



2960 S

NIBLEY PKWY

**KEYNOTES:**  
CP01 CURB AND GUTTER, SEE CIVIL  
CP02 9'x20' PARKING STALL  
CP03 VAN ACCESSIBLE PARKING STALL  
CP04 ACCESSIBLE RAMP  
CP05 CONCRETE WALKWAY  
CP06 DETENTION AREA  
CP07 WATER FEATURE  
CP08 RETAINING WALL  
CP09 FUTURE BUILDING  
CP10 FUTURE CURB AND GUTTER  
CP11 FUTURE PARKING  
CP12 WHEEL STOP

**1** **A1.1** **SITE PLAN**  
SCALE: 1:40



LOT AREAS:		SQ. FT. / ACRES
LOT 1	BUILDING FOOTPRINT	833,673 SQ. FT. / 19.14 ACRES
	LANDSCAPING	196,508 SQ. FT.
	ASPHALT	87,062 SQ. FT.
	CONCRETE	111,086 SQ. FT.
	PHASE II (UNIMPROVED)	57,242 SQ. FT.
	WATER FEATURE	374,289 SQ. FT. / 8.59 ACRES
	ROCK LANDSCAPING	7,165 SQ. FT.
	COMPACTED ROAD BASE	12,228 SQ. FT.
		10,547 SQ. FT.
NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.		
PARKING REQUIREMENTS:		
		SQ. FT. CITY REQMT
OFFICE	EXECUTIVE	1 EXEC.
	EMPLOYEE	103 EMP.
TRAINING		2,331 SQ. FT.
WAREHOUSING	EMPLOYEE	40
		30 (1.5/2 EMP)
TOTAL:		182.62
TOTAL REQUIRED:		183
TOTAL PROVIDED:		195
ACCESSIBLE SPACES		6 (6 REQ'D - 151 to 200)
REFERENCE CODES: - SECTION 10-12-16 OF THE NIBLY CITY, UTAH CODE(FOR CITY REQUIREMENTS)		
NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.		
LANDSCAPING AREAS:		
		SQ. FT. CITY REQ'T
LANDSCAPED AREA		84,001 SQ. FT. 45,938 SQ. FT. (10% OF PHASE I)
NOTE: 1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS) OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREA(SEE SITE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFERS). 2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.		