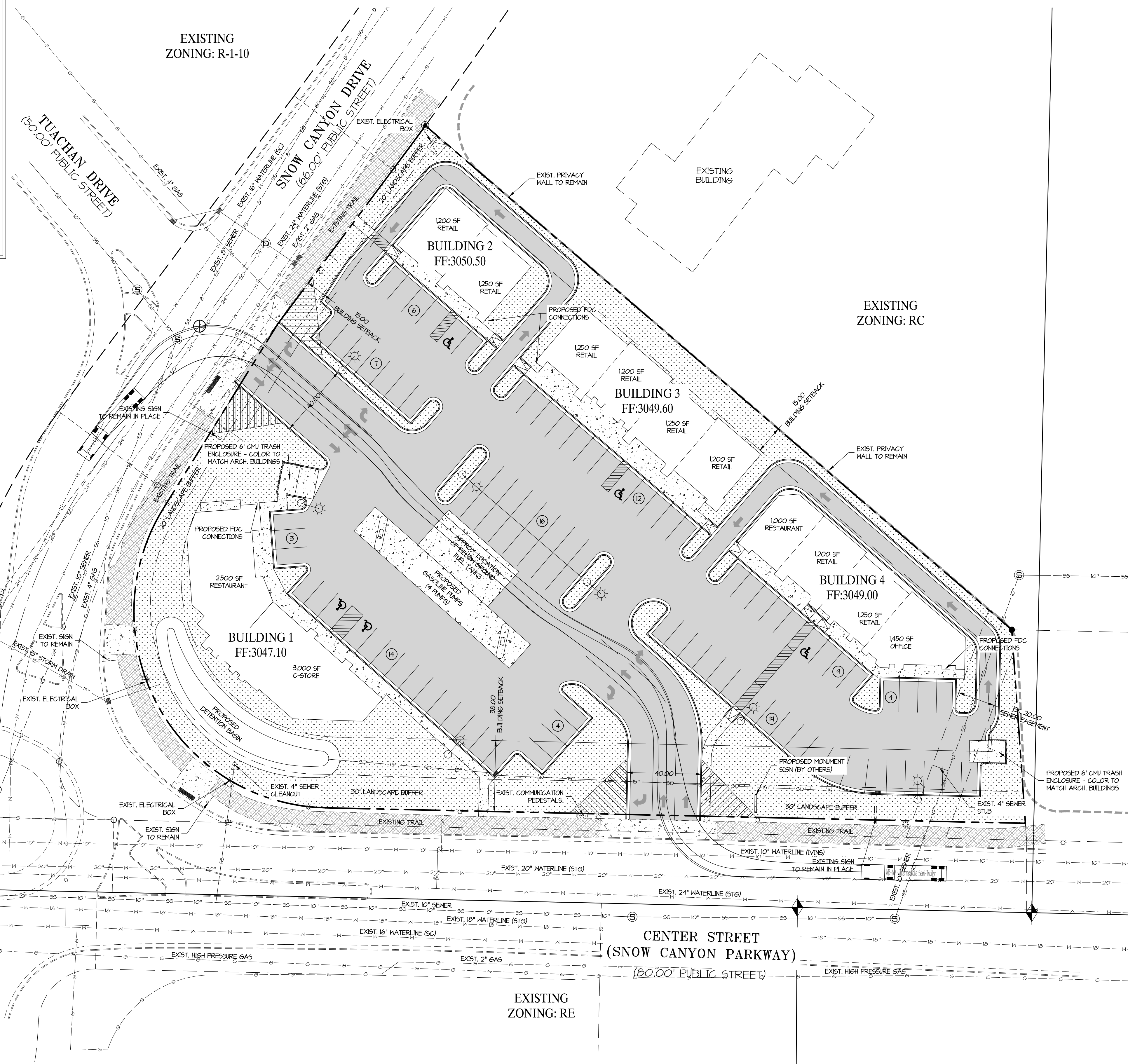




EXISTING
ZONING: RC

EXISTING
ZONING: RE

DEVELOPER

THE DEVELOPER FOR THIS PROJECT IS
DIXIE PROPERTY MANAGEMENT,LLC
501 EAST SAINT GEORGE BLVD.
ST. GEORGE, UTAH
(435) 215-3130
CONTACT: SAM PATEL

OWNER

THE OWNER FOR THIS PROJECT IS
RAD PROPERTIES LLC
103 S. DOGENA DRIVE
IVINS, UTAH

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
CENTER STREET & SNOW CANYON DR.
IVINS, UTAH

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
MICHAEL ROBINSON
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GENERAL SITE INFORMATION

PARCEL AREA: 111556 SF / 2.56 AC
PARCEL NUMBER: 1-6-1-33-331
ZONING: RC (RECREATION COMMERCIAL)
IMPERVIOUS AREA:
BUILDINGS: 17,750 SF (15.9%)
ASPHALT: 47,844 SF (42.9%)
HARDSCAPE: 16,256 SF (14.8%)
(INCLUDES CONC. PADS, SIDEWALK, CURB & GUTTER)
RETENTION AREA: 2,800 SF (2.5%)

LANDSCAPE INFORMATION

STREET FRONTAGE LANDSCAPE AREA: 9,385 SF (8.41%)
ON-SITE LANDSCAPE AREA: 17,514 SF (15.7%)

PARKING CALCULATIONS

PROFESSIONAL OFFICE (NON-MEDICAL): 1 PER 400 SF (GROSS FLOOR AREA)
OFFICE BUILDING: 1450 SF (TOTAL)

REQUIRED PARKING: 4 PARKING STALLS

NEIGHBORHOOD RETAIL: 1 PER 300 SF (GROSS FLOOR AREA)
RETAIL BUILDINGS: 9,800 SF (TOTAL)

REQUIRED PARKING: 33 PARKING STALLS

RESTAURANT: 1 PER EACH 4 SEATS OR 1 PER 100 SF
(GROSS FLOOR AREA, WHICHEVER IS LESS)

RESTAURANT BUILDING: 3500 SF (TOTAL)

REQUIRED PARKING: 35 PARKING STALLS

CONVENIENCE STORE: 1 PER 350 SF (GROSS FLOOR AREA)
PLUS 2 PER EACH GASOLINE PUMP PROVIDED

C-STORE BUILDING: 3,000 SF (TOTAL)
GASOLINE PUMPS: 4 (TOTAL)

REQUIRED PARKING: 11 PARKING STALLS

TOTAL REQUIRED PARKING FOR SITE: 84 PARKING STALLS

TOTAL PROVIDED PARKING FOR SITE: 94 PARKING STALLS

BUILDING INFORMATION

BUILDING #1	
(1) RESTAURANT:	2,500 SF
(1) CONVENIENCE STORE:	3,000 SF
BUILDING #1 (F.A.R.)	5,500 SF (4.93%)
BUILDING #2	
(2) RETAIL:	2,450 SF
BUILDING #2 (F.A.R.)	2,450 SF (2.20%)
BUILDING #3	
(4) RETAIL:	4,900 SF
BUILDING #3 (F.A.R.)	4,900 SF (4.39%)
BUILDING #4	
(1) RESTAURANT:	1,000 SF
(2) RETAIL:	2,450 SF
(1) OFFICE:	1,450 SF
BUILDING #4 (F.A.R.)	4,900 SF (4.39%)

[illegible]


ROSENBERG
 ASSOCIATES
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PRELIMINARY SITE PLAN FOR CANYON CROSSING IVINS, UTAH

SHEET
1
OF 1 SHEETS