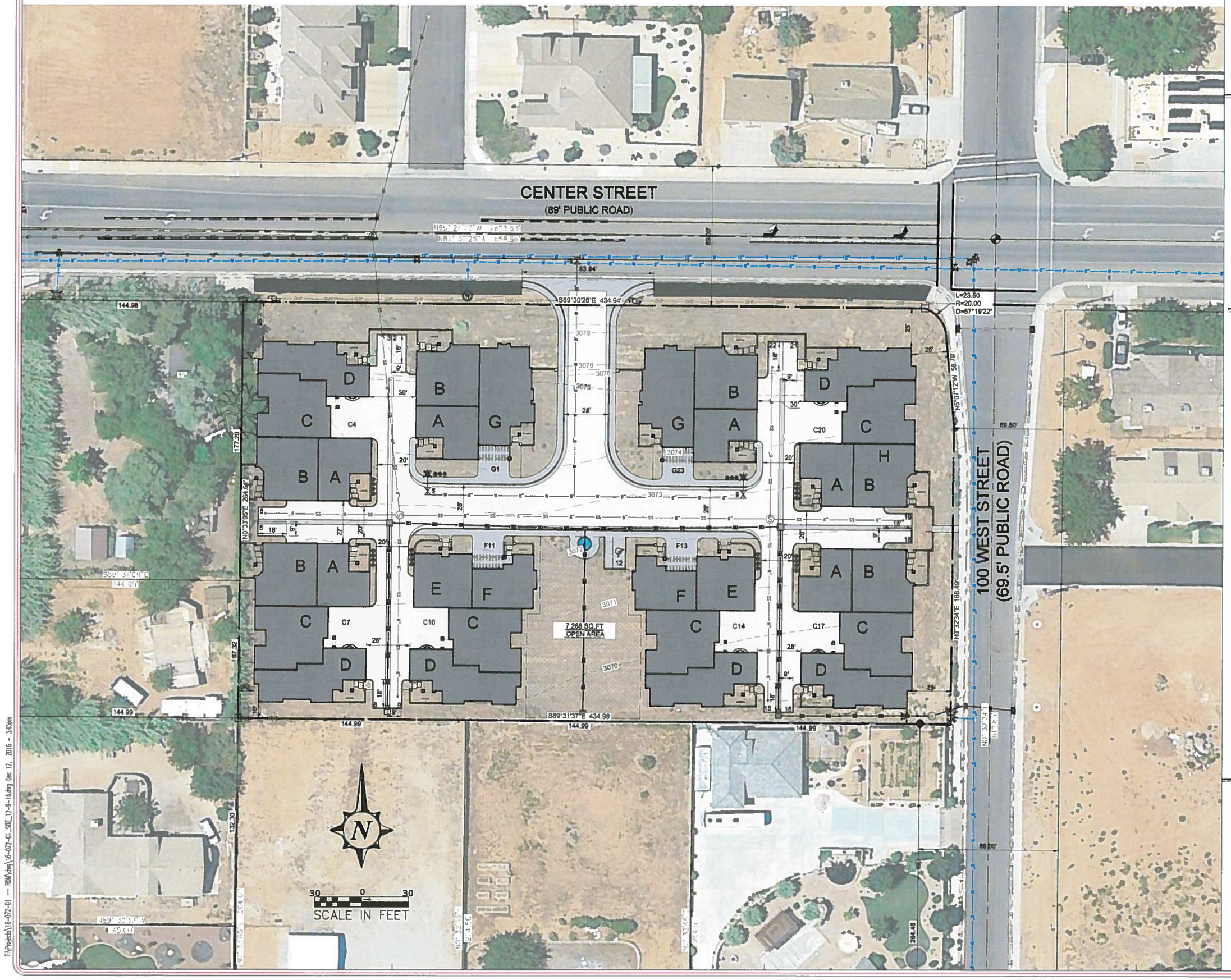
FREMONT AT SNOW CANYON



CONCEPT PLAN
IVINS CITY, UTAH

PROJECT INFORMATION

OWNER:

FREMONT AT SNOW CANYON, LLC
ATTN. DON MATHEWS
PO BOX 951109
SOUTH JORDAN, UT 84095

ENGINEERING COMPANY

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

PROJECT DATA

LAND USE SUMMARY

BUILDINGS FOOTPRINTS: 42,980 SQ. FT. (37%)

STREETS, & HARD-SCAPE: 36,564 SQ. FT. (32%)

TOTAL LANDSCAPING: 35,517 SQ. FT. (31%)
REC. AMENITY: 7,268 SQ. FT. (6%)
LANDSCAPE & AMENITY 42,785 SQ.FT. (37%)

EXISTING ZONING: RESIDENTIAL MULTI-FAMILY

PHASE 1 AREA: 115,061 SQ.FT.
2.64 ACRES

BUILDING SUMMARY

(8) 2 STORY STRUCTURES (25' TALL)
(30) 3-BED UNITS

FIRE FLOW REQUIREMENTS:
2,250 GPM FOR 2 HOURS

PARKING SUMMARY

REQUIRED:
3-BED: 2.5 SPACES PER DWELLING UNIT;
ALL: 0.25 SPACES PER UNIT GUEST PARKING

REQUIRED STALLS: 30 x 2.75 = 82.5

PROVIDED STALLS: 60 IN GARAGE + 26 SITE PARKING = 83

PROJECT VICINITY



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790
TEL. (435) 619-4586 FAX (435) 656-4586
E-MAIL: CharlieB@ExcelDesignUS.com WEB SITE AT: www.exceldesignus

FREMONT AT SNOW CANYON
RDM LAND & DEVELOPMENT

100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 1647241
CAD DWG. FILE: 1647241_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 12/9/16

SHEET TITLE:
CONCEPT COVER SHEET

C-1.1
SHEET: 1 OF 1

I:\Projects\16-072-01 — RDM\Dwg\16-072-01_SITE_12-9-16.dwg Dec 12, 2016 - 3:45pm