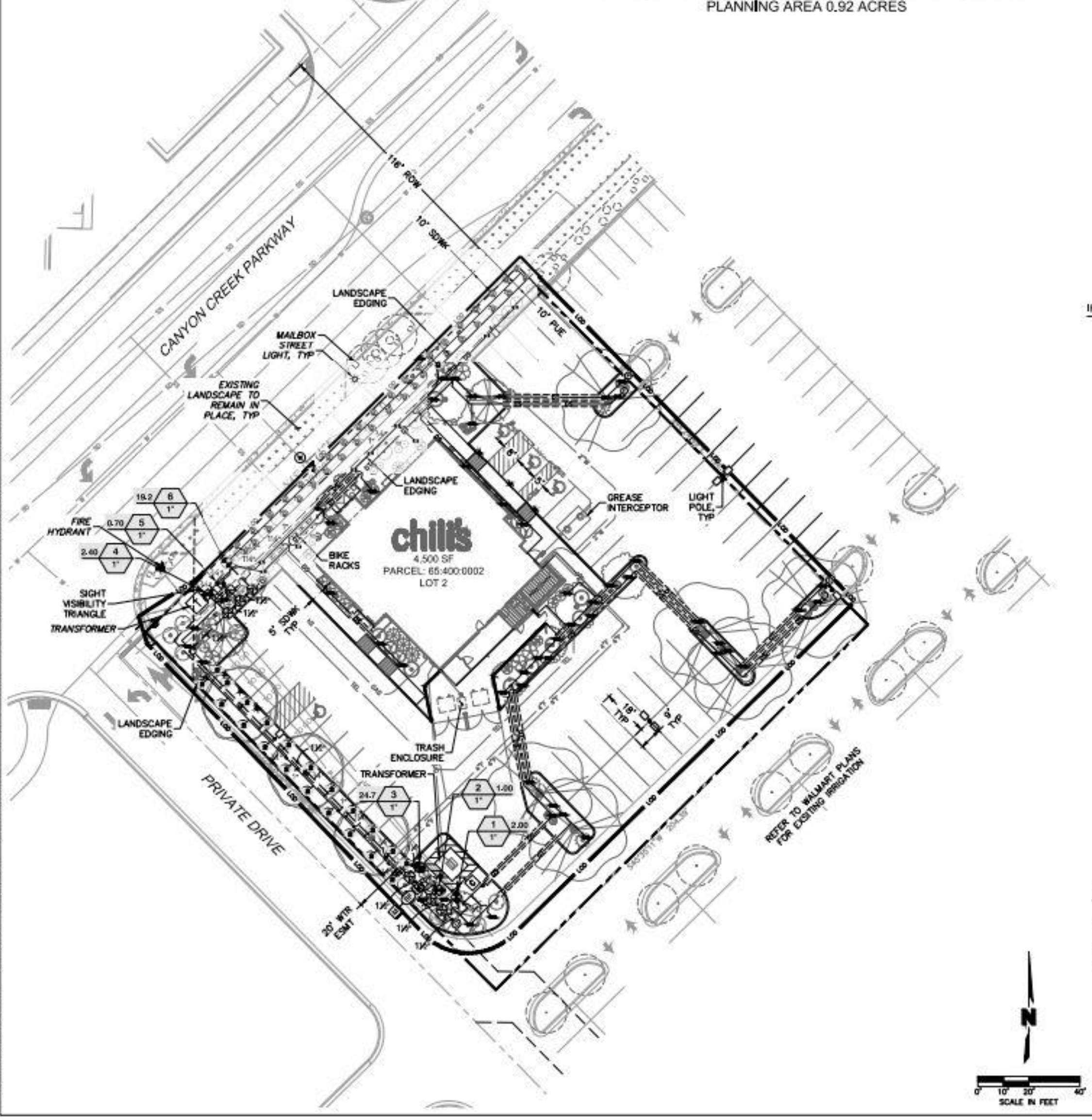
Exhibit 2

LOT 2, CANYON CREEK SHOPPING CENTER, PHASE 1

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF
THE SALT LAKE MERIDIAN, COUNTY OF UTAH, STATE OF UTAH
PLANNING AREA 0.92 ACRES



VICINITY MAP
NOT TO SCALE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS	DETAIL
●	RAIN BIRD RD1804-S-NP-U U8 SERIES TURF SPRAY, 4.0" POP-UP WITH SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE COVER (PURPLE CAP). 1/2" NPT FEMALE THREADED INLET.	33	180	30	0.52	8'	1/L302
●	RAIN BIRD RD1804-S-NP-U U8 SERIES TURF SPRAY, 4.0" POP-UP WITH SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE COVER (PURPLE CAP). 1/2" NPT FEMALE THREADED INLET.	8	90	30	0.26	8'	1/L302
●	RAIN BIRD RD1804-S-NP-U U12 SERIES TURF SPRAY, 4.0" POP-UP WITH SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE COVER (PURPLE CAP). 1/2" NPT FEMALE THREADED INLET.	17	180	30	1.30	12'	1/L302
●	RAIN BIRD RD1804-S-NP-U U12 SERIES TURF SPRAY, 4.0" POP-UP WITH SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE COVER (PURPLE CAP). 1/2" NPT FEMALE THREADED INLET.	4	90	30	0.65	12'	1/L302
■	RAIN BIRD LFV-100 1" LOW FLOW DV VALVE	4					2/L302
⊕	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	4					3/L302
▬	BOWSMITH ML200 SERIES MULTI-OUTLET EMITTER MULTI OULTET EMITTER, SIX OPEN OUTLETS, 1/2" FPT INLET, 0.6-2.0 GPH FLOWS, GREEN=0.6GPH, BLUE=1.0GPH, RED=2.0GPH.	61					4-5/L302
●	RAIN BIRD PESB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	2					6/L302
⊗	NIBCO T-113 CLASS 125 BRONZE GATE MANUAL CONTROL VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION.	6					7/L302
MV	RAIN BIRD PEB-PRS-D MASTER VALVE 1-1/2" PLASTIC INDUSTRIAL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE.	1					8/L302
◎	DRAIN VALVE	2					9/L302
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1					10/L302
C	RAIN BIRD ESP4ME WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1					11/L302
M	WATER METER 1-1/2"	PER CIVIL					
—— DS ——	IRRIGATION LATERAL LINE: SHRUB DRIPLINE	800 L.F.					12/L302
—— DT ——	IRRIGATION LATERAL LINE: TREE DRIPLINE	535 L.F.					12/L302
—— · ——	IRRIGATION LATERAL LINE: TURF LATERAL	520 L.F.					12/L302
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	255 L.F.					1-2/L303
▨	PIPE SLEEVE: PVC SCHEDULE 40	455 L.F.					3/L303

Valve Callout
Valve Number
Valve GPM
Valve Size

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SPANISH FORK, UT 84660
2019

drawn by
designed by
checked by
project no. 0182176
date

sheet title
IRRIGATION PLAN
sheet number
L201
page
3 of 10

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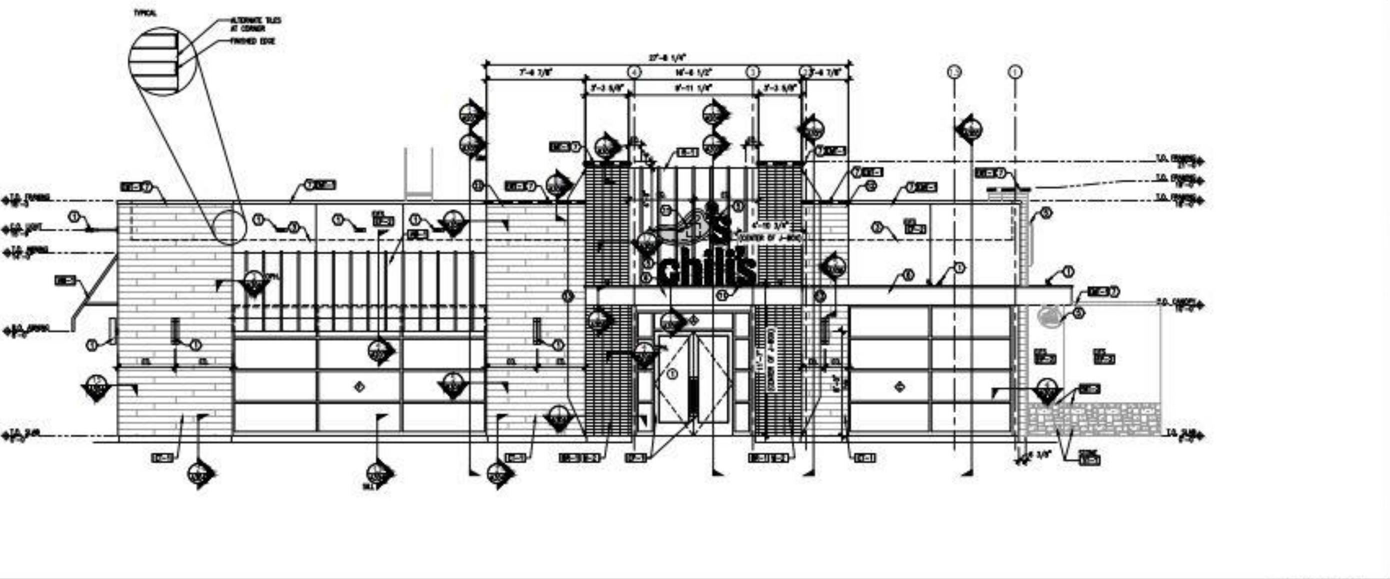
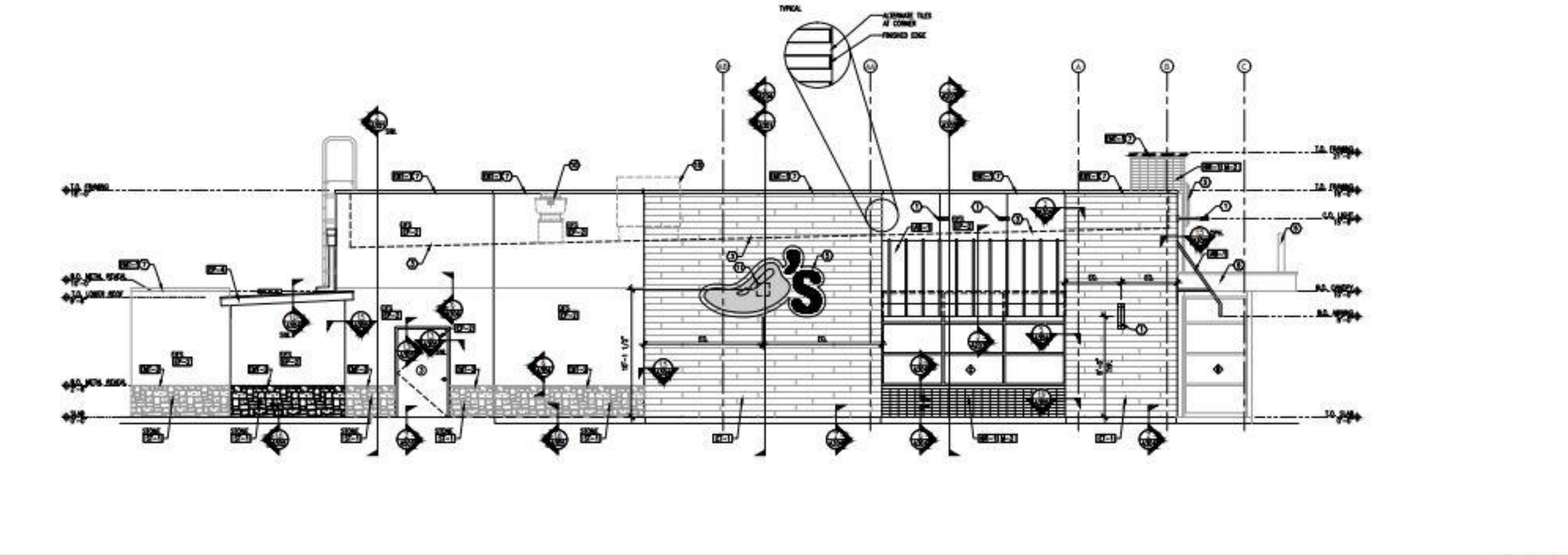
Exhibit 3



FRONT ELEVATION 1



LEFT ELEVATION 2

GENERAL NOTES

1 REFER TO A307 FOR TYPICAL ZIP SYSTEM SHEATHING AND WEATHER BARRIER SYSTEM.

KEY NOTES:

1 LIGHT FIXTURE, TYPICAL, RE: ELECTRICAL.
2 CORTEN IS NOT PREFINISHED BY MANUFACTURE. GC TO APPLY FINISH AND PAINT AS NOTED.
3 LINE OF ROOF DECK BEYOND
4 ROOFING MEMBRANE BEYOND, RE: A141, COLOR "CHARCOAL GRAY"
5 SIGNAGE, NOT IN CONTRACT. RE: ELECTRICAL FOR POWER SUPPLY
6 CORTEN COLOR CANOPY BY G.C.
7 METAL CORTEN COLOR COPING
8 GUTTER AND DOWNSPOUT. PAINT DOWNSPOUT TO BLEND W/ BACKGROUND. RE: 1/A142 AND 2/A142.
9 PAINT GAS LINE TO MATCH ADJACENT WALL FINISH. RE: CIVIL AND MPE1.01 FOR ADDITIONAL INFORMATION.
10 DASHED LINES INDICATE ROOF TOP EQUIPMENT BEYOND.
11 J-BOX BEYOND, RE: ELECTRICAL.
12 FLAT FLASHING W/ LED ON FACE
13 BRICK TILE CORNER TO BE USED AT CORNER CONDITION AS PER PLAN DETAIL.

FINISH SCHEDULE

EXTERIOR TILE	
ET-1	CEDAR ROUGH CUT WOODSTONE
BRICK	
BR-1	BURGUNDY
MORTAR	
M-1	IRON BLACK
EXTERIOR PAINTS AND STAINS	
EP-1	FLUROPON CRAZED CRANBERRY, PREFINISHED BY DOOR MFGR.
EP-2	RECLAIMED WOOD
EP-3	BLACK MAGIC
EP-4	METAL FRINGE
EP-5	COPPER MINING
METAL TRIM	
CMT-1	METAL TRIM/CORTEN PAINTED COPINGS
CMT-2	METAL REVEAL
ROOFING	
R-1	STANDING SEAM METAL
R-2	DUROLAST SINGLE PLY ROOFING
AWNING	
AW-1	STANDING SEAM METAL
WOOD PANELING	
WD-4	CUSTOM PANELING
WD-10	TREX - ISLAND MIST (WHEN APPLICABLE)
SIDING	
SIDG-1	CEMENT LAP SIDING
SIDG-2	7" CEMENT SIDING TRIM BOARD
STONE	
ST-1	ELDORADO STONE- MOONLIGHT ROUGH CUT (2000) ELDORADO STONE -AUTUMN LEAF ROUGH CUT (8000)

NOTE: FOR COMPLETE SPECIFICATIONS OF FINISHES, REFER TO SHEET A003.

ARCHITECT:

DAVID SCOTT WINDLE, AIA

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BRINKER RESTAURANT CORPORATION,
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STATE OF UTAH
DAVID SCOTT WINDLE

01/18/19

RESTAURANT SCHEME
PROTOTYPE 16

CHILI'S SPANISH FORK

US 6 AND CANYON CREEK PARKWAY
SPANISH FORK, UTAH 84660

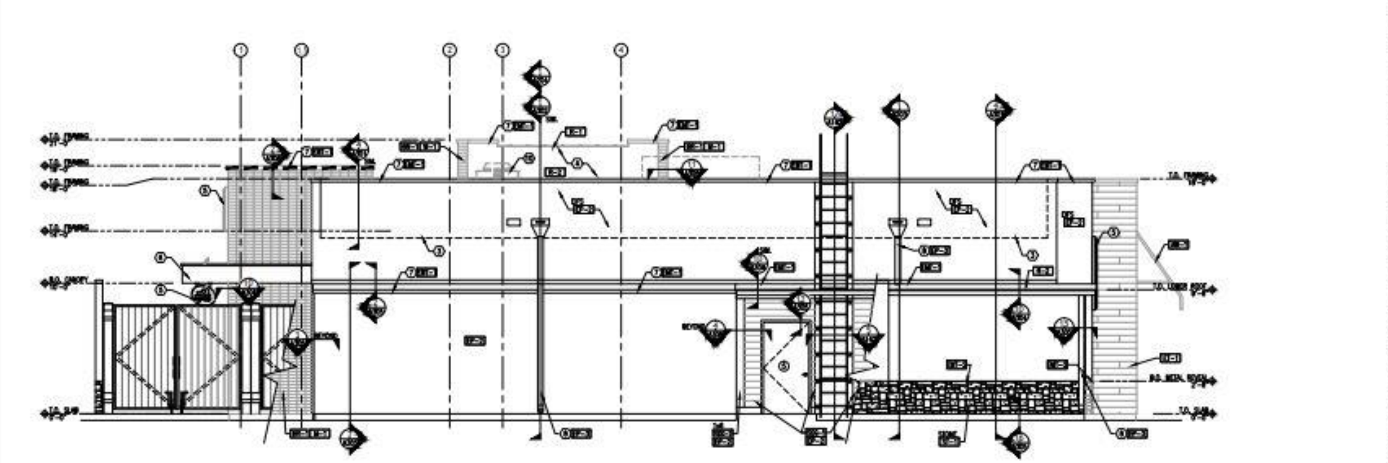
CLIENT: BRINKER RESTAURANT CORPORATION
A VIRGINIA CORPORATION

CHI18009

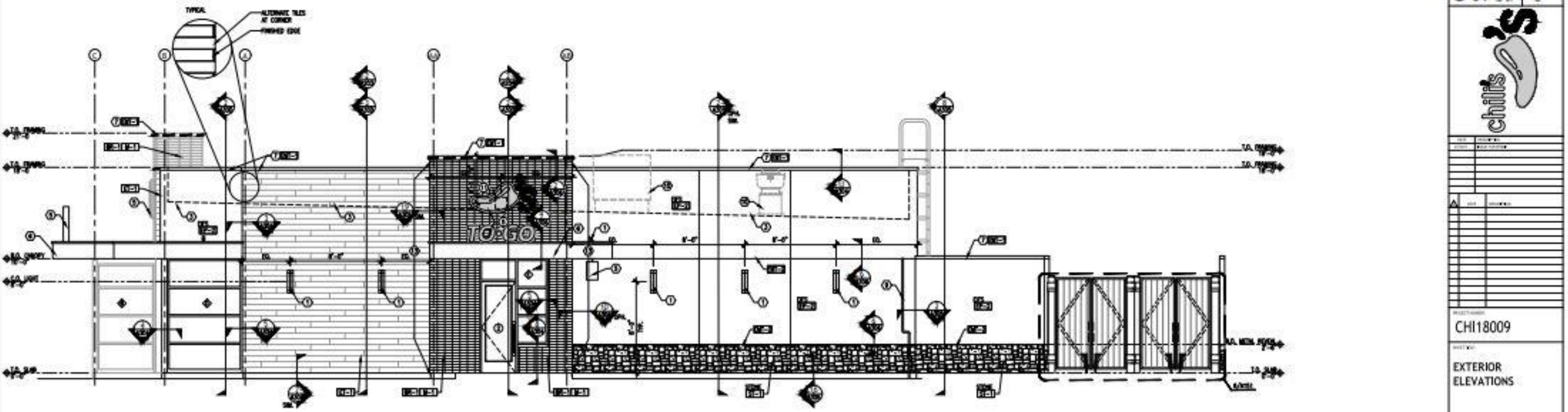
EXTERIOR ELEVATIONS

A201

Exhibit 3



REAR ELEVATION 1



RIGHT ELEVATION 2

GENERAL NOTES

1 REFER TO A507 FOR TYPICAL ZIP SYSTEM SHEATHING AND WEATHER BARRIER SYSTEM.

KEY NOTES:

1 LIGHT FIXTURE, TYPICAL, RE: ELECTRICAL.
2 CLOSURE IS NOT PREFINISHED BY MANUFACTURE, GC TO APPLY FINISH AND PAINT AS NOTED.
3 LINE OF ROOF DECK BEYOND
4 ROOFING MEMBRANE BEYOND, RE: A141, COLOR "CHARCOAL GRAY"
5 SIGNAGE, NOT IN CONTRACT, RE: ELECTRICAL FOR POWER SUPPLY
6 CORTEN COLOR CANOPY BY G.C.
7 METAL CORTEN COLOR COPING
8 GUTTER AND DOWNSPOUT. PAINT DOWNSPOUT TO BLEND W/ BACKGROUND, RE: 1/A142 AND 2/A142.
9 PAINT GAS LINE TO MATCH ADJACENT WALL FINISH. RE: CIVIL AND MPE101 FOR ADDITIONAL INFORMATION.
10 DASHED LINES INDICATE ROOF TOP EQUIPMENT BEYOND.
11 J-BOX BEYOND, RE: ELECTRICAL.
12 FLAT FLASHING W/ LED ON FACE
13 BRICK TILE CORNER TO BE USED AT CORNER CONDITION AS PER PLAN DETAIL.

FINISH SCHEDULE

EXTERIOR TILE	
ET-1	CEDAR ROUGH CUT WOODSTONE
BRICK	
BR-1	BURGUNDY
MORTAR	
M-1	IRON BLACK
EXTERIOR PAINTS AND STAINS	
EP-1	FLUROPON CRAZED CRANBERRY, PREFINISHED BY DOOR MFGR.
EP-2	RECLAIMED WOOD
EP-3	BLACK MAGIC
EP-4	METAL FRINGE
EP-5	COPPER MINING
METAL TRIM	
EMT-1	METAL TRIM/CORTEN PAINTED COPINGS
EMT-2	METAL REVEAL
ROOFING	
R-1	STANDING SEAM METAL
R-2	DUROLAST SINGLE PLY ROOFING
AWNING	
AW-1	STANDING SEAM METAL
WOOD PANELING	
WD-4	CUSTOM PANELING
WD-10	TREX – ISLAND MIST (WHEN APPLICABLE)
SIDING	
SDG-1	CEMENT LAP SIDING
SDG-2	1" CEMENT SIDING TRIM BOARD
STONE	
ST-1	ELDORADO STONE– MOONLIGHT ROUGH CUT (20%) ELDORADO STONE –AUTUMN LEAF ROUGH CUT (80%)

NOTE: FOR COMPLETE SPECIFICATIONS OF FINISHES, REFER TO SHEET A603.

ARCHITECT:

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RESTAURANT #CHXXX
PROTOTYPE 18

CHILI'S SPANISH FORK

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CLIENT: BRINKER RESTAURANT CORPORATION
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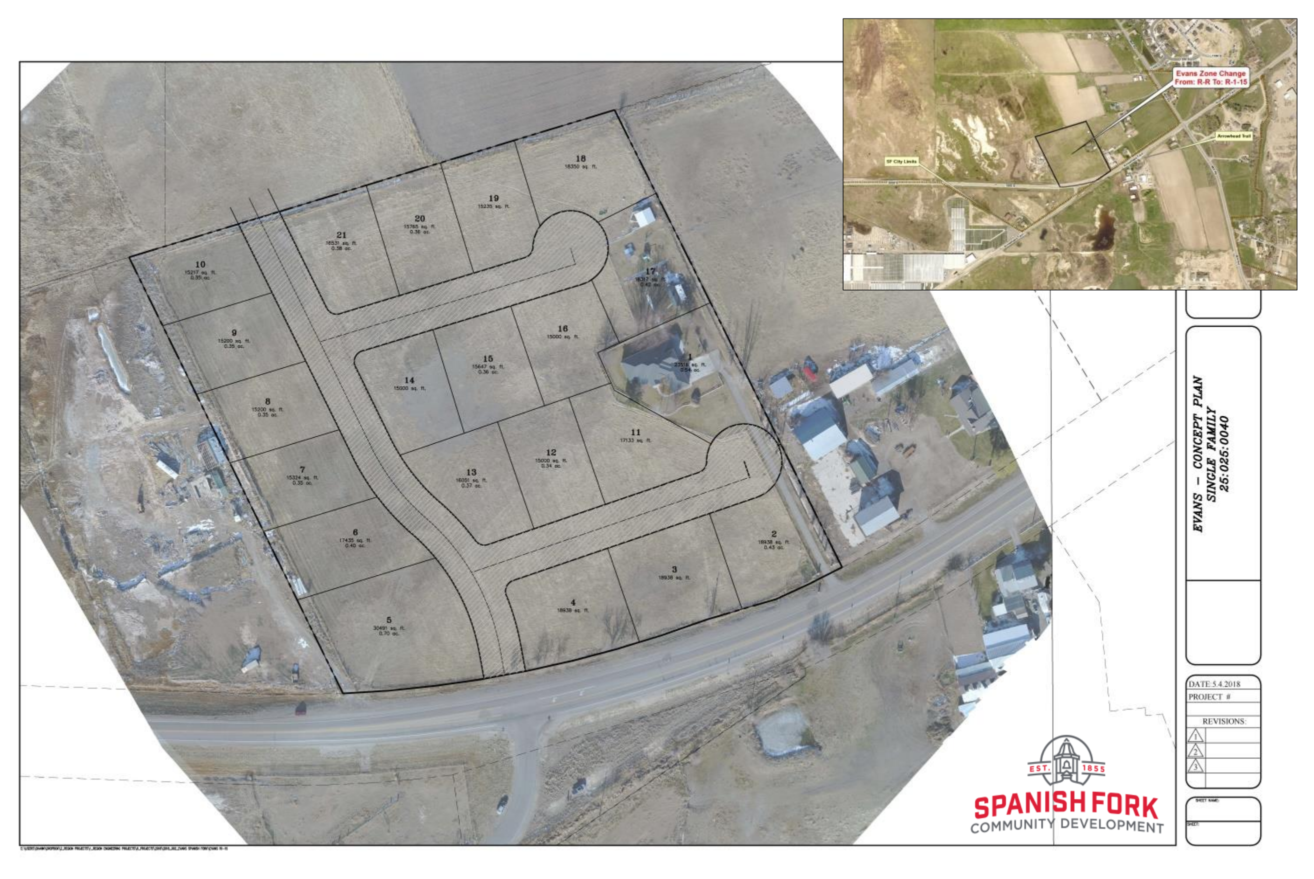
EXTERIOR ELEVATIONS

A202



Evans Zone Change Approval Request

February 13, 2019, Development Review Committee.

Located at 926 East Arrowhead Trail, including 10.48 acres.

The subject property is currently zoned R-R.

The applicant has requested a Zone Change to R-1-15.

Key Issues

1. The submitted concept plan.
2. The density of the Zone Change request in relation to the General Plan.
3. The ability of the City to serve the development of the subject property.

Recommendation

Staff recommends that the proposed Zone Change be approved based on the following finding and subject to the following condition:

Finding

1. That the proposed density is consistent with the General Plan.

Condition

1. That the applicant meet any conditions recommended by the Development Review Committee.

Exhibits

None.