

SITE PLAN FOR: VIRGIN COMM CONST

PARCEL ID'S : V-2-1-21-314 & V-2-1-21-315
LOCATED AT IN SECTION 21, T41S, R12W, S.L.B.&M.
VIRGIN, WASHINGTON COUNTY, UTAH

CONSTRUCTION KEYNOTES

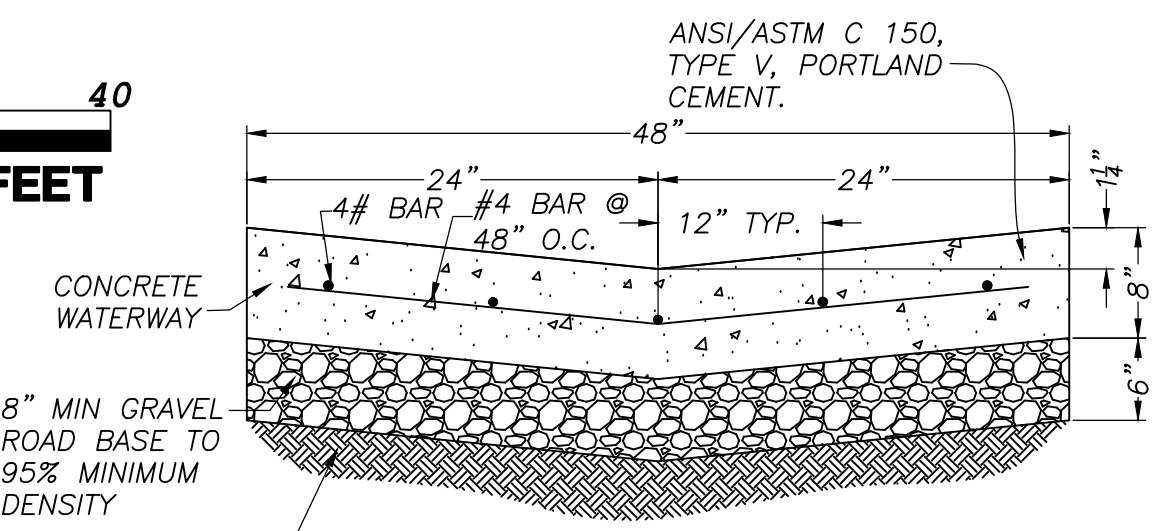
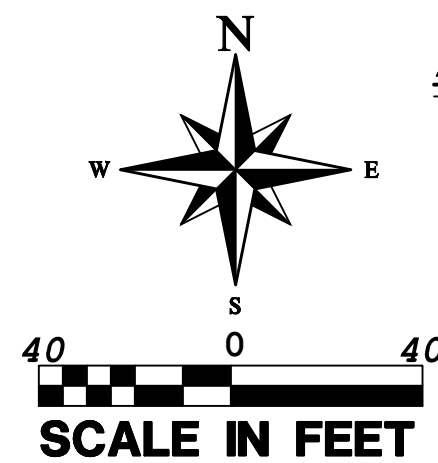
1. INSTALL STANDARD CURB & GUTTER (SEE DT-11)
2. INSTALL MODIFIED CURB & GUTTER (SEE DT-11)
3. INSTALL A-CURB (SEE DT-11)
4. EXISTING CURB & GUTTER (SEE MODIFIED C&G ON DT-11)
5. INSTALL 6' SIDEWALK (SEE DT-11)
6. INSTALL 5' SIDEWALK (SEE DT-11)
7. INSTALL R.V. PARKING SIGN (SEE DETAIL ON C2)
8. INSTALL STOP SIGN AND STREET SIGN (SEE DT-13)
9. INSTALL COMMERCIAL SIGN
10. INSTALL STANDARD 8' CROSS GUTTER (SEE DT-11)
11. INSTALL 4' WIDE WATERWAY (SEE DETAIL ON C2)
12. INSTALL CORNER PEDESTRIAN RAMP (SEE DT-9)
13. PROPOSED ADA PARKING STALL
14. INSTALL TRASH ENCLOSURE (SEE DT-13)
15. INSTALL 8' CMU WALL (SEE DT-9)
16. INSTALL 6' CMU WALL (SEE DT-9)
17. INSTALL SPILL CURB (SEE DT-11)
18. INSTALL RETAINING WALL W/ 6' FENCE (DT-9)
19. INSTALL ONE WAY SIGN (SEE DETAIL ON C2)
20. INSTALL WRONG WAY SIGN (SEE DETAIL ON C2)
21. INSTALL BOLLARD
22. SEE SHEET C6 FOR ZERO HEIGHT CURB INFORMATION
23. INSTALL SIDEWALK PEDESTRIAN RAMP

LEGEND

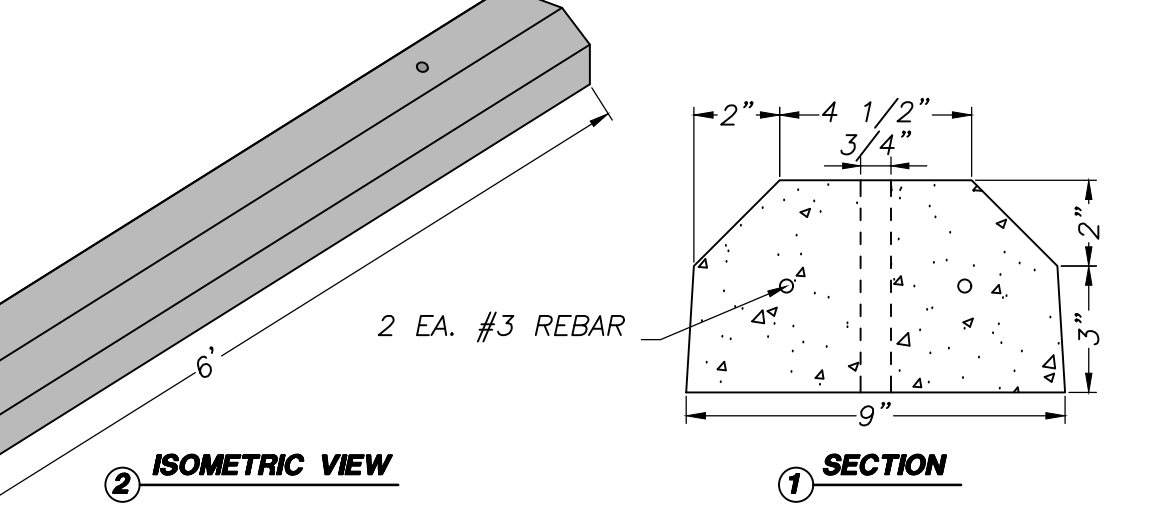
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SEPTIC AREA FENCE
- CURB/GUTTER & SIDEWALK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- PROPOSED PROPERTY LINE
- PROPOSED 8' & 6' WALL
- CABIN UNIT, 24 EACH
- SEPTIC AREA & LANDSCAPING REQ'D
- PAVEMENT
- 12-FOOT RV PARKING LOT ASPHALT
- PROPOSED GRAVEL
- DRIP FIELD AREA
- STREET/STOP SIGN (PER CITY DETAILS)
- ROAD WAY / PARKING SIGN (SEE DT-13)
- ADA PARKING STALL SYMBOL
- STANDARD PARKING BUMPER (SEE DETAIL ON C2)

ADA PARKING NOTES:

- 6 TOTAL ADA PARKING STALLS
- 4 ADA LOADING ZONES
- (SEE DT-11 FOR PROPER SIGNAGE AND PAINT, ELEVATIONS AND SLOPES)



CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE VIRGIN TOWN STANDARDS FOR DESIGN AND CONSTRUCTION.



- NOTES:
1. REBAR AMERICAN GRADE 60 SIZE #3.
 2. 4000 PSI CONCRETE 28 DAYS.
 3. WEIGHT 200 POUNDS.

PARKING BUMPER STANDARD DETAIL
N.T.S.

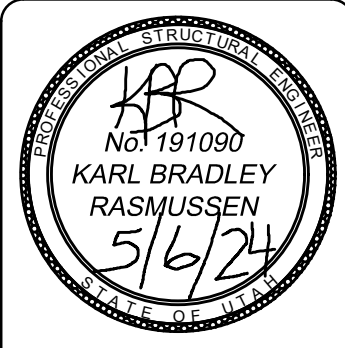


ONE WAY SIGN DETAIL
SCALE: N.T.S.

R.V. PARKING SIGN DETAIL
SCALE: N.T.S.

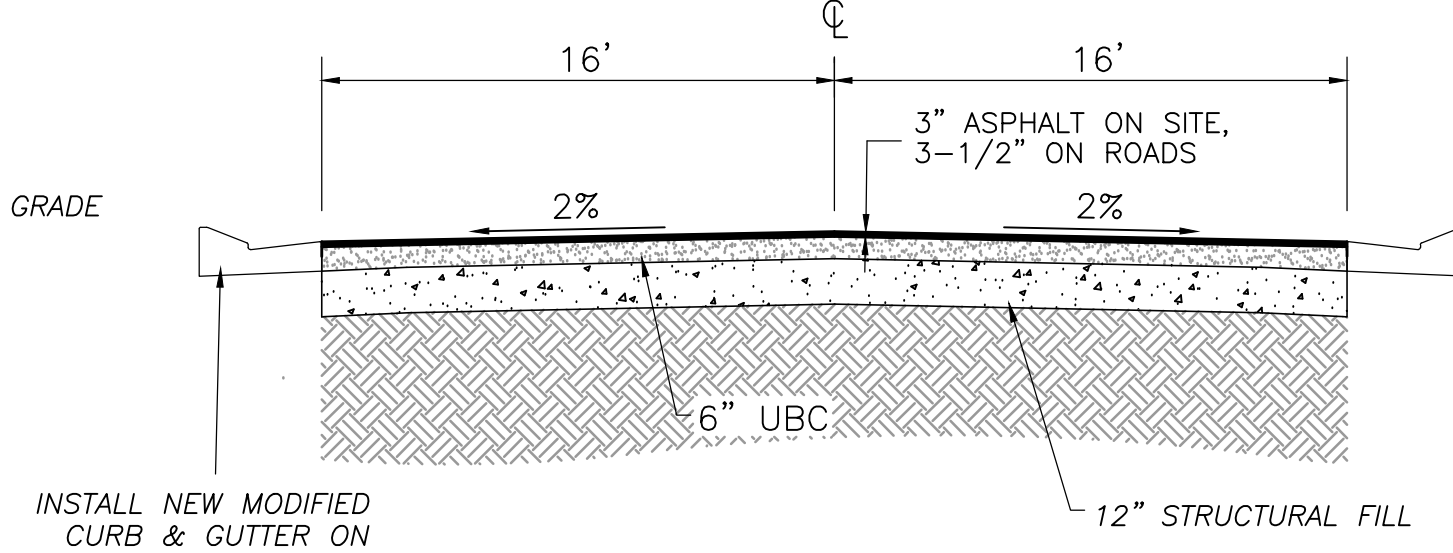
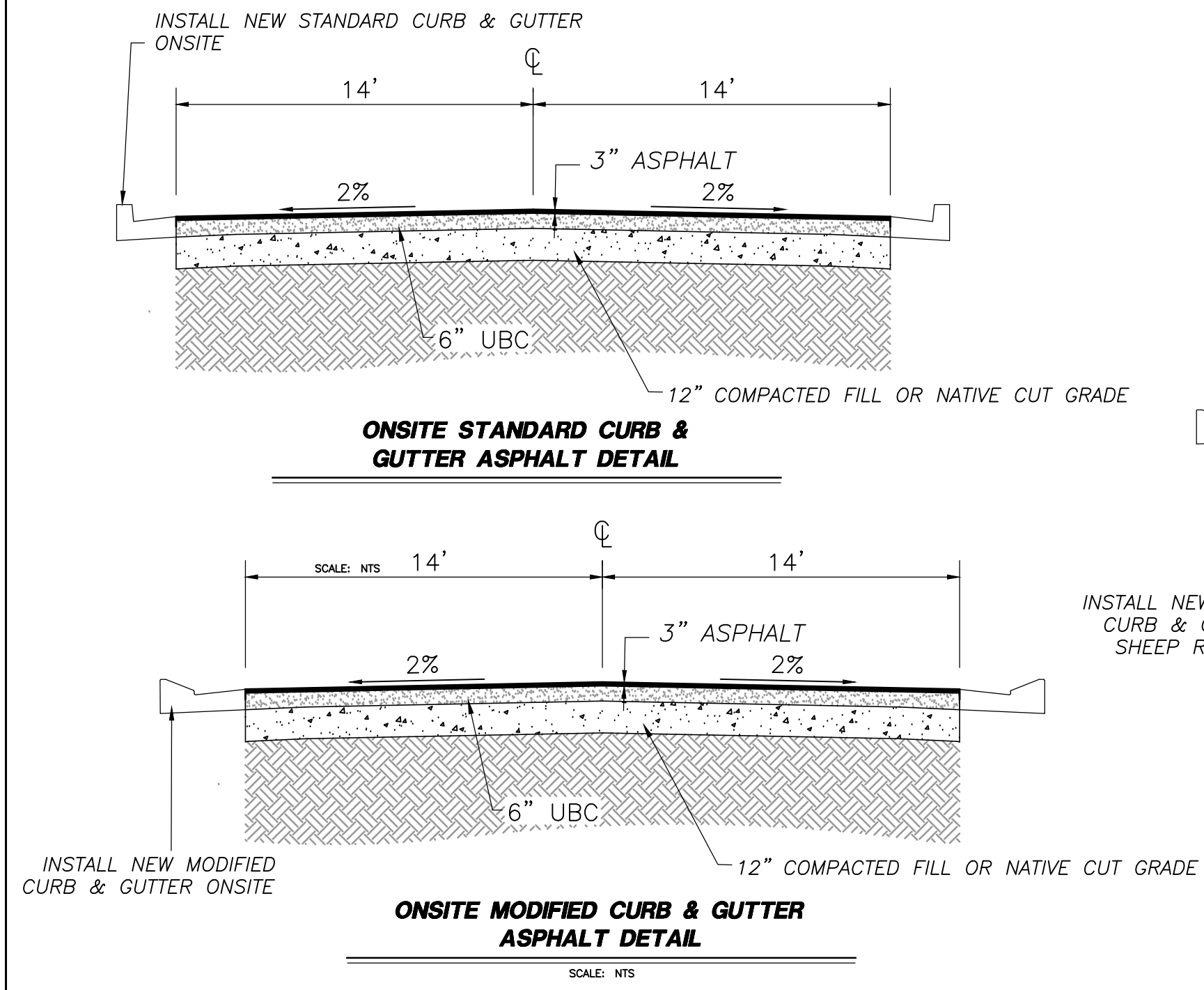
REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84501
Phone: (435) 868-8301



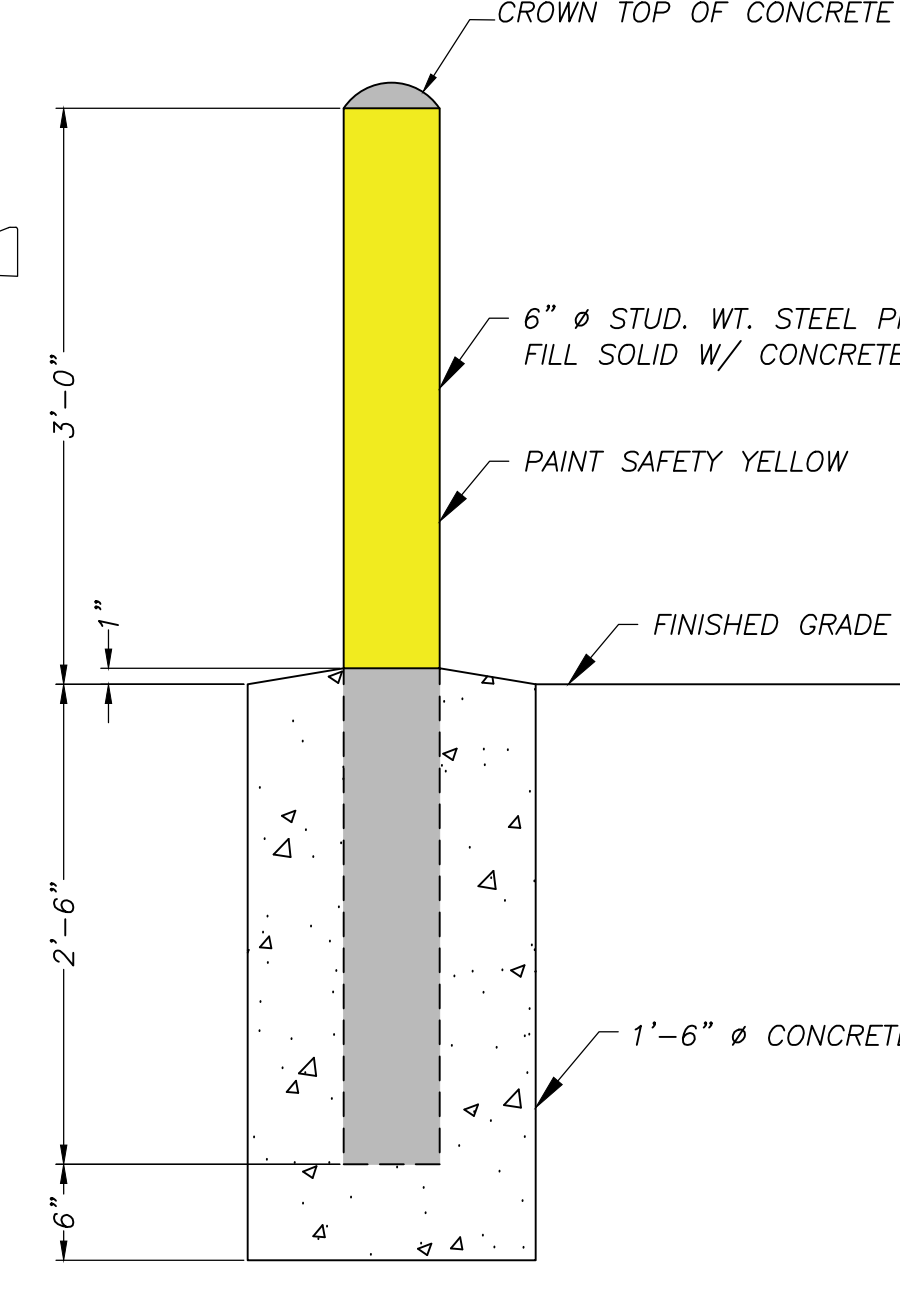
SITE PLAN FOR:
VIRGIN COMM CONST
LOCATED IN SECTION 21, T41S, R12W, S.L.B.&M.
VIRGIN, WASHINGTON COUNTY, UTAH

DATE: 5/14/2024
SCALE: 1"=40'
JOB NO.: 510-001
SHEET NO.: **C2**



NOTE:
3-1/2" OF ASPHALT IS REQUIRED ON 1420 WEST ST
AND SHEEP BRIDGE ROAD

SHEEP BRIDGE ROAD MODIFIED
CURB & GUTTER ASPHALT DETAIL



BOLLARD DETAIL
SCALE: N.T.S.



PARKING NEEDS

- 6 TOTAL ADA PARKING STALLS
- 4 ADA LOADING ZONES
- (SEE DT-11 FOR PROPER SIGNAGE AND PAINT, ELEVATIONS AND SLOPES)

Amenity Area	Area, SF	Density Unit	Parking Stalls
Restaurant Inside Floor Area	3213	100	32.1
Balcony Seats	120	3.5	34.3
Bike Shop Retail Floor Space	2253	200	11.3
Cabin Units			24.0
Employees of Cabins			2.0
Rally Stop Retail Space	2860	200	14.3
Pumps			10.0
TOTAL STALLS REQUIRED			128

STALLS PROVIDED	
AMENITY	STALLS
RESTAURANT	44
BIKE SHOP	21
CABINS	24
RALLY STOP	30
RALLY PUMPS	10
MOTORCYCLE	5
TOTAL STALLS	134

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

