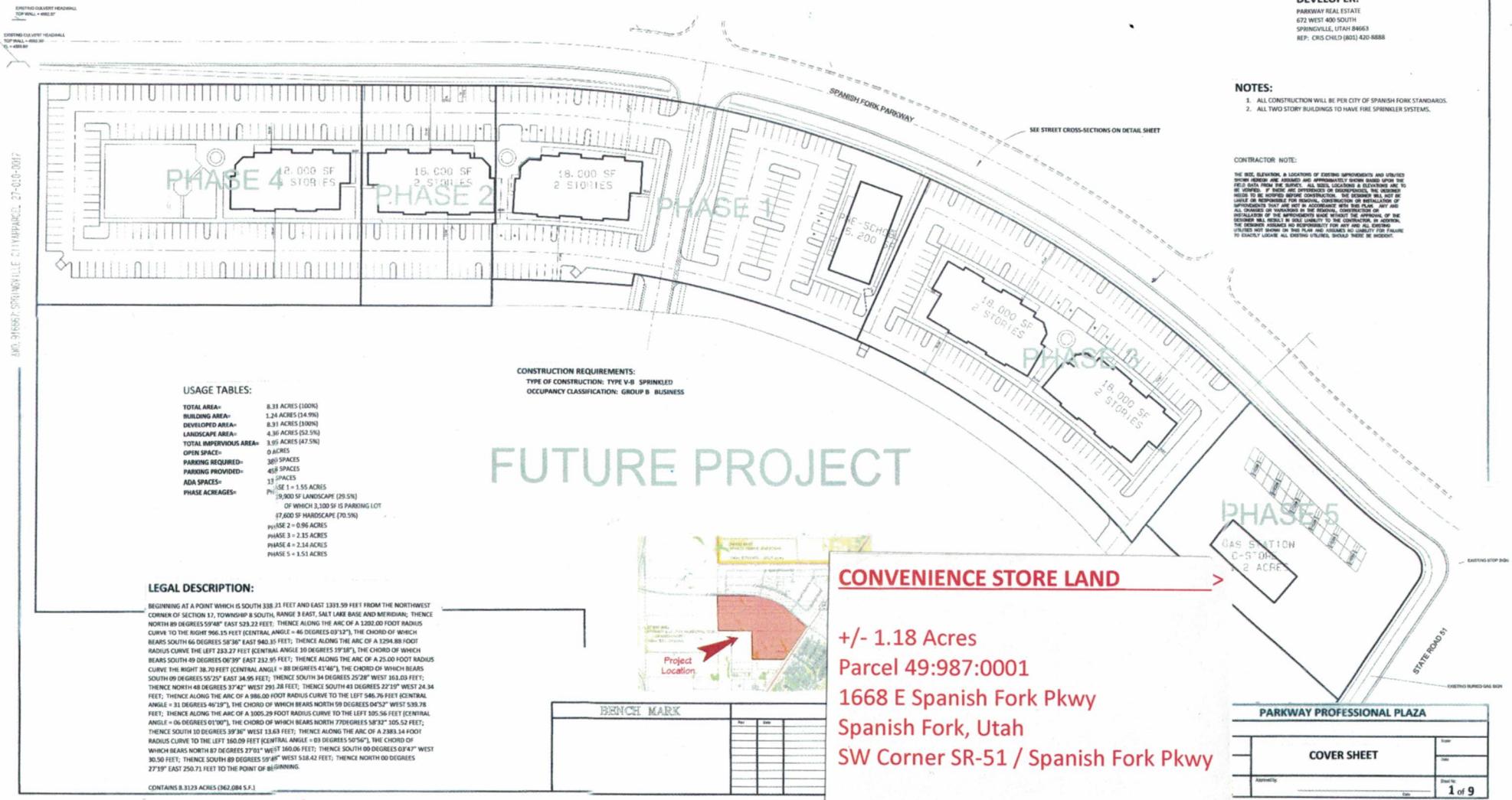
PARKWAY PROFESSIONAL PLAZA

(APPROXIMATELY 1500 EAST SPANISH FORK PARKWAY)



DEVELOPER:
PARKWAY REAL ESTATE
672 WEST 400 SOUTH
SPRINGVILLE, UTAH 84663
REP: CRIS CHILD (801) 420-8888

NOTES:
1. ALL CONSTRUCTION WILL BE PER CITY OF SPANISH FORK STANDARDS.
2. ALL TWO STORY BUILDINGS TO HAVE FIRE SPRINKLER SYSTEMS.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPENCIES, THE DESIGNER SHALL BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR CONSTRUCTION, MODIFICATION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY ALL CHANGES OR VARIATIONS IN THE REGIONAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

CONSTRUCTION REQUIREMENTS:
TYPE OF CONSTRUCTION: TYPE V-B SPRINKLED
OCCUPANCY CLASSIFICATION: GROUP B BUSINESS

USAGE TABLES:

TOTAL AREA=	8.31 ACRES (100%)
BUILDING AREA=	1.24 ACRES (14.9%)
DEVELOPED AREA=	8.31 ACRES (100%)
LANDSCAPE AREA=	4.36 ACRES (52.5%)
TOTAL IMPERVIOUS AREA=	3.95 ACRES (47.5%)
OPEN SPACE=	0 ACRES
PARKING REQUIRED=	389 SPACES
PARKING PROVIDED=	458 SPACES
ADA SPACES=	13 SPACES
PHASE ACREAGES=	PHASE 1 = 1.55 ACRES
	9,900 SF LANDSCAPE (29.5%)
	OF WHICH 3,100 SF IS PARKING LOT
	47,600 SF HARDSCAPE (70.5%)
	PHASE 2 = 0.96 ACRES
	PHASE 3 = 2.35 ACRES
	PHASE 4 = 2.14 ACRES
	PHASE 5 = 1.51 ACRES

LEGAL DESCRIPTION:

BEGINNING AT A POINT WHICH IS SOUTH 338.23 FEET AND EAST 1391.59 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 59'48" EAST 523.22 FEET; THENCE ALONG THE ARC OF A 1202.00 FOOT RADIUS CURVE TO THE RIGHT 966.15 FEET (CENTRAL ANGLE = 46 DEGREES 03'12"), THE CHORD OF WHICH BEARS SOUTH 66 DEGREES 58'36" EAST 940.35 FEET; THENCE ALONG THE ARC OF A 1294.88 FOOT RADIUS CURVE THE LEFT 233.27 FEET (CENTRAL ANGLE 10 DEGREES 19'38"), THE CHORD OF WHICH BEARS SOUTH 49 DEGREES 08'39" EAST 232.95 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE THE RIGHT 38.70 FEET (CENTRAL ANGLE = 88 DEGREES 41'46"), THE CHORD OF WHICH BEARS SOUTH 09 DEGREES 55'25" EAST 34.95 FEET; THENCE SOUTH 34 DEGREES 25'28" WEST 161.03 FEET; THENCE NORTH 48 DEGREES 37'42" WEST 291.28 FEET; THENCE SOUTH 41 DEGREES 22'19" WEST 24.34 FEET; THENCE ALONG THE ARC OF A 986.00 FOOT RADIUS CURVE TO THE LEFT 546.76 FEET (CENTRAL ANGLE = 31 DEGREES 46'19"), THE CHORD OF WHICH BEARS NORTH 59 DEGREES 04'52" WEST 539.78 FEET; THENCE ALONG THE ARC OF A 1005.29 FOOT RADIUS CURVE TO THE LEFT 105.56 FEET (CENTRAL ANGLE = 06 DEGREES 01'00"), THE CHORD OF WHICH BEARS NORTH 77DEGREES 58'32" 105.52 FEET; THENCE SOUTH 10 DEGREES 39'36" WEST 13.63 FEET; THENCE ALONG THE ARC OF A 2383.14 FOOT RADIUS CURVE TO THE LEFT 160.09 FEET (CENTRAL ANGLE = 03 DEGREES 50'56"), THE CHORD OF WHICH BEARS NORTH 87 DEGREES 27'01" WEST 160.06 FEET; THENCE SOUTH 00 DEGREES 03'47" WEST 30.50 FEET; THENCE SOUTH 89 DEGREES 59'48" WEST 518.42 FEET; THENCE NORTH 00 DEGREES 27'19" EAST 250.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.3123 ACRES (362,084 S.F.)

BENCH MARK

No.	Date

CONVENIENCE STORE LAND

+/- 1.18 Acres
Parcel 49:987:0001
1668 E Spanish Fork Pkwy
Spanish Fork, Utah
SW Corner SR-51 / Spanish Fork Pkwy

- Prime Hard Corner

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COVER SHEET

Scale:
Date:
Approved by:
Date:
Sheet No. 1 of 9