



RED BRIDGE - PHASE 1A - PRELIMINARY PLAN

PARKING TABULATIONS

BUILDING NAME	# OF UNITS PER BLDG	# OF BEDROOMS PER UNIT	REQUIRED PARKING RATIO	PARKING STALLS
A-1	12	2	1.9	22.8
A-2	12	3	1.9	22.8
A-3	12	2	1.9	22.8
A-4	12	3	1.9	22.8
A-5	12	3	1.9	22.8
A-6	12	2	1.9	22.8
A-7	12	2	1.9	22.8
A-8	12	2	1.9	22.8
A-9	12	3	1.9	22.8
A-10	12	3	1.9	22.8
A-11	9	2	1.9	17.1

TOTAL 2 BEDROOM UNITS 69
TOTAL 3 BEDROOM UNITS 60

TOTAL UNITS 129
TOTAL REQUIRED ADA SPACES 7
REQUIRED ADA VAN SPACES 2
TOTAL STANDARD SPACES 236

PROVIDED ADA SPACES 1
PROVIDED ADA VAN SPACES 8
TOTAL ON-SITE STANDARD SPACES 201
TOTAL MTECH SHARED SPACES 40

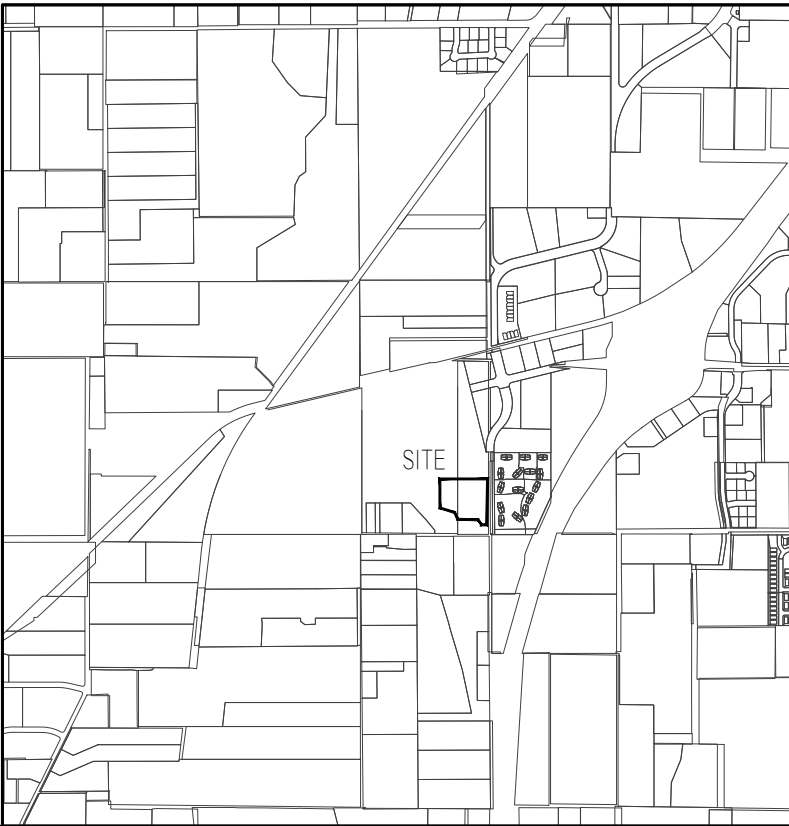
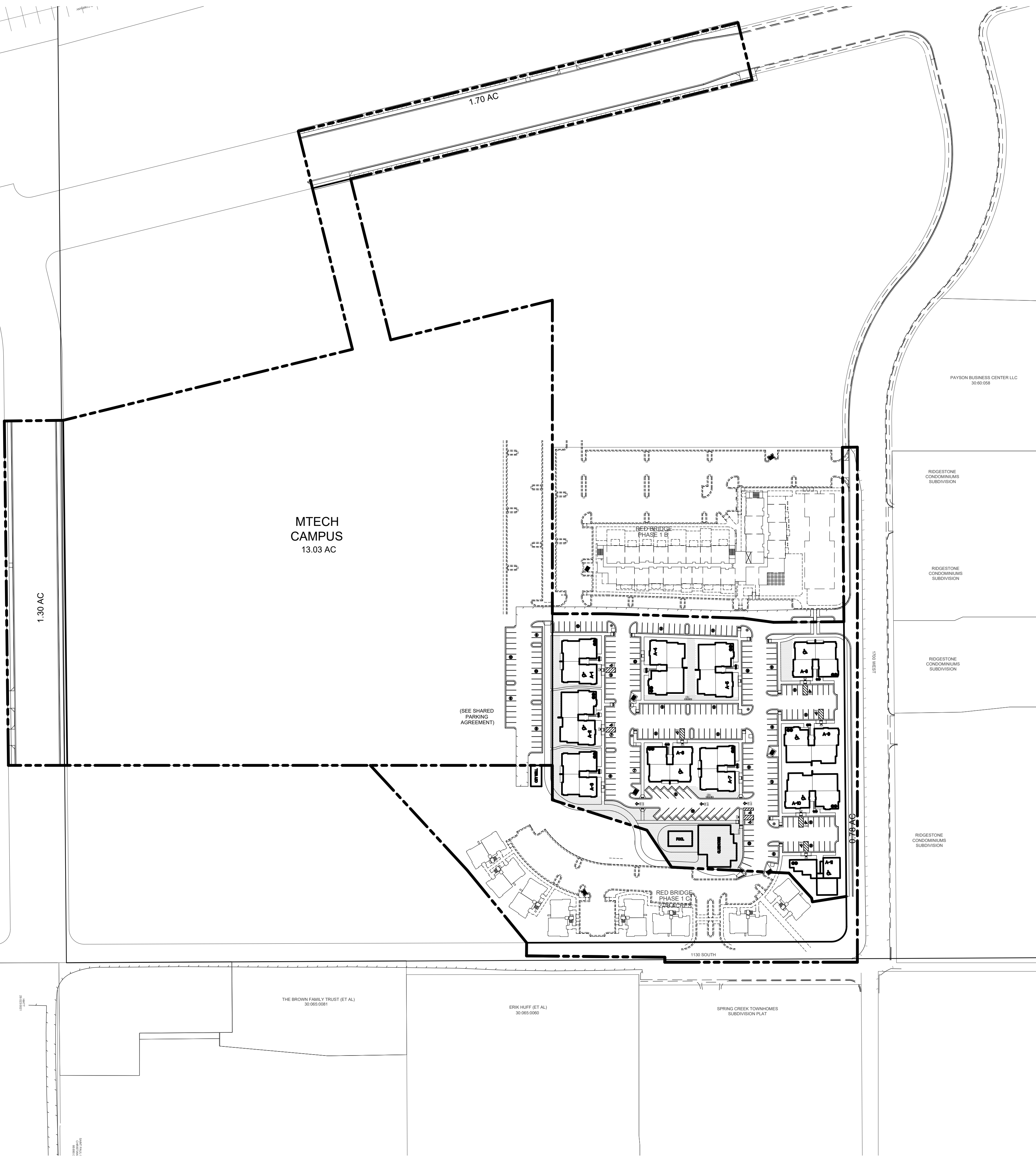
TOTAL PARKING PROVIDED 250

GARAGE BIN CALCULATIONS

129 UNITS x 3 PEOPLE/UNIT x 3 LBS/DAY x 7 DAYS WEEK = 8,127 LBS TRASH A WEEK
8,127 LBS/WEEK x 1 CY/150 LBS = 54 CY OF TRASH PER WEEK
NUMBER OF 8 CY DUMPSTERS = 4
NUMBER OF TIMES A WEEK ARE SERVICED = 2
TOTAL VOLUME OF DUMPSTER PER WEEK (8 CY x 4 x 2) = 64 CY

RED BRIDGE STATION PHASE 1A & 1C OVERALL DENSITY CALCULATION

ZONE: RMF-15		ALLOWED DU	15 DU/AC	
	<u>Phase</u>	<u>Area (ac)</u>	<u>DU</u>	<u>DU/ac</u>
1A		21.26		
	Mtech (School)	13.03		
	Net Phase 1A	8.23	129	15.67
1C		2.78	32	11.51
	TOTALS	11.01	161	14.62



VICINITY SKETCH

1" = 2000'

TS-O OPEN SPACE

PROJECT AREA	4.44 AC
REQUIRED USEABLE OPEN SPACE	15% 0.66 AC
PROVIDED USEABLE OPEN SPACE	15% 0.66 AC
BUILDING AREA (11 BLDGS & CLUBHOUSE)	25% 1.12 AC
PARKING LOTS / DRIVES	60% 2.66 AC
TOTAL IMPERVIOUS AREA	85% 3.78 AC

CONSTRUCTION NOTES

ALL CONSTRUCTION TO CONFORM TO PAYSON CITY OR APWA STADARD DETAILS

CODE ANALYSIS

ZONE =	TSO
TYPE OF BUILDING =	VB
TYPE OF OCCUPANCY =	R-2
FIRE SPRINKLED =	YES
BUILDING HEIGHTS (# OF STORIES) =	3 STORIES

SURVEY CONTROL

SITE BENCHMARK
SOUTHWEST CORNER OF SEC 18,T9S, R2E, SLB8M
B.M. ELEVATION = 4830.77

BASIS OF BEARING
N 00°31'22" W BETWEEN THE SOUTHWEST AND WEST
QUARTER CORNERS OF SECTION 18,T9S, R2E, SLB8M

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

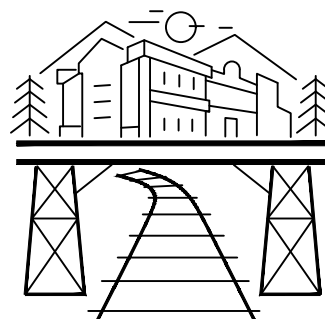
SHEET INDEX

C0	COVER SHEET
C1	LAYOUT
C2A	CULINARY WATER & PI PLAN
C2B	SANITARY SEWER PLAN
C2C	POWER & LIGHT PLAN
C2D	FIRE & RESCUE SITE PLAN
C3	GRADING & DRAINAGE PLAN

CONTACT LIST

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ARCHITECT	JWRA ARCHITECTS	(801) 486-7777
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GEOTECHNICAL	GORDON GEOTECHNICAL ENGINEERING	(801) 327-9600

DEVELOPMENT

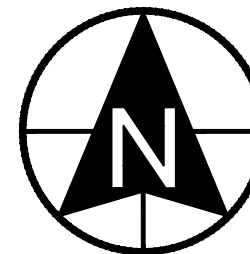


RED
BRIDGE

900 SOUTH 1700 WEST

DEVELOPER

Payson South
Meadows
Partners
PO BOX 37
Payson, UT 84651
(801) 369-2638



0 30 60 120 180
SCALE: 1"= 60'



CIVIL ENGINEERING
1018 N. DEER CREST LANE
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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2			
3			
4		KENNETH R. BERG	P.E.
5		SERIAL NO. 343602	
6		DATE: 8/18/2021	
7			

ACTION	DATE
PRELIMINARY PLAN	8/18/2021

PROJECT

RED BRIDGE
PHASE 1A

DESCRIPTION

PRELIMINARY
PLAN
NOT FOR CONSTRUCTION

SHEET NAME

COVER

SHEET / EXHIBIT

C0