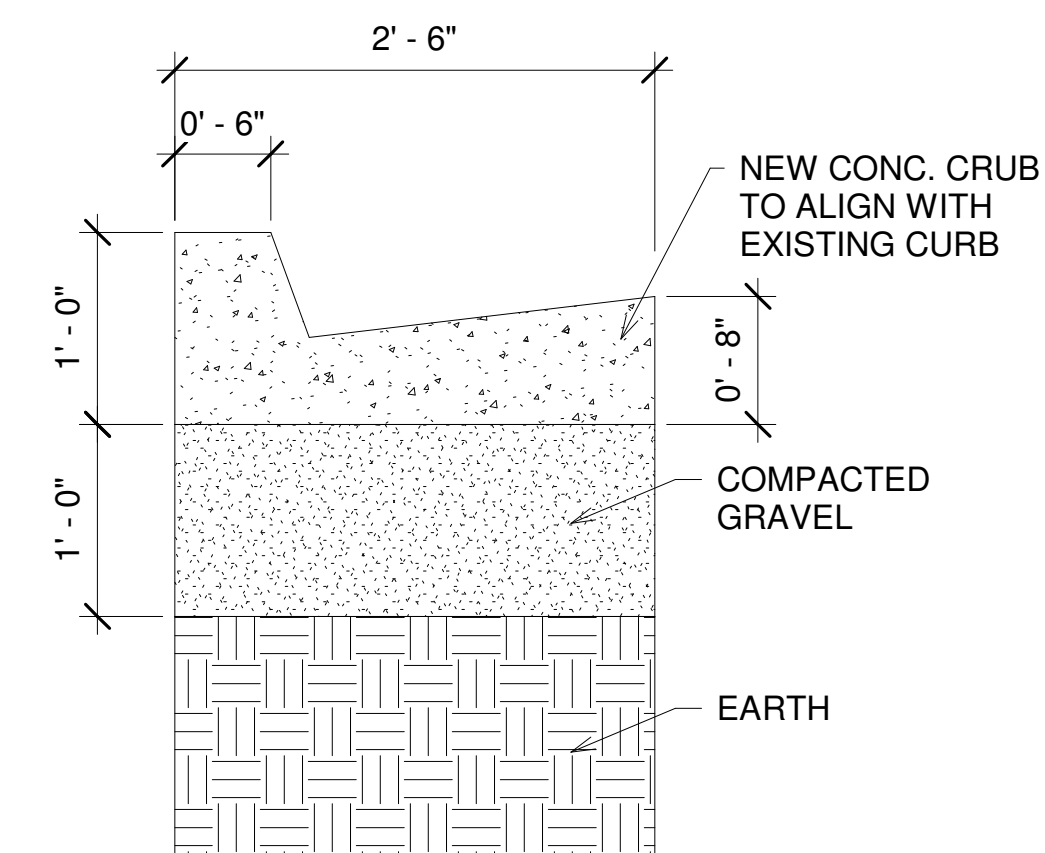


1 CONCEPT SITE PLAN  
1" = 18'-0"



2 CURB SECTION  
1" = 1'-0"

**SIDEWALK NOTES:**

- ALL SIDEWALKS TO BE ADA ACCESSIBLE
- ALL SIDEWALKS TO BE CONCRETE

**ROAD NOTES:**

- ROAD AND PARKING STALLS TO BE ASPHALT
- NO PARKING FIRE LANE SIGNS TO BE POSTED AS REQUIRED PER CODE
- ROAD TO BE ABLE TO WITHSTAND 75,000 LBS

**PARKING NOTES:**

- (7) TOTAL PARKING STALLS
- (1) STALL TO BE HANDICAP ACCESSIBLE (SHOWN ON PLANS)
- STALLS ARE 9'X20'

**BUILDING NOTES:**

- 36'X70' SINGLE STORY METAL BUILDING
- BUILDING HEIGHT TO BE APPROXIMATELY 16'
- BUILDING TO HAVE EXTERIOR LIGHTS BY ALL MAN DOORS AND GARAGE DOORS, ADDITIONAL EXTERIOR LIGHTS TO BE LOCATED IN FRONT OF PARKING STALLS AND BY DUMPSTER PAD
- FINAL USE OF BUILDING TBD BUT RENTAL CONTRACT WILL ENSURE RENTER FOLLOWS CODE RESTRICTIONS

**LANDSCAPING NOTES:**

- LANDSCAPING LOCATIONS SHOWN ARE APPRX. FINAL LOCATIONS WILL FOLLOW CODE RESTRICTIONS
- LANDSCAPED AREAS TO HAVE PERMANENT UNDERGROUND SPRINKLER SYSTEM
- TREES AND SHRUB SPECIES TBD, 30% OF TREES TO BE EVERGREENS
- ALL PLANT SIZES WILL FOLLOW CODE RESTRICTIONS
- NORTH SIDE OF THE PROPERTY WILL REMAIN UNDEVELOPED
- SOUTH SIDE OF PROPERTY TO BE GRASS UNLESS PAVED

**STREETSCAPE NOTES:**

- STREETSCAPE AREA: 3,000 SQ FT APPRX
- LANDSCAPED ELEMENTS TO COVER 300 SQ FT MIN. IN STREETSCAPE REGION
- LANDSCAPE FEATURE TO BE INCLUDED EVERY 30' MIN.
- TREES TO BE INCLUDED EVERY 60' MIN.

**STORM WATER DRAINAGE NOTES:**

- OWNER PLANS TO USE A STORM WATER BASIN TO MANAGE STORM WATER DRAINAGE, FURTHER INSPECTION WILL BE DONE BY QUALIFIED PROFESSIONAL TO DETERMINE MOST ECONOMICAL AND SUFFICIENT DRAINAGE, INCLUDING DRAINAGE SYSTEM, SIZE, AND LOCATION
- OWNER TO ENSURE LOT DRAINAGE MEETS CODE REQUIREMENTS

**DUMPSTER NOTES:**

- 6 YARD TRASH DUMPSTER (6'W X 6'L X 5.5'T)

**OWNERSHIP NOTES:**

- PROPERTY WILL HAVE A SINGLE OWNER AND THE METAL BUILDING WILL BE RENTED OUT.
- RENTAL AGREEMENTS WILL INCLUDE INSTRUCTIONS TO FOLLOW OTHER CITY CODE RESTRICTIONS NOT LISTED ON PLANS OR POSTED ON PROPERTY.

**SNOW REMOVAL:**

- TENANT WILL BE IN CHARGE OF SNOW REMOVAL.
- SNOW WILL BE PILED IN UNDEVELOPED AREA OF PROPERTY

PROPERTY BELONGS TO DAKOTA BODILY  
PARCEL ID: 01-037-0012  
ADDRESS: TBD

Drafter: Isaac Short  
435-512-5379

For interior design services  
call: Alyssa Short  
435-757-5029

CacheLandCH@gmail.com

No.	Description	Date

DAKOTA BODILY

CONCEPT PLAN

CONCEPT SITE PLAN

A100

Scale

As indicated