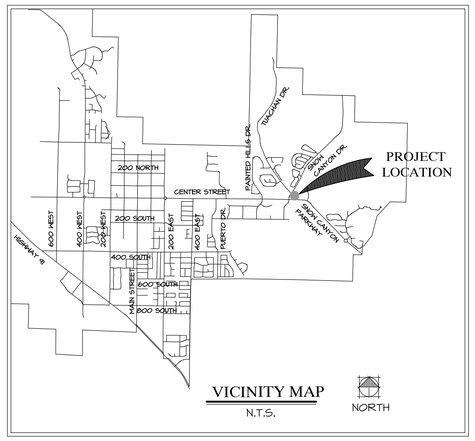
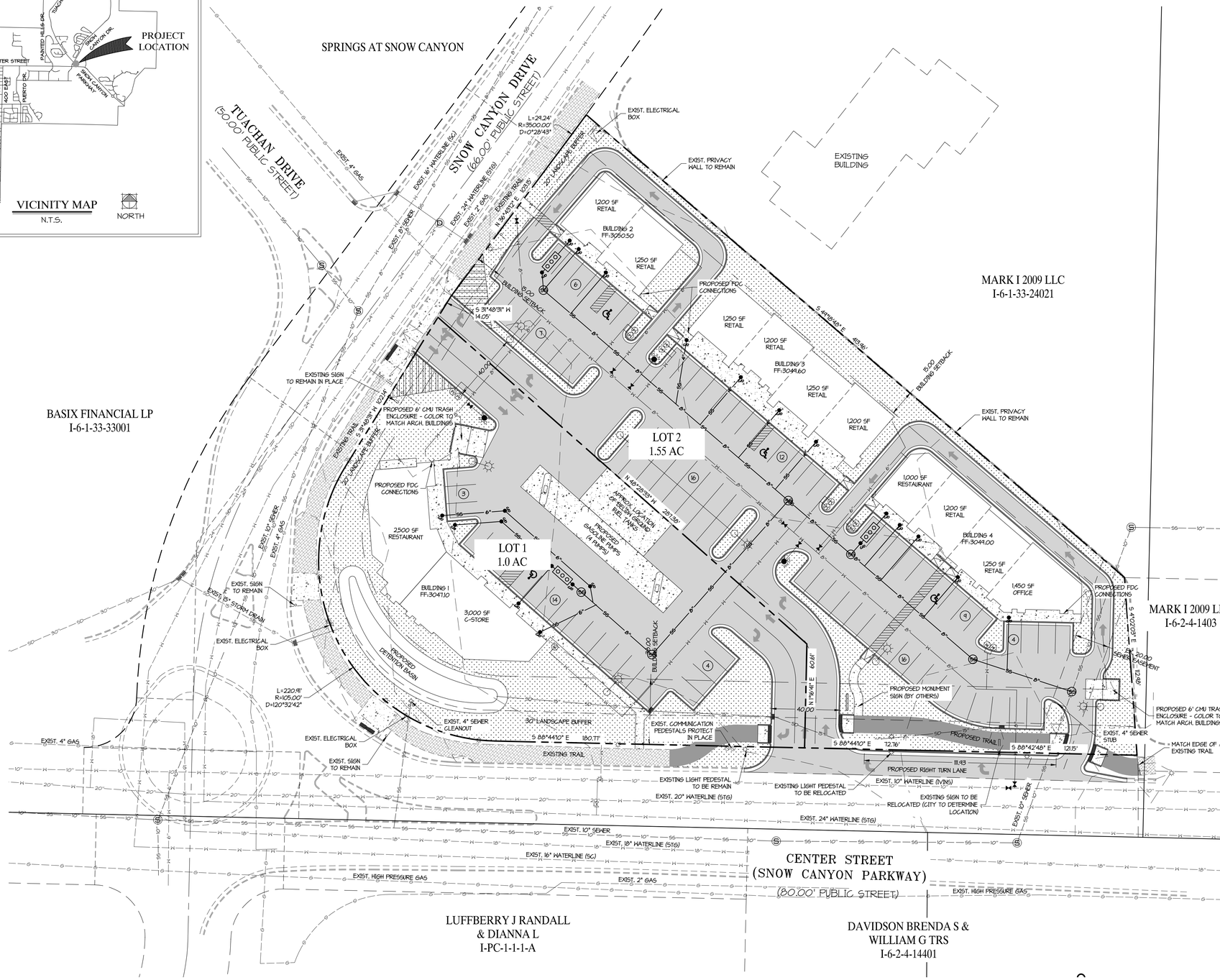


VICINITY MAP

N.T.S.

NORTH



GENERAL SITE INFORMATION

PARCEL AREA: 111,556 SF / 2.56 AC

PARCEL NUMBER: I-6-1-33-331

ZONING: RC (RECREATION COMMERCIAL)

IMPERVIOUS AREA:
BUILDINGS: 11,750 SF (15.9%)
ASPHALT: 47,844 SF (42.9%)
HARDSCAPE: 16,256 SF (14.6%)
(INCLUDES CONC. PADS, SIDEWALK, CURB & GUTTER)

RETENTION AREA: 2,800 SF (2.51%)

LANDSCAPE INFORMATION

STREET FRONTAGE LANDSCAPE AREA: 9,385 SF (8.41%)
ON-SITE LANDSCAPE AREA: 17,514 SF (15.7%)

PARKING CALCULATIONS

PROFESSIONAL OFFICE (NON-MEDICAL), OFFICE BUILDING: 1 PER 400 SF (GROSS FLOOR AREA) (1,450 SF TOTAL)

REQUIRED PARKING: 4 PARKING STALLS

NEIGHBORHOOD RETAIL: 1 PER 300 SF (GROSS FLOOR AREA)
RETAIL BUILDINGS: 9,800 SF (TOTAL)

REQUIRED PARKING: 33 PARKING STALLS

RESTAURANT: 1 PER EACH 4 SEATS OR 1 PER 100 SF (GROSS FLOOR AREA, WHICHEVER IS LESS)

RESTAURANT BUILDINGS: 3,500 SF (TOTAL)

REQUIRED PARKING: 35 PARKING STALLS

CONVENIENCE STORE: 1 PER 350 SF (GROSS FLOOR AREA) PLUS 2 PER EACH GASOLINE PUMP PROVIDED

C-STORE BUILDING: 3,000 SF (TOTAL)
GASOLINE PUMPS: 4 (TOTAL)

REQUIRED PARKING: 11 PARKING STALLS

TOTAL REQUIRED PARKING FOR SITE: 84 PARKING STALLS

TOTAL PROVIDED PARKING FOR SITE: 91 PARKING STALLS

BUILDING INFORMATION

BUILDING #1
(1) RESTAURANT: 2,500 SF
(1) CONVENIENCE STORE: 3,000 SF

BUILDING #1 (F.A.R.) 5,500 SF (4.93%)

BUILDING #2
(2) RETAIL: 2,450 SF

BUILDING #2 (F.A.R.) 2,450 SF (2.20%)

BUILDING #3
(4) RETAIL: 4,900 SF

BUILDING #3 (F.A.R.) 4,900 SF (4.39%)

BUILDING #4
(1) RESTAURANT: 1,000 SF
(2) RETAIL: 2,450 SF
(1) OFFICE: 1,450 SF

BUILDING #4 (F.A.R.) 4,900 SF (4.39%)

OWNER/DEVELOPER

THE DEVELOPER FOR THIS PROJECT IS
DIXIE PROPERTY MANAGEMENT,LLC
581 EAST SAINT GEORGE BLVD.
ST. GEORGE, UTAH
(435) 215-3130
CONTACT: SAM PATEL

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
CENTER STREET & SNOW CANYON DR.
IVINS, UTAH

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
MICHAEL ROBINSON
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

0 30' 60'
SCALE: 1"=30'

DATE: 01/20/2021
JOB NO.: 11512-19
DESIGNED BY: FMD
CHECKED BY: MSR
DWG: PRELIM PLAT
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY PLAN
FOR
CANYON CROSSING
IVINS, UTAH

SHEET
1
1 OF 1 SHEETS