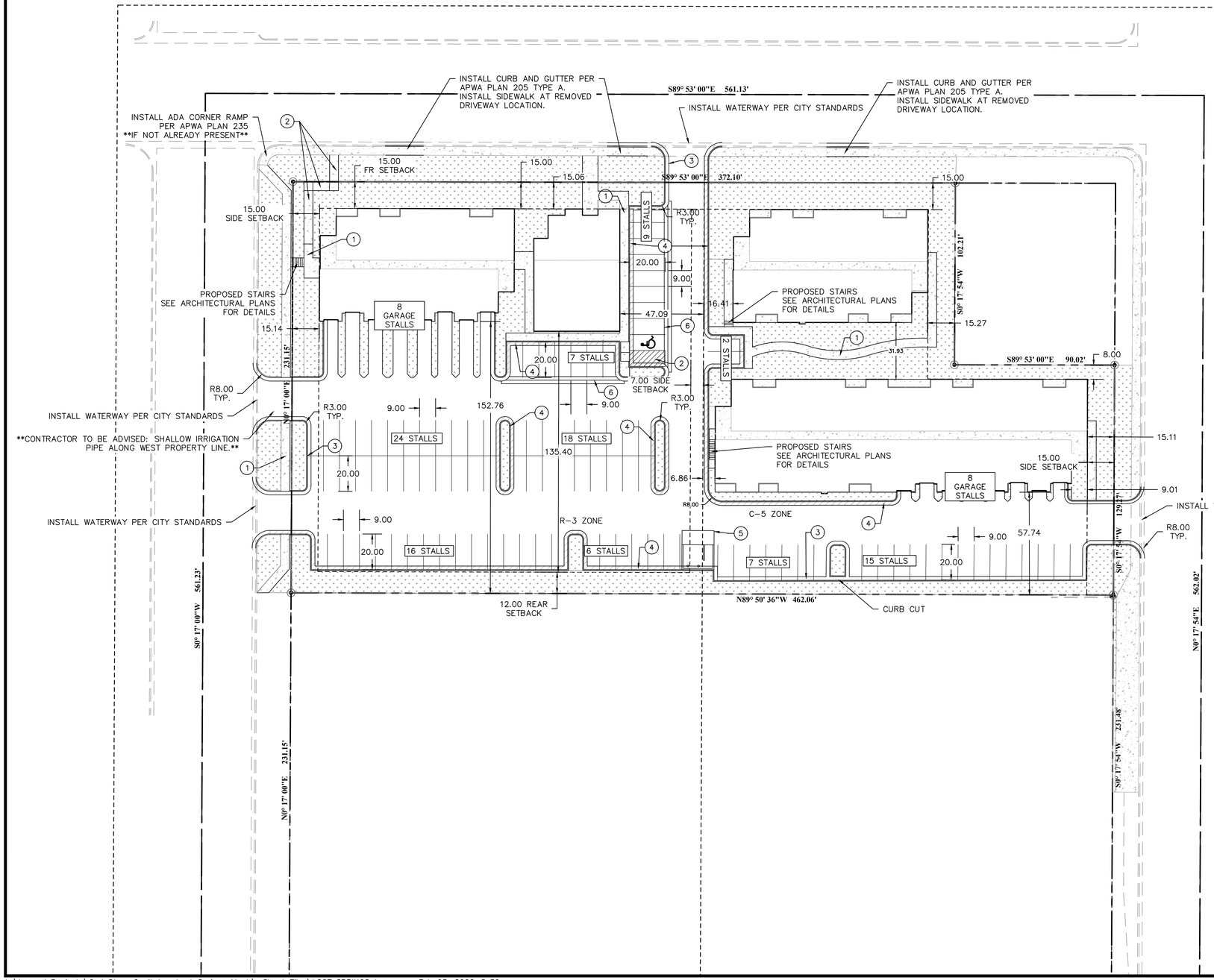

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
SETBACK LINE	
EXISTING FENCE	
LANDSCAPE AREA	
CONCRETE AREA	
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW

SITE DATA

LOT AREA:	97,688	SF (2.24 ACRES)
BUILDING AREA:	24,875	SF± 25.5%
PAVEMENT AREA:	50,547	SF± 51.9%
PARKING AREA:	34,740	SF±
LANDSCAPE AREA:	22,266	SF± 22.6%
INTERIOR LANDSCAPE:	5,211	SF± 15.0%

BUILDING DATA

ZONE:R-3 & C-5 (MULTIHOUSEHOLD RESIDENTIAL & NEIGHBORHOOD COMMERCIAL ZONES)

SETBACKS:
FRONT YARD: 15' MINIMUM (R-3)

SIDE YARD: 7' (R-3)
15' TO STREET (C-5)
15' TO BOUNDARY (C-5)

REAR YARD: 12' (R-3)

PARKING TABULATION

REQUIRED: 1.5 SPACES PER DWELLING UNIT

REQUIRED: 120 STALLS (80 UNITS*1.5 = 120)
PROVIDED: 103 STALLS
16 GARAGE STALLS
1 ADA STALL
120 TOTAL STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS. SEE SHEET C-4.
3. PROPOSED CURB & GUTTER PER APWA PLAN 205 TYPE A. SEE SHEET C-4.
4. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1, SEE SHEET C-4.
5. PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
6. 4' WATER WAY SEE SHEET C-4 FOR DETAILS.

GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

811

N

0 30 60 90
1" = 30'
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: NM

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
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LEGEND ENGINEERING

LOST SPRINGS MOAB
SITE PLAN CONCEPT
238 SOUTH 400 EAST, MOAB, UTAH

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-1

SITE PLAN

DATE: 2/3/2022