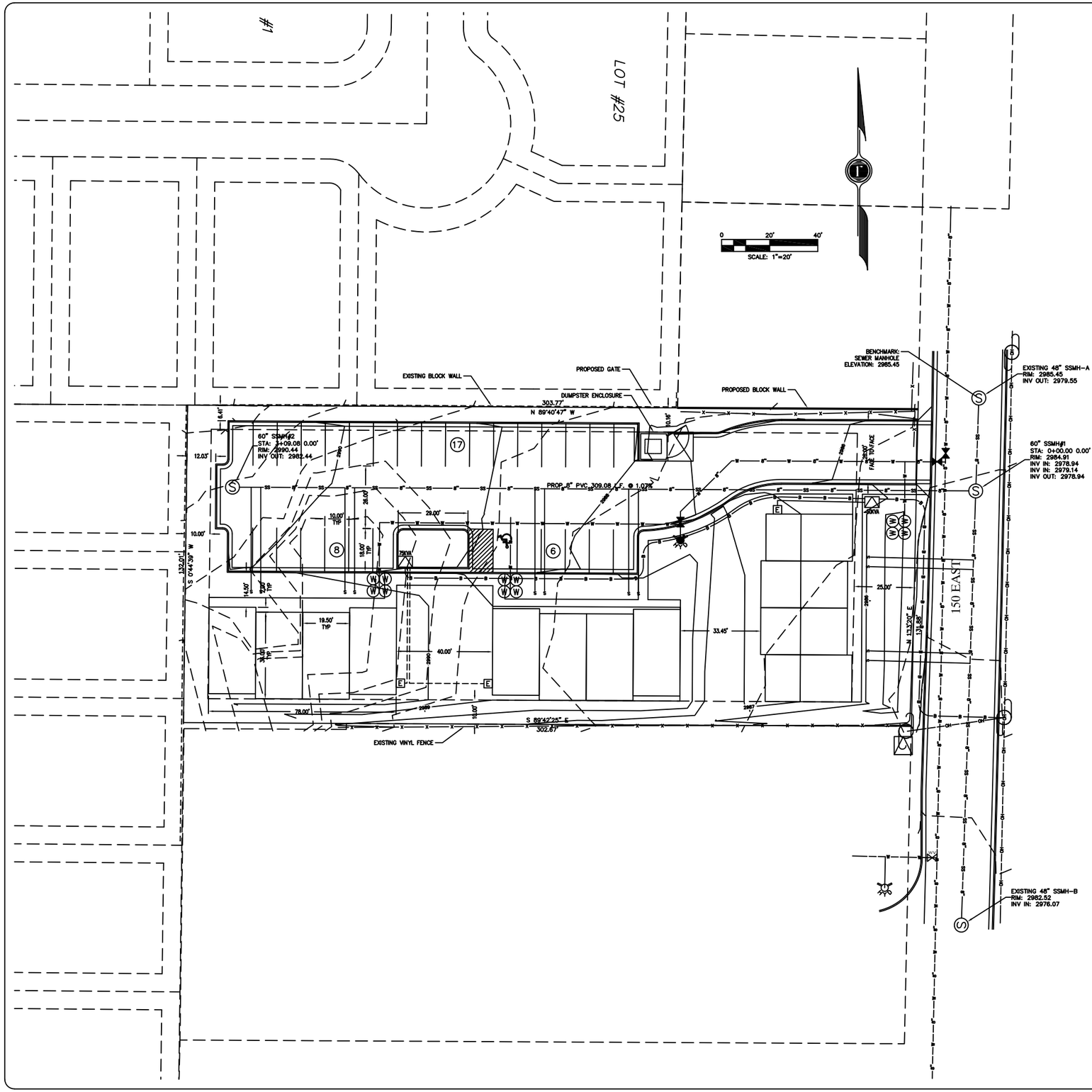


SITE DATA

CURRENT ZONE: R-M (HIGH DENSITY RESIDENTIAL MULTIFAMILY DISTRICT)

TOTAL AREA: 40,004 SQ. FT. – 0.92 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 12

TOWNHOME FOOTPRINT AREA: 2,790 SQ. FT.

HEIGHT OF BUILDING: 25'

PARKING:

PARKING SPACES REQUIRED= 24 (2 PER TOWNHOME)
GUEST SPACES REQUIRED= 3 (1 FOR EVERY 4 TOWNHOMES)
TOTAL PARKING SPACES REQUIRED = 27
TOTAL PARKING SPACES PROVIDED= 31
(INCLUDES 1 VAN ACCESSIBLE SPACES)

OPEN SPACE:

TOTAL USEABLE OPEN SPACE REQUIRED= 4,800 SQ. FT.
TOTAL USEABLE OPEN SPACE PROVIDED= 5,603 SQ. FT.

LANDSCAPE:

LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

ACCESSIBLE NOTES

1. ALL LANDINGS AT DOORWAYS AND STAIRWAYS TO COMPLY WITH IBC 1003.3.1.4 – 1003.3.3.5.1
2. ACCESSIBLE PARKING SPACES MAXIMUM SLOPES= 1:48 (2.08%) IN ALL DIRECTIONS AT ASA/ANSI PARKING SPACES, LOADING ZONES AND ACCESS ISLES.
3. THE RUNNING SLOPE OF WALKING SURFACES AT ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20 (5.00%) AND THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).
4. ALL SIDEWALKS SHALL HAVE A 2.00% CROSS SLOPE.

DATE: 01/15/2018
JOB NO.: 10207-17
DESIGNED BY: JLW
CHECKED BY: JSS
DWG: Const

REVISIONS
DATE

ROSENBERG ASSOCIATES
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Preliminary Site Plan
FOR
Ivins Townhomes
JLBSS LLC
Ivins, Utah

LICENSED PROFESSIONAL ENGINEER
No. 5254615
JASON L. WARD
04/09/2018
STATE OF UTAH

SHEET
C2.0
2 OF 4 SHEETS