Wednesday, February 16, 2022
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 City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. February 9, 2022**
Meeting	Feb 16, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Zone Change

Subject	**A. EXPRESSWAY PLAZA. The proposal involves changing the current zone from R-R to C-2 for property located at the intersection of Expressway Lane and State Street (SR-51).**
Meeting	Feb 16, 2022 - Development Review Committee
Category	2. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.zone.expresswayplaza.2-16-2022.pdf (1,412 KB)

3. Site Plan

Subject	**A. EXPRESSWAY PLAZA. The proposal involves commercial development of a site located at the intersection of Expressway Lane and State Street (SR-51).**
Meeting	Feb 16, 2022 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

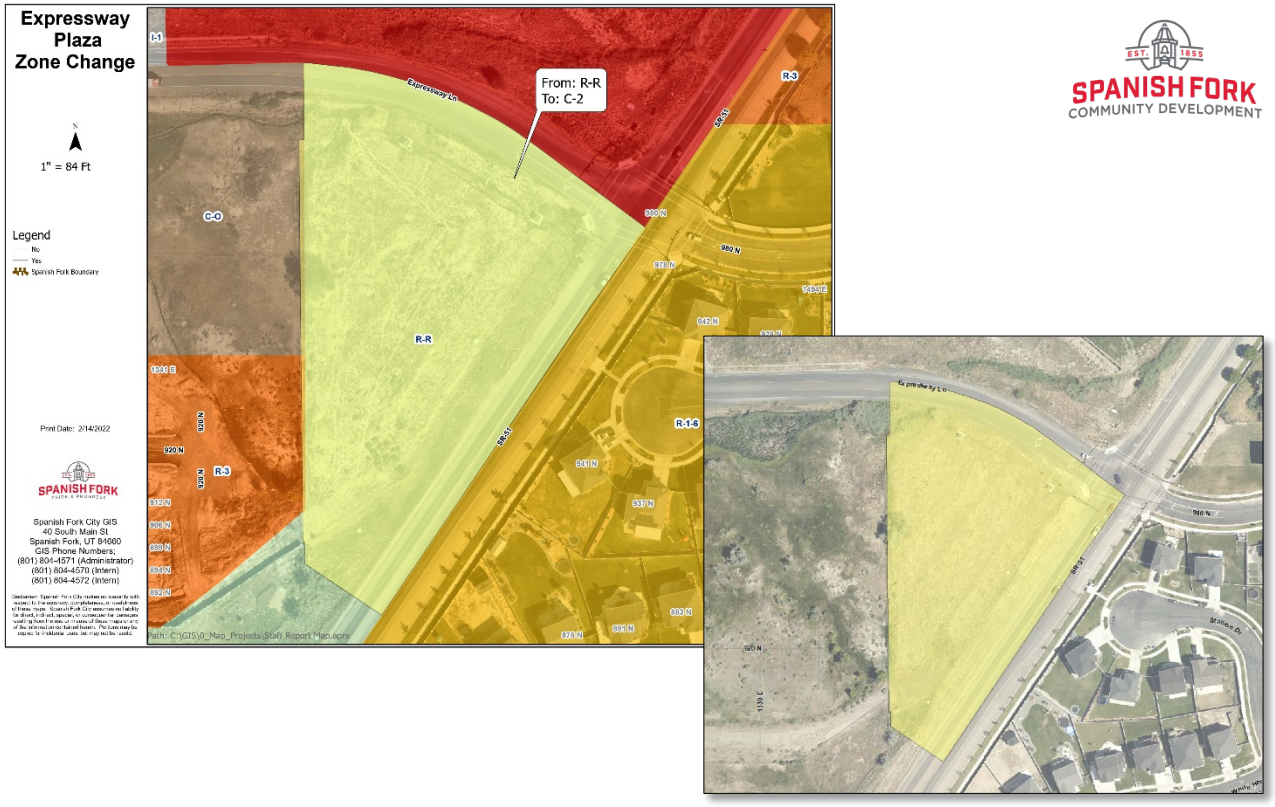
File Attachments

report.drc.expresswayplaza.2-16-2022.pdf (6,297 KB)
siteplan.expresswayplaza.2-10-2022.pdf (821 KB)
plans.expresswayplaza.2-10-2022.pdf (16,908 KB)
plat.expresswaylaneplaza.1-10-2022.pdf (999 KB)
plan.landscape.expresswayplaza.2-10-2022.pdf (7,508 KB)
plans.elevations.1.expresswayplaza.7-26-2021.pdf (439 KB)
plans.elevations.2.expresswayplaza.7-26-2021.pdf (447 KB)

4. Discussion

Subject	**A. UTILITY EXTENSION REQUEST.**
Meeting	Feb 16, 2022 - Development Review Committee
Category	4. Discussion
Access	Public
Type	Discussion

5. Adjourn



EST. 1855
SPANISH FORK
COMMUNITY DEVELOPMENT

Expressway Plaza Zone Change Approval Request

February 16, 2022, Development Review Committee Meeting.

Located at Expressway Lane and State Street (SR-51), including 2.5 acres.

The subject property is zoned R-R.

The General Plan designation is Commercial.

The applicant has requested a Zone Change to the C-2 Zone.

Key Issues

1. Site Plan.

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings:

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Exhibits

1. Memo.
2. Site Plan.

Proposed Zone Change - Expressway Plaza

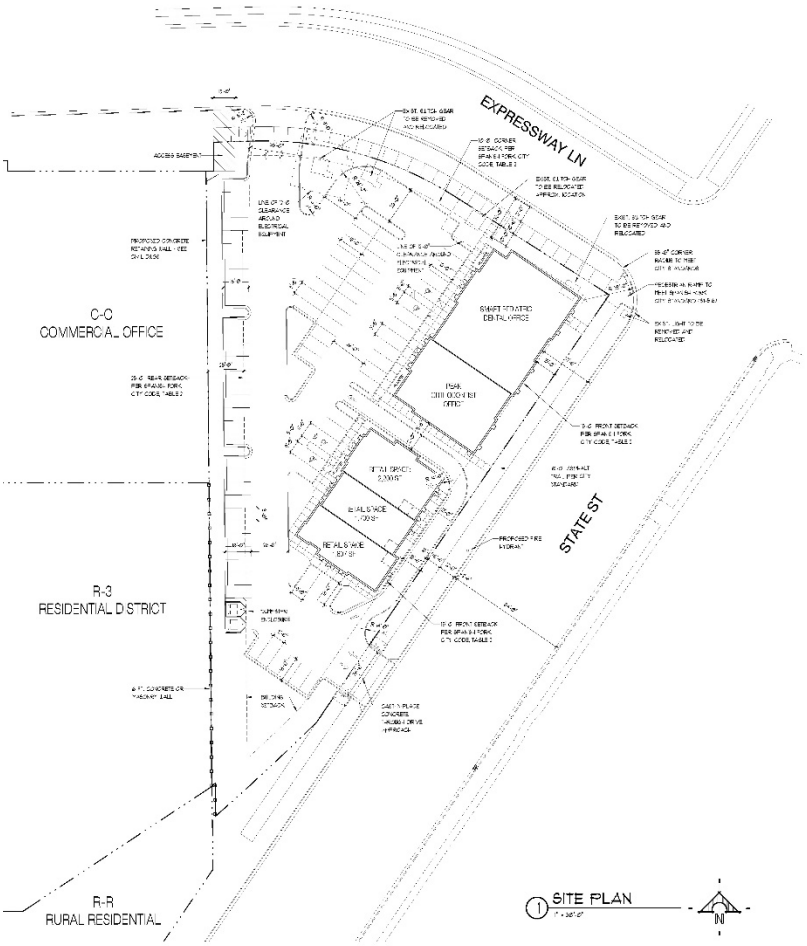
The current zoning for the property located on the corner of Expressway Lane and State Street is zoned as Rural Residential (R-R). It is proposed that an orthodontist and pediatric dental office (9,330 sf), as well as a commercial building (6,130 sf) be constructed on this site. We are requesting that a zone amendment be considered to accommodate these two buildings. It is proposed that the current R-R zone be changed to a C-2 zone.



Proposed Expressway Plaza:

Legal Description: COM S 451.37 FT & E 1330.79 FT FR W 1/4 COR. SEC. 17, T8S, R3E, SLB&M.; N 0 DEG 10' 0" W 23.19 FT; S 56 DEG 31' 54" W 2.93 FT; N 0 DEG 31' 43" W 429.82 FT; E 5.16 FT; N 0 DEG 10' 0" W 109.95 FT; ALONG A CURVE TO R (CHORD BEARS: S 71 DEG 47' 13" E 279.21 FT, RADIUS = 500 FT); S 55 DEG 34' 28" E 58.42 FT; ALONG A CURVE TO L (CHORD BEARS: N 79 DEG 25' 32" E 28.28 FT, RADIUS = 20 FT); E 10.69 FT; S 34 DEG 33' 15" W 387.27 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 44' 30" W 182.37 FT, RADIUS = 1850.1 FT) TO BEG. AREA 2.530 AC.





PROJECT DATA

CURRENT SPANISH FORK CITY ZONE: R-R
PROPOSED SPANISH FORK CITY ZONE: C-C

BUILDING DATA:
OCCUPANCY TYPE: B
CONSTRUCTION TYPE: V-B
FIRE PROTECTION: FIRE SPRINKLER SYSTEM

SITE DATA:
BUILDING (1) 7,647 sq. ft.
BUILDING (2) 8,028 sq. ft.
LANDSCAPING REQ'D 1,036 sq. ft.
LANDSCAPING PROVIDED 17,418 sq. ft.

PARKING DATA:
PROPOSED BUILDING - MEDICAL OFFICE: 9,294 sq. ft. / 300 = 41 CARS
PROPOSED BUILDING - COMMERCIAL: 8,811 sq. ft. / 300 = 30 CARS
TOTAL PARKING REQUIRED = 79 CARS
TOTAL PARKING PROVIDED = 82 CARS
INCLUDING (3) STANDARD AND (1) VAN ACCESSIBLE STALLS

SETBACK REQUIREMENTS: TABLE 3 - COMM. AND INDSTRIAL DEV. STANDARDS

CORNER: 10'-0" (S) -0" FROM BACK OF CURB TO BUILDING
CORNER SETBACK IS CONSIDERED OFF OF EXPRESSWAY LANE

FRONT: 15'-0" (S) -0" FROM BACK OF CURB TO BUILDING
FRONT SETBACK IS CONSIDERED OFF OF STATE STREET

REAR: 25'-0"

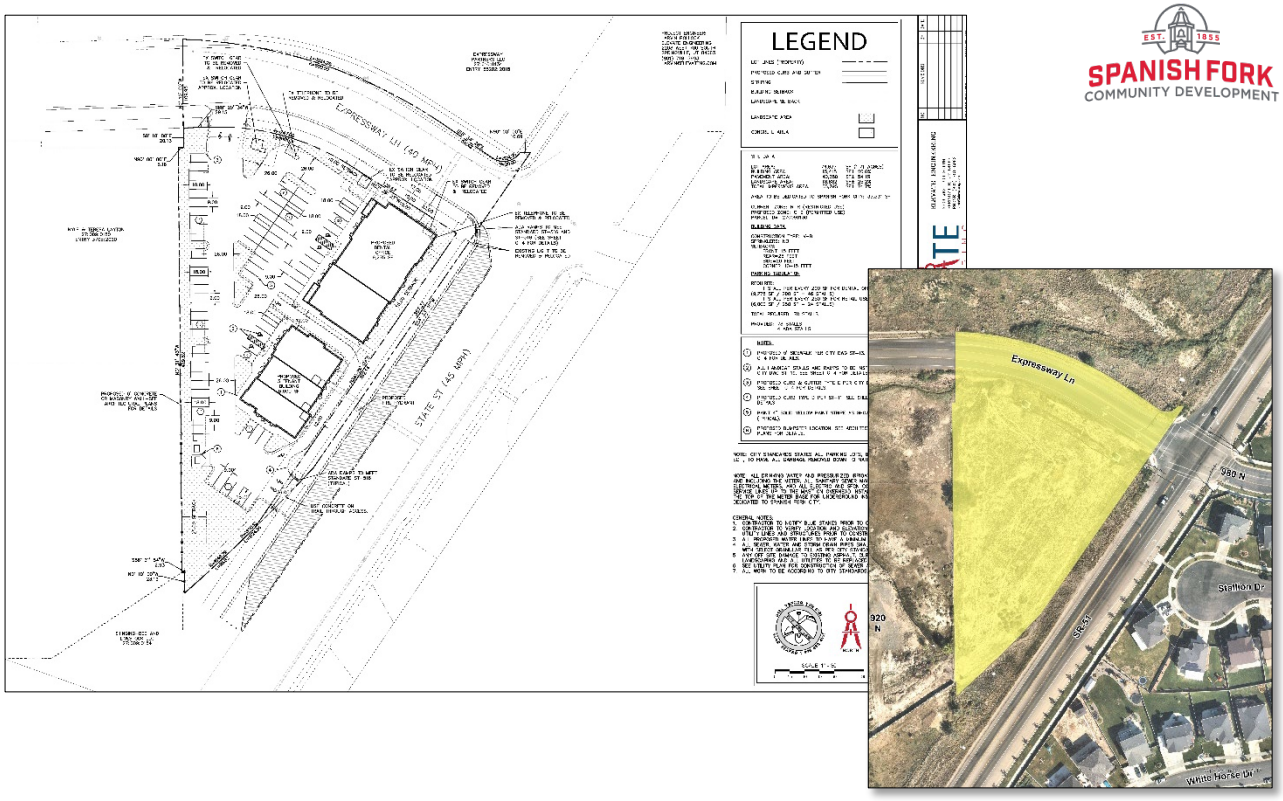
Date: FEBRUARY 10, 2022
Revisions:

Alan R. Poulsen
Brandon L. Holton

WPA ARCHITECTURE
(801) 377-7900

EXPRESSWAY PLAZA
SPANISH FORK
MEDICAL OFFICE AND COMMERCIAL BUILDINGS
SPANISH FORK, UTAH 84660
EXPRESSWAY LANE AND STATE STREET

A1.1
SITE PLAN



Expressway Plaza Site Plan Approval Request

February 16, 2022, Development Review Committee Meeting.

Located at Expressway Lane and State Street (SR-51), including 2.5 acres.

The subject property is zoned R-R. (The applicant has a pending Zone Change request to C-2.)

The applicant has requested that a Site Plan be approved.

Application date: July 22, 2021

Completed reviews: 5

Key Issues

1. Utilities.

Exhibits

1. Site Plan.
2. Civil Plans.
3. Plat.
4. Landscaping Plan.
5. Elevations.

Recommendation

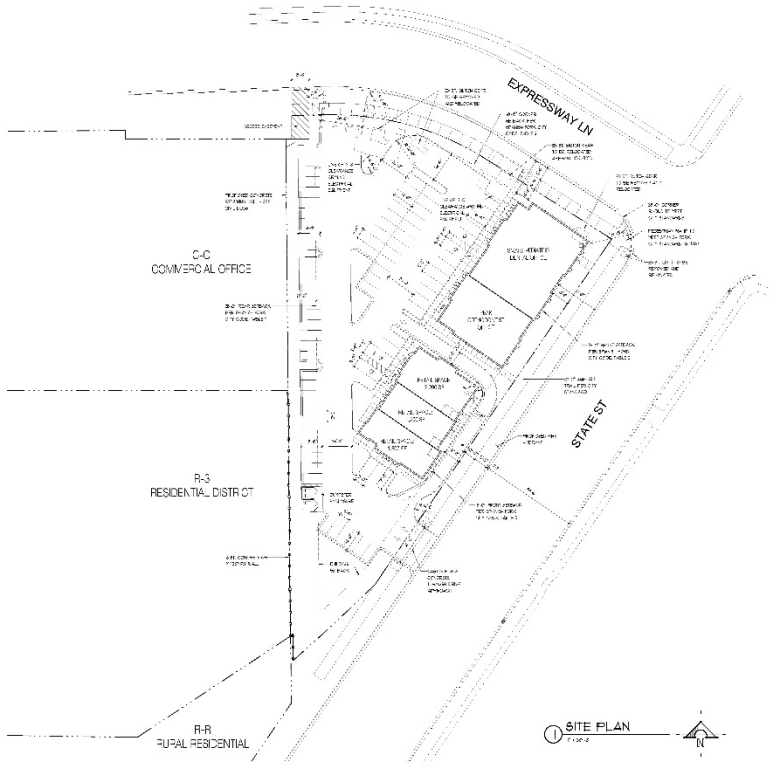
Staff recommends that the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Findings

1. That the project conforms to the City's General Plan Land Use Designation.

Conditions

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Site Plan approval is contingent upon approval of the associated Zone Change by the City Council.
4. That Site Plan approval is contingent upon recordation of the subdivision plat.



PROJECT DATA

CURRENT SPANISH FORK CITY ZONING: R-R
PROPOSED SPANISH FORK CITY ZONING: C-3

BUILDING DATA:
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: B
FIRE PROTECTION: FIRE SPRINKLER SYSTEM

SITE DATA:
BUILDING SF: 7,643 sq. ft. / 5,000 sq. ft.
LANDSCAPING REQUIRED: 1,960 sq. ft.
LANDSCAPING PROVIDED: 2,000 sq. ft.

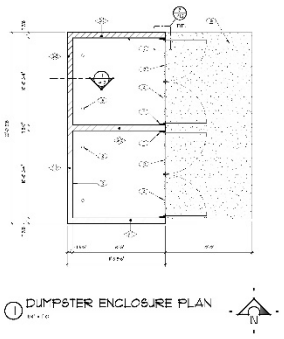
PARKING DATA:
PROPOSED BUILDING - MEDICAL OFFICE: 30% up to 7,500 = 1 per 200 = 15 stalls
REMAINING SQUARE FOOTAGE: 4,643 sq. ft. / 300 = 15.5 stalls
30 TOTAL PARKING REQUIRED = 30 stalls
30 TOTAL PARKING PROVIDED = 30 stalls
INCLUDING 02 STANDARD AND 01 VAN ACCESSIBLE STALLS

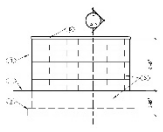
SETBACK REQUIREMENTS: *ARTICLE 1 - COMMERCIAL AND INDUSTRIAL DEVELOPMENT STANDARDS
CORNER: 30'-0" (10'-0" FROM BACK OF CURB TO BUILDING)
CURRENT SETBACK IS AS DESCRIBED BY CITY ENGINEER JAKE
FRONT: 15'-0" (FROM BACK OF CURB TO BUILDING)
FRONT SETBACK IS MEASURED OFF OF STATE STREET
REAR: 15'-0"

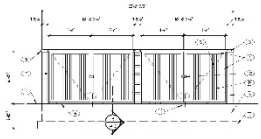
WPA ARCHITECTURE
Jake H. Morrison
Partner - Position

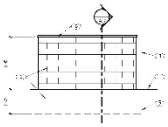
EXPRESSWAY PLAZA
SPANISH FORK
MEDICAL OFFICE AND COMMERCIAL BUILDINGS
EXPRESSWAY LANE (N) & STATE STREET

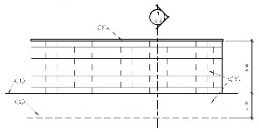
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1 DUMPSTER ENCLOSURE PLAN

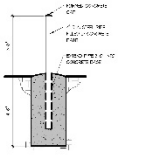

2 NORTH ELEVATION

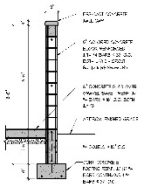

3 EAST ELEVATION

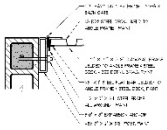

4 SOUTH ELEVATION

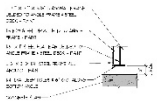

5 WEST ELEVATION

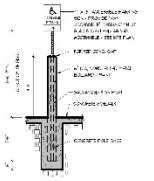
SHEETNOTES:

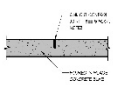

6 BOLLARD DETAIL

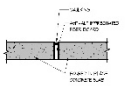

7 ENCLOSURE WALL SECTION

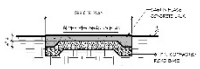

8 GATE JAMB DETAIL

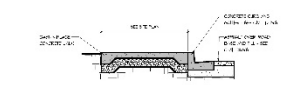

9 GATE DETAIL


10 ACCESS. PARKING SIGN


11 CONTROL JOINT DETAIL


12 EXPANSION JOINT DETAIL

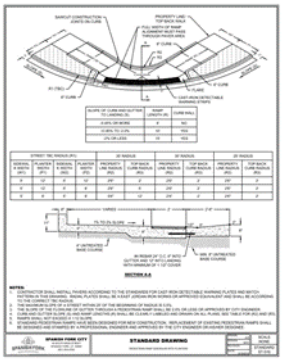

13 TYP. SIDEWALK DETAIL

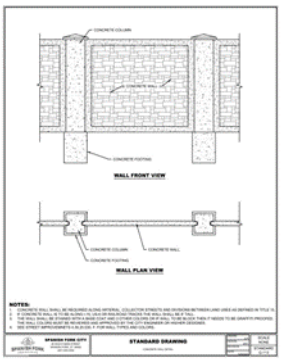

14 SIDEWALK w/ CURB TO ASPHALT DETAIL

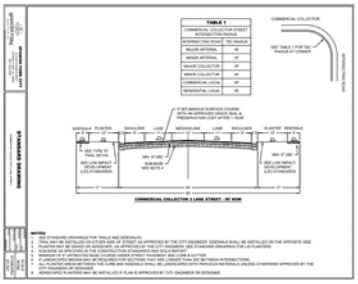
WPA ARCHITECTURE
Jake H. Morrison
Partner - Position

EXPRESSWAY PLAZA
SPANISH FORK
MEDICAL OFFICE AND COMMERCIAL BUILDINGS
EXPRESSWAY LANE (N) & STATE STREET

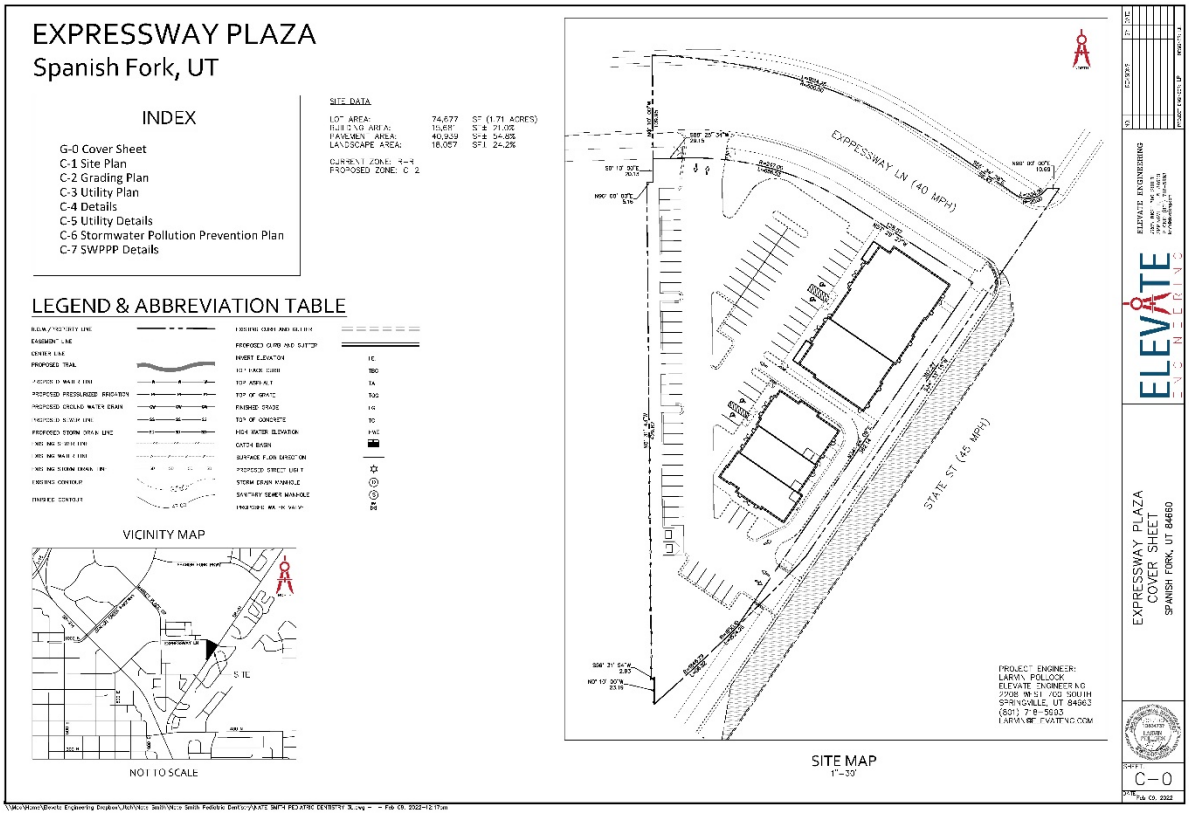
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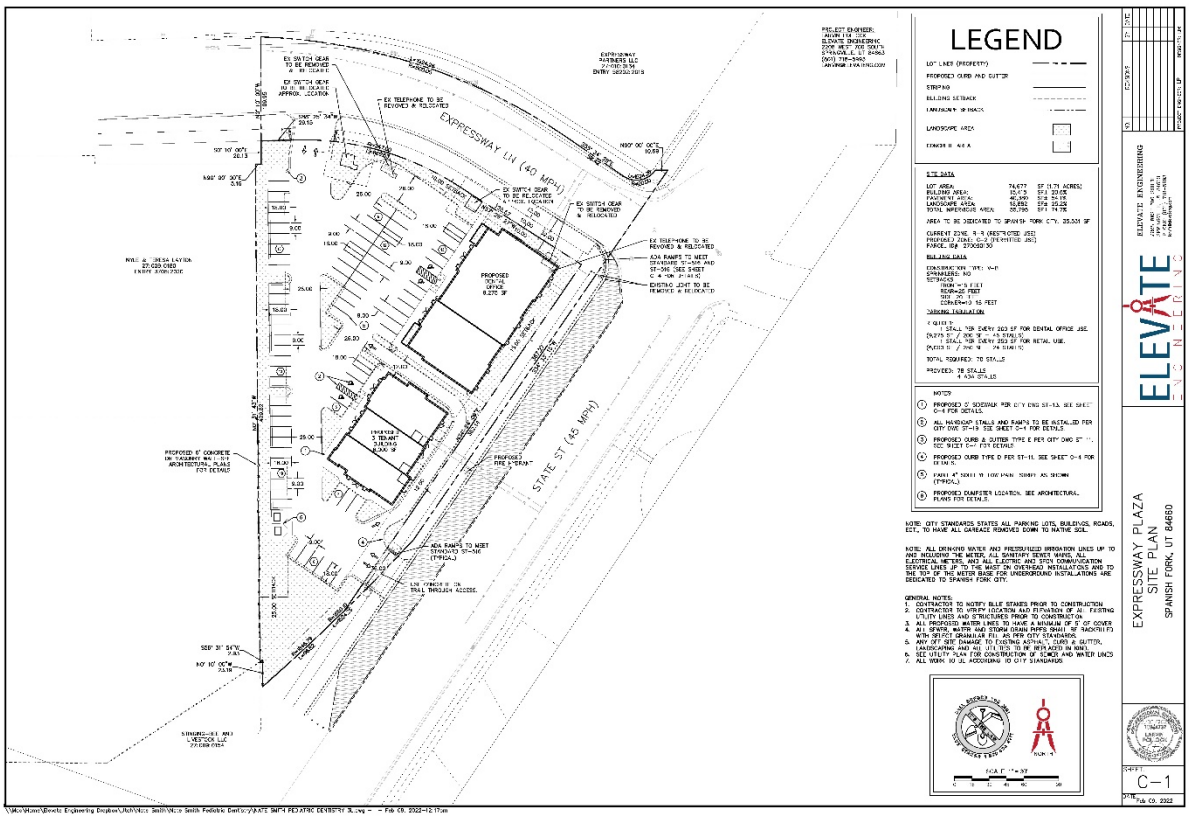


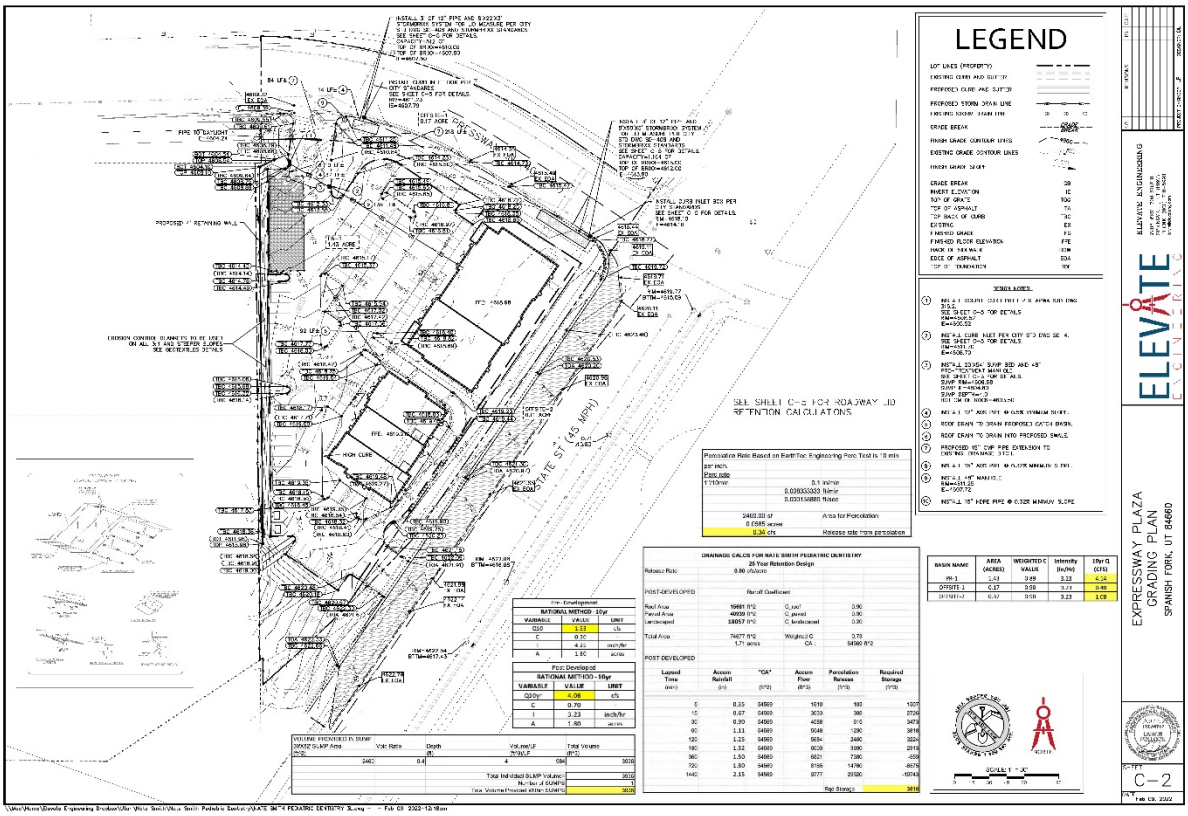


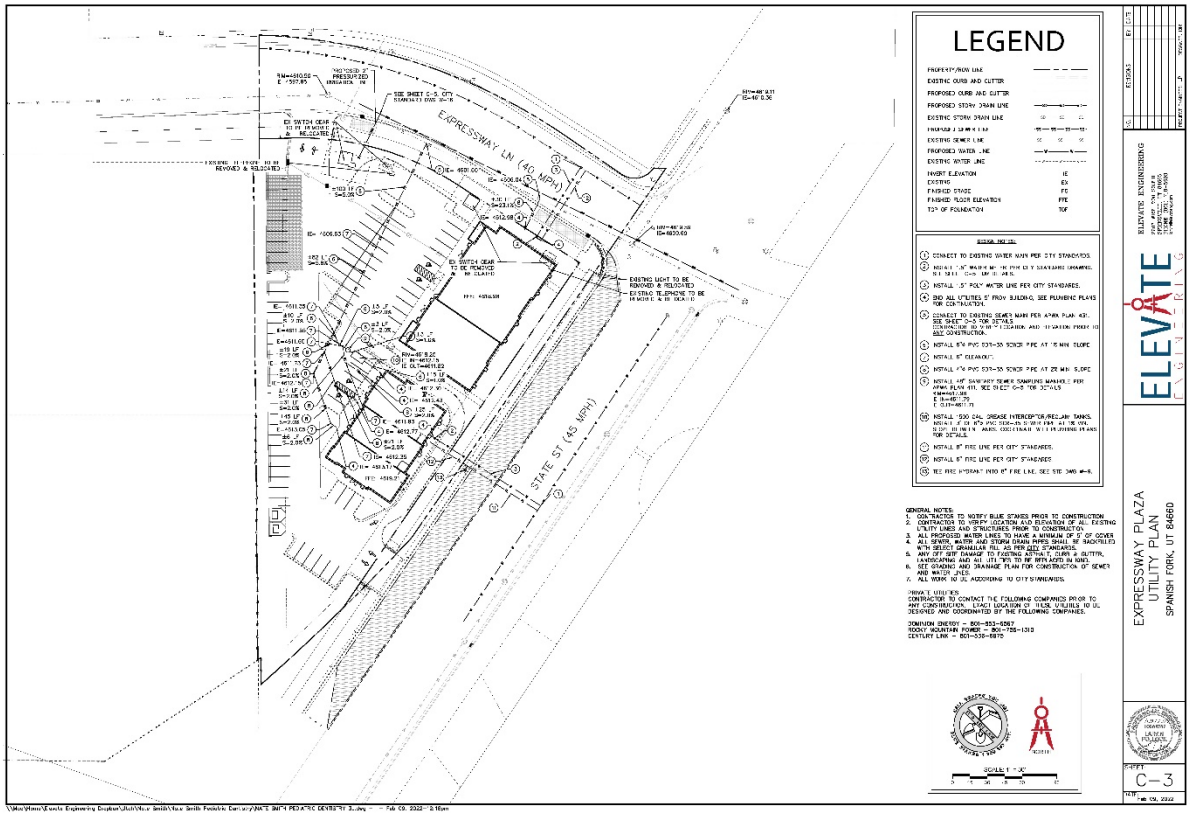


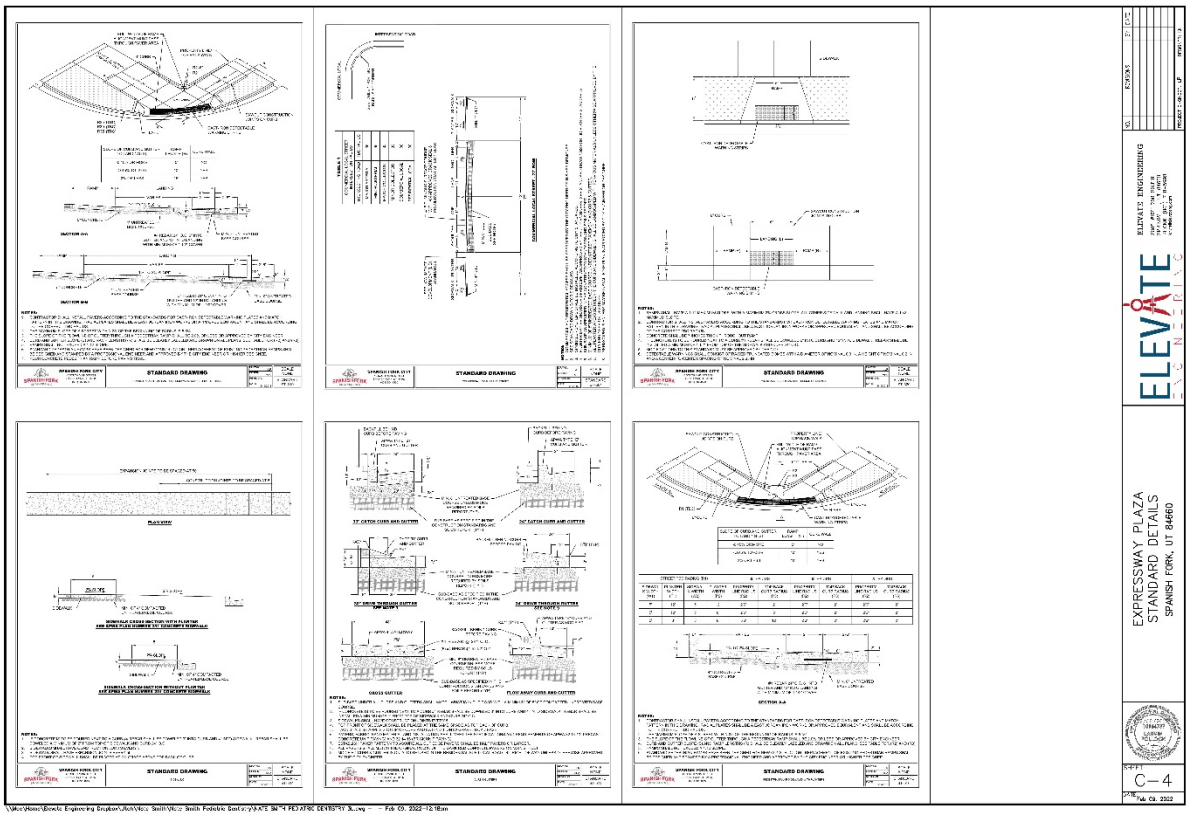

Date: September 2021
Revision:
Alan R. Poulson
Bruce T. Fabon
WPA
EXPRESSWAY PLAZA
SPANISH FORK MEDICAL OFFICE
DENTAL, ORTHODONTIST AND COMMERCIAL BUILDINGS
EXPRESSWAY LANE and STATE STREET
SPANISH FORK, UTAH 84660
A1.3

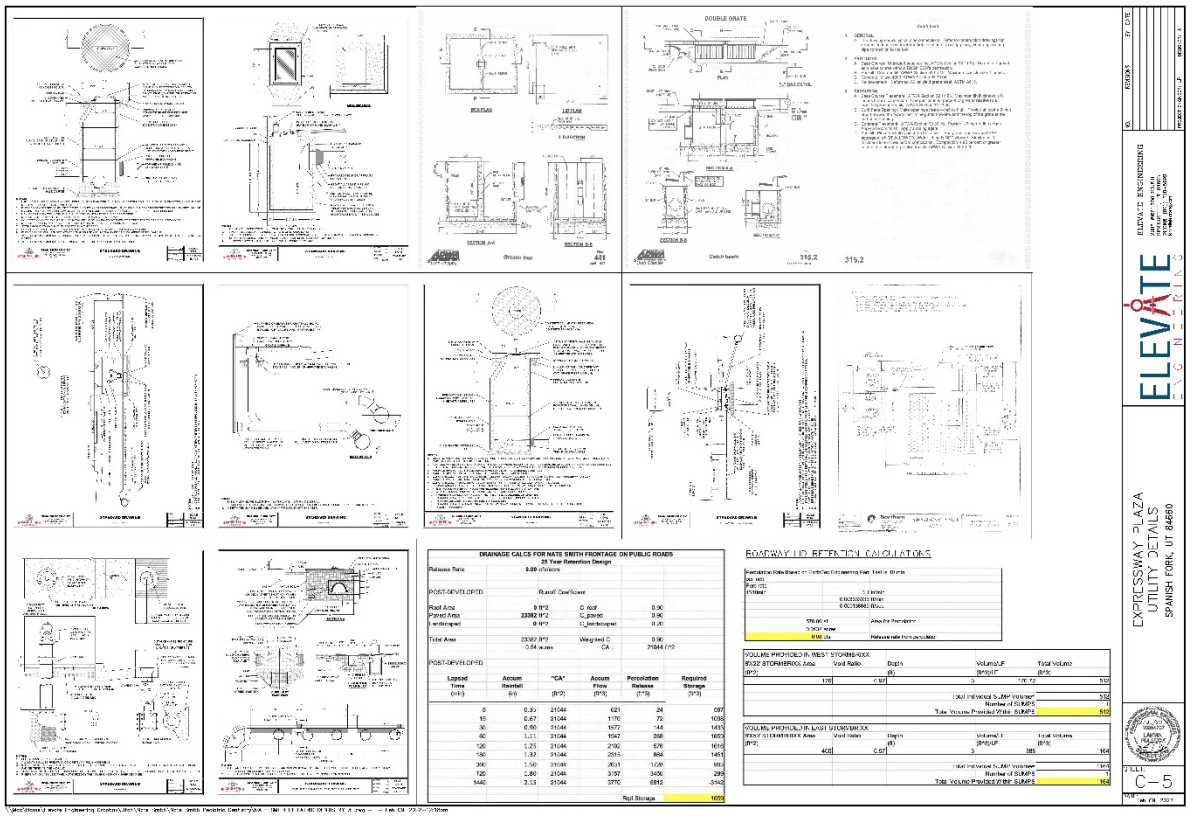

EXPRESSWAY PLAZA
Spanish Fork, UT
INDEX
G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Utility Details
C-6 Stormwater Pollution Prevention Plan
C-7 SWPPP Details
SITE DATA
LOT AREA: 74,677 SF (1.71 ACRES)
BUILDING AREA: 15,681 SF± 21.0%
PAVEMENT AREA: 40,959 SF± 54.8%
LANDSCAPE AREA: 18,037 SF± 24.2%
CURRENT ZONE: R-8
PROPOSED ZONE: C-2
LEGEND & ABBREVIATION TABLE
VICINITY MAP
NOT TO SCALE
EXPRESSWAY LN (40 MPH)
STATE ST (45 MPH)
SITE MAP
1"=30'
PROJECT ENGINEER:
LARYN POLLOCK
ELEVATE ENGINEERING
2908 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 798-5003
LARYN@ELEVATEENG.COM
ELEVATE ENGINEERING
EXPRESSWAY PLAZA
COVER SHEET
SPANISH FORK, UT 84660
C-0

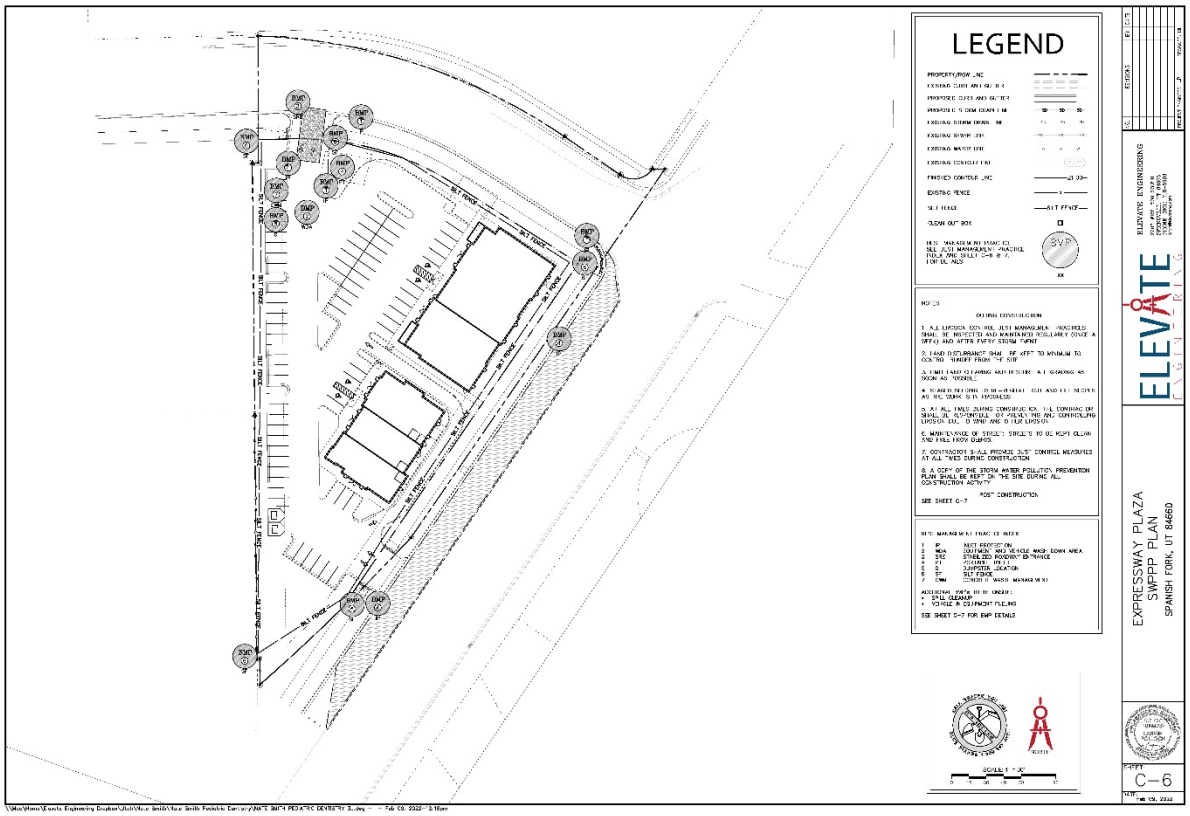

LEGEND
EXPRESSWAY LN (40 MPH)
STATE ST (45 MPH)
PROPOSED 10' CMU RETAINING WALL
PROPOSED 8' CONCRETE RETAINING WALL
PROPOSED 6' CONCRETE RETAINING WALL
PROPOSED 3' CONCRETE RETAINING WALL
PROPOSED 2' CONCRETE RETAINING WALL
PROPOSED 1' CONCRETE RETAINING WALL
PROPOSED 6' CMU RETAINING WALL
PROPOSED 5' CMU RETAINING WALL
PROPOSED 4' CMU RETAINING WALL
PROPOSED 3' CMU RETAINING WALL
PROPOSED 2' CMU RETAINING WALL
PROPOSED 1' CMU RETAINING WALL
PROJECT ENGINEER:
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2908 WEST 700 SOUTH
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(801) 798-5003
LARYN@ELEVATEENG.COM
ELEVATE ENGINEERING
EXPRESSWAY PLAZA
SITE PLAN
SPANISH FORK, UT 84660
C-1


LEGEND
EXPRESSWAY PLAZA
GRADING PLAN
SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2


LEGEND
EXPRESSWAY PLAZA
UTILITY PLAN
SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3


STANDARD DRAWING
ELEVATE ENGINEERING
EXPRESSWAY PLAZA
STANDARD DETAILS
SPANISH FORK, UT 84660
C-4


DRAINAGE CALCS FOR NATE SMITH FRONTAGE ON PUBLIC ROADS
ROADWAY UD RETENTION CALCULATIONS
ELEVATE ENGINEERING
EXPRESSWAY PLAZA
UTILITY DETAILS
SPANISH FORK, UT 84660
C-5


LEGEND
EXPRESSWAY PLAZA
SWPPP PLAN
SPANISH FORK, UT 84660
C-6

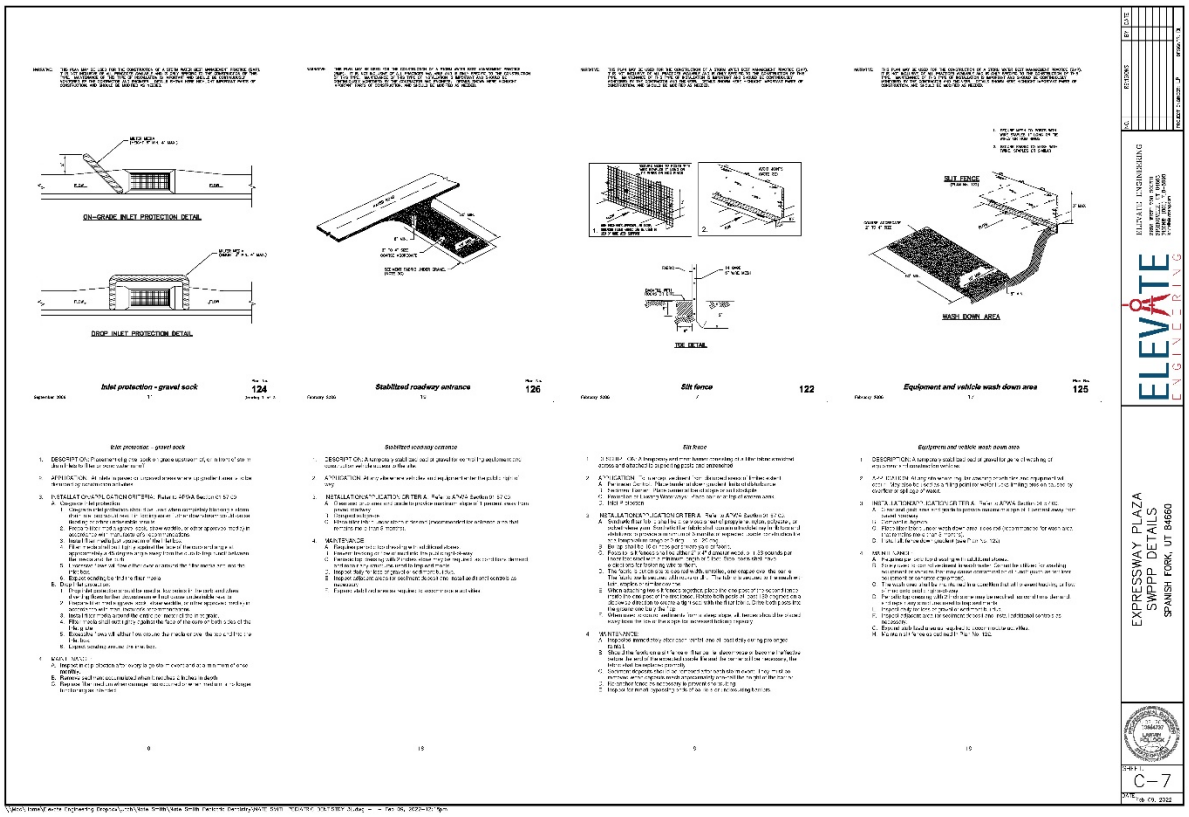
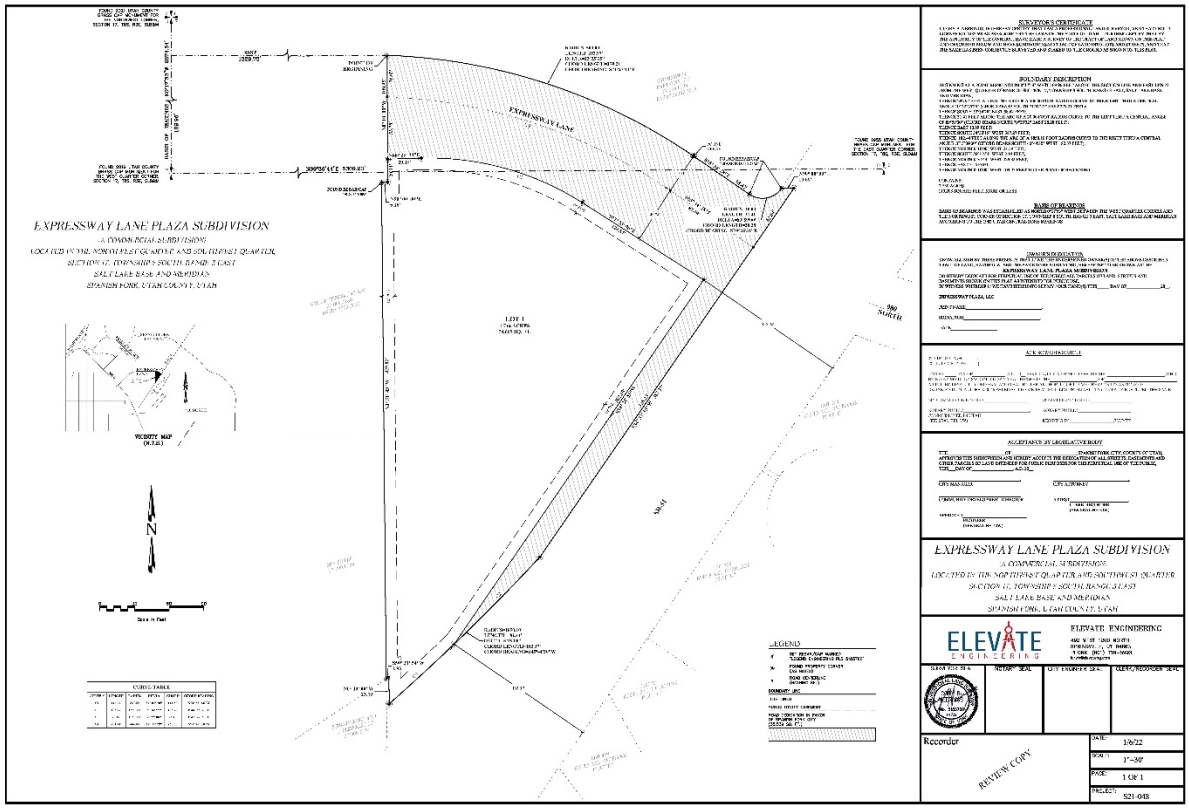

Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
EXPRESSWAY PLAZA
SWPPP DETAILS
SPANISH FORK, UT 84660
C-7

Exhibit 3


EXPRESSWAY LANE PLAZA SUBDIVISION
A COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
EXPRESSWAY LANE
LOT 1
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
BASIS OF BEARINGS
EXPRESSWAY LANE PLAZA SUBDIVISION
A COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
ELEVATE ENGINEERING
NOTARY SEAL
CITY ENGINEER'S SEAL
COUNTY RECORDER SEAL
Recorder
REVIEW COPY
DATE: 1/6/22
SCALE: 1"=30'
PAGE: 1 OF 1
PROJECT: S21-048

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICKUP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY OWNER'S REPRESENTATIVE.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR REFERENCE ONLY. PLANT SYMBOLS IN PLAN VIEW DRAWINGS REPRESENT ACTUAL QUANTITIES NEEDED AND SHALL PREVAIL OVER QUANTITY LISTED IN SCHEDULE.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL TREES AND SHRUBS, INCLUDING SEEDED AND SODDED TURF, MULCHES AND GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE AND BE IN CONFORMANCE TO THE DETAILS AND SPECIFICATIONS PRIOR TO INSTALLATION.

5. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHERWISE NOTED.

6. ALL SOIL PREPARATIONS SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT AND PER THE SPECIFICATIONS. CONTRACTOR SHALL TAKE REPRESENTATIVE SAMPLES OF NATIVE AND IMPORTED TOP SOIL. SAMPLES SHALL BE TAKEN FROM 4 SEPARATE LOCATIONS OF EACH SOIL THAT WILL RECEIVE PLANTINGS. CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT GIVING THE LOCATIONS FROM WHICH SOIL SAMPLES ARE OBTAINED. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION. SEE ALSO SECTION 2900 OF THE SPECIAL PROVISIONS.

ALL SOIL USED FOR PLANTINGS (TOP SOIL AND BACKFILL) WHETHER NATIVE OR IMPORTED SHALL MEET THE REQUIREMENTS IN THE SPECIFICATIONS.

7. THE FOLLOWING IS A GENERAL AMENDMENT. MODIFY SOIL AMENDMENTS AS PER SOILS AGRONOMY REPORT AND SPECIFICATIONS. ORGANIC AMENDMENT IS A MINIMUM AND IS TO MODIFIED ONLY WHEN SOILS AGRONOMY REPORT REQUIRES ADDITIONAL.

FOR AREA TO BE PLANTED ON LESS THAN 2:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF 12".

AMOUNT PER 1,000 SQUARE FEET:

3 CU. YDS. MINIMUM OF NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM TURKEY MANURE AND WOOD SHAVINGS. AMENDMENT SHALL BE WEED FREE, HAVE A N.P.K RATIO OF 1:1:1, A PH OF 7.5 OR LESS. PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP WITH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

5 LBS. AGRICULTURAL SOIL SULFER
10 LBS 12-12-12 FERTILIZER
5 LBS. FERROUS IRON SULFATE

8. THE PLANT PITS SHALL BE EXCAVATED PER PLANTING DETAILS. PLANT PITS AMENDED BACKFILL SHALL BE:

5 PARTS AMENDED TOP SOIL BY VOLUME
1 PART ORGANIC AMENDMENT BY VOLUME PER ABOVE NOTE

AMENDED BACKFILL SOIL SHALL BE THE FULL DEPTH OF THE PLANT PIT. IN ALL CASES THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT.

9. CONTRACTOR SHALL INSTALL 6" OF TOP SOIL IN PLANTING AREAS AND 6" IN TURF AREAS. CONTRACTOR MAY USE SALVAGED AND STOCKPILED NATIVE TOP SOIL FROM EXISTING SITE. AMEND TOP 5" OF TOP SOIL AS PER THESE NOTES AND SPECIFICATIONS.

10. PERIODICALLY FERTILIZE PLANTERS AND TURF AREAS AS PER SPECIFICATIONS AND NOTES.

11. STAKE ALL TREES PER TREE PLANTING DETAIL PER CITY ORDINANCE. TREES TO BE STAKED ONE YEAR. REMOVE STAKING IMMEDIATELY AFTER 1 YEAR ONCE TREES WERE PLANTED.

12. FOR SHRUB PLANTING, SEE DETAILS AND SPECIFICATIONS.

13. PRE-INSTALLATION WEED ABATEMENT: ON IRRIGATED SLOPES AND FLAT AREAS TO BE SEEDED OR SODDED. REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY OWNER'S REPRESENTATIVE FOR PRESERVATION IN PLACE. THE SHRUBS AND TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH A BLUE FLAGGING RIBBON. FERTILIZE THESE AREAS WITH 500 LBS. PER ACRE OF 16-6-8, OR EQUIVALENT. IRRIGATE FOR 2-4 WEEKS, 2-4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM NON-SELECTIVE HERBICIDE (ROUND UP OR RODEO) ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY OWNER'S REPRESENTATIVE.

14. FORTY-FIVE (45) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER CO. 16-20-0 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. APPLY IRON SULFATE AT THE RATE OF TWO POUNDS (2 LBS.) PER 1,000 S.F. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS. ONCE THE PLANTS ARE ESTABLISHED, FERTILIZATION SCHEDULE CAN BE REDUCED TO APPLICATIONS OF 13-8-8 AT FOUR POUNDS (4 LBS.) PER 1,000 SQ. FT. AT 3 MONTH INTERVALS OR AS NECESSARY WHEN PLANTS INDICATE NUTRITIONAL STRESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FERTILIZATION TREATMENTS WITHIN THE MAINTENANCE PERIOD.

15. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT DEPTH AND DIAMETER PER SPECIFICATIONS AND PLANTING DETAILS. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

16. FIRST WATERING OF NEWLY PLANTED MATERIAL: WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN AFTER AMENDED SOIL HAS BEEN WETTED. THE IRRIGATION SYSTEM SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

17. THE CONTRACTOR SHALL WARRANTY ALL PLANTS, MATERIAL, AND WORK FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE ANY PLANTS THAT DIE OR ARE DECLINING WITHIN THE 1 YEAR PERIOD AT NO ADDITIONAL COST TO OWNER. 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKED SHALL BE WARRANTED FOR 2 YEARS.

18. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE PERIOD OF ONE YEAR AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT SPECIFICATIONS. EXCEPTION: ALL 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKED SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS. MAINTENANCE FOR THESE TREES DURING THE SECOND YEAR SHALL INCLUDE STRAIGHTENING ANY LEANING TREES AND REPLACING ANY TREES THAT BREAK BELOW THE BOWL OF THE TREE.

19. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS. AREAS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

20. CONTRACTOR SHALL PROVIDE 4" LAYER OF ROCK OR BARK MULCH IN ALL PLANTING AREAS, SEE LEGEND AND SPECIFICATIONS FOR TYPE AND COLOR. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL. IF MULCH IS INSTALLED WITHOUT APPROVAL, CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE MULCH AND INSTALL MULCH SATISFACTORY OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.

21. FERTILIZER TABLET NOTES:

CONTRACTOR SHALL INSTALL 21 GRAM FERTILIZER TABLETS AS FOLLOWS:

EVENLY SPACE TABLETS AROUND SIDES 2" FROM ROOT BALL UNDER SOIL SURFACE. SEE DETAILS.

PLANT SIZE	QUANTITY
4" POTTED SHRUBS	[illegible]
ONE GALLON SHRUBS	[illegible]
5 GALLON SHRUBS	3
15 GALLON & 1" CAL. TREES	3
1 1/4" CAL. TREES	5
1 1/2" CAL. TREES	8
2" CAL. TREES	9
ALL OTHER TREES	2 PER FOOT OF TRUNK UP TO 30 TABLETS MAX.

SEE SPECIFICATIONS FOR MORE INFORMATION.

22. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE OWNER'S REPRESENTATIVE IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIALS, FERTILIZERS, AND AMENDMENTS USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO OWNER'S REPRESENTATIVE.

24. LANDSCAPE CONTRACTOR TO TREAT ALL ORGANIC MULCH AREAS WITH PRE-EMERGENT HERBICIDE BEFORE AND AFTER MULCH INSTALLATION AS PER MANUFACTURE'S LABEL.

25. ALL TREES AND SHRUBS SHALL BE HEALTHY AND VIGOROUS TOP QUALITY PLANT MATERIAL AND CONFORM TO THE SPECIFICATIONS, SPECIAL PROVISIONS, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AND OTHER REFERENCED STANDARDS. TREES AND SHRUBS SHALL NOT BE ROOT BOUND OR HAVE GIRDLING ROOTS. PLANTS FOUND NOT IN COMPLIANCE WITH THESE NOTES, THE SPECIFICATIONS AND REFERENCED STANDARDS SHALL BE REJECTED BY THE OWNER'S REPRESENTATIVE AND IMMEDIATELY REMOVED OFF SITE.

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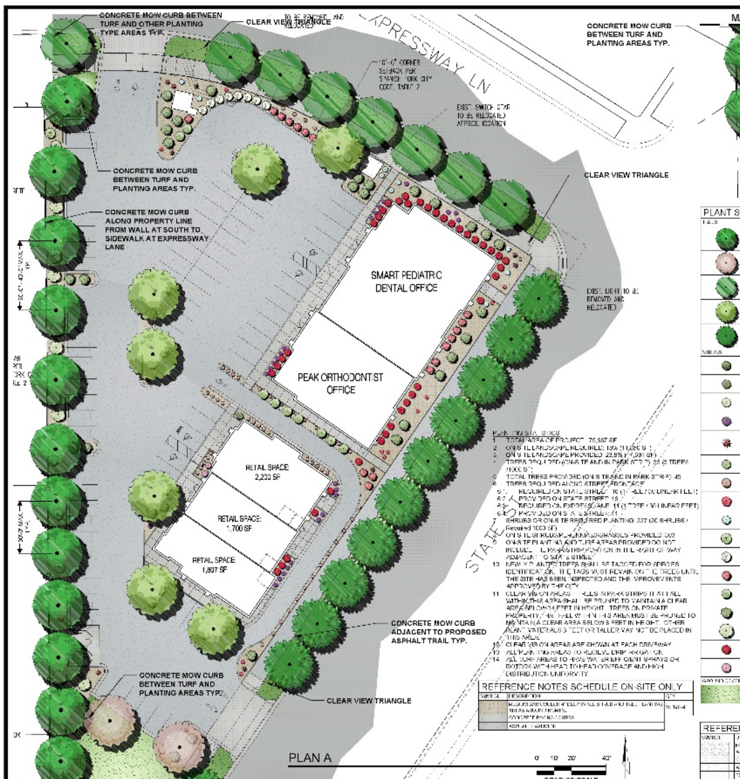
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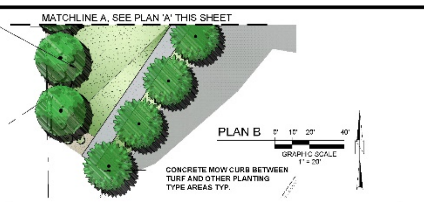
Date: FEBRUARY 10, 2022
Drawn By: GCC
Approved By: GCC
Job No. 21-016
Sheet No. 1.101



PLANTING STATISTICS
1. TOTAL AREA OF PROJECT: 76,887 SF
2. ON-SITE LANDSCAPE REQUIRED: 15% (11,5[illegible] SF)
3. ON-SITE LANDSCAPE PROVIDED: 23.9% ([illegible] SF)
4. TREES REQUIRED (ON-SITE AND IN PARK STRIP): 33 ([illegible] TREES / 1000 SF)
5. TOTAL TREES PROVIDED (ON-SITE AND IN PARK STRIP): 45
6. TREES REQUIRED ALONG STREET FRONTAGE
6.1 REQUIRED ON STATE STREET: 16 (1 TREE / 30 LINEAR FEET)
6.2 PROVIDED ON STATE STREET: 16
6.3 REQUIRED ON EXPRESSWAY LANE: 11 (1 TREE / 30 LINEAR FEET)
6.4 PROVIDED ON STATE STREET: 11
7. SHRUBS OR ON-SITE REQUIRED PLANTING: 227 (20 SHRUBS / Required 1000 SF)
8. ON-SITE SHRUBS/PERENNIALS/GRASSES PROVIDED: 309
9. ON-SITE PLANTING AND TURF AREAS PROVIDED DO NOT INCLUDE THE PARKSTRIP PORTION IN THE RIGHT-OF-WAY ADJACENT TO STATE STREET
10. NEWLY PLANTED TREES SHALL BE TAGGED FOR SPECIES IDENTIFICATION. THE TAGS MUST REMAIN ON THE TREES UNTIL THE SITE HAS BEEN INSPECTED AND THE IMPROVEMENTS APPROVED BY THE CITY
11. CLEAR VISION AREAS: TREES IN PARK STRIPS THAT FALL WITHIN THIS AREA SHALL BE PRUNED TO MAINTAIN A CLEAR AREA BELOW [illegible] FEET IN HEIGHT. TREES ON PRIVATE PROPERTY THAT FALL WITHIN THIS AREA MUST BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 8 FEET IN HEIGHT. OTHER PLANT MATERIALS 3 FEET OR TALLER MAY NOT BE PLACED IN THIS AREA.
12. CLEAR VISION AREAS ARE SHOWN AT EACH DRIVEWAY
13. ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION
14. ALL TURF AREAS TO HAVE WATER EFFICIENT SPRAYS OR ROTORS WITH HEAD TO HEAD COVERAGE AND HIGH DISTRIBUTION UNIFORMITY

REFERENCE NOTES SCHEDULE ON-SITE ONLY

SYMBOL	DESCRIPTION	QTY
	MEDIUM BARK MULCH 4" DEEP IN ALL SHRUB AND TREE PLANTING AREAS AROUND HOMES	[illegible]
	CONCRETE PAVING / CURBS	
	ASPHALT PAVEMENT	



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	CEL OCC	14	Common Hackberry / Celtis occidentalis	2" Cal	B&B	45' TALL X 35' WIDE AT MATURITY
	[illegible]	2	Perkins Pink [illegible] / [illegible] 'Perkins Pink'	2" Cal	B&B	45' TALL X 45' WIDE AT MATURITY
	ULM ALL	2	Allee Lacebark Elm / Ulmus parvifolia 'Allee' TM	2" Cal	B&B	60' TALL X 35' SIDE AT MATURITY
	ULM FRO	2	Frontier Elm / Ulmus x 'Frontier'	2" Cal	B&B	[illegible]
	ZEL SER	12	Green Vase Japanese Zelkova / Zelkova serrata 'Green Vase'	2" Cal	B&B	[illegible]
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**CONTAINER**	**REMARKS**
	ARC MAN	1	Massachusetts Manzanita / Arctostaphylos uva-ursi 'Massachusetts'	1 gal		[illegible]
	BUX GEM	1	Winter Gem Boxwood / Buxus microphylla 'Winter Gem'	5 gal		[illegible] MODERATE WATER USE
	CAR CLA	3	Blue Mist Shrub / Caryopteris x clandonensis 'Blue Mist'	5 gal		[illegible] LOW WATER USE
	HEM GAR	31	Garden Show Daylily / Hemerocallis x 'Garden Show'	1 gal		[illegible] LOW WATER USE
	HES PAR	16	Sandia Glow Red Yucca / Hesperaloe parviflora [illegible]	5 gal		[illegible] VERY LOW WATER USE
	JUN HUG	1	Hughes Creeping Juniper / Juniperus horizontalis 'Hughes'	5 gal		[illegible] LOW WATER USE
	MUH [illegible]	32	Undaunted Ruby Muhly / Muhlenbergia reverchonii [illegible] TM	1 gal		[illegible]
	PEN [illegible]	17	[illegible] Penstemon / Penstemon eatonii	1 gal		[illegible] LOW WATER USE
	PER [illegible]	11	Denim 'n Lace Russian Sage / Perovskia atriplicifolia 'Denim 'n Lace'	1 gal		[illegible] LOW WATER USE
	PHI [illegible]	17	Blizzard Mockorange / Philadelphus lewisii 'Blizzard'	5 gal		[illegible] LOW WATER USE WHEN ESTABLISHED
	PHI [illegible]	11	Miniature Snowflake Mockorange / Philadelphus x virginalis 'Miniature Snowflake'	5 gal		[illegible] LOW WATER USE WHEN ESTABLISHED
	PHY LIT	19	Little Devil Dwarf Ninebark / Physocarpus opulifolius 'Little Devil' TM	5 gal		[illegible] LOW WATER USE WHEN ESTABLISHED
	PRU [illegible]	15	Sand Cherry / Prunus besseyi 'Pawnee Buttes'	5 gal		[illegible] LOW WATER USE
	RHU [illegible]	4	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal		[illegible] LOW WATER USE
	RHU [illegible]	23	Tiger Eyes Staghorn Sumac / Rhus typhina 'Bailtiger' TM	5 gal		[illegible] AT MATURITY
	ROS RAD	40	Knock Out Shrub Rose / Rosa x 'Radrazz'	5 gal		[illegible] MODERATE WATER USE
	SYR [illegible]	2	Bloomerang Dwarf Purple Lilac / Syringa x [illegible] TM	[illegible]		[illegible]
GROUND COVERS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**CONTAINER**	**REMARKS**
	POA IMP	[illegible] sf	Imperial Blue Kentucky Bluegrass / Poa pratensis 'Imperial Blue'	sod		

REFERENCE NOTES SCHEDULE - ON AND OFF-SITE

SYMBOL	DESCRIPTION	QTY
	MEDIUM BARK MULCH 4" DEEP IN ALL SHRUB AND TREE PLANTING AREAS AROUND HOMES	[illegible]
	CONCRETE PAVING / CURBS	
	ASPHALT PAVEMENT	
	EXISTING ASPHALT	

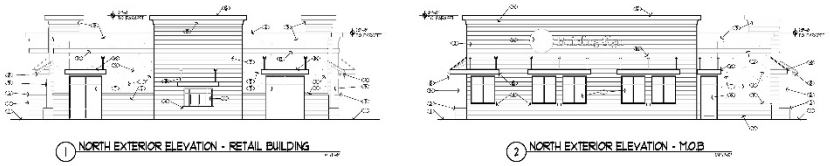
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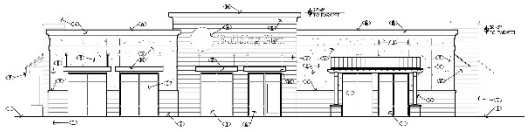
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Drawn By: GCC
Approved By: GCC
Job No. 21-016
Sheet No. 1.102

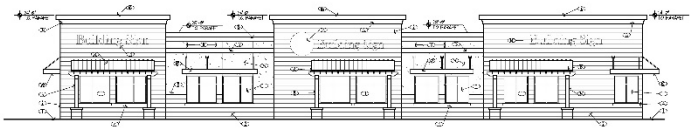


1 NORTH EXTERIOR ELEVATION - RETAIL BUILDING

2 NORTH EXTERIOR ELEVATION - M.O.B



3 EAST EXTERIOR ELEVATION - RETAIL BUILDING



4 EAST EXTERIOR ELEVATION - RETAIL BUILDING

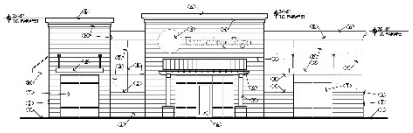
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EXPRESSWAY LANE and STATE STREET
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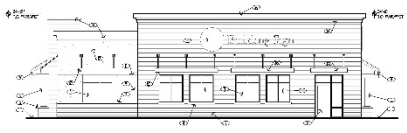
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Ronald B. Jones
Bruce T. Fallon

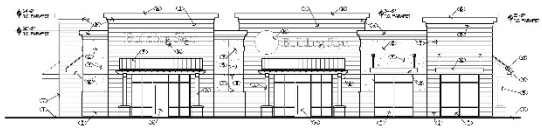
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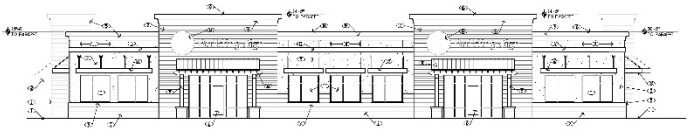
1 SOUTH EXTERIOR ELEVATION - RETAIL BUILDING



2 SOUTH EXTERIOR ELEVATION - M.O.B



3 WEST EXTERIOR ELEVATION - RETAIL BUILDING



4 WEST EXTERIOR ELEVATION - M.O.B

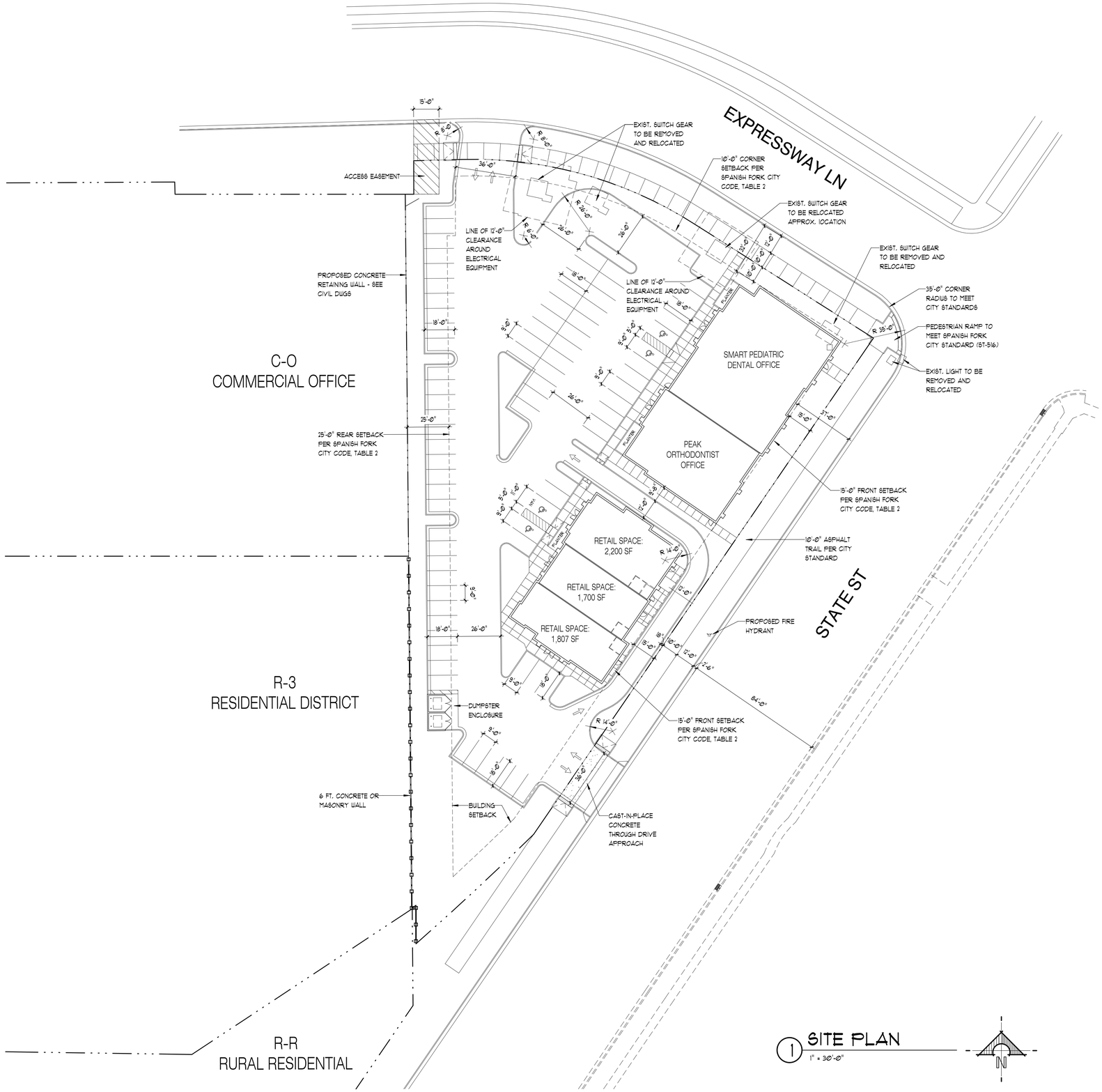
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WPA ARCHITECTURE

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

A4.2



1 SITE PLAN
1" = 30'-0"

PROJECT DATA

CURRENT SPANISH FORK CITY ZONE: R-R
PROPOSED SPANISH FORK CITY ZONE: C-2

BUILDING DATA:
OCCUPANCY TYPE: B
CONSTRUCTION TYPE: V-B
FIRE PROTECTION: FIRE SPRINKLER SYSTEM

SITE DATA:	
BUILDINGS (2)	15,228 sq. ft.
LANDSCAPING REQ'D	11,350 sq. ft.
LANDSCAPING PROVIDED	17,691 sq. ft.

PARKING DATA:
PROPOSED BUILDING - MEDICAL OFFICE: 9,294 sq. ft. / 200 = 47 CARS
PROPOSED BUILDING - COMMERCIAL: 6,151 sq. ft. / 200 = 31 CARS
TOTAL PARKING REQUIRED = 78 CARS
TOTAL PARKING PROVIDED = 79 CARS
INCLUDING (3) STANDARD AND (1) VAN ACCESSIBLE STALLS

SETBACK REQUIREMENTS: (TABLE 2 - COMM. AND INDUSTRIAL DEV. STANDARDS)

CORNER: 10'-0" (32'-0" FROM BACK OF CURB TO BUILDING)
CORNER SETBACK IS CONSIDERED OFF OF EXPRESSWAY LANE

FRONT: 15'-0" (37'-0" FROM BACK OF CURB TO BUILDING)
FRONT SETBACK IS CONSIDERED OFF OF STATE STREET

REAR: 25'-0"

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Date: FEBRUARY 10, 2022
Revision:

LICENSED ARCHITECT
ALAN R. POULSON
5403169-0301
06.10.2019
STATE OF UTAH

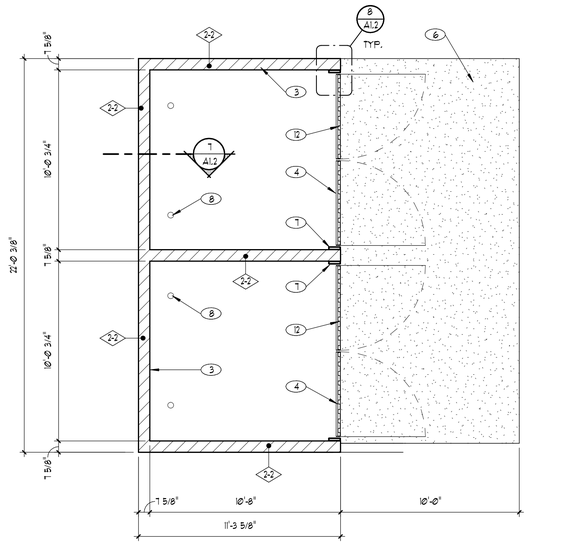
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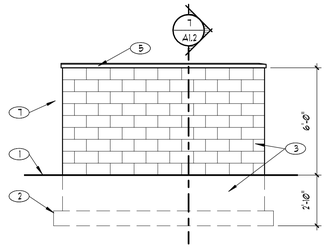
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SPANISH FORK

MEDICAL OFFICE AND COMMERCIAL BUILDINGS
SPANISH FORK, UTAH, 84660
EXPRESSWAY LANE and STATE STREET

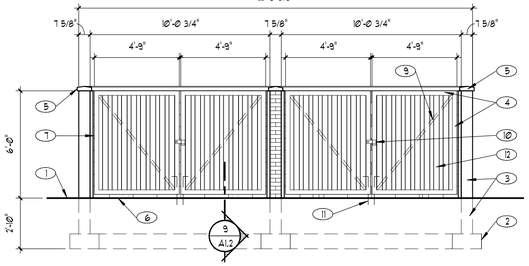
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SITE PLAN



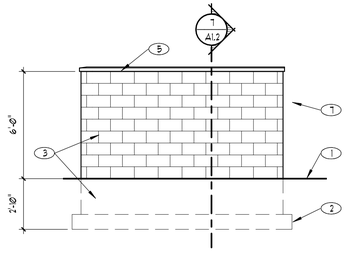
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



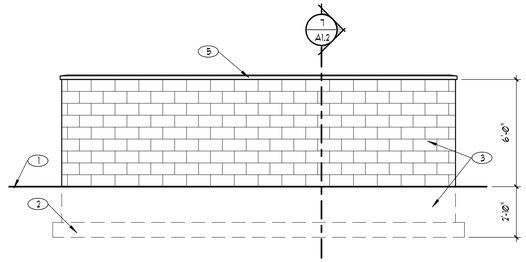
2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

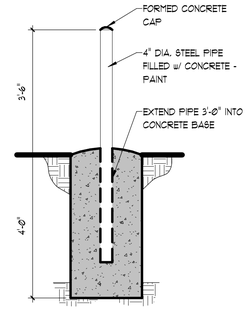


5 WEST ELEVATION
1/4" = 1'-0"

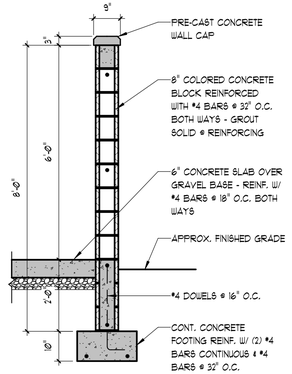
SHEETNOTES:

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

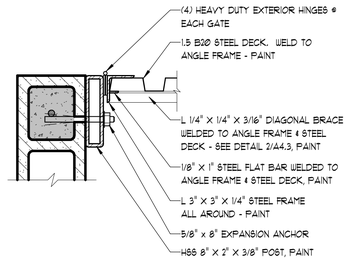
1. APPROX. FINISH GRADE
2. CAST-IN-PLACE CONCRETE FOOTING - SEE STRUCTURAL DWG'S
3. CMU ENCLOSURE AND FOUNDATION WALL - SEE STRUCTURAL DWG'S
4. L 3" X 3" X 1/4" STEEL FRAME - PAINT
5. PRE-CAST CONCRETE WALL CAP
6. 6" CAST-IN-PLACE CONCRETE APRON SLAB
7. HSS 8" X 2" 3/8" POST - PAINT
8. 4" PIPE BOLLARD - SEE DETAIL 6/A1.2
9. L 1/4" X 1/4" X 3/16" ANGLE BRACE (OPPOSITE SIDE OF GATE) - PAINT
10. ROTATING BAR LATCH FABRICATED FROM 1/4" STEEL PLATE, LOCKABLE - PAINT
11. 3/4" DIA. KEEPER POST W/ PIPE SLEEVES
12. 1.5 B20 STEEL DECK - PAINT



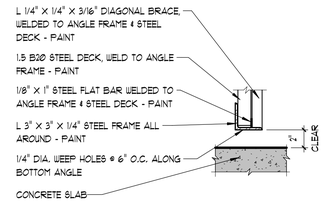
6 BOLLARD DETAIL
1/2" = 1'-0"



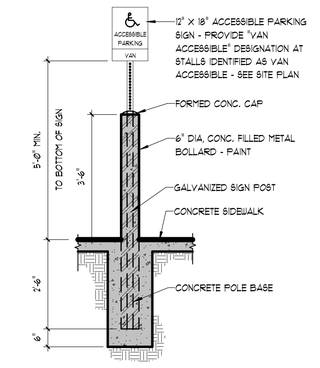
7 ENCLOSURE WALL SECTION
1/2" = 1'-0"



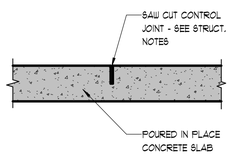
8 GATE JAMB DETAIL
1 1/2" = 1'-0"



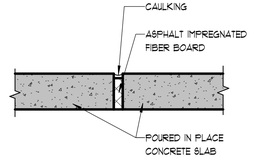
9 GATE DETAIL
1 1/2" = 1'-0"



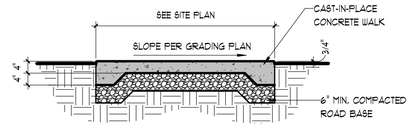
10 ACCESS. PARKING SIGN
1/2" = 1'-0"



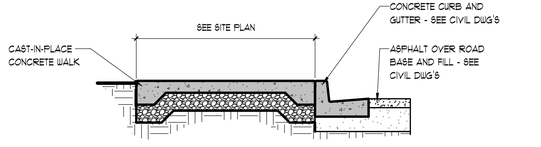
11 CONTROL JOINT DETAIL
1 1/2" = 1'-0"



12 EXPANSION JOINT DETAIL
1 1/2" = 1'-0"



13 TYP. SIDEWALK DETAIL
1/2" = 1'-0"



14 SIDEWALK w/ CURB TO ASPHALT DETAIL
1/2" = 1'-0"

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Date: FEBRUARY 10, 2022
Revision:

LICENSED ARCHITECT
JARED T. WARD
5403169301
06.10.2019
STATE OF UTAH

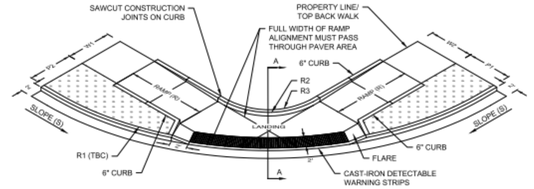
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info@wpa-architecture.com

EXPRESSWAY PLAZA
SPANISH FORK

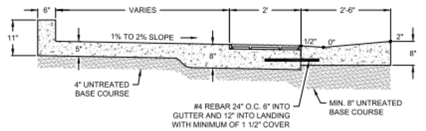
MEDICAL OFFICE AND COMMERCIAL BUILDINGS
SPANISH FORK, UTAH, 84660
EXPRESSWAY LANE and STATE STREET

A1.2
SITE DETAILS



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWAL K WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWAL K WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'



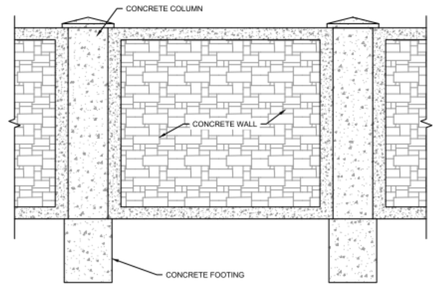
SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

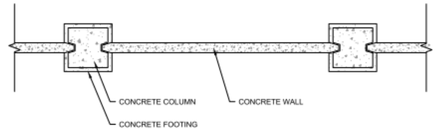
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT. 84660
(801) 804-4580

STANDARD DRAWING
PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS

DRAWN: AJC
DESIGN: MHK
REVISION:
DATE: 8/29/2018
SCALE NONE
STANDARD ST-516



WALL FRONT VIEW



WALL PLAN VIEW

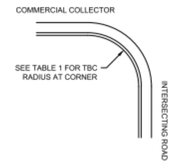
NOTES:
1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

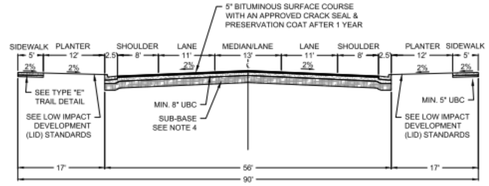
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT. 84660
(801) 804-4550

STANDARD DRAWING
CONCRETE WALL DETAIL

DRAWN: AJC
DESIGN: MHK
REVISION:
DATE: 10/3/2018
SCALE NONE
STANDARD G-113

TABLE 1
COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS
INTERSECTING ROAD / TBC RADIUS
MAJOR ARTERIAL 40'
MINOR ARTERIAL 35'
MAJOR COLLECTOR 35'
MINOR COLLECTOR 35'
COMMERCIAL LOCAL 35'
RESIDENTIAL LOCAL 30'





COMMERCIAL COLLECTOR 3 LANE STREET - 90' ROW

NOTES:
1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
6. 8' LANDSCAPED MEDIAN MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT. 84660
(801) 804-4580

STANDARD DRAWING
COMMERCIAL COLLECTOR 3 LANE STREET

DRAWN: AJC
DESIGN: MHK
REVISION:
DATE: 8/29/2018
SCALE NONE
STANDARD SY-107

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Date: September 2021
Revision:



Alan R. Poulson
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EXPRESSWAY PLAZA
SPANISH FORK MEDICAL OFFICE

DENTAL, ORTHODONTIST AND COMMERCIAL BUILDINGS
EXPRESSWAY LANE and STATE STREET
SPANISH FORK, UTAH, 84660

A1.3
CITY STANDARD DETAILS

EXPRESSWAY PLAZA
Spanish Fork, UT

INDEX

G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Utility Details
C-6 Stormwater Pollution Prevention Plan
C-7 SWPPP Details

SITE DATA

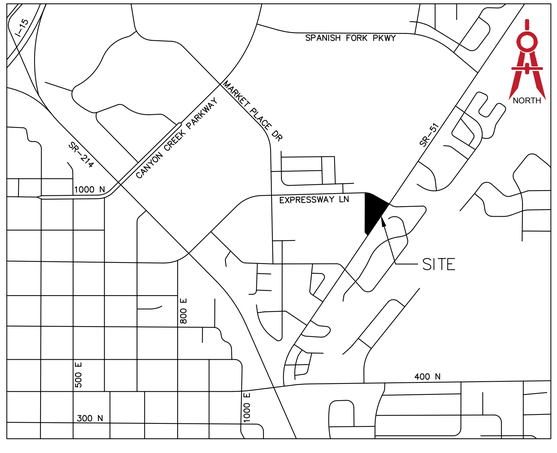
LOT AREA:	74,677	SF (1.71 ACRES)
BUILDING AREA:	15,681	SF± 21.0%
PAVEMENT AREA:	40,939	SF± 54.8%
LANDSCAPE AREA:	18,057	SF± 24.2%

CURRENT ZONE: R-R
PROPOSED ZONE: C-2

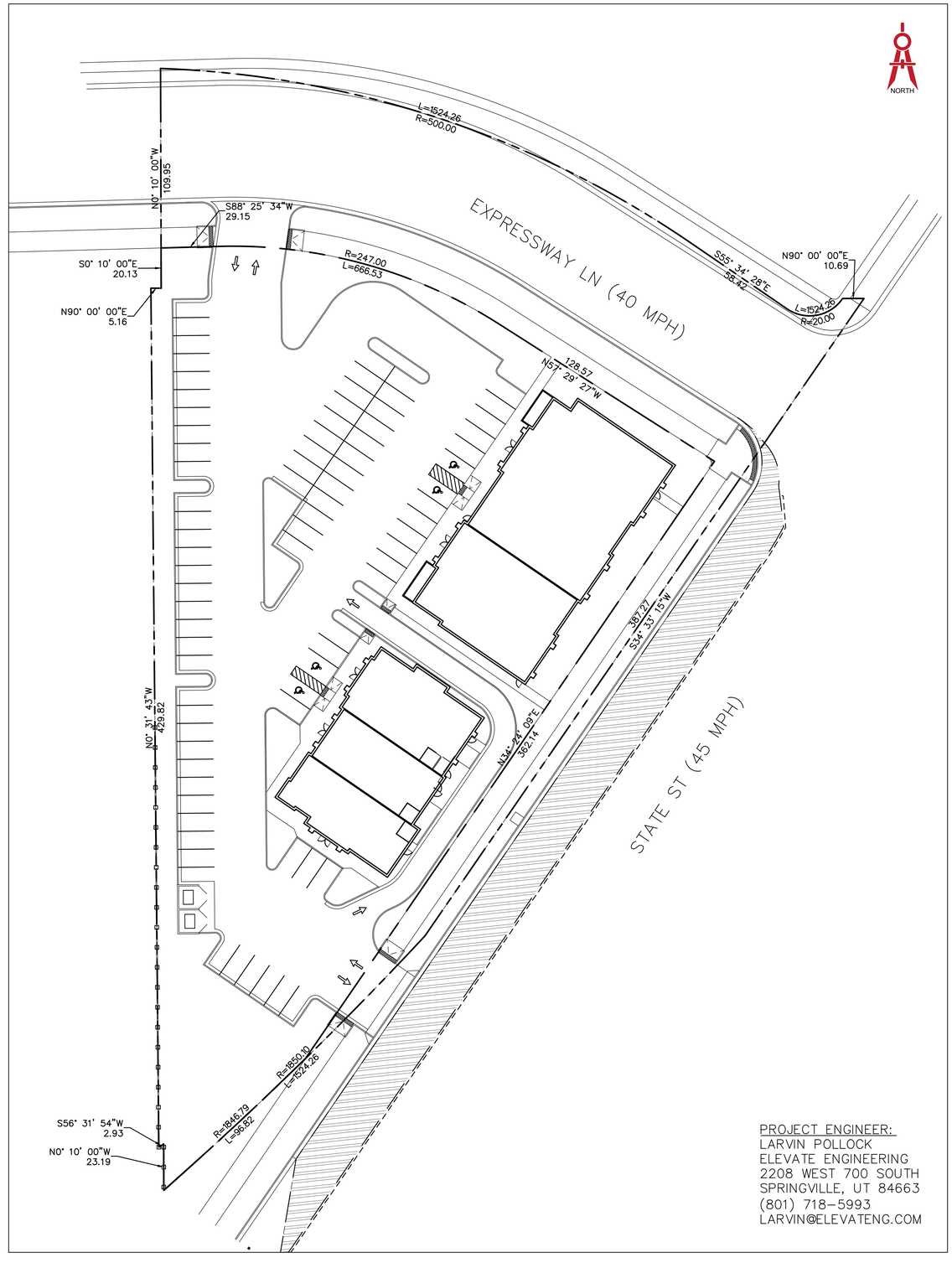
LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS	CATCH BASIN	
EXISTING WATER LINE	W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4960	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	W

VICINITY MAP



NOT TO SCALE



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

SITE MAP
1"=30'

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
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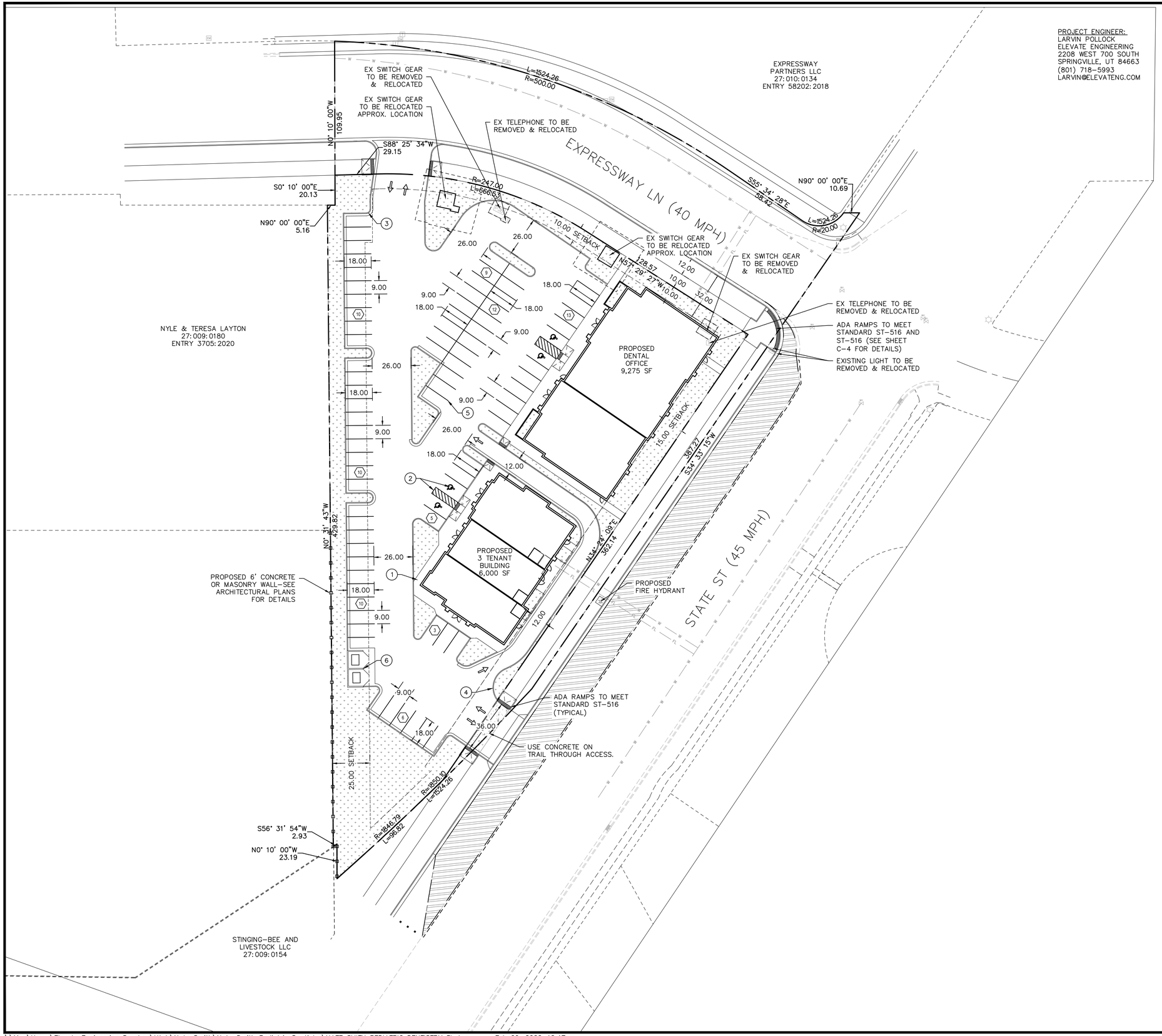
ELEVATE ENGINEERING

EXPRESSWAY PLAZA
COVER SHEET
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
2/09/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0

DATE: Feb 09, 2022



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LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

LOT AREA:	74,677	SF (1.71 ACRES)
BUILDING AREA:	15,415	SF± 20.6%
PAVEMENT AREA:	40,380	SF± 54.1%
LANDSCAPE AREA:	18,882	SF± 25.2%
TOTAL IMPERVIOUS AREA:	55,795	SF± 74.7%

AREA TO BE DEDICATED TO SPANISH FORK CITY: 35,531 SF

CURRENT ZONE: R-R (RESTRICTED USE)
PROPOSED ZONE: C-2 (PERMITTED USE)
PARCEL ID#: 270090130

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=15 FEET
REAR=25 FEET
SIDE=20 FEET
CORNER=10-15 FEET

PARKING TABULATION

REQUIRED:
1 STALL PER EVERY 200 SF FOR DENTAL OFFICE USE.
(9,275 SF / 200 SF = 46 STALLS)
1 STALL PER EVERY 250 SF FOR RETAIL USE.
(6,000 SF / 250 SF = 24 STALLS)

TOTAL REQUIRED: 70 STALLS

PROVIDED: 78 STALLS
4 ADA STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER CITY DWG ST-13. SEE SHEET C-4 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER CITY DWG ST-19. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER CITY DWG ST-11. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE D PER ST-11. SEE SHEET C-4 FOR DETAILS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.

NOTE: CITY STANDARDS STATES ALL PARKING LOTS, BUILDINGS, ROADS, ECT., TO HAVE ALL GARBAGE REMOVED DOWN TO NATIVE SOIL.

NOTE: ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

GENERAL NOTES:

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

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

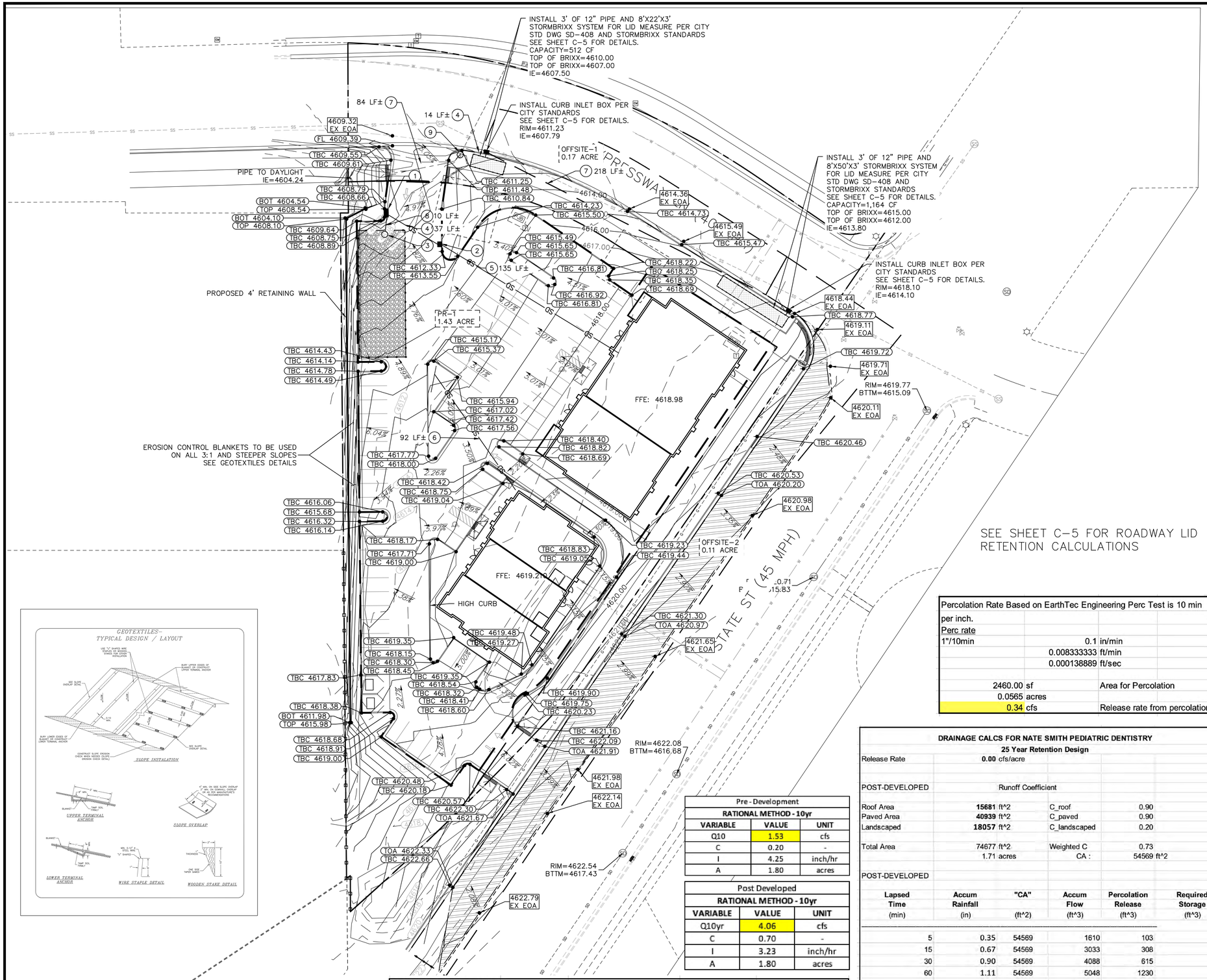
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EXPRESSWAY PLAZA
SITE PLAN
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
2/09/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE: Feb 09, 2022



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. INSTALL DOUBLE CURB INLET PER APWA STD DWG 315.2. SEE SHEET C-5 FOR DETAILS. RIM=4608.52 IE=4605.52
2. INSTALL CURB INLET PER CITY STD DWG SD-4. SEE SHEET C-5 FOR DETAILS. RIM=4611.70 IE=4608.70
3. INSTALL 20'X54' SUMP BED AND 48" PRE-TREATMENT MANHOLE. SEE SHEET C-5 FOR DETAILS. SUMP RIM=4609.68 SUMP IE=4604.80 SUMP DEPTH=4.0' BOTTOM OF ROCK=4603.50
4. INSTALL 12" ADS PIPE @ 0.5% MINIMUM SLOPE.
5. ROOF DRAIN TO DRAIN PROPOSED CATCH BASIN.
6. ROOF DRAIN TO DRAIN INTO PROPOSED SWALE.
7. PROPOSED 15" CMP PIPE EXTENSION TO EXISTING DRAINAGE DITCH.
8. INSTALL 15" ADS PIPE @ 0.32% MINIMUM SLOPE.
9. INSTALL 48" MANHOLE. RIM=4611.25 IE=4607.72
10. INSTALL 15" HDPE PIPE @ 0.32% MINIMUM SLOPE.

Percolation Rate Based on EarthTec Engineering Perc Test is 10 min per inch.		
Perc rate		
1"/10min	0.1	in/min
	0.008333333	ft/min
	0.000138889	ft/sec
	2460.00 sf	Area for Percolation
	0.0565 acres	
	0.34 cfs	Release rate from percolation

Pre - Development		
RATIONAL METHOD - 10yr		
VARIABLE	VALUE	UNIT
Q10	1.53	cfs
C	0.20	-
I	4.25	inch/hr
A	1.80	acres

Post Developed		
RATIONAL METHOD - 10yr		
VARIABLE	VALUE	UNIT
Q10yr	4.06	cfs
C	0.70	-
I	3.23	inch/hr
A	1.80	acres

VOLUME PROVIDED IN SUMP				
30'X82' SUMP Area (ft^2)	Void Ratio	Depth (ft)	Volume/LF (ft^3)/LF	Total Volume (ft^3)
2460	0.4	4	984	3936
			Total Individual SUMP Volume=	3936
			Number of SUMPS	1
			Total Volume Provided Within SUMPS	3936

DRAINAGE CALCS FOR NATE SMITH PEDIATRIC DENTISTRY

25 Year Retention Design

Release Rate **0.00** cfs/acre

POST-DEVELOPED Runoff Coefficient

Roof Area	**15681** ft^2	C_roof	0.90
Paved Area	**40939** ft^2	C_paved	0.90
Landscaped	**18057** ft^2	C_landscaped	0.20
Total Area	74677 ft^2	Weighted C	0.73
	1.71 acres	CA :	54569 ft^2

POST-DEVELOPED

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Percolation Release (ft^3)	Required Storage (ft^3)
5	0.35	54569	1610	103	1507
15	0.67	54569	3033	308	2726
30	0.90	54569	4088	615	3473
60	1.11	54569	5048	1230	3818
120	1.25	54569	5684	2460	3224
180	1.32	54569	6003	3690	2313
360	1.50	54569	6821	7380	-559
720	1.80	54569	8185	14760	-6575
1440	2.15	54569	9777	29520	-19743
				Rqd Storage	3818

BASIN NAME	AREA (ACRES)	WEIGHTED C VALUE	Intensity (In/Hr)	10yr Q (CFS)
PR-1	1.43	0.89	3.23	4.14
OFFSITE-1	0.17	0.90	3.23	0.48
OFFSITE-2	0.37	0.90	3.23	1.08

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2288 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

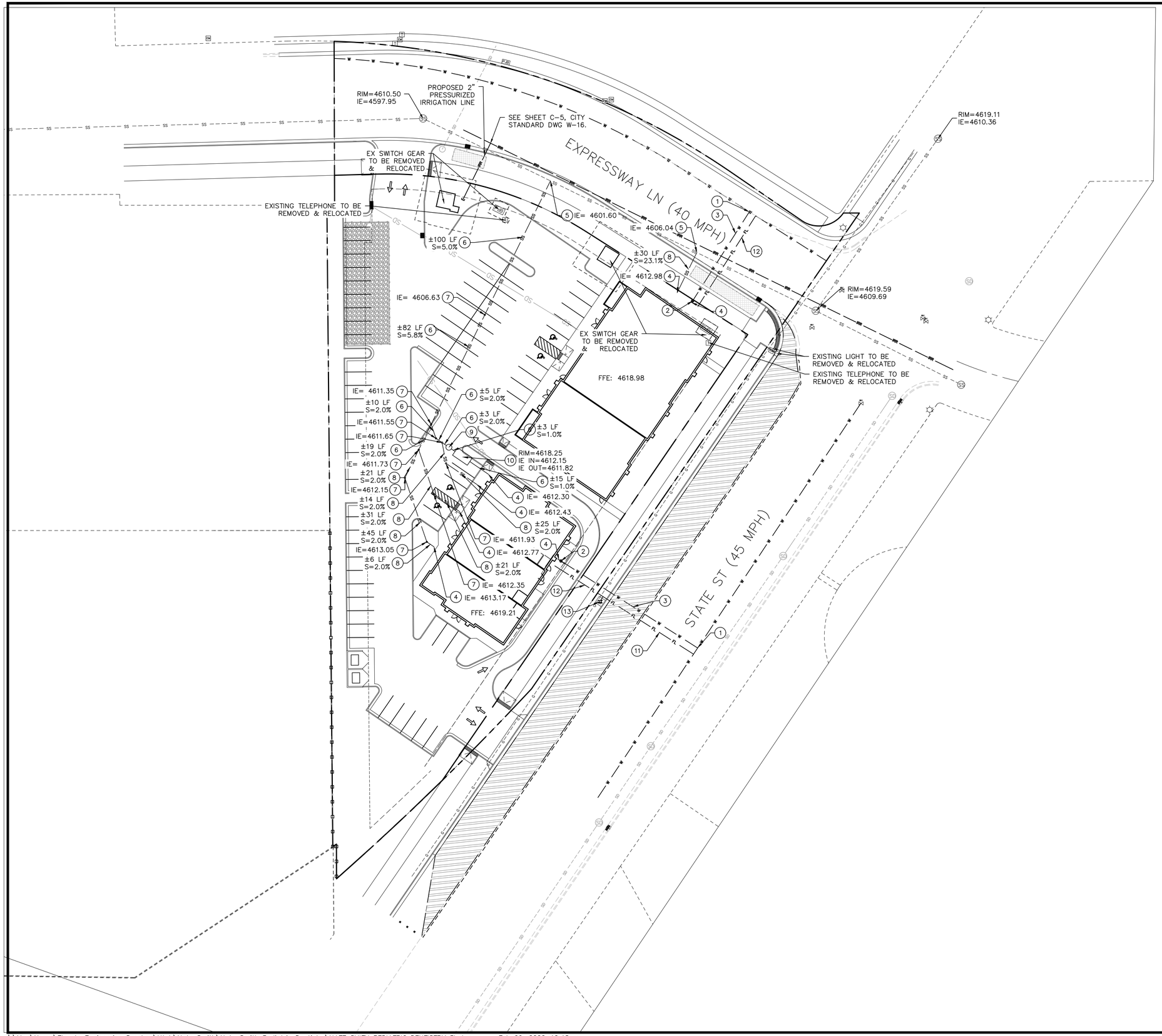
ELEVATE ENGINEERING

EXPRESSWAY PLAZA
GRADING PLAN
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 12/09/2021 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Feb 09, 2022



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
PROPOSED SEWER LINE	SS SS SS
EXISTING SEWER LINE	SS SS SS
PROPOSED WATER LINE	W W
EXISTING WATER LINE	W W W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
2. INSTALL 1.5" WATER METER PER CITY STANDARD DRAWING. SEE SHEET C-5 FOR DETAILS.
3. INSTALL 1.5" POLY WATER LINE PER CITY STANDARDS.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
6. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
7. INSTALL 6" CLEANOUT.
8. INSTALL 4"ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
9. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS.
   RIM=4617.98
   IE IN=4611.79
   IE OUT=4611.71
10. INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.
11. INSTALL 8" FIRE LINE PER CITY STANDARDS.
12. INSTALL 6" FIRE LINE PER CITY STANDARDS.
13. TEE FIRE HYDRANT INTO 8" FIRE LINE. SEE STD DWG W-9.

GENERAL NOTES:

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

PRIVATE UTILITIES
CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
ROCKY MOUNTAIN POWER – 801-756-1310
CENTURY LINK – 801-536-6975

CALL BEFORE YOU DIG! IT'S THE LAW. BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'
0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

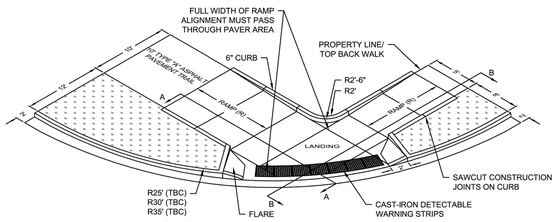
EXPRESSWAY PLAZA
UTILITY PLAN
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
2/09/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-3

DATE: Feb 09, 2022

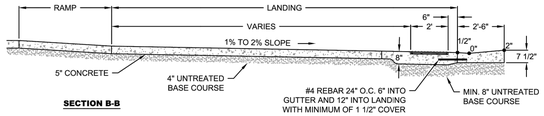
\\Mac\Home\Elevate Engineering Dropbox\Utah\Nate Smith\Nate Smith Pediatric Dentistry\NATE SMITH PEDIATRIC DENTISTRY 3L.dwg – – Feb 09, 2022-12:18pm



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES



SECTION A-A



SECTION B-B

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
7. POUR CONCRETE PEDESTRIAN RAMP BEFORE PAVING TRAIL.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4500

STANDARD DRAWING

CORNER PEDESTRIAN RAMP FOR SIDEWALKS CONNECTING TO TRAILS

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-519
DATE: 6/19/2018	

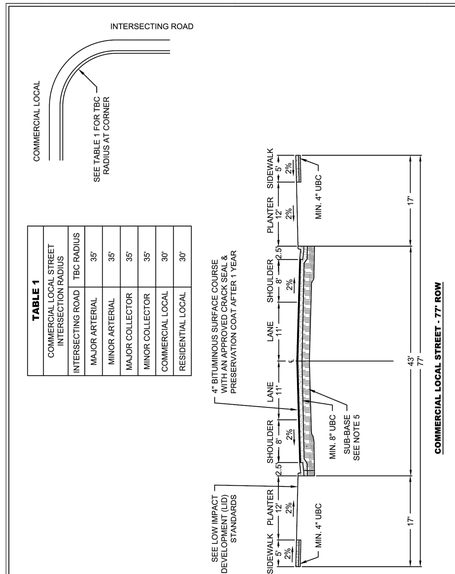


TABLE 1

COMMERCIAL LOCAL STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	35'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	30'
RESIDENTIAL LOCAL	30'

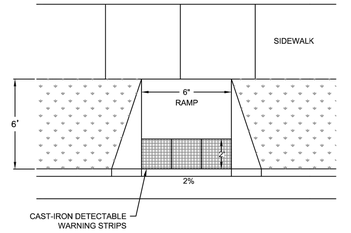
NOTES:
1. COMMERCIAL AND RESIDENTIAL ACCESS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
2. COMMERCIAL AND RESIDENTIAL AREAS SHALL BE SPRINKLED.
3. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS.
4. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTER STANDARDS.
5. SUB-BASE SHALL BE CRUSHED GRAVEL AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
6. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

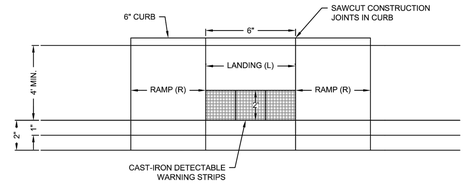
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

COMMERCIAL LOCAL 2 LANE STREET

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-504
DATE: 2/02/2022	





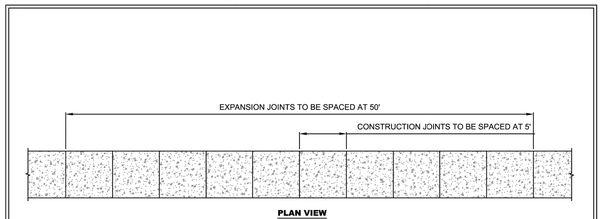
NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

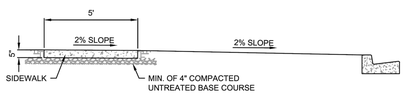
STANDARD DRAWING

MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES

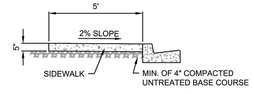
DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-520
DATE: 6/19/2018	



PLAN VIEW



SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK



SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

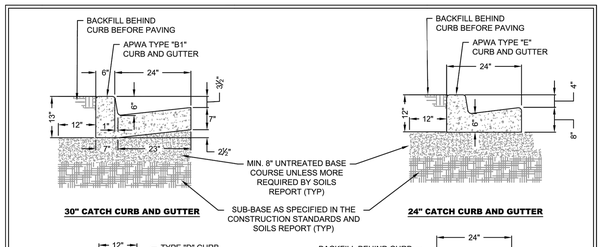
NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

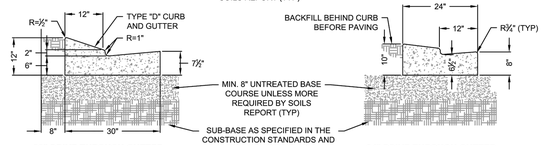
STANDARD DRAWING

SIDEWALK

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-514
DATE: 6/19/2018	

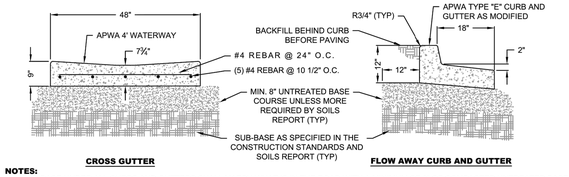


30" CATCH CURB AND GUTTER | **24" CATCH CURB AND GUTTER**



30" DRIVE THROUGH GUTTER
SEE NOTE 9

24" DRIVE THROUGH GUTTER
SEE NOTE 9



CROSS GUTTER | **FLOW AWAY CURB AND GUTTER**

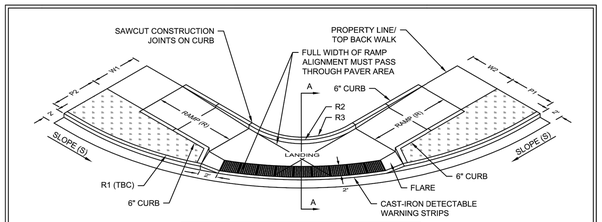
NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

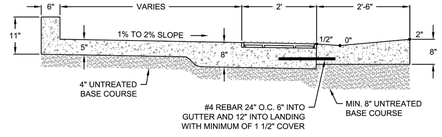
CURB & GUTTERS

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-512
DATE: 6/19/2018	



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWAL K WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWAL K WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12"	5'	12"	2'6"	2'	2'6"	2'	2'6"	2'
5'	12"	5'	8"	2'6"	5'	2'6"	2'	2'6"	2'
5'	8"	5'	8"	5'6"	12"	2'6"	2'	2'6"	2'



SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS

DRAWN: JLR	SCALE NONE
DESIGN: MHC	
REVISION:	STANDARD ST-516
DATE: 6/19/2018	

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

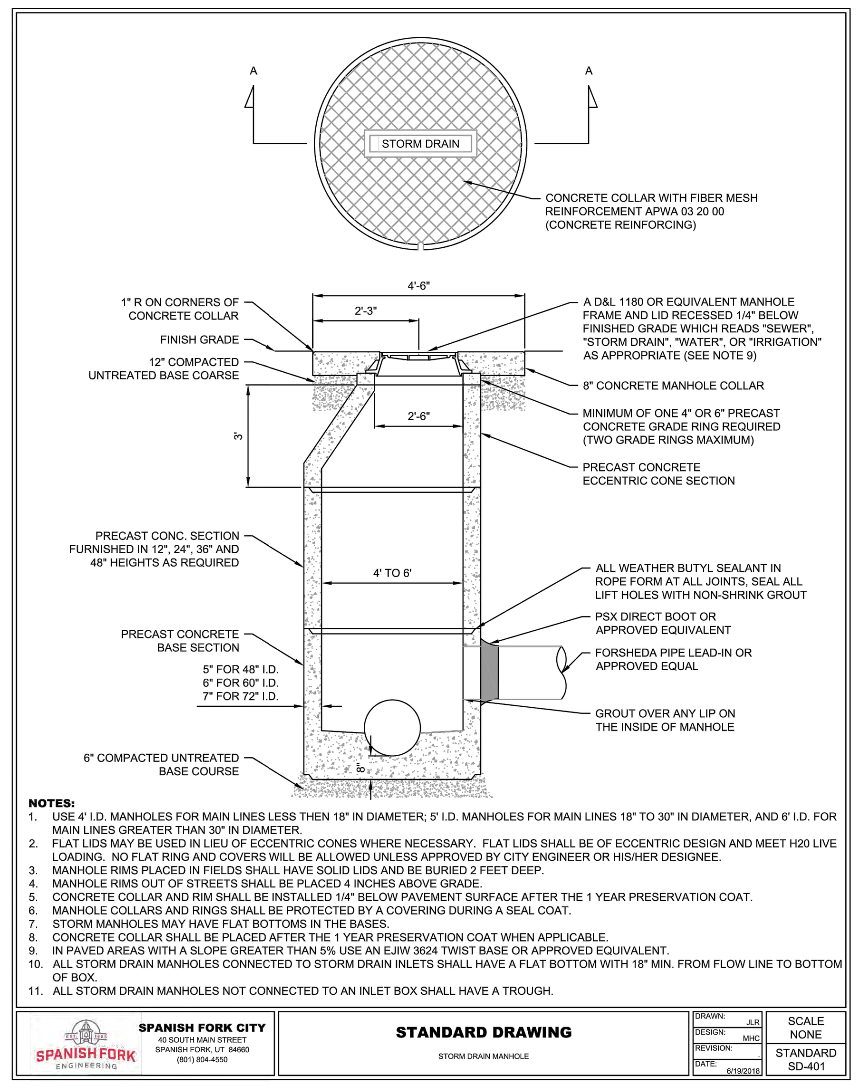
ELEVATE ENGINEERING

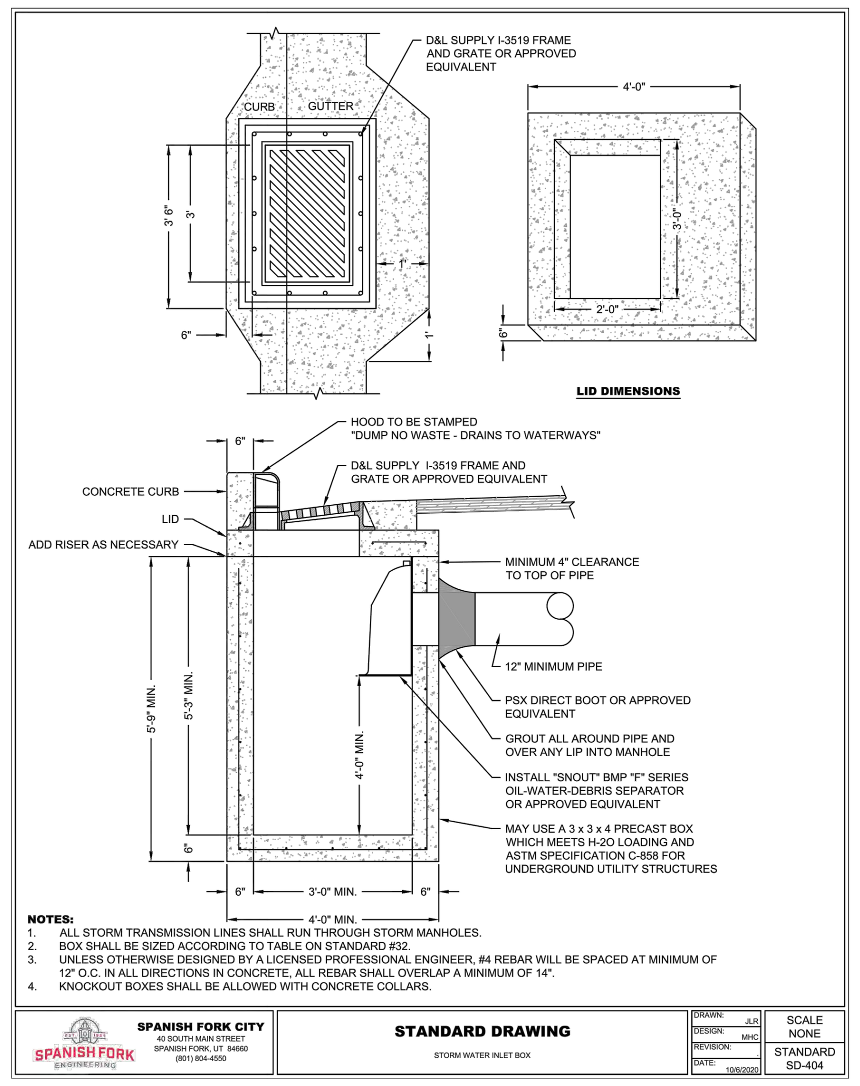
EXPRESSWAY PLAZA
STANDARD DETAILS
SPANISH FORK, UT 84660

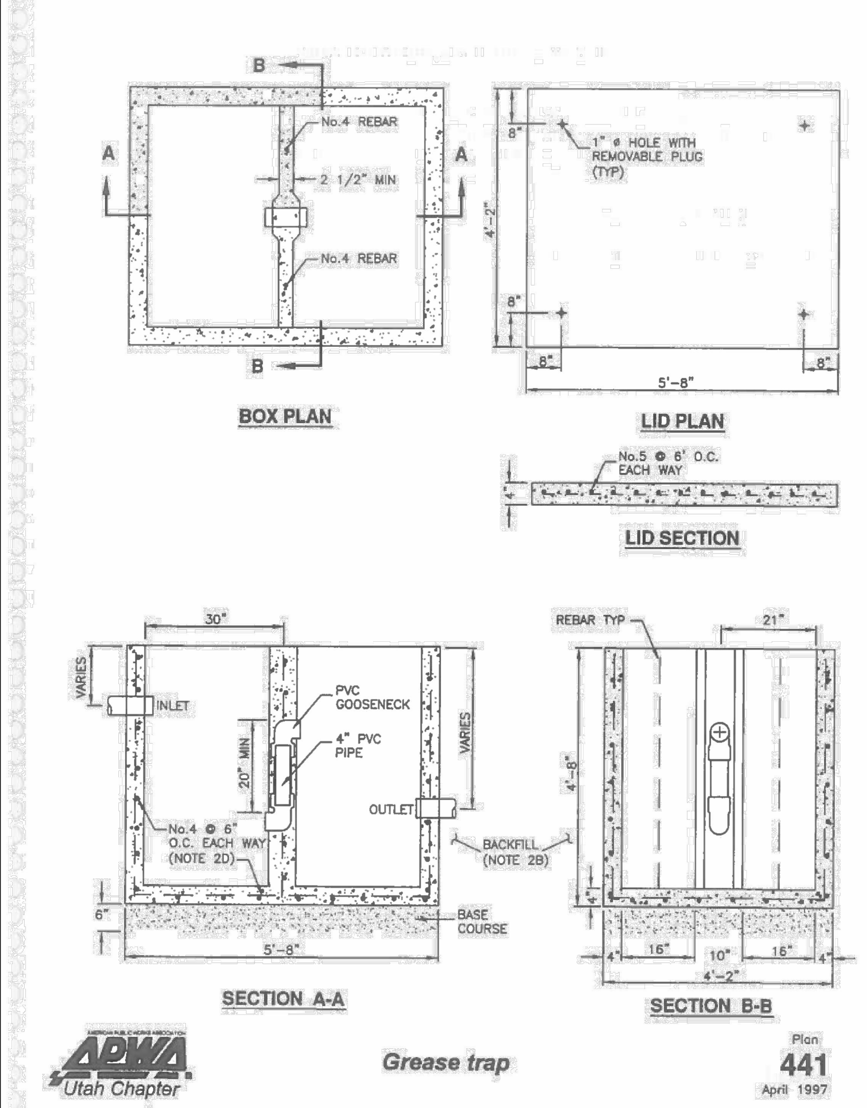
PROFESSIONAL ENGINEER
10/09/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

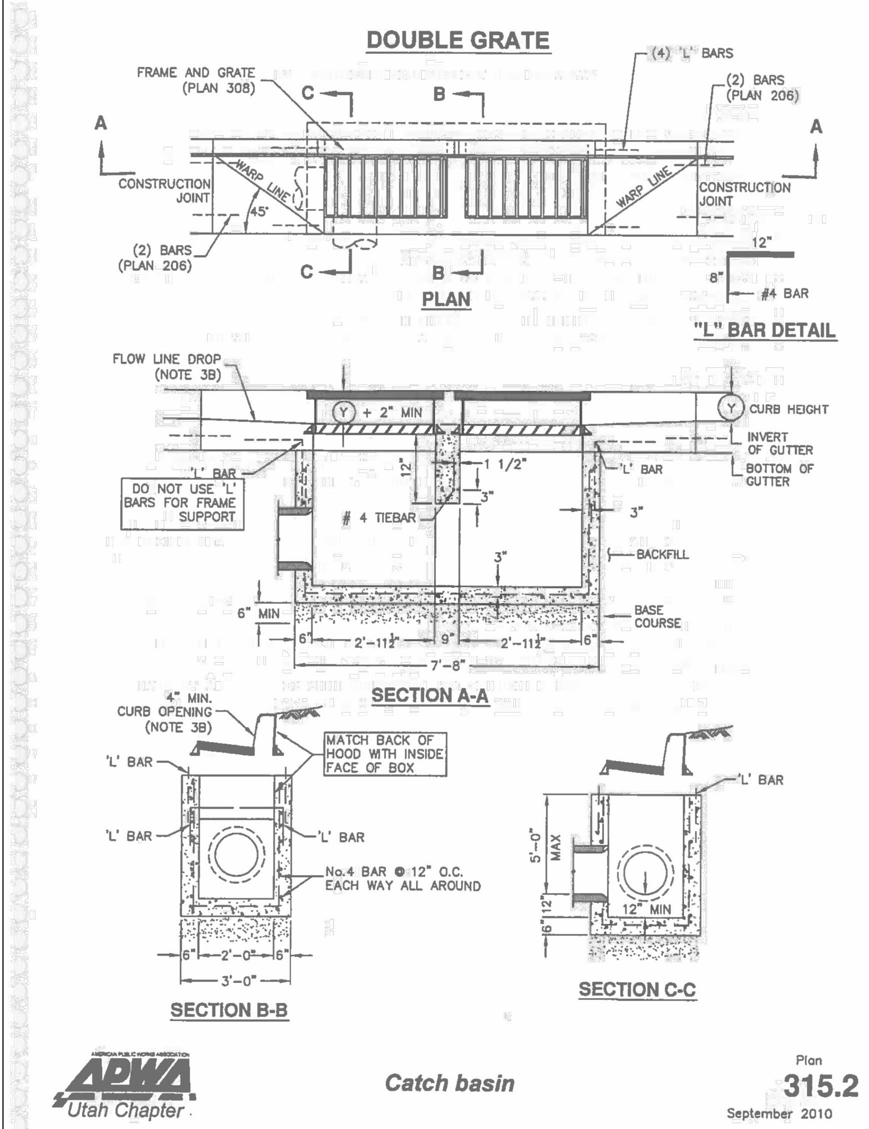
SHEET: C-4

DATE: Feb 09, 2022





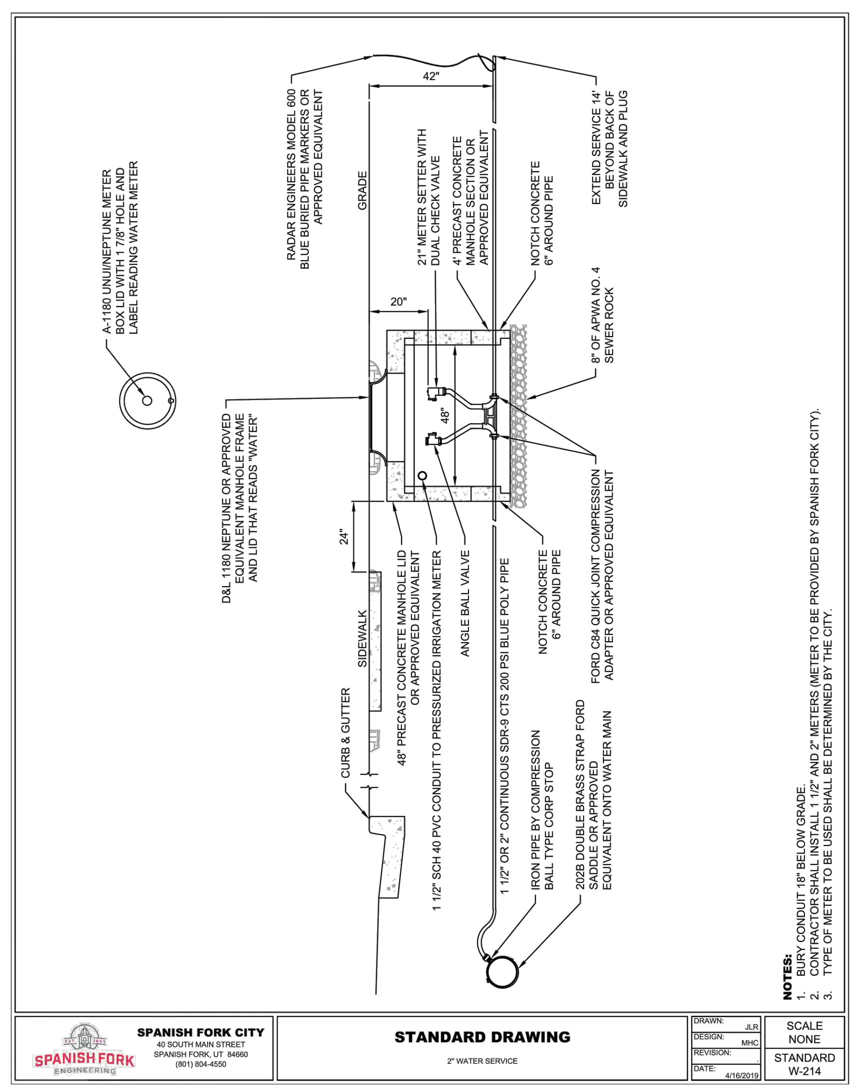


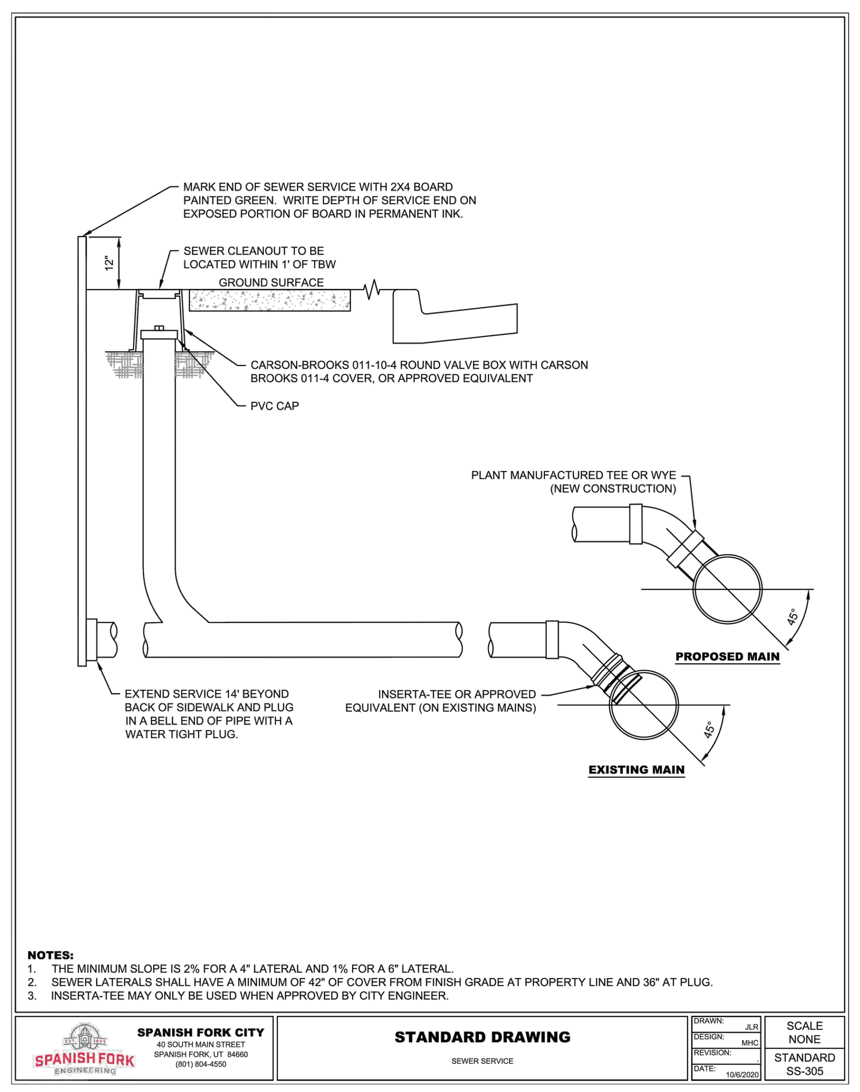


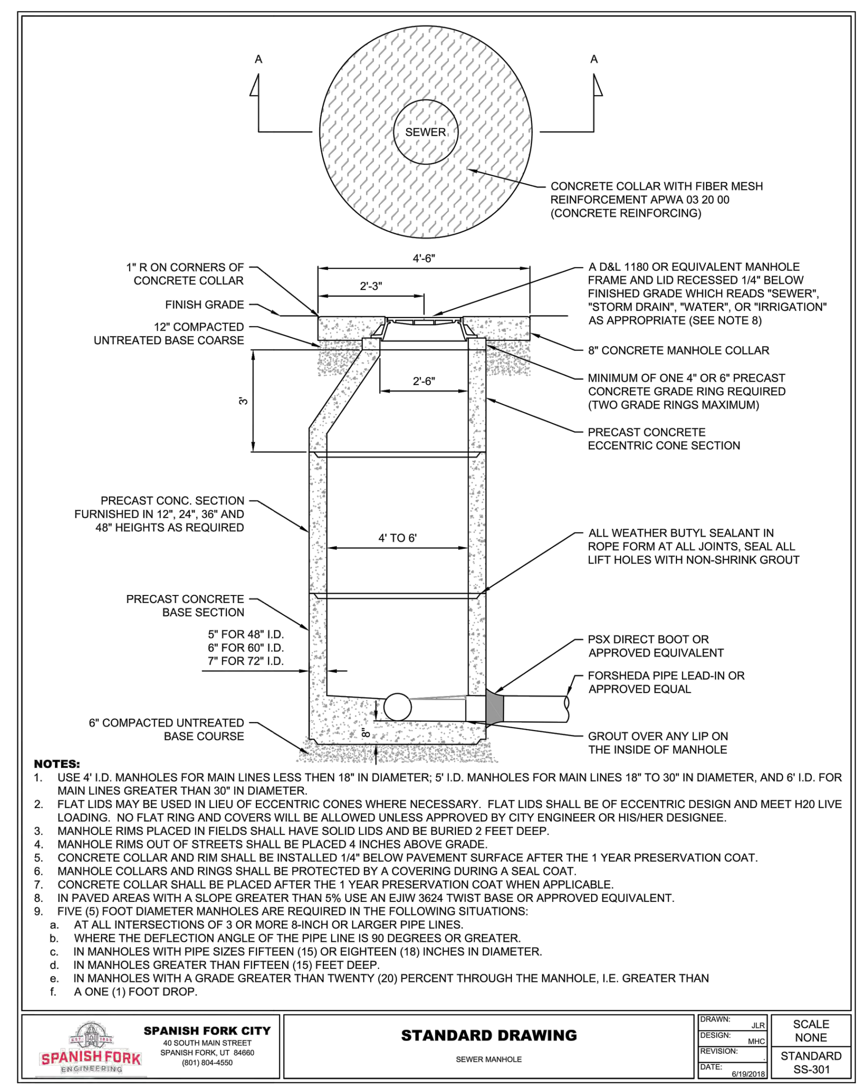
Catch basin

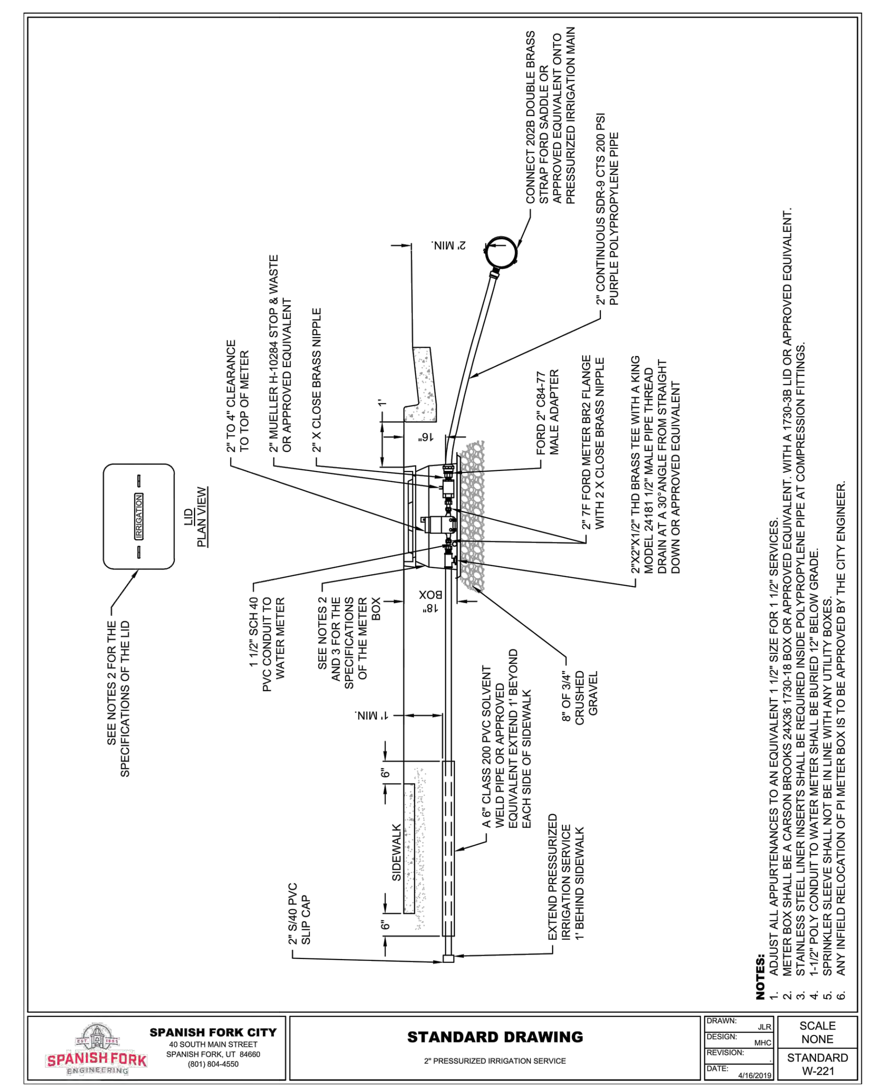
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

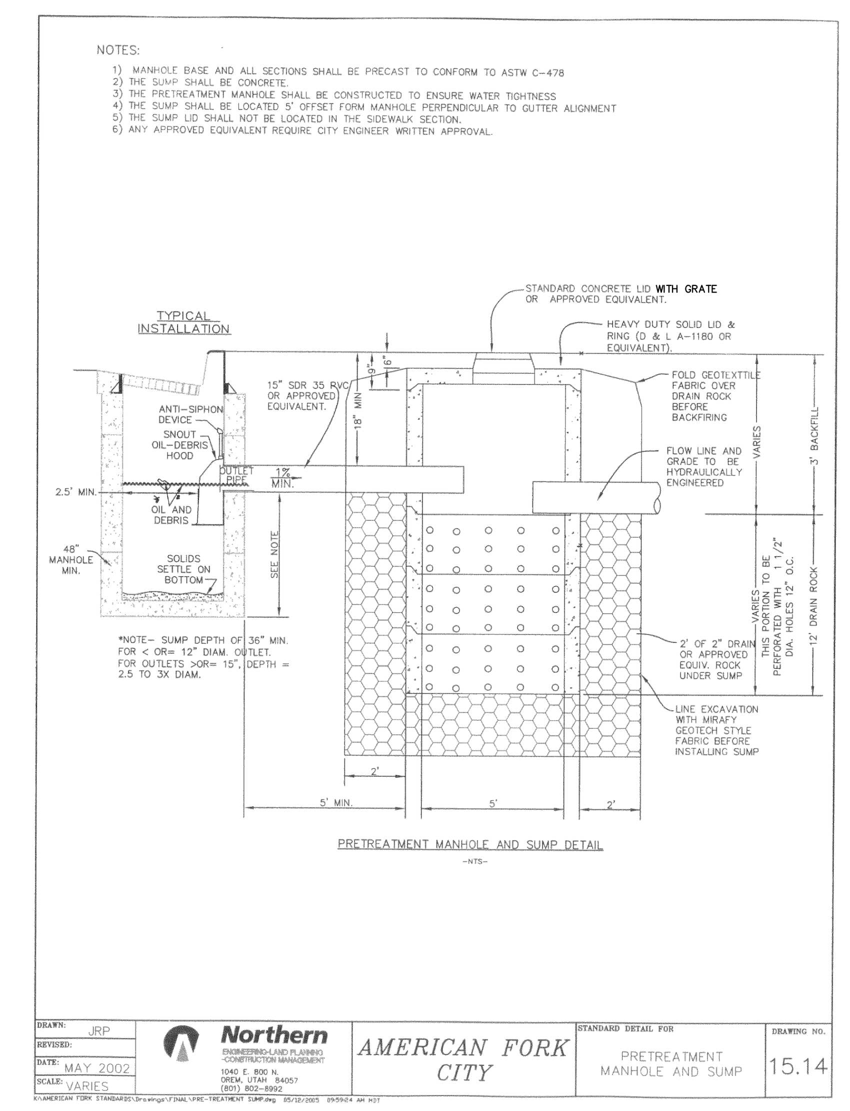
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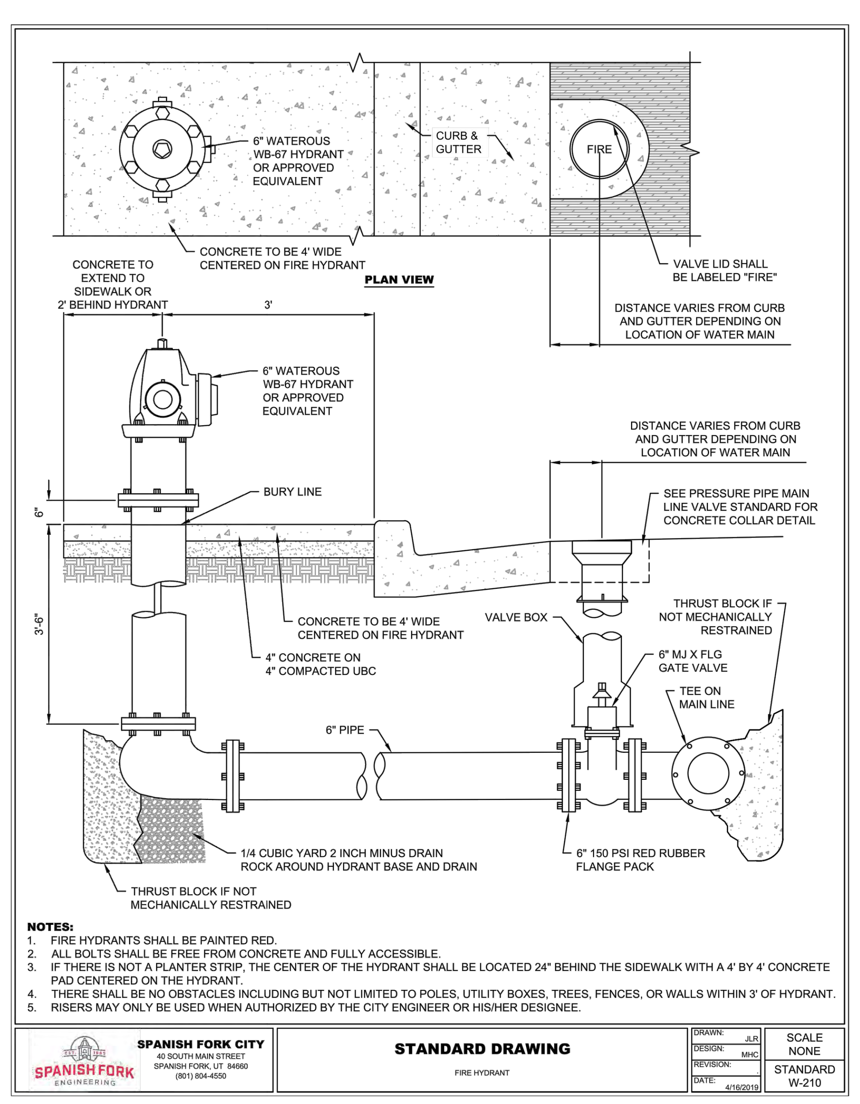


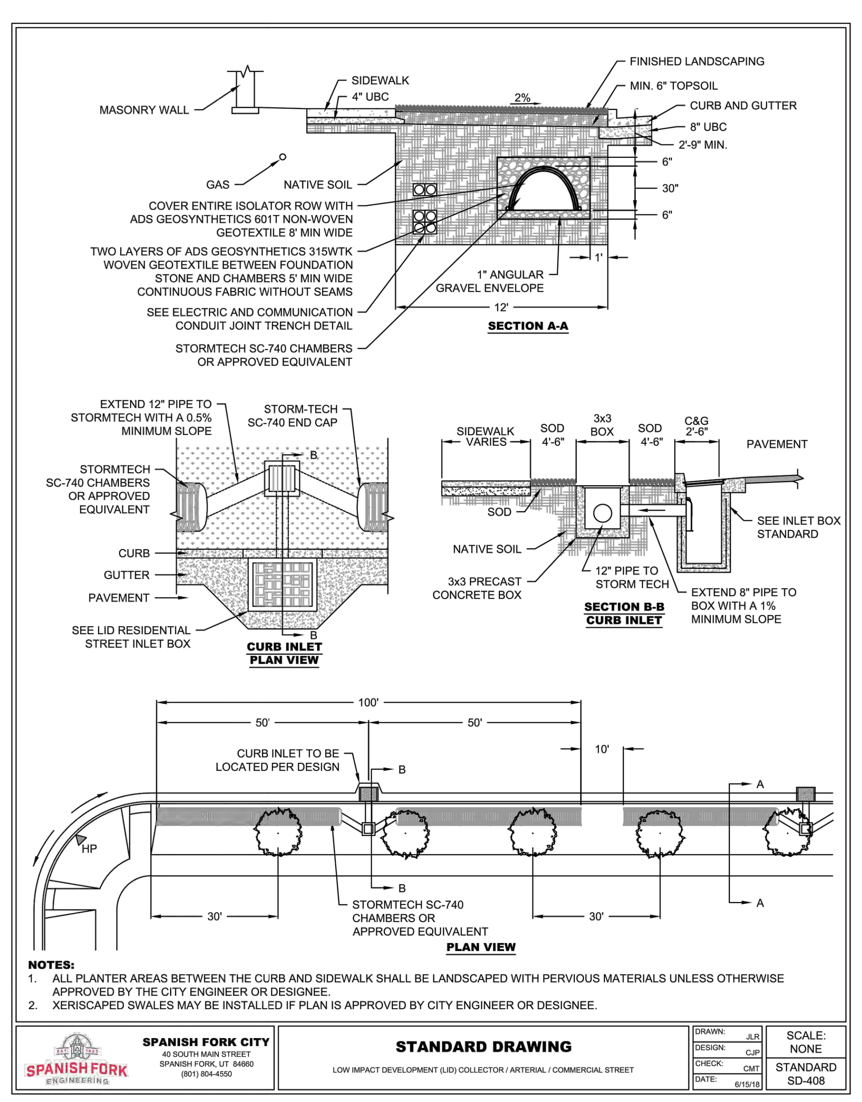












DRAINAGE CALCS FOR NATE SMITH FRONTAGE ON PUBLIC ROADS
25 Year Retention Design

Release Rate	0.00	cfs/acre			
POST-DEVELOPED		Runoff Coefficient			
Roof Area	0	ft^2	C_roof	0.90	
Paved Area	23382	ft^2	C_paved	0.90	
Landscaped	0	ft^2	C_landscaped	0.20	
Total Area	23382	ft^2	Weighted C	0.90	
	0.54	acres	CA :	21044	ft^2
POST-DEVELOPED					

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Percolation Release (ft^3)	Required Storage (ft^3)
5	0.35	21044	621	24	597
15	0.67	21044	1170	72	1098
30	0.90	21044	1577	144	1433
60	1.11	21044	1947	288	1659
120	1.25	21044	2192	576	1616
180	1.32	21044	2315	864	1451
360	1.50	21044	2631	1728	903
720	1.80	21044	3157	3456	-299
1440	2.15	21044	3770	6912	-3142
			Rqd Storage		1659

ROADWAY LID RETENTION CALCULATIONS

Percolation Rate Based on EarthTec Engineering Perc Test is 10 min per inch.			
Perc rate			
1"/10min	0.1	in/min	
	0.008333333	ft/min	
	0.000138889	ft/sec	
	576.00	sf	Area for Percolation
	0.0132	acres	
	0.08	cfs	Release rate from percolation

VOLUME PROVIDED IN WEST STORMBRIXX				
8'X22' STORMBRIXX Area (ft^2)	Void Ratio	Depth (ft)	Volume/LF (ft^3)/LF	Total Volume (ft^3)
176	0.97	3	170.72	512
			Total Individual SUMP Volume=	512
			Number of SUMPS	1
			Total Volume Provided Within SUMPS	512

VOLUME PROVIDED IN EAST STORMBRIXX				
8'X50' STORMBRIXX Area (ft^2)	Void Ratio	Depth (ft)	Volume/LF (ft^3)/LF	Total Volume (ft^3)
400	0.97	3	388	1164
			Total Individual SUMP Volume=	1164
			Number of SUMPS	1
			Total Volume Provided Within SUMPS	1164

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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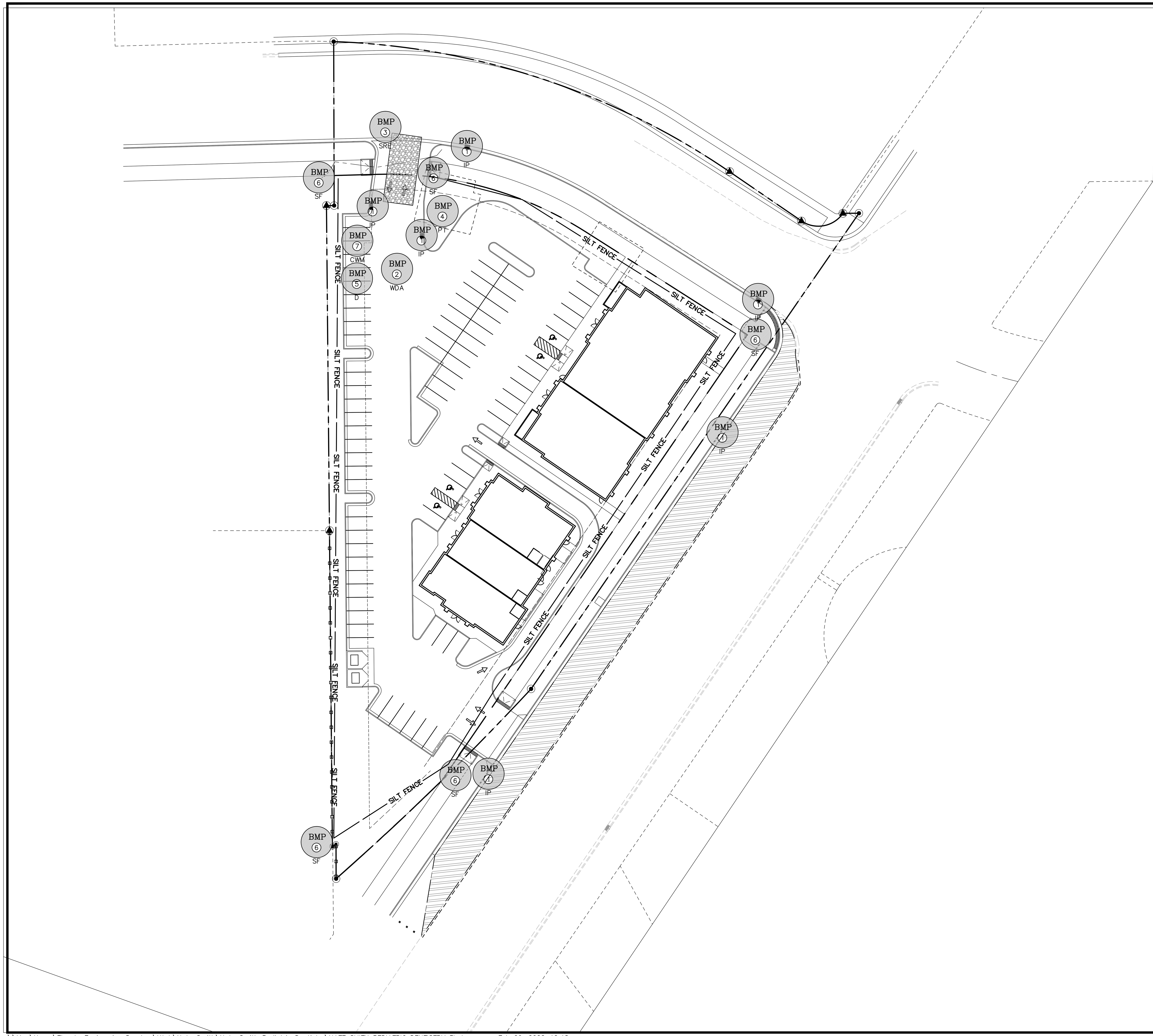
EXPRESSWAY PLAZA
UTILITY DETAILS
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 2/09/2022 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-5

DATE: Feb 09, 2022

\\Mac\Home\Elevate Engineering Dropbox\Utah\Nate Smith\Nate Smith Pediatric Dentistry\NATE SMITH PEDIATRIC DENTISTRY 3L.dwg – – Feb 09, 2022–12:18pm



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	—SD——SD——SD—
EXISTING STORM DRAIN LINE	--SD----SD----SD-
EXISTING SEWER LINE	-SS-----SS-----SS-
EXISTING WATER LINE	--W----W----W--
EXISTING CONTOUR LINE	-----(2732)
FINISHED CONTOUR LINE	————21.00—
EXISTING FENCE	——— x ———
SILT FENCE	——SILT FENCE——
CLEAN OUT BOX	☐
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C–6 & 7. FOR DETAILS	BMP XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE–VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C–7

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C–7 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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ELEVATE ENGINEERING

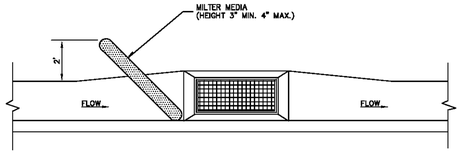
EXPRESSWAY PLAZA
SWPPP PLAN
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 2/09/2022 10864737 LARVIN POLLOCK STATE OF UTAH

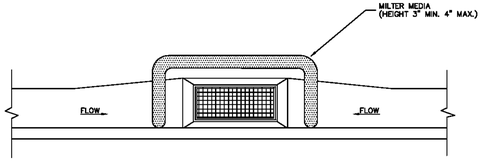
SHEET:
C–6

DATE: Feb 09, 2022

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection – gravel sock

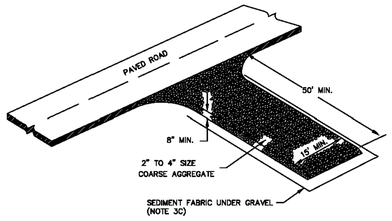
1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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Stabilized roadway entrance

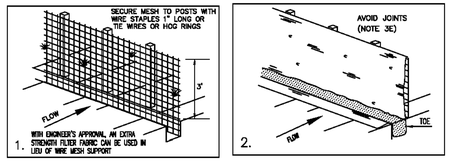
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

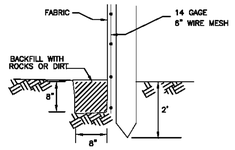
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

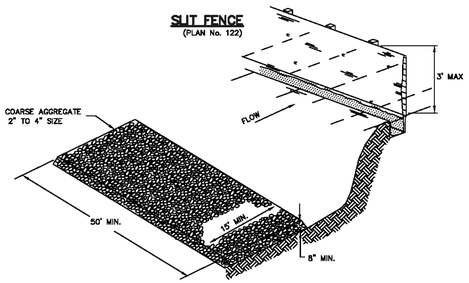
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

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1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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larvin@elevateeng.com

ELEVATE ENGINEERING

EXPRESSWAY PLAZA
SWPPP DETAILS
SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
2/09/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

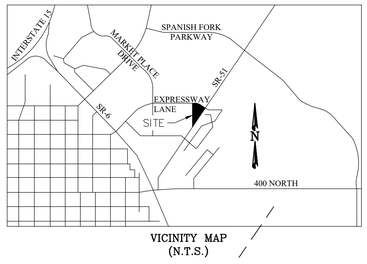
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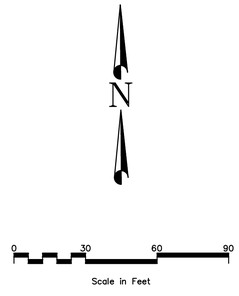
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EXPRESSWAY LANE PLAZA SUBDIVISION

(A COMMERCIAL SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER,
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH



VICINITY MAP
(N.T.S.)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	146.67'	247.00'	34° 01' 20"	144.52'	N74° 33' 46"W
C2	105.97'	1850.10'	3° 16' 55"	105.96'	N44° 33' 27"E
C3	76.47'	1850.10'	2° 22' 06"	76.47'	N47° 22' 57"E
C4	261.24'	464.00'	32° 15' 29"	257.80'	N71° 42' 10"W

LEGEND

- SET REBAR/CAP MARKED "LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- ROAD CENTERLINE (NOTHING SET)

BOUNDARY LINE

TITLE LINES

PUBLIC UTILITY EASEMENT

ROAD DEDICATION IN FAVOR OF SPANISH FORK CITY (35,539 SQ. FT.)

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 0°17'53" WEST 109.96 FEET ALONG THE SECTION LINE AND EAST 1329.73 FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE 282.97 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 32°25'35" (CHORD BEARS SOUTH 71°47'13" EAST 279.21 FEET);
THENCE SOUTH 55°34'28" EAST 58.42 FEET;
THENCE 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 89°59'00" (CHORD BEARS NORTH 79°25'32" EAST 28.28 FEET);
THENCE EAST 10.69 FEET;
THENCE SOUTH 34°33'15" WEST 387.27 FEET;
THENCE 182.44 FEET ALONG THE ARC OF A 1850.10 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 5°39'00" (CHORD BEARS SOUTH 45°44'30" WEST 182.37 FEET);
THENCE NORTH 0°10'00" WEST 23.19 FEET;
THENCE SOUTH 56°31'54" WEST 2.93 FEET;
THENCE NORTH 0°31'43" WEST 429.82 FEET;
THENCE EAST 5.16 FEET;
THENCE NORTH 0°10'00" WEST 109.95 FEET TO THE POINT OF BEGINNING.

CONTAINS:
2.530 ACRES
110,208 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0°17'53" WEST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE 1983 UTAH CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
EXPRESSWAY LANE PLAZA SUBDIVISION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS____ DAY OF_____20__.

EXPRESSWAY PLAZA, LLC

PRINT NAME_____.

SIGNATURE_____.

DATE_____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE____DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME, _____,WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE_____OF _____, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:_____. COMMISSION NUMBER_____.

NOTARY PUBLIC_____. NOTARY PUBLIC _____.
COMMISSIONED IN UTAH
(SEE SEAL BELOW) RESIDING IN _____COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF _____,SPANISH FORK CITY, 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. 20__.

_____. _____.
CITY MANAGER CITY ATTORNEY

_____.
COMMUNITY DEVELOPMENT DIRECTOR ATTEST_____.
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED_____.
ENGINEER
(SEE SEAL BELOW)

EXPRESSWAY LANE PLAZA SUBDIVISION

(A COMMERCIAL SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER,
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH

ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tarvin@elevateng.com

SURVEYOR SEAL	NOTARY SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
PROFESSIONAL LAND SURVEYOR CORY B. NEERINGS No. 5183760 1/6/22 STATE OF UTAH			

Recorder

REVIEW COPY

DATE:	1/6/22
SCALE:	1"=30'
PAGE:	1 OF 1
PROJECT:	S21-048

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY OWNER'S REPRESENTATIVE.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR REFERENCE ONLY. PLANT SYMBOLS IN PLAN VIEW DRAWINGS REPRESENT ACTUAL QUANTITIES NEEDED AND SHALL PREVAIL OVER QUANTITY LISTED IN SCHEDULE.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL TREES AND SHRUBS, INCLUDING SEEDED AND SODDED TURF, MULCHES AND GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE AND BE IN CONFORMANCE TO THE DETAILS AND SPECIFICATIONS PRIOR TO INSTALLATION.

5. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER-WISE NOTED.

6. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT AND PER THE SPECIFICATIONS. CONTRACTOR SHALL TAKE REPRESENTATIVE SAMPLES OF NATIVE AND IMPORTED TOP SOIL. SAMPLES SHALL BE TAKEN FROM 4 SEPARATE LOCATIONS OF EACH SOIL THAT WILL RECEIVE PLANTINGS. CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT GIVING THE LOCATIONS FROM WHICH SOIL SAMPLES ARE OBTAINED. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION. SEE ALSO SECTION 2900 OF THE SPECIAL PROVISIONS.

ALL SOIL USED FOR PLANTINGS (TOP SOIL AND BACK FILL) WHETHER NATIVE OR IMPORTED SHALL MEET THE REQUIREMENTS IN THE SPECIFICATIONS.

7. THE FOLLOWING IS A GENERAL AMENDMENT. MODIFY SOIL AMENDMENTS AS PER SOILS AGRONOMY REPORT AND SPECIFICATIONS. ORGANIC AMENDMENT IS A MINIMUM AND IS TO MODIFIED ONLY WHEN SOLS AGRONOMY REPORT REQUIRES ADDITIONAL.

FOR AREA TO BE PLANTED ON LESS THAN 2:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF 12".

AMOUNT PER 1,000 SQUARE FEET:

3 CU. YDS. MINIMUM OF NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM TURKEY MANURE AND WOOD SHAVINGS. AMENDMENT SHALL BE WEED FREE, HAVE A N:P:K RATIO OF 1:1:1, A PH OF 7.5 OR LESS. PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP. WITH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

5 LBS. AGRICULTURAL SOIL SULFER
10 LBS. 12-12-12 FERTILIZER
5 LBS. FERROUS IRON SULFATE

8. THE PLANT PITS SHALL BE EXCAVATED PER PLANTING DETAILS. PLANT PITS AMENDED BACKFILL SHALL BE:

5 PARTS AMENDED TOP SOIL BY VOLUME
1 PART ORGANIC AMENDMENT BY VOLUME PER ABOVE NOTE

AMENDED BACKFILL SOIL SHALL BE THE FULL DEPTH OF THE PLANT PIT. IN ALL CASES, THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT.

9. CONTRACTOR SHALL INSTALL 6" OF TOP SOIL IN PLANTING AREAS AND 6" IN TURF AREAS. CONTRACTOR MAY USE SALVAGED AND STOCKPILED NATIVE TOP SOIL FROM EXISTING SITE. AMEND TOP 6" OF TOP SOIL AS PER THESE NOTES AND SPECIFICATIONS.

10. PERIODICALLY FERTILIZE PLANTERS AND TURF AREAS AS PER SPECIFICATIONS AND NOTES.

11. STAKE ALL TREES PER TREE PLANTING DETAIL PER CITY ORDINANCE. TREES TO BE STAKED ONE YEAR. REMOVE STAKING IMMEDIATELY AFTER 1 YEAR SINCE TREES WERE PLANTED.

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12. FOR SHRUB PLANTING, SEE DETAILS AND SPECIFICATIONS.

13. PRE-INSTALLATION WEED ABATEMENT - ON IRRIGATED SLOPES AND FLAT AREAS TO BE SEEDED OR SODDED, REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY OWNER'S REPRESENTATIVE FOR PRESERVATION IN PLACE. THE SHRUBS AND TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH A BLUE FLAGGING RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14-4-9, OR EQUIVALENT. IRRIGATE FOR 2-4 WEEKS, 2-4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON-SELECTIVE HERBICIDE (ROUND-UP OR RODEO) ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY OWNER'S REPRESENTATIVE.

14. FORTY FIVE (45) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER CO. 16-20-0 OR APPRV'D EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. APPLY IRON SULFATE AT THE RATE OF TWO POUNDS (2 LBS.) PER 1,000 S.F. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS. ONCE THE PLANTS ARE ESTABLISHED, FERTILIZATION SCHEDULE CAN BE REDUCED TO APPLICATIONS OF 16-6-8 AT FOUR POUNDS (4 LBS) PER 1,000 SQ. FT. AT 3 MONTH INTERVALS OR AS NECESSARY WHEN PLANTS INDICATE NUTRITIONAL STRESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FERTILIZATION TREATMENTS WITHIN THE MAINTENANCE PERIOD.

15. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT DEPTH AND DIAMETER PER SPECIFICATIONS AND PLANTING DETAILS. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

16. FIRST WATERING OF NEWLY PLANTED MATERIAL - WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE IRRIGATION SYSTEM SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

17. THE CONTRACTOR SHALL WARRANTY ALL PLANTS, MATERIAL, AND WORK FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE ANY PLANTS THAT DIE OR ARE DECLINING WITHIN THE 1 YEAR PERIOD AT NO ADDITIONAL COST TO OWNER. 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKE SHALL BE WARRANTED FOR 2 YEARS.

18. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE PERIOD OF ONE YEAR AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT SPECIFICATIONS. EXCEPTION; ALL 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKED SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS. MAINTENANCE FOR THESE TREES DURING THE SECOND YEAR SHALL INCLUDE STRAIGHTENING ANY LEANING TREES AND REPLACING ANY TREES THAT BREAK BELOW THE BOWL OF THE TREE.

19. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS AREAS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

20. CONTRACTOR SHALL PROVIDE 4" LAYER OF ROCK OR BARK MULCH IN ALL PLANTING AREAS, SEE LEGEND AND SPECIFICATIONS FOR TYPE AND COLOR. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL. IF MULCH IS INSTALLED WITHOUT APPROVAL, CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE MULCH AND INSTALL MULCH SATISFACTORY OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.

21. FERTILIZER TABLET NOTES:

CONTRACTOR SHALL INSTALL 21 GRAM FERTILIZER TABLETS AS FOLLOWS:

EVENLY SPACE TABLETS AROUND SIDES 2" FROM ROOT BALL UNDER SOIL SURFACE. SEE DETAILS.

PLANT SIZE	QUANTITY
4" POTTED SHRUBS	1
ONE GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON & 1 1/2" CAL. TREES	6
1 1/4 " CAL. TREES	6
1 1/2" CAL. TREES	6
2" CAL. TREES	8
ALL OTHER TREES	2 PER FOOT OF TRUNK UP TO 30 TABLETS MAX.

SEE SPECIFICATIONS FOR MORE INFORMATION.

22. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE OWNER'S REPRESENTATIVE IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIALS, FERTILIZERS, AND AMENDMENTS USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO OWNER'S REPRESENTATIVE.

24. LANDSCAPE CONTRACTOR TO TREAT ALL ORGANIC MULCH AREAS WITH PRE-EMERGENT HERBICIDE BEFORE AND AFTER MULCH INSTALLATION AS PER MANUFACTURE'S LABEL.

25. ALL TREES AND SHRUBS SHALL BE HEALTHY AND VIGOROUS TOP QUALITY PLANT MATERIAL AND CONFORM TO THE SPECIFICATIONS, SPECIAL PROVISIONS, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AND OTHER REFERENCED STANDARDS. TREES AND SHRUBS SHALL NOT BE ROOT BOUND OR HAVE GIRDLING ROOTS. PLANTS FOUND NOT IN COMPLIANCE WITH THESE NOTES, THE SPECIFICATIONS AND REFERENCED STANDARDS SHALL BE REJECTED BY THE OWNER'S REPRESENTATIVE AND IMMEDIATELY REMOVED OFF SITE.

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SPANISH FORK MED OFFICE
SPANISH FORK UTAH

PRELIMINARY PLANTING PLAN

Scale: 1" = 20'
Date: FEBRUARY 10, 2021
Drawn By: GGG
Approved By: GGG

North

Job No. 21-016

Sheet No. L101
2 of 2

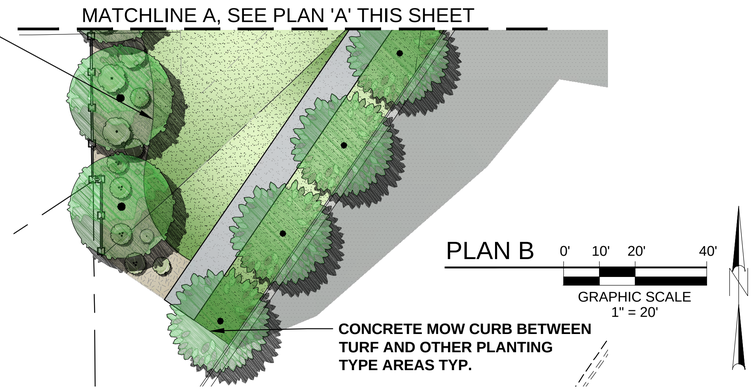
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PLAN A

0' 10' 20' 40'

GRAPHIC SCALE
1" = 20'



PLAN B

0' 10' 20' 40'

GRAPHIC SCALE
1" = 20'

PLANTING STATISTICS

1. TOTAL AREA OF PROJECT: 75,667 SF
2. ON-SITE LANDSCAPE REQUIRED: 15% (11,350 SF)
3. ON-SITE LANDSCAPE PROVIDED: 23.8% (17,691 SF)
4. TREES REQUIRED (ON-SITE AND IN PARK STRIP): 33 (3 TREES /1000 SF)
5. TOTAL TREES PROVIDED (ON-SITE AND IN PARK STRIP): 45
6. TREES REQUIRED ALONG STREET FRONTAGE:
   - 6.1. REQUIRED ON STATE STREET: 16 (1 TREE / 30 LINEAR FEET)
   - 6.2. PROVIDED ON STATE STREET: 16
   - 6.3. REQUIRED ON EXPRESS LANE: 11 (1 TREE / 30 LINEAR FEET)
   - 6.4. PROVIDED ON STATE STREET: 11
7. SHRUBS OR ON-SITE REQUIRED PLANTING: 227 (20 SHRUBS / Required 1000 SF)
8. ON-SITE SHRUBS/PERENNIALS/GRASSES PROVIDED: 303
9. ON-SITE PLANTING AND TURF AREAS PROVIDED DO NOT INCLUDE THE PARK STRIP PORTION IN THE RIGHT-OF-WAY ADJACENT TO STATE STREET.
10. NEWLY PLANTED TREES SHALL BE TAGGED FOR SPECIES IDENTIFICATION. THE TAGS MUST REMAIN ON THE TREES UNTIL THE SITE HAS BEEN INSPECTED AND THE IMPROVEMENTS APPROVED BY THE CITY.
11. CLEAR VISION AREAS - TREES IN PARK STRIPS THAT FALL WITHIN THIS AREA SHALL BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 14 FEET IN HEIGHT. TREES ON PRIVATE PROPERTY THAT FALL WITHIN THIS AREA MUST BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 8 FEET IN HEIGHT. OTHER PLANT MATERIALS 3 FEET OR TALLER MAY NOT BE PLACED IN THIS AREA.
12. CLEAR VISION AREAS ARE SHOWN AT EACH DRIVEWAY.
13. ALL PLANTING AREAS TO RECIEVE DRIP IRRIGATION
14. ALL TURF AREAS TO HAVE WATER EFFICIENT SPRAYS OR ROTORS WITH HEAD TO HEAD COVERAGE AND HIGH DISTRIBUTION UNIFORMITY

REFERENCE NOTES SCHEDULE ON-SITE ONLY

SYMBOL	DESCRIPTION	QTY
	MEDIUM BARK MULCH 4" DEEP IN ALL SHRUB AND TREE PLANTING AREAS AROUND HOMES.	15,198 sf
	CONCRETE PAVING / CURBS	
	ASPHALT PAVEMENT	

REFERENCE NOTES SCHEDULE - ON AND OFF-SITE

SYMBOL	DESCRIPTION	QTY
	MEDIUM BARK MULCH 4" DEEP IN ALL SHRUB AND TREE PLANTING AREAS AROUND HOMES.	15,482 sf
	CONCRETE PAVING / CURBS	
	ASPHALT PAVEMENT	
	EXISTING ASPHALT	

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	CEL OCC	14	Common Hackberry Celtis occidentalis	2" Cal.	B&B	45` TALL X 35` WIDE AT MATURITY
	CLA PER	2	Perkins Pink Yellowwood Cladrastis kentukea 'Perkins Pink'	2" Cal.	B&B	45' TALL X 45' WIDE AT MATURITY
	ULM ALL	8	Allee Lacebark Elm Ulmus parvifolia 'Allee' TM	2" Cal.	B&B	60' TALL X 35' SIDE AT MATURITY
	ULM FRO	7	Frontier Elm Ulmus x `Frontier`	2" Cal.	B&B	35` T X 25` W, ENSURE THIS TREE IS THE HYBRID BETWEEN U. CARPINIFOLIA AND U. PARVIFOLIA, MODERATE WATER USE
	ZEL GVS	14	Green Vase Japanese Zelkova Zelkova serrata 'Green Vase'	2" Cal.	B&B	50` TALL X 35` WIDE WHEN ESTABLISHED
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	ARC MAS	1	Massachusetts Manzanita Arctostaphylos uva-ursi `Massachusetts`	1 gal.		8" TALL X 5` WIDE
	BUX GEM	1	Globe Winter Gem Boxwood Buxus microphylla `Winter Gem`	5 gal.		3.5` T X 4.0` W, MODERATE WATER USE
	CAR CLA	3	Blue Mist Shrub Caryopteris x clandonensis `Blue Mist`	5 gal.		3` T X 3` W, LOW WATER USE
	HEM GAR	34	Garden Show Dayily Hemerocallis x `Garden Show`	1 gal		12" T X 18" W, LOW WATER USE
	HES PAR	15	Sandia Glow Red Yucca Hesperaloe parviflora "MSWNPERED"	5 gal.		3` T X 3` W, ENSURE THIS CULTIVAR ONLY, AVAILABLE FROM MOUNTAIN STATES WHOLSALE NURSERY, VERY LOW WATER USE
	JUN HUG	1	Hughes Creeping Juniper Juniperus horizontalis `Hughes`	5 gal.		12" T x 6` W, LOW WATER USE
	MUH UND	52	Undaunted Ruby Muhly Muhlenbergia reverchonii `PUND01S` TM	1 gal.		18" tall x 24" wide at maturity
	PEN PEN	17	Firecracker Penstemon Penstemon eatonii	1 gal.		18" T X 12" W, LOW WATER USE
	PER ESE	11	Denim `n Lace Russian Sage Perovskia atriplicifolia `Denim `n Lace`	1 gal.		28" T x 34" W, LOW WATER USE
	PHI BLI	17	Blizzard Mockorange Philadelphus lewisii `Blizzard`	5 gal.		7` T X 6` W, LOW WATER USE WHEN ESTABLISHED
	PHI DWA	11	Minature Snowflake Mockorange Philadelphus x virginalis `Minature Snowflake`	5 gal.		3.5` T X 4.0` W, LOW WATER USE WHEN ESTABLISHED
	PHY LIT	19	Little Devil Dwarf Ninebark Physocarpus opulifolius `Little Devil` TM	5 gal.		3.5` T X 4.0` W, LOW WATER USE WHEN ESTABLISHED
	PRU PAW	15	Sand Cherry Prunus besseyi `Pawnee Buttes`	5 gal.		12" T X 6` W, LOW WATER USE
	RHU GLO	41	Gro-Low Fragrant Sumac Rhus aromatica `Gro-Low`	5 gal.		2.5` T X 7` W, LOW WATER USE
	RHU BAL	23	Tiger Eyes Staghorn Sumac Rhus typhina 'Baltiger' TM	5 gal.		6' TALL X 8' WIDE AT MATURITY
	ROS RAD	40	Knock Out Shrub Rose Rosa x `Radrazz`	5 gal.		3.5` T X 4.0` W, MODERATE WATER USE
	SYR COD	2	Bloomerang Dwarf Purple Lilac Syringa x `SMNJRPU` TM	2 gal.		3` tall x 3` wide at maturity
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	POA IMP	12,478 sf	Imperial Blue Kentucky Bluegrass Poa pratensis `Imperial Blue`	sod		

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North

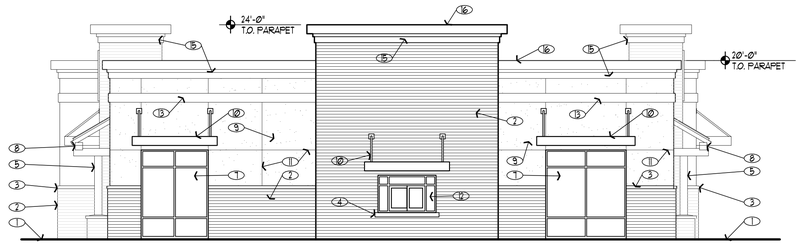
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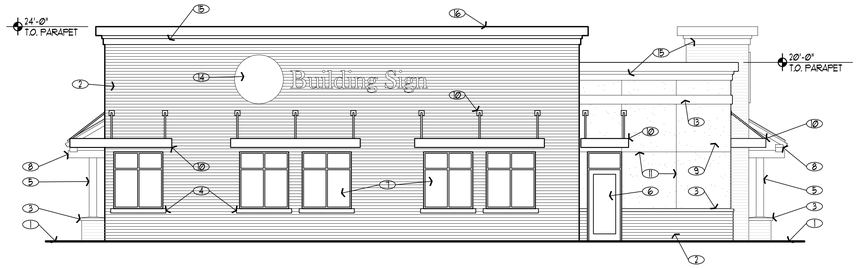
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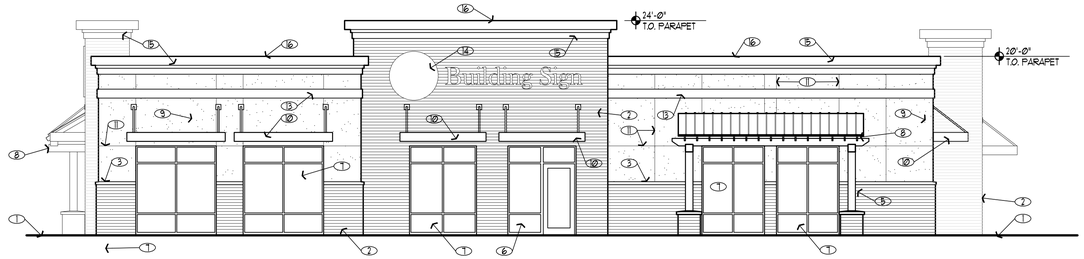
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3. PRE-CAST CONCRETE CAP
4. PRE-CAST CONCRETE WINDOW SILL
5. Ø" STEEL COLUMNS - PAINT
6. ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM
7. ALUMINUM STOREFRONT WINDOW SYSTEM
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15. STEPPED EIFS FASCIA
16. PRE-FINISHED METAL WALL CAP AND DRIP EDGE



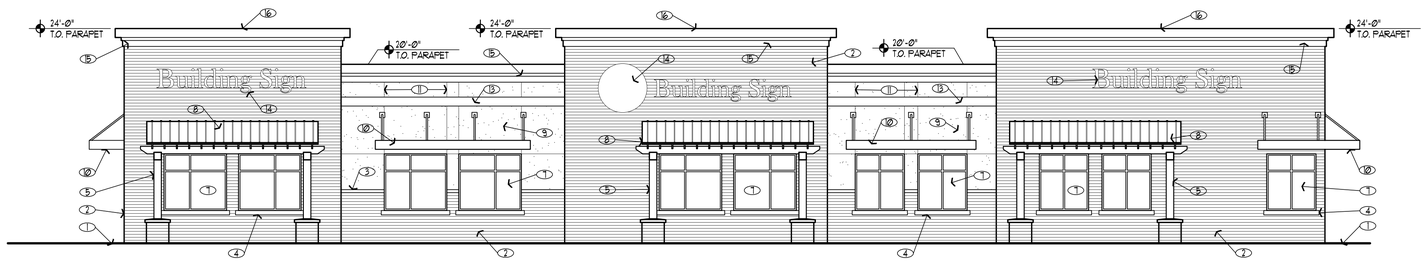
1 NORTH EXTERIOR ELEVATION - RETAIL BUILDING
1/4"=1'-Ø"



2 NORTH EXTERIOR ELEVATION - M.O.B
1/4"=1'-Ø"



3 EAST EXTERIOR ELEVATION - RETAIL BUILDING
1/4"=1'-Ø"



4 EAST EXTERIOR ELEVATION - RETAIL BUILDING
1/4"=1'-Ø"

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Date: JULY 2021
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5403769-0301
STATE OF UTAH

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

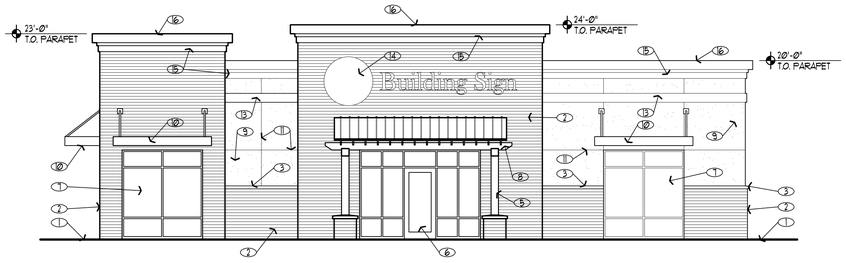
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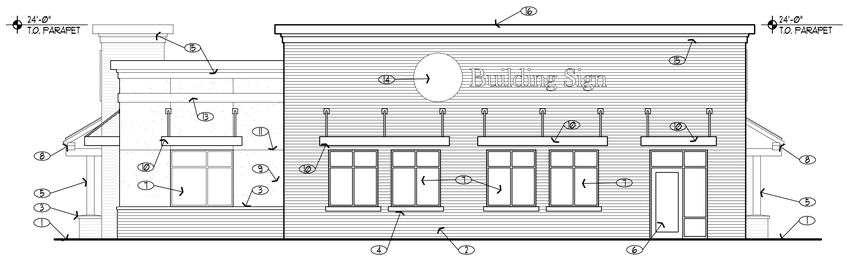
A4.1
NORTH AND EAST EXTERIOR ELEVATIONS

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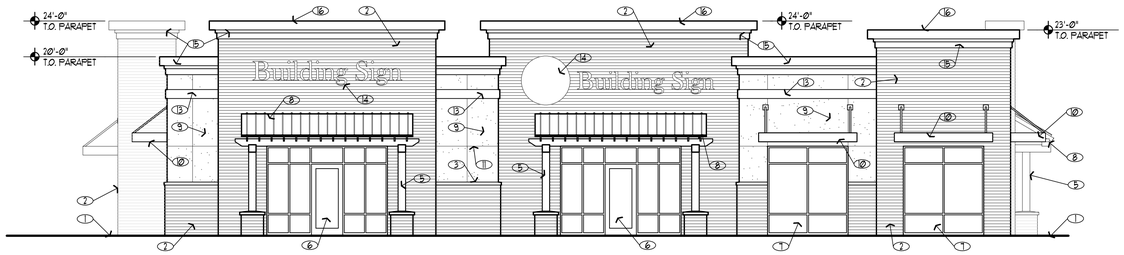
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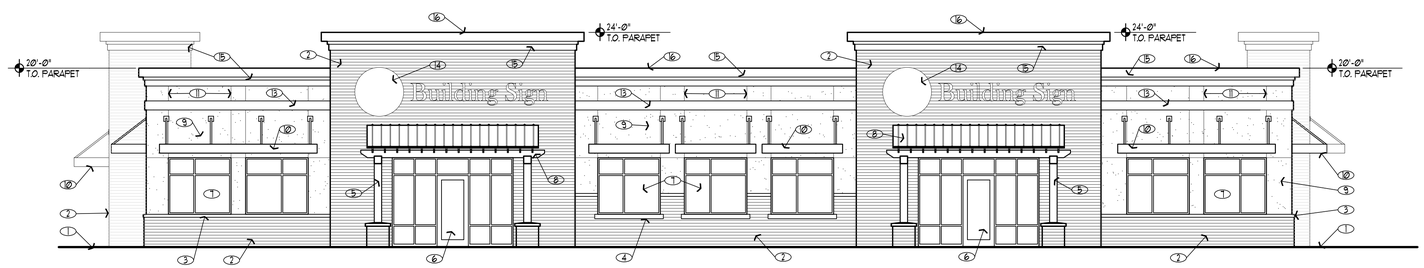
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