

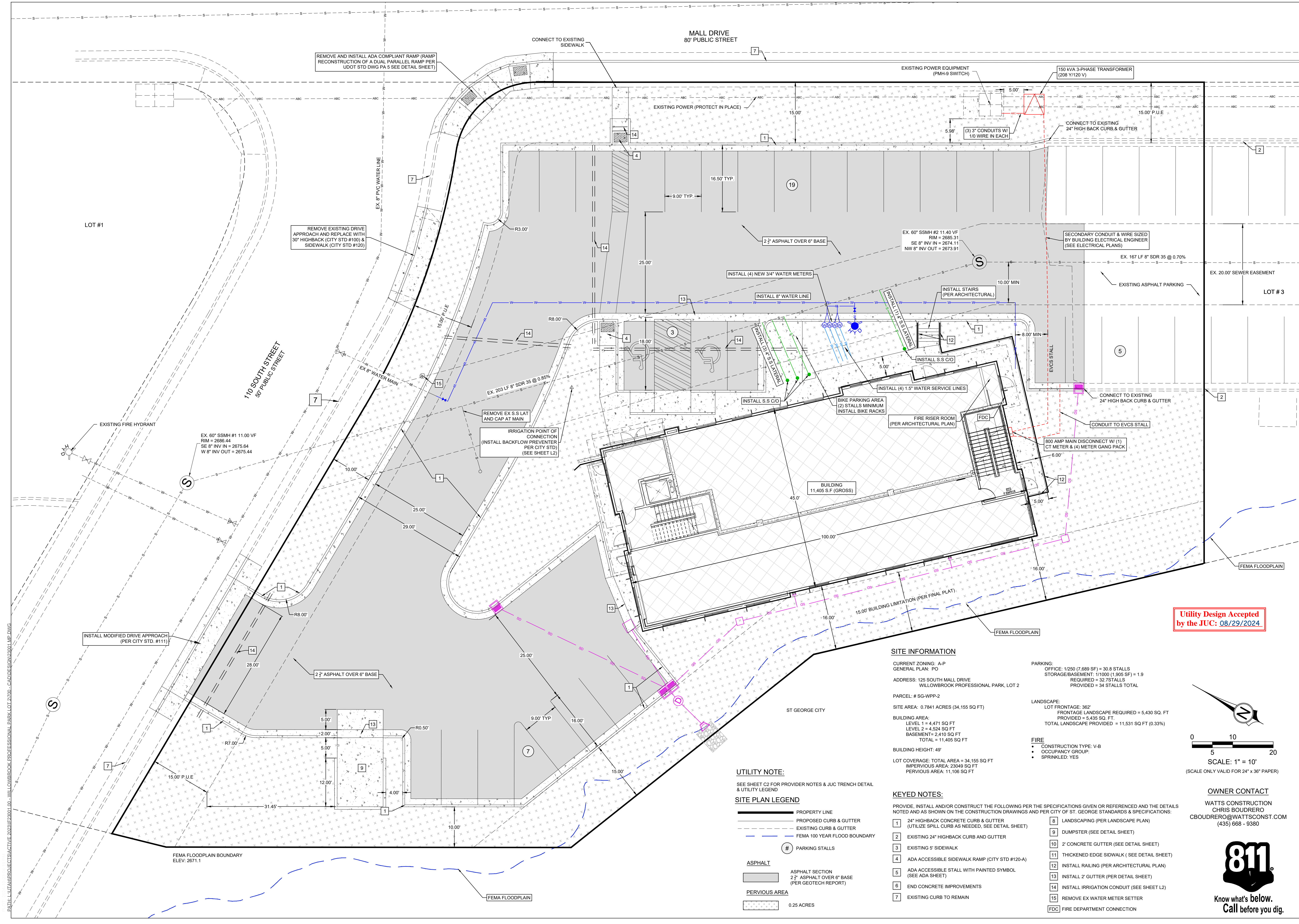
NO.	REVISION	DESCRIPTION	BY	DATE

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SITE & UTILITY PLAN
 WATTS PROFESSIONAL BUILDING
 LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx 23001
DATE:	10/24/2024
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	1" = 10'
VER. SCALE:	N/A
SHEET:	C3

Site Construction Permit Plans (10/23/2024)



Utility Design Accepted
 by the JUC: 08/29/2024

SITE INFORMATION

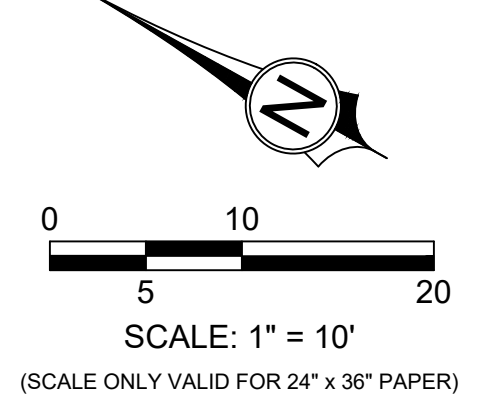
CURRENT ZONING: A-P
 GENERAL PLAN: PO
 ADDRESS: 125 SOUTH MALL DRIVE
 WILLOWBROOK PROFESSIONAL PARK, LOT 2
 PARCEL: # SG-WPP-2
 SITE AREA: 0.7841 ACRES (34,155 SQ FT)
 BUILDING AREA:
 LEVEL 1 = 4,471 SQ FT
 LEVEL 2 = 4,524 SQ FT
 BASEMENT = 2,410 SQ FT
 TOTAL = 11,405 SQ FT
 BUILDING HEIGHT: 49'
 LOT COVERAGE: TOTAL AREA = 34,155 SQ FT
 IMPERVIOUS AREA: 23,049 SQ FT
 PERVIOUS AREA: 11,106 SQ FT

PARKING:
 OFFICE: 1/250 (7,689 SF) = 30.8 STALLS
 STORAGE/BASEMENT: 1/1000 (1,905 SF) = 1.9
 REQUIRED = 32.7 STALLS
 PROVIDED = 34 STALLS TOTAL

LANDSCAPE:
 LOT FRONTAGE: 362'
 FRONTAGE LANDSCAPE REQUIRED = 5,430 SQ. FT.
 PROVIDED = 5,435 SQ. FT.
 TOTAL LANDSCAPE PROVIDED = 11,531 SQ FT (0.33%)

FIRE:
 • CONSTRUCTION TYPE: V-B
 • OCCUPANCY GROUP:
 • SPRINKLED: YES

ST GEORGE CITY



UTILITY NOTE:
 SEE SHEET C2 FOR PROVIDER NOTES & JUC TRENCH DETAIL & UTILITY LEGEND

SITE PLAN LEGEND

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	FEMA 100 YEAR FLOOD BOUNDARY
	PARKING STALLS
	ASPHALT
	ASPHALT SECTION 2 1/2\"/>
	PERVIOUS AREA 0.25 ACRES

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY OF ST. GEORGE STANDARDS & SPECIFICATIONS:
- | | | | |
|---|--|-----|--|
| 1 | 24\"/> | 8 | LANDSCAPING (PER LANDSCAPE PLAN) |
| 2 | EXISTING 24\"/> | 9 | DUMPSTER (SEE DETAIL SHEET) |
| 3 | EXISTING 5\"/> | 10 | 2\"/> |
| 4 | ADA ACCESSIBLE SIDEWALK RAMP (CITY STD #120-A) | 11 | THICKENED EDGE SIDEWALK (SEE DETAIL SHEET) |
| 5 | ADA ACCESSIBLE STALL WITH PAINTED SYMBOL (SEE ADA SHEET) | 12 | INSTALL RAILING (PER ARCHITECTURAL PLAN) |
| 6 | END CONCRETE IMPROVEMENTS | 13 | INSTALL 2\"/> |
| 7 | EXISTING CURB TO REMAIN | 14 | INSTALL IRRIGATION CONDUIT (SEE SHEET L2) |
| | | 15 | REMOVE EX WATER METER SETTER |
| | | FDC | FIRE DEPARTMENT CONNECTION |

