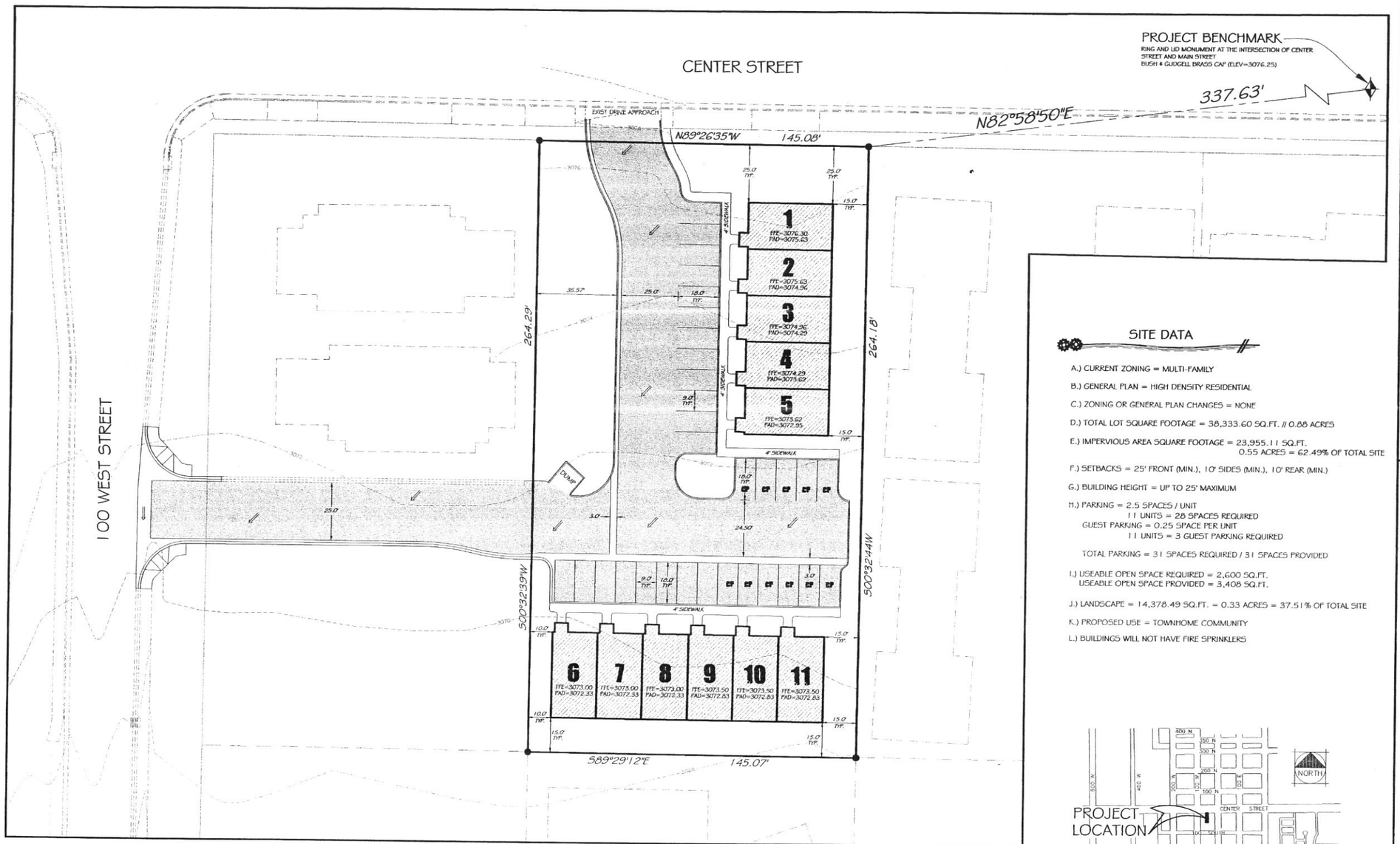


SITE DATA

A.) CURRENT ZONING = MULTI-FAMILY

B.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL

C.) ZONING OR GENERAL PLAN CHANGES = NONE

D.) TOTAL LOT SQUARE FOOTAGE = 38,333.60 SQ.FT. // 0.88 ACRES

E.) IMPERVIOUS AREA SQUARE FOOTAGE = 23,955.11 SQ.FT.
0.55 ACRES = 62.49% OF TOTAL SITE

F.) SETBACKS = 25' FRONT (MIN.), 10' SIDES (MIN.), 10' REAR (MIN.)

G.) BUILDING HEIGHT = UP TO 25' MAXIMUM

H.) PARKING = 2.5 SPACES / UNIT
11 UNITS = 28 SPACES REQUIRED
GUEST PARKING = 0.25 SPACE PER UNIT
11 UNITS = 3 GUEST PARKING REQUIRED

TOTAL PARKING = 31 SPACES REQUIRED / 31 SPACES PROVIDED

I.) USEABLE OPEN SPACE REQUIRED = 2,600 SQ.FT.
USEABLE OPEN SPACE PROVIDED = 3,408 SQ.FT.

J.) LANDSCAPE = 14,378.49 SQ.FT. = 0.33 ACRES = 37.51% OF TOTAL SITE

K.) PROPOSED USE = TOWNHOME COMMUNITY

L.) BUILDINGS WILL NOT HAVE FIRE SPRINKLERS

LEGEND

FFE=2601.30 = FINISHED FLOOR ELEVATION OF BUILDING
= SIDEWALK & HANDICAP RAMP PER CITY SPECS.
= DIRECTION OF FLOW
= EXISTING 1' CONTOUR
= EXISTING 5' CONTOUR
CP = COVERED PARKING AREA

NOTE: 1.) ALL DRIVE AISLES ARE A MINIMUM OF 25' WIDTH UNLESS MARKED AS ONE WAY TRAFFIC
2.) ALL ACCESSIBLE ROUTES SLOPE SHALL BE A MAXIMUM OF 5% GRADE.
3.) KEEP ALL OBJECTS THAT MIGHT BLOCK THE DRIVER'S VIEW OUT OF THE SIGHT DISTANCE CORRIDOR.
4.) SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS

PROJECT BENCHMARK

RING AND LID MONUMENT AT THE INTERSECTION OF CENTER STREET AND MAIN STREET
BUSH & GUDGELL BRASS CAP (ELEV=3076.25)

AS SHOWN ON THIS SHEET

VICINITY MAP
IVINS, UTAH

DATE:	2/10/2014
DRAWN BY:	E.A.M.
CHECKED BY:	M.K.F.
CLIENT:	RENCE

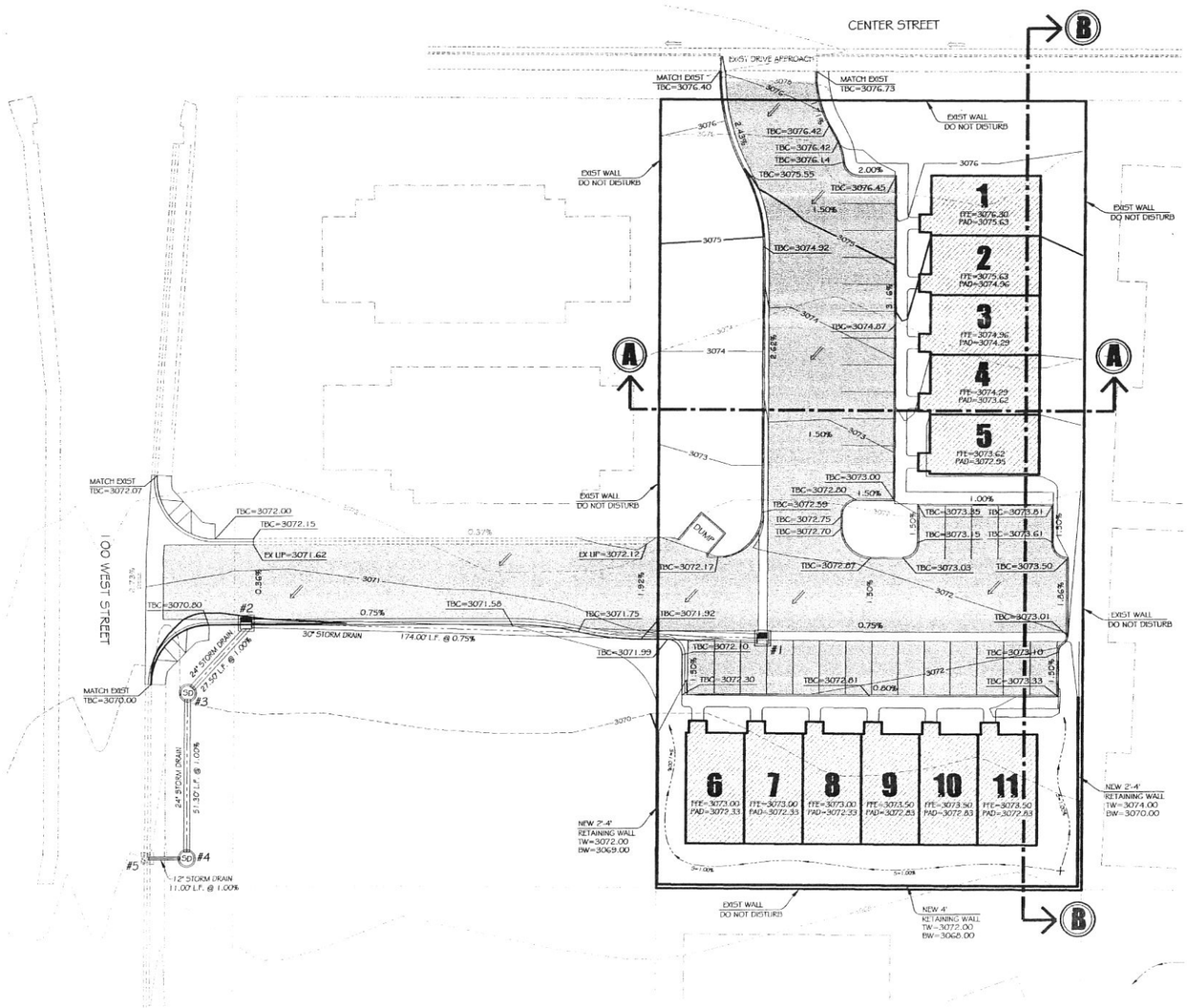
SCALE: 1" = 20'

SITE PLAN
PARK PLACE TOWNHOMES
ROBERT ENCE
IVINS, UTAH 84738

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

2/12/2014
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Mark R. Fenger

SHEET
C6



EARTHWORK QUANTITIES

547	(C) CU. YD. CUT
956	(F) CU. YD. FILL
408	(C) CU. YD. NET FILL

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO SUB-GRADE ELEVATIONS

LEGEND

TBC=2602.50	= TOP BACK OF CURBING ELEV.
TA=2602.50	= TOP FINISHED ASPHALT
FFE=2601.30	= FINISHED FLOOR ELEVATION OF BUILDING
	= SIDEWALK & HANDICAP RAMP PER CITY SPECS.
	= DIRECTION OF FLOW
2959	= EXISTING 1' CONTOUR
2960	= EXISTING 5' CONTOUR
2958	= PROPOSED 1' CONTOUR
2960	= PROPOSED 5' CONTOUR
	= POLY STORM DRAIN PIPE (SIZE & SLOPE NOTED)

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES UTAH/NEW LENOX ALERT

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

2. DETENTION REQUIRED: 1,110 CUBIC FEET
DETENTION PROVIDED: 1,110 CUBIC FEET

3. DETENTION IS REQUIRED FOR THIS PROJECT. ALL STORM WATER ON SITE WILL BE COLLECTED WITH THE USE OF STORM DRAIN INLETS AND A SERIES OF PIPING INCLUDING 30", 24" AND 12". AND IT WILL BE RELEASED INTO THE EXISTING STORM DRAIN FACILITIES ON 100 WEST.

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION IF NECESSARY.

DATE:	2/10/2014
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	RENCE

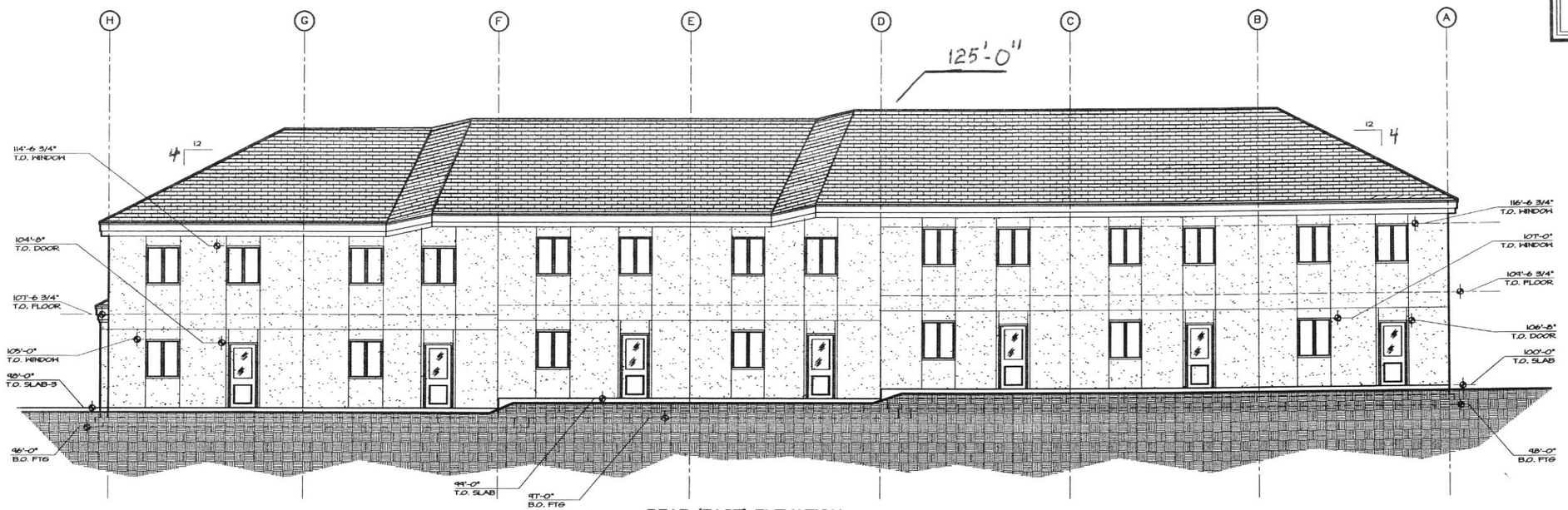
SCALE: 1" = 20'

GRADING PLAN
PARK PLACE TOWNHOMES
ROBERT ENCE
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

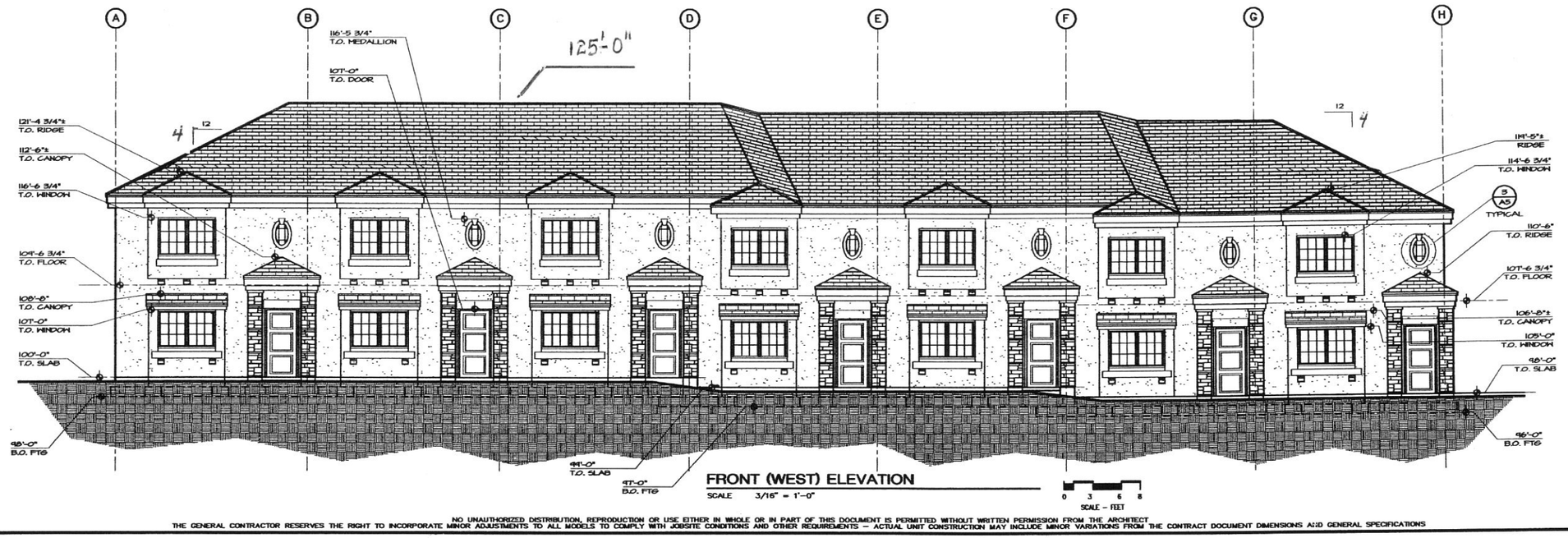
2/13/2014
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Marc R. Fenger

SHEET
C4



REAR (EAST) ELEVATION

SCALE 3/16" = 1'-0"



FRONT (WEST) ELEVATION

SCALE 3/16" = 1'-0"

0 3 6 8

SCALE - FEET

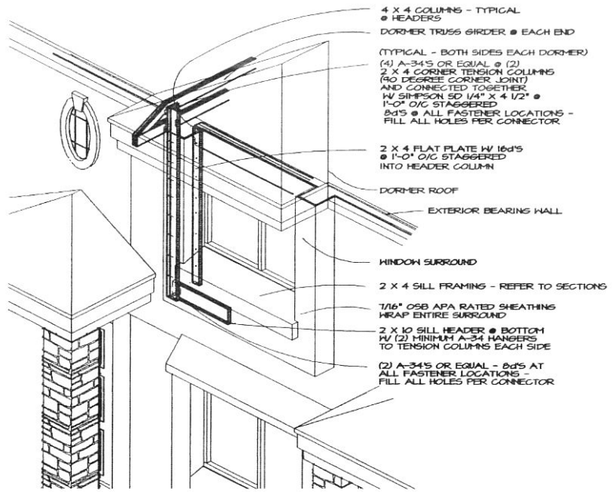
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MARK L. NEILSON - ARCHITECT
& ASSOCIATES
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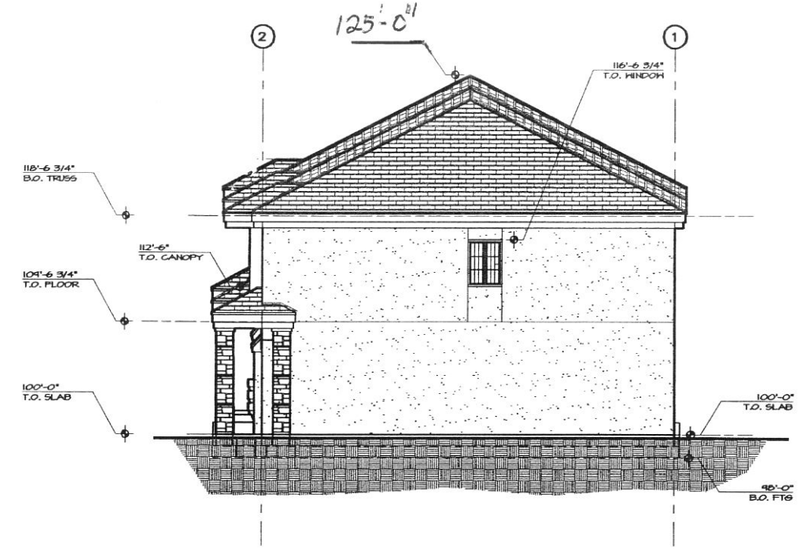
DATE:
FEB 14, 2013
JOB NUMBER
21122
BY:
MLN BEN
REVISIONS

A6
VAP21122MLDWG
SHEET SCALE 3/16"=1'-0"



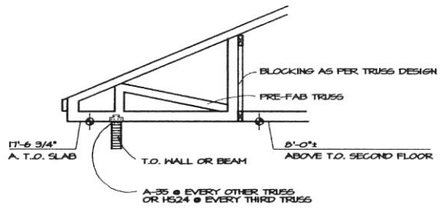
SILL SUPPORT DETAIL (1 / A6.1)

SCALE NONE



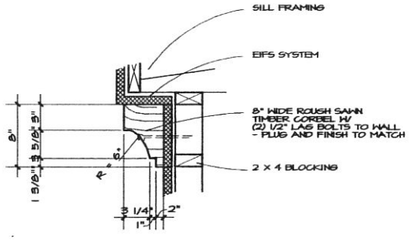
RIGHT SIDE (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"



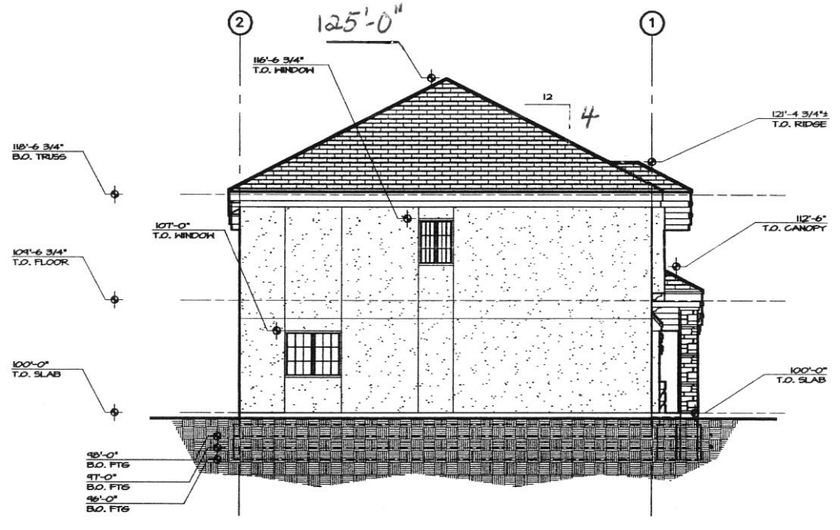
TRUSS PATTERN (2 / A6.1)

SCALE NONE



CORBEL DETAIL (3 / A6.1)

SCALE NONE



LEFT SIDE (NORTH) ELEVATION

SCALE 3/16" = 1'-0"

0 3 6 8
SCALE - FEET

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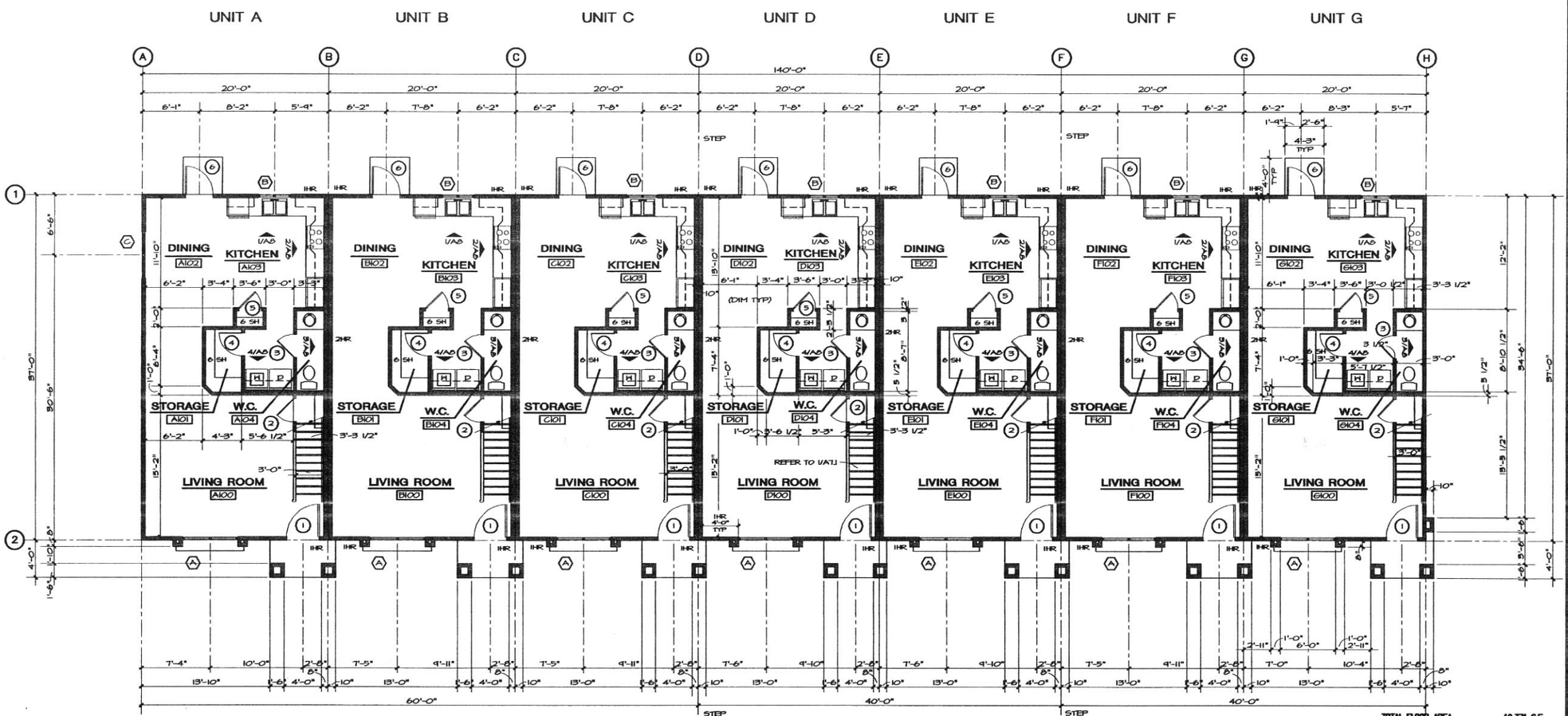
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JOB NUMBER 21122
BY: MLN BEH
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A6.1

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GENERAL NOTES

1. ALL GRID LINES ARE TO THE EXTERIOR FACE OF THE FOUNDATION OR TO THE FACE OF THE EXTERIOR SHEATHING
2. ALL INTERIOR PARTITIONS ARE 3 1/2" WOOD STUDS AT 1'-4" O/C UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 5 1/2" STUDS w/ 1/2" RIGID SHEATHING (= 6") @ 1'-4" O/C U.N.O.
3. ALL DIMENSIONS ARE TO THE FACE OF THE FRAMING MATERIAL OR THE FACE OF THE SHEATHING - EXTERIOR SHEATHING ALIGNS WITH THE FACE OF THE FOUNDATION
4. ALL WOOD IN CONTACT WITH CONCRETE IS TO BE PRESERVATIVE TREATED
5. ALL WINDOW FRAMES AND EXTERIOR BASE PLATES ARE TO BE SET IN A SOLID BED OF POLYMER FOAM SEALANT
6. ALL CONSTRUCTION SHALL COMPLY WITH THE IBC CODE ADOPTED BY THE GOVERNING AUTHORITIES AND APPLICABLE LOCAL ORDINANCES.
7. VERIFY LOCATIONS OF ALL UTILITY LINES BEFORE PROCEEDING WITH ANY WORK THAT MAY AFFECT THEM
8. ALL NEW CONCRETE WALKS SHALL HAVE A MINIMUM OF 2% CROSS SLOPE TO DRAIN AWAY FROM BUILDING
9. PROVIDE A 4" MINIMUM LAYER OF GRANULAR 3/4" DIA. FILL UNDER WALKS AND CURBS UNLESS SHOWN OTHERWISE.
10. ALL EXTERIOR AND INTERIOR CAULKING BEADS SHALL MATCH THE NEAREST ADJACENT MATERIAL COLOR UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR EXPOSED UNFINISHED METAL SHALL BE PAINTED TO MATCH THE NEAREST ADJACENT MATERIAL COLOR UNLESS NOTED OTHERWISE.
12. PROVIDE SOLID BLOCKING @ SIDES OF GLAZING FOR WINDOW TREATMENT ANCHORS
13. ALL PENETRATIONS THROUGH RATED WALLS TO BE SEALED WITH FIRE RATED SEALANT REFER TO FIRE WALL DETAILS



GROUND LEVEL FLOOR PLAN

SCALE 3/16" = 1'-0"

SCALE - FEET

NORTH

TOTAL FLOOR AREA	10,371 S.F.
MAIN FLOOR AREA	5,191 S.F.
INDIVIDUAL UNIT M.F. AREA	741.33 S.F.
SECOND FLOOR AREA	5,180 S.F.
INDIVIDUAL UNIT S.F. AREA	740 S.F.
OCCUPANCY AREA	9,756 S.F.

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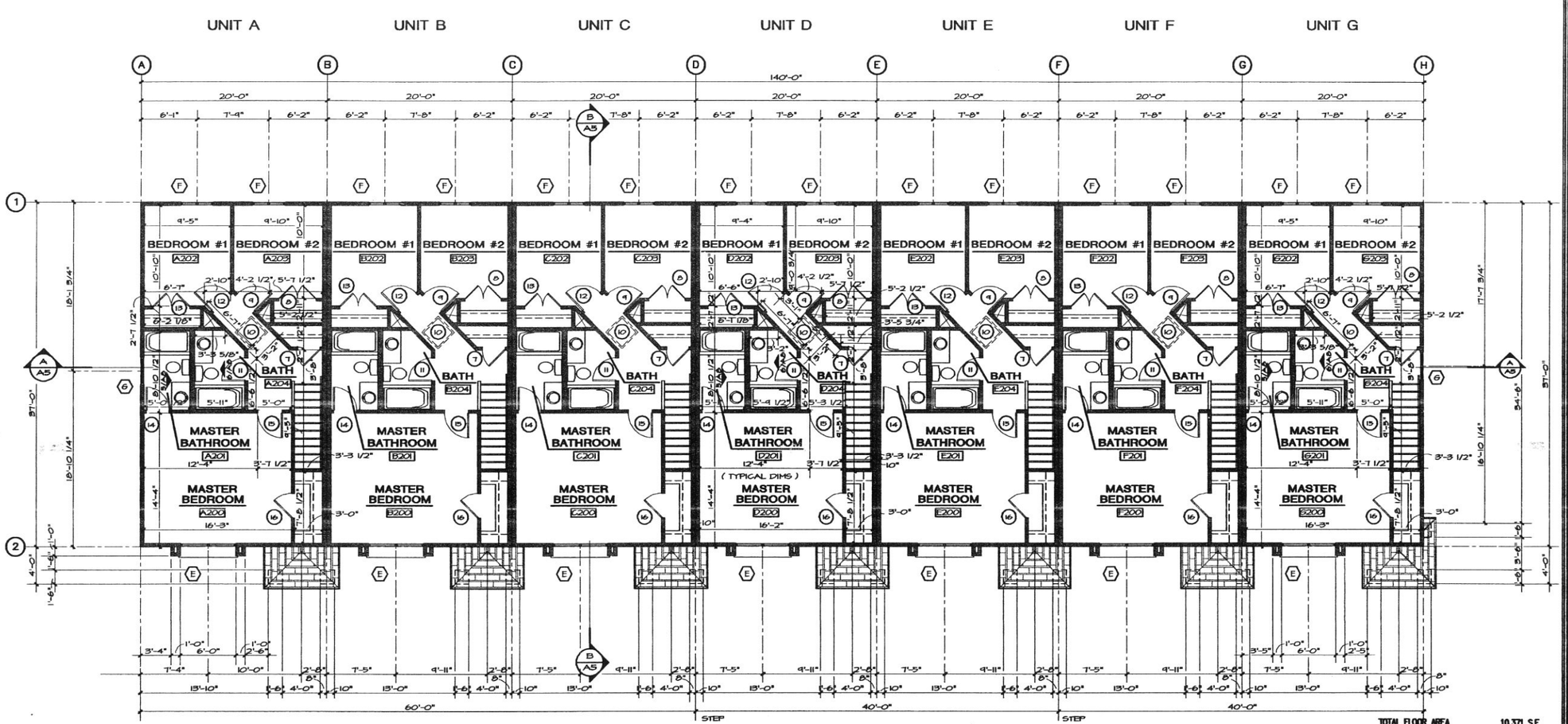
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DATE: FEB 11, 2013
JOB NUMBER: 21122
BY: MLN BEN
REVISIONS:

A2

GENERAL NOTES

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2. ALL INTERIOR PARTITIONS ARE 3 1/2" WOOD STUDS AT 1'-4" O/C UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 5 1/2" STUDS W/ 1/2" RIGID SHEATHING (= 6") @ 1'-4" O/C U.N.O.
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SECOND LEVEL FLOOR PLAN

SCALE 3/16" = 1'-0"

SCALE - FEET

NORTH

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received
8/19/14


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