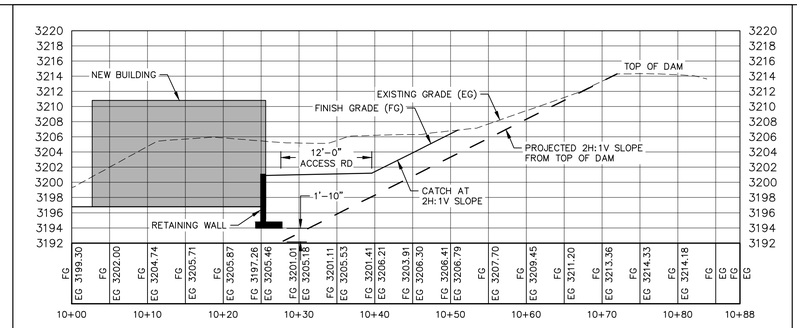


DAM AND NEW BUILDING SECTION

SCALE: 1" = 10' (22x34) NO VERTICAL EXAGGERATION

EXISTING STEP SPILLWAY
10+88
DAM AND BUILDING SECTION LINE, SEE PROFILE THIS SHEET
EXISTING DAM
EXISTING DOWNSTREAM EMBANKMENT
CATCH EXISTING AT 2H:1V MAX
BLDG EXPANSION
TIE INTO EXISTING PRIVACY WALL
RETAINING (6' MAX) & PRIVACY WALL
ACCESS ROAD (12' MIN WIDTH)
NEW PARALLEL PARKING STALLS (2 EACH)
DISCHARGE TO GUTTER
10+00
NEW 3' WATERWAY
12' ACCESS GATE
FLOWLINE (1% MIN)
DRAIN LINE
WATERWAY
REALIGN FENCE
NEW GATE
NEW 3' CONCRETE WATERWAY
DISCHARGE SEWER TO GUTTER
DRAIN LINE TO SANITARY SEWER
DEMOLISH EXISTING AS NEEDED TO ACCOMMODATE NEW IMPROVEMENTS (BLUE, TYPICAL)
EXISTING BUILDING
RECONFIGURE UTILITIES AS REQ'D
GRAVEL AREA FOR FUTURE EXPANSION
DEMOLISH & REPLACE EXISTING BLOCK WALL AS NEEDED TO ACCOMMODATE BUILDING EXPANSION
CONNECT TO EXISTING SEWER
RE-ROUTE UTILITIES
NEW PERPENDICULAR PARKING STALLS (9 EACH, INC 1 ADA)
REALIGN SIDEWALK
NEW PRIVACY WALL
SIDEWALK
NEW PERPENDICULAR PARKING STALLS (16 EACH)
200 WEST
RECONFIGURE ADA RAMPS AND WATERWAY. GRADE TO MEET CURRENT CODE REQUIREMENTS.
INSTALL NEW MECHANIZED GATE (PER OWNER)
ADA RAMP
NEW ADA RAMP

20 0 10 20 40 80

1 inch = 20 ft. (22x34 SHEET)
1 inch = 40 ft. (11X17 SHEET)

#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

IVINS CITY ANIMAL SHELTER EXPANSION

IVINS, UTAH

CONCEPT DEVELOPMENT

PROJECT #	022-01
NAME	JTM
DATE	10 JAN 2025

SITE PLAN

SHEET 01

022-01 CNDC.dwg

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