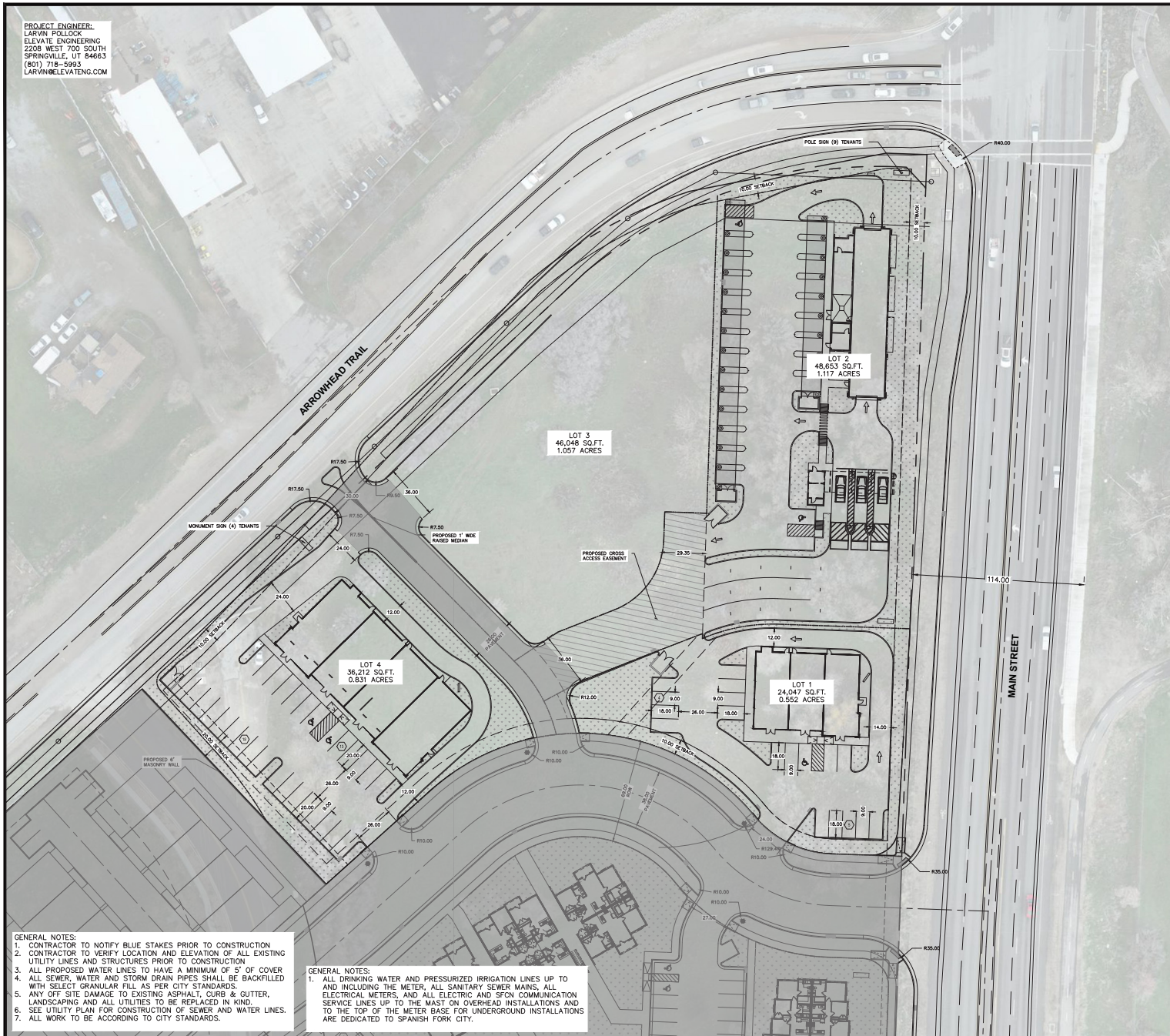


PROJECT ENGINEER:  
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# LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
STRIPING	----
BUILDING SETBACK	----
LANDSCAPE SETBACK	----
EXISTING BUILDING	---
EXISTING FENCE	-x-

**SITE DATA**

LOT 1 AREA:	24,047	SF (0.552 ACRES)
BUILDING AREA:	3,674	SF ± 16.1%
PAVEMENT AREA:	13,875	SF ± 57.7%
LANDSCAPE AREA:	6,298	SF ± 26.2%
LOT 2 AREA:	48,653	SF (1.117 ACRES)
BUILDING AREA:	3,854	SF ± 7.9%
PAVEMENT AREA:	32,879	SF ± 67.6%
LANDSCAPE AREA:	11,940	SF ± 24.5%
LOT 3 AREA:	46,048	SF (1.057 ACRES)
BUILDING AREA:	3,400	SF ± 7.4%
PAVEMENT AREA:	30,455	SF ± 66.1%
LANDSCAPE AREA:	12,193	SF ± 26.5%
LOT 4 AREA:	36,212	SF (0.831 ACRES)
BUILDING AREA:	7,700	SF ± 21.3%
PAVEMENT AREA:	20,825	SF ± 56.9%
LANDSCAPE AREA:	7,887	SF ± 21.8%

ZONING: C-2  
**PERMITTED USE**

**LOT 1: PARKING TABULATION**  
REQUIRED: 1 EVERY 250 SF (16 STALLS)  
PROVIDED: 18 STALLS  
1 ADA STALL

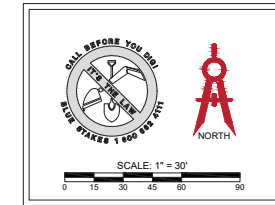
**LOT 2: PARKING TABULATION**  
REQUIRED: 1 EVERY 250 SF (31 STALLS)  
PROVIDED: 31 STALLS  
2 ADA STALLS  
25 STACKING STALLS

**LOT 3: PARKING TABULATION**  
REQUIRED: 1 EVERY 250 SF (31 STALLS)  
PROVIDED: 31 STALLS  
2 ADA STALLS

**LOT 4: PARKING TABULATION**  
REQUIRED: 1 EVERY 250 SF (31 STALLS)  
PROVIDED: 31 STALLS  
2 ADA STALLS

**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 WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.  
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.

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



NO.	REVISIONS	BY	DATE

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# ELEVATE ENGINEERING

RIVER MEADOWS COMMERCIAL CENTER  
FINAL SITE PLAN  
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660



SHEET: C-2  
DATE: Nov 21, 2023