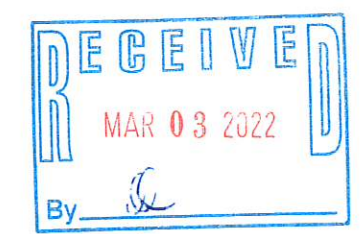
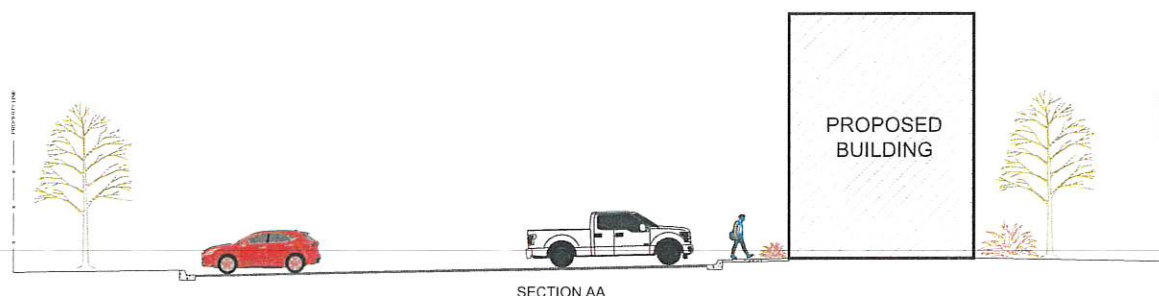
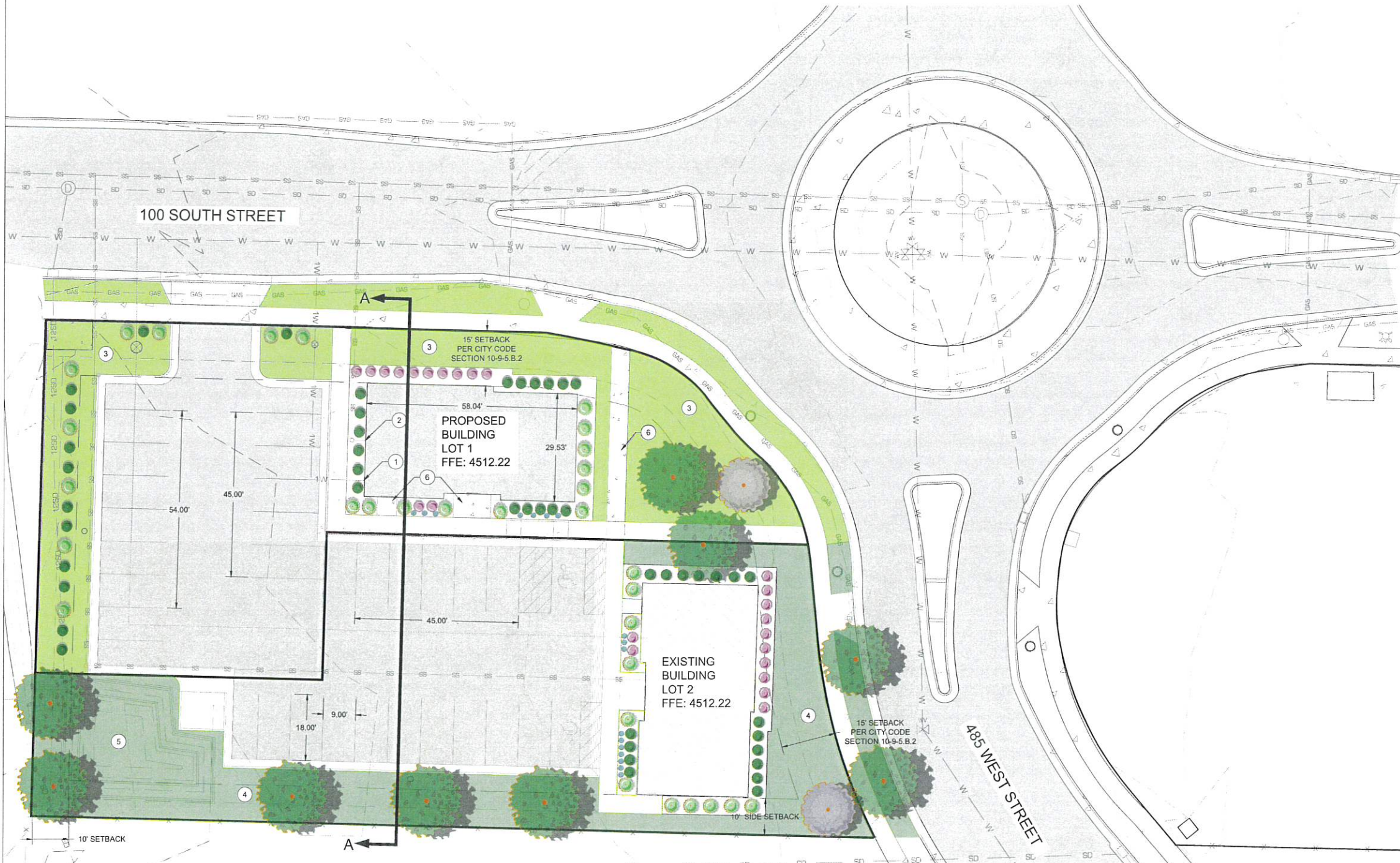


CIVIL SOLUTIONS GROUP OFFICE COMMERCIAL SITE PLAN

SCALE: 1"=15'



① SHEET KEY NOTES

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. 1" WATER SERVICE (ALREADY INSTALLED)
2. 4" SEWER SERVICE (ALREADY INSTALLED)
3. PROPOSED GRASS
4. EXISTING GRASS
5. EXISTING STORMWATER POND
6. PROPOSED CONCRETE FLATWORK

GENERAL NOTES

- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION AND NOT CALLED OUT FOR REMOVAL ON THESE PLANS SHALL BE RESTORED OR REPLACED, INCLUDING TREES, ORNAMENTAL SHRUBS, SOIL, FENCES, WALLS, & STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- CONTRACTOR TO CLEAR & GRUB WITHIN CONSTRUCTION LIMIT LINE. STOCKPILE ALL TOPSOIL FOR USE IN LANDSCAPE AREAS.
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS & SPECIFICATIONS.
- THE WATER AND SEWER FOR THE PROPOSED BUILDING WERE PREVIOUSLY STUBBED DURING CONSTRUCTION OF THE PROVIDENCE CORNER SUBDIVISION.
- POWER - CONTRACTOR SHALL COORDINATE WITH OWNER LOCATION AND LAYOUT OF THE POWER LINE. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL, AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT. SEE ELECTRICAL PLAN FOR POWER CONNECTION.
- TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL CONDUITS.
- GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.
- LOCATION OF POWER & GAS LINES IS SCHEMATIC. CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY COMPANIES.

SITE NOTES

- SITE AREA: 28,201.5 SF (0.647 AC)
- LOT 1: 13,938.5 SF (0.320 AC)
- LOT 2: 14,263.0 SF (0.327 AC)
- TOTAL PROPOSED BUILDING AREA FOOTPRINT: 1,446.07 SF
- TOTAL PARKING AREA: 6,476 SF
- PARKING COMPUTATION: OFFICE REQUIREMENT IS 1 STALL PER EACH TWO EMPLOYEES WORKING THE SHIFT WITH THE GREATEST NUMBER OF EMPLOYEES.
- GREATEST SHIFT = 12 EMPLOYEES.
- REQUIRED STALLS = 6 STALLS
- PROVIDED STALLS (ENTIRE SITE) = 31 STALLS
- LANDSCAPE COMPUTATIONS: REQUIREMENT OF 15% OF THE SITE BE LANDSCAPED.
- LANDSCAPE AREA = 5,673 SF (40% OF LOT 2)
- 6 TREES ARE REQUIRED.
- STORM WATER POLLUTION PLAN: LESS THAN 1 ACRE NO SWPPP NEEDED.

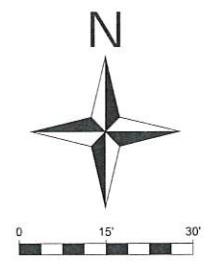
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OFFICE BUILDING**
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PROVIDENCE, UTAH 84332

MARK	DATE	DESCRIPTION

PROJECT #: 18-009
DRAWN BY: L. MUMFORD
PROJECT MANAGER: M. TAYLOR
ISSUED: 02.04.22



SITE PLAN

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