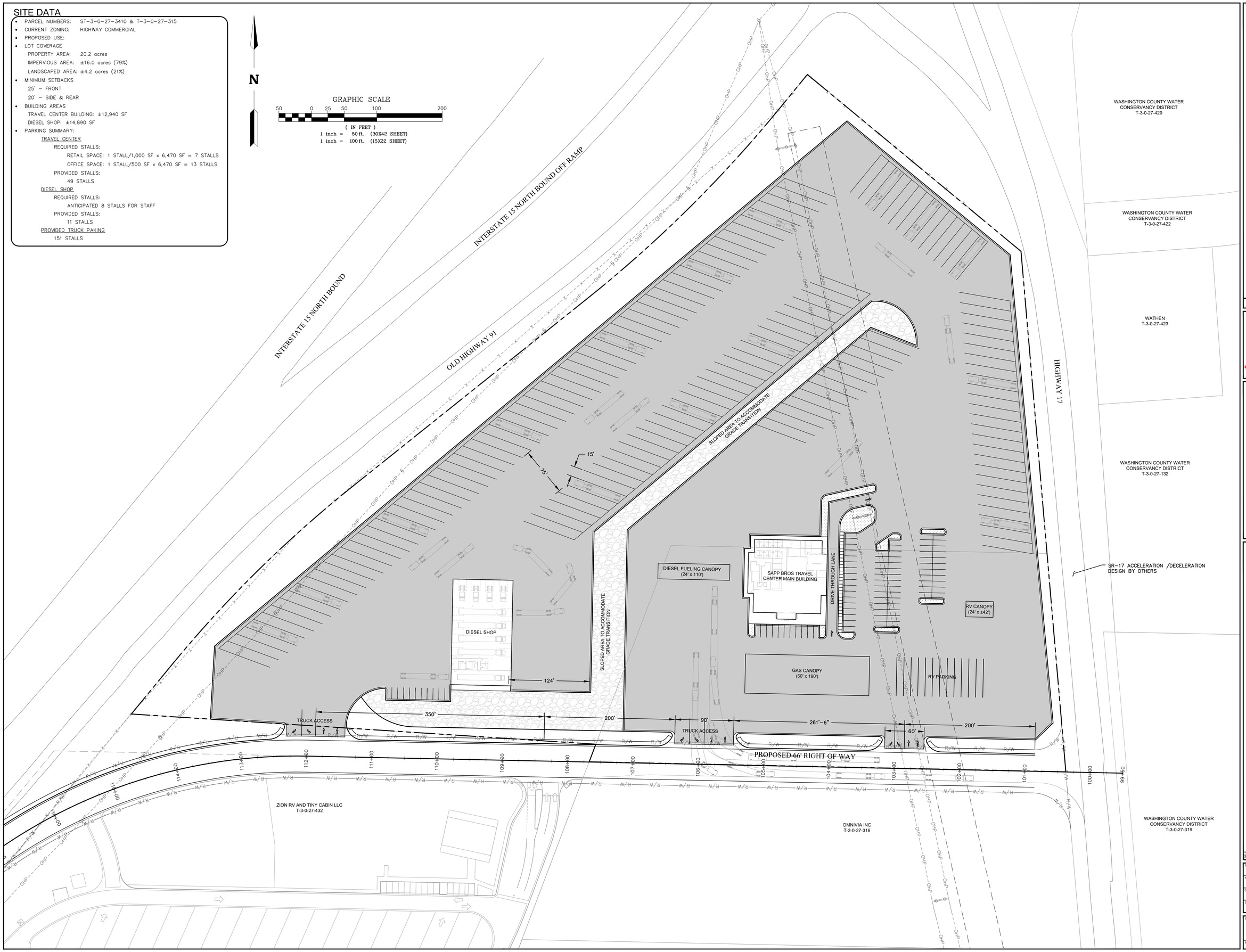
SITE DATA

- PARCEL NUMBERS: ST-3-0-27-3410 & T-3-0-27-315
- CURRENT ZONING: HIGHWAY COMMERCIAL
- PROPOSED USE:
- LOT COVERAGE
  - PROPERTY AREA: 20.2 acres
  - IMPERVIOUS AREA: ±16.0 acres (79%)
  - LANDSCAPED AREA: ±4.2 acres (21%)
- MINIMUM SETBACKS
  - 25' – FRONT
  - 20' – SIDE & REAR
- BUILDING AREAS
  - TRAVEL CENTER BUILDING: ±12,940 SF
  - DIESEL SHOP: ±14,890 SF
- PARKING SUMMARY:
  - TRAVEL CENTER
    - REQUIRED STALLS:
      - RETAIL SPACE: 1 STALL/1,000 SF x 6,470 SF = 7 STALLS
      - OFFICE SPACE: 1 STALL/500 SF x 6,470 SF = 13 STALLS
    - PROVIDED STALLS:
      - 49 STALLS
  - DIESEL SHOP
    - REQUIRED STALLS:
      - ANTICIPATED 8 STALLS FOR STAFF
    - PROVIDED STALLS:
      - 11 STALLS
  - PROVIDED TRUCK PAKING
    - 151 STALLS



NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY SITE PLAN

PROJECT: SAPP BROTHERS TRAVEL CENTER TOQUERVILLE, UTAH

PROJECT #	1747-01
NAME	JRH
DATE	SEPTEMBER 20, 2022
SCALE	AS NOTED
SHEET	FIGURE 4 ---- OF ?
FILE	1747-01 MST.DWG