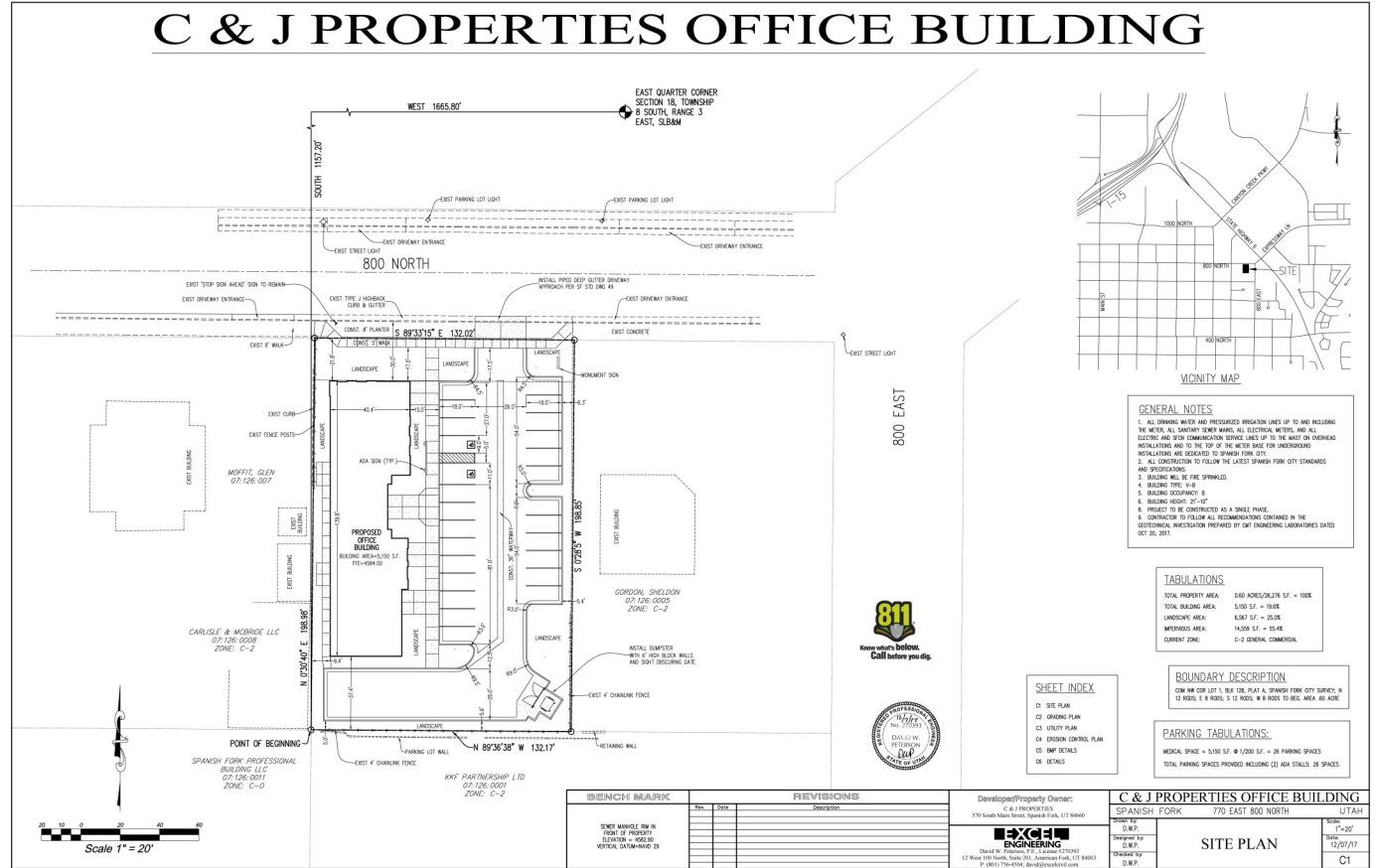




C & J Properties Office Building



C & J PROPERTIES OFFICE BUILDING



- GENERAL NOTES**
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METERS, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METERS BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
 2. BUILDING SHALL BE FIRE SPRINKLED.
 3. BUILDING TYPE - B.
 4. BUILDING OCCUPANCY - B.
 5. BUILDING HEIGHT - 21'-00".
 6. PROJECT TO BE CONSTRUCTED AS A SINGLE PHASE.
 7. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOLOGICAL INVESTIGATION PREPARED BY C&J ENGINEERING LABORATORIES DATED OCT. 25, 2017.

TABULATIONS

TOTAL PROPERTY AREA	5.60 ACRES/24,278 S.F. = 100%
TOTAL BUILDING AREA	5,100 S.F. = 84.8%
LANDSCAPE AREA	4,847 S.F. = 58.4%
IMPERVIOUS AREA	14,508 S.F. = 58.4%
CURRENT ZONE	C-2 GENERAL COMMERCIAL

- SHEET INDEX**
- 01 SITE PLAN
 - 02 GRADING PLAN
 - 03 UTILITY PLAN
 - 04 EROSION CONTROL PLAN
 - 05 BMP DETAILS
 - 06 DETAILS

BOUNDARY DESCRIPTION
 CONTAIN CORNER LOT 1, BLK 126, PLAT A, SPANISH FORK CITY SURVEY, N 13.800 S 1/4 B001, S 1/4 B002, S 1/4 B003, W 1/4 B004 TO BLDG AREA 60 ACRES.

PARKING TABULATIONS:
 MEDICAL SPACE - 5.00 S.F. @ 1,000 S.F. = 20 PARKING SPACES
 TOTAL PARKING SPACES PROPOSED INCLUDING (2) ADA STALLS: 28 SPACES

REVISIONS SHEET NUMBER: 001 IN FRONT OF PROPERTY ELEVATION: +600.00 VERTICAL DATUM: NAVD 83	REV.	DATE	DESCRIPTION

Developed/Property Owner: C & J PROPERTIES 970 South Main Street, Spanish Fork, UT 84602	C & J PROPERTIES OFFICE BUILDING SPANISH FORK 770 EAST 800 NORTH UTAH
	ENGINEERING David W. Peterson, P.E., License #27920 13 West 100 North, Suite 200, American Fork, UT 84603 P: (801) 724-4256, dwp@dwpeut.com
Drawn by: D.W.P. Checked by: D.W.P.	SITE PLAN Date: 12/20/17 Title: C1

File Name: C & J Properties Office Building

Site Plan

Applicant: WPA Architecture

0.6 Acres

Number of Lots: 1

File Number: 17-001445

Address: 770 East 800 North

Permit Number: SP17-000021

Application Date: 12/12/2017

Application Approved: 01/17/2018