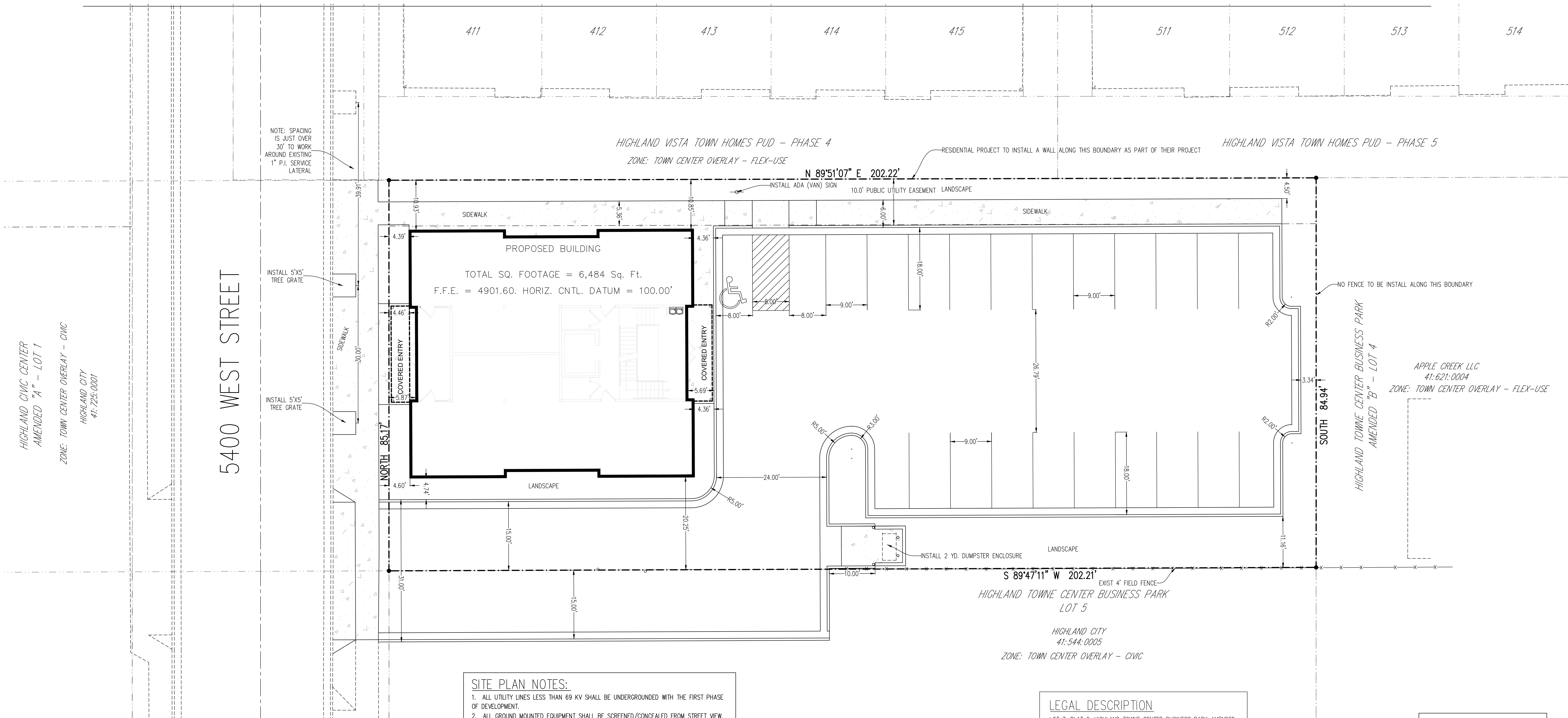


HIGHLAND GROVE PLAZA



HIGHLAND CIVIC CENTER
AMENDED "A" - LOT 1
ZONE: TOWN CENTER OVERLAY - CIVC
HIGHLAND CITY
41-725-0001

5400 WEST STREET

HIGHLAND TOWNE CENTER BUSINESS PARK
AMENDED "B" - LOT 4
APPLE CREEK LLC
41-621-0004
ZONE: TOWN CENTER OVERLAY - FLEX-USE

- SITE PLAN NOTES:**
1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 2. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 3. PLANS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
 5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.
 6. THIS PROJECT IS SUBJECT TO THE CURRENT HIGHLAND CITY ENGINEERING REQUIREMENTS (MAG SUPPLEMENTAL REGULATIONS), GENERAL PLAN, DEVELOPMENT CODE AND ANY APPLICABLE SPECIFIC PLANS.

LEGAL DESCRIPTION
LOT 7, PLAT C, HIGHLAND TOWNE CENTER BUSINESS PARK AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

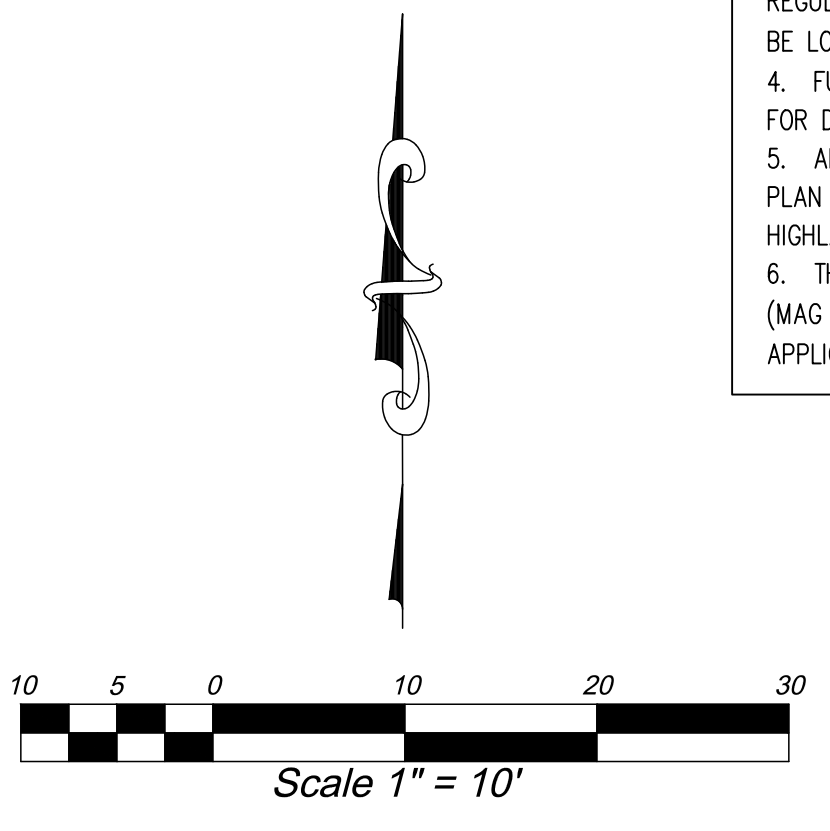
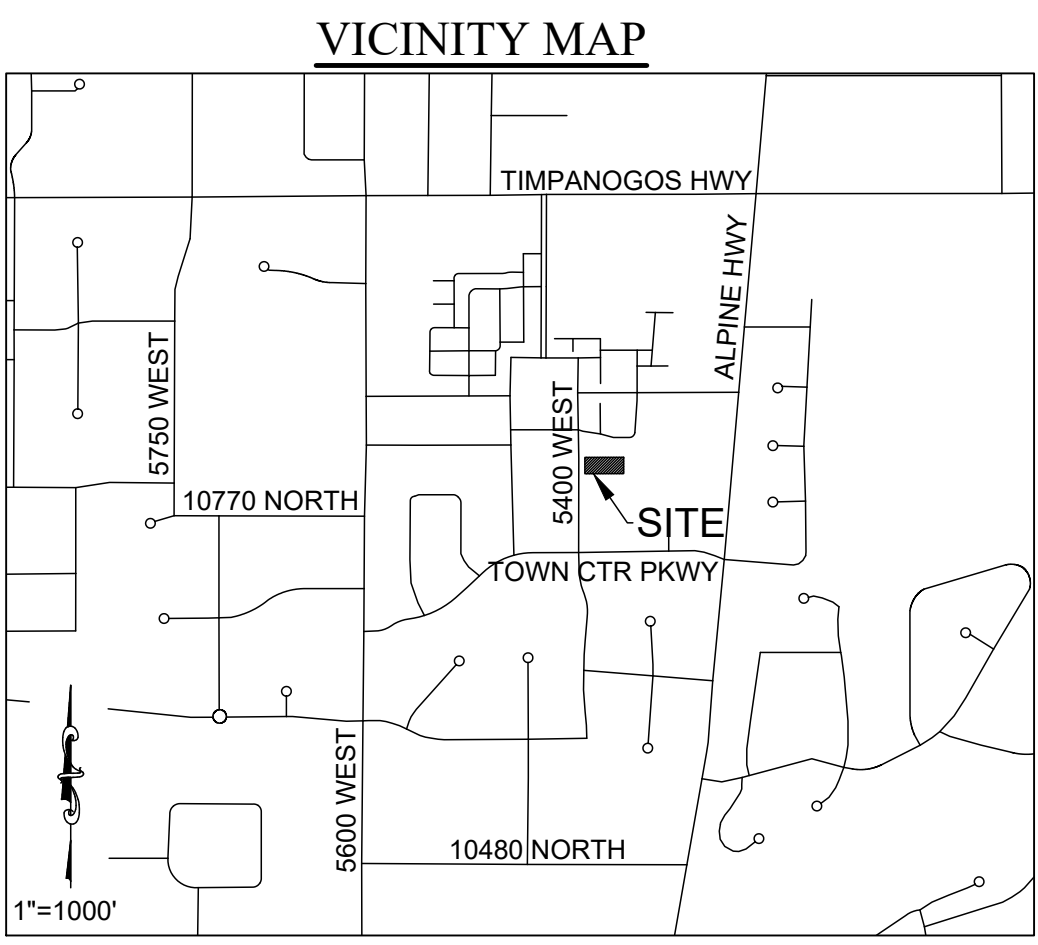
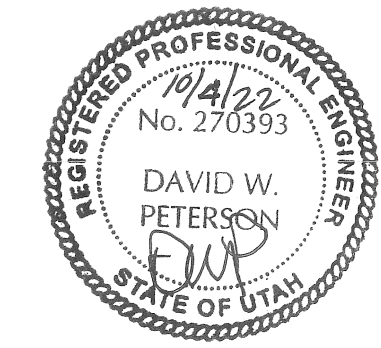
SITE TABULATIONS

EXISTING ZONE:	TOWN CENTER OVERLAY - FLEX-USE
GROSS & NET AREA:	17,200 S.F. = 100%
BUILDING FOOTPRINT AREA:	3,242 S.F. = 18.8%
IMPERVIOUS AREA:	10,883 S.F. = 63.3%
LANDSCAPE AREA:	3,075 S.F. = 17.9%

PARKING TABULATIONS:
OFFICE BUILDING = 6,484 S.F. @ 1 STALL/286 S.F. = 23 PARKING SPACES REQUIRED
PARKING STALLS PROVIDED INCLUDING ADA = 23

SHEET INDEX

C1	SITE PLAN
C2	DEMOLITION PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITY & FIRE PROTECTION PLAN
C5	EROSION CONTROL PLAN
C6	BMP DETAILS
C7	DETAIL SHEET
C8	DETAIL SHEET



BENCH MARK
WEST QUARTER CORNER OF SECTION 36,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4886.09



REVISIONS

Rev.	Date	Description
1	10/04/22	REVISED PER CITY COMMENTS

Developer: Heather Seegmiller
Phone: 385-004-0725

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
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HIGHLAND GROVE PLAZA
HIGHLAND 10806 NORTH 5400 WEST UTAH

Scale: 1"=10'
Date: 07/06/22
C1

SITE PLAN